



Pricing Sheet

Respondent must utilize this Pricing Sheet. Any reworked version of this sheet, provided by Respondent as a substitute, may be deemed non-responsive, and may, at the County's sole discretion, result in Respondent's disqualification.

Preconstruction Phase Services Fee

Respondent shall be paid a Preconstruction Phase services fee according to the payment schedule prior to moving to the Guaranteed Maximum Price (GMP) Proposal, as more fully set out in the Contract for Construction Manager at Risk between the Selected Respondent and County.

Respondent's estimated lump sum Preconstruction Phase Fee:

Ten Thousand **Dollars** (\$ 10,000.00)

Construction Duration

Respondent's estimated construction period is Ten months from start of construction to final acceptance.

Preliminary Budget

County has established a preliminary construction budget that will be discussed with the Selected Respondent:

Four Million One Hundred Twenty-Six Thousand **Dollars** (\$ 4,126,000.00)

Construction Fee Percentage

Using the Preliminary Budget identified above, Respondent's Proposed Construction Phase Fee Percentage is 15.33 %

Construction Fee Amount

Respondent's estimated Construction Phase Fee Amount
(Fee Percentage multiplied by Preliminary Budget above):

Six Hundred Thirty-Two Thousand Five Hundred Sixteen **Dollars** (\$ 632,516.00)

Having carefully examined all the requirements of the RFP, the form of Agreement (Contract for Construction Manager-At-Risk), the Contract Documents, and any attachments to them, Respondent shall identify a Proposed Construction Manager's Fee to furnish Construction Manager-At-Risk services as required for this Project. The amount of the Respondent's Construction Manager's Fee must be the total cost of all services provided by the Respondent. The "Respondent's Construction Manager's Fee" shall include the following:

1. CMAR's fees for construction phase services other than for self-performed construction work;
2. CMAR's overhead and profit;
3. Rental charges and repair assessments for temporary facilities and equipment, and costs of transportation, installation, minor repairs, dismantling, and removal;
4. Office Expenses - Courier service, postage and expressage;
5. Temporary Utilities: Mobilization and demobilization, electric service (including field office trailers), water service (including field office trailers), sanitary holding tank and portable toilets, gas, heat and ventilation, construction facilities and services, construction fencing, storage trailers, dewatering (not including subsurface water intrusion), weatherization, winterization, fire protection, IT, site lighting, construction roads, temporary construction parking, clean-up, dumpsters, signage, safety, audit, and record storage;
6. Taxes, Insurance, and Fees: Worker's compensation insurance, builder's risk insurance, insurance deductibles, public owner's protective insurance, liability and property insurance for the project, automobile insurance, performance and payment bonds, legal fees, ~~Preconstruction Phase services fee~~, construction phase services fee, overhead and profit;
7. Construction Management Labor: Payroll tax fringes, construction management labor (except self-performed work), badging, drug testing, safety officer, QA/QC manager, senior project manager, project manager, project engineer, senior superintendent, superintendent, vehicles and fuel for supervisory personnel;
8. General Construction Debris Removal: Costs of removal of general construction debris from the site of the Work and its proper and legal disposal;
9. Construction Survey Layout: Layout crew and licensed survey layout;
10. Project Close-out: Close-out documents, as-built drawings, product warranties, commissioning assistance, and turnover management.



Reimbursable Expenses

Williamson County's Vendor Reimbursement Policy (attached) outlines items that will not be reimbursed under the Pre-Construction Phase Fee, as a Proposed General Conditions Cost or as a construction cost.

The following items will also not be reimbursable under the Pre-Construction Phase Fee, as a Proposed General Conditions Cost or as a construction cost:

- Groundbreaking expenses
- Ribbon cutting expenses
- Field office set up
- Drinking water
- Field office supplies
- Field office cleaning
- Field office fire safety and first aid equipment supplies
- Field office window cleaning

Berry Springs Park

23RFP66- 23RFP66 RFP CMAR

Statement of Qualifications – Section One

1. Section one: Transmittal Letter

Chasco Constructors is pleased to submit our response to your Request for Proposal for Construction Manager-at-Risk services for the Williamson County Berry Springs Park. Chasco is a General Contractor/Construction Manager engaged in the construction of non-residential buildings, site work, utilities and concrete work. We have been in business for forty-three years and have a bonding capacity of more than \$200 million.

Chasco Constructors has a proven track record of success in completing complex construction projects utilizing alternative delivery methods including Construction Manager-at-Risk projects for Williamson County as well as other public entities in the Central Texas region. We served as the CMAR for the Williamson County River Ranch Park Closeout, Williamson County's Georgetown Annex as well as the Williamson County Round Rock Annex, completing that project two months ahead of schedule and under budget. We are currently completing the Williamson County River Ranch Interpretive Center awarded as a CSP project. Chasco also has extensive experience with park construction having completed the River Ranch Park Closeout, Northeast Metro Park for Travis County, multiple phases of work on the Old Settlers Recreation Park for the City of Round Rock, Brushy Creek Regional Trails Phase 3 for Williamson County, Williamson County Park for the City of Taylor, and the Chasco Family YMCA East Sports Fields.

Chasco Constructors will facilitate a partnering process among the project team, including Owner's representatives and design professionals from the inception of our involvement through the project completion / warranty phase.

Chasco's project team of Bill Bambrick, Project Manager and Brent Wood, Project Superintendent, both have extensive experience with the CMAR process and working as a team on multiple auto dealership projects. Chasco has a proven program to develop construction logistics, manage schedules, integrate the Owner's requirements, and engage the local subcontracting community, all while maintaining an affordable project.

We will work with the project team to ensure that the project meets the County's and the public's needs. We have over 350 employees, many of whom are Williamson County residents ready to work for the County and to put our tax dollars to work in the most effective and efficient manner. Chasco routinely self-performs site work, site utility and both horizontal and vertical structural concrete construction. Our experience and capabilities make Chasco the best choice to evaluate and complete the construction of this important project for the County.

Chasco accepts the requirements and the terms and conditions of the Request for Proposals for Construction Manager at Risk for the Williamson County Berry Springs Park, and if awarded the contract for this project we can and will provide all bonding and insurance as required by the Contract Documents.

We thank you for your consideration of our qualifications for this unique project and look forward to serving as your Construction Manager-at-Risk.

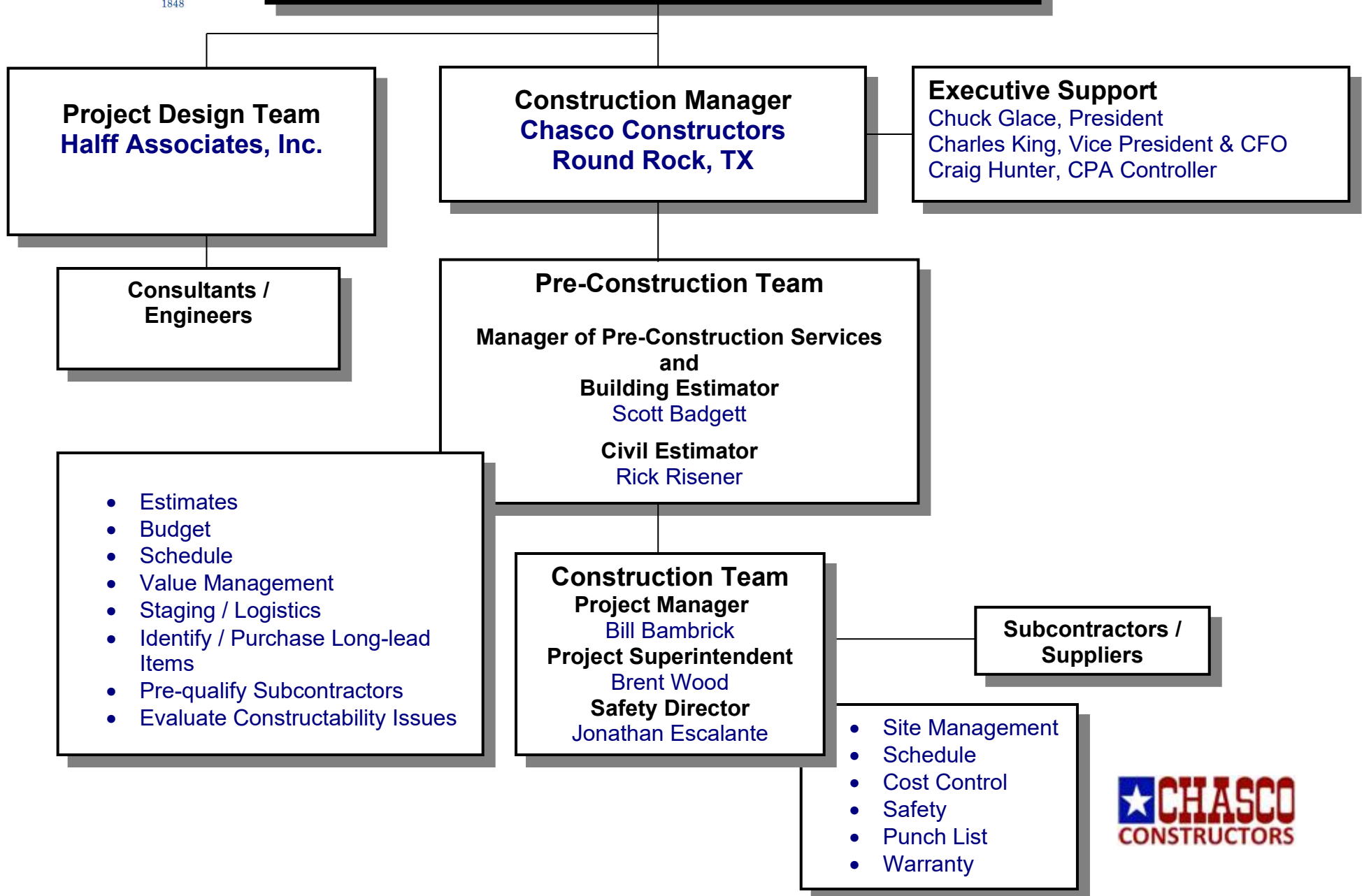
Respectfully,



Charles J. Glace, Jr., President
Chasco Constructors, Ltd., L.L.C. by Chasco Contracting, GP, LLC, its General Partner
dba Chasco Constructors
2801 East Old Settlers Blvd
Round Rock, TX 78665
512-244-0600
chuck@chasco.com



**BERRY SPRINGS PARK
23RFP66- 23RFP66 RFP CMAR**



Berry Springs Park

23RFP66- 23RFP66 RFP CMAR Statement of Qualifications – Section Three

3. Section Three - Similar Contracts

Chasco Constructors has completed the following projects similar to the Berry Springs Park project.

Williamson County River Ranch Park Closeout

- **Experience with subcontractors and professional services in Texas**
Chasco maintains excellent relationships with subcontractors, vendors and design professionals from all over the state of Texas.
- **Percentage of Work self-performed**
78%
- **Initial Guaranteed Maximum Price (GMP)**
\$10,880,973.00
- **Total Construction Price (including additional GMPs/ Change Orders)**
\$9,681,306.00
- **Initial Scheduled Completion Date (at GMP)**
8/26/2023
- **Actual Substantial Completion Date (including Time Extensions)**
6/08/2023
- **Contact Information for Owner**
Williamson County, Texas
Contact: Russell Fishback
Phone: (512) 943-1922
- **Contact information for Architect of Record**
McKinney York / Design Workshop
McKinney York Contact: Andrew Green
Phone: (512) 852-0268
Design Workshop Contact: Nick Wester
Phone: (512) 499-0222

Travis County Northeast Metro Park

- **Experience with subcontractors and professional services in Texas**
Chasco maintains excellent relationships with subcontractors, vendors and design professionals from all over the state of Texas.
- **Percentage of Work self-performed**
35%
- **Initial Guaranteed Maximum Price (GMP)**
\$4,059,500.00
- **Total Construction Price (including additional GMPs/ Change Orders)**
\$4,195,065.00
- **Initial Scheduled Completion Date (at GMP)**
5/31/2004
- **Actual Substantial Completion Date (including Time Extensions)**
5/31/2004
- **Contact Information for Owner**
Travis County
Mr. Roger Elkhoury
(512) 854-4579
- **Contact information for Architect of Record**
Carter & Burgess, Inc. (Now Jacobs Engineering)

Berry Springs Park

23RFP66- 23RFP66 RFP CMAR Statement of Qualifications – Section Three

Contact information unknown

Rock 'N' River Family Aquatic Center Expansion

- **Experience with subcontractors and professional services in Texas**
Chasco maintains excellent relationships with subcontractors, vendors and design professionals from all over the state of Texas.
- **Percentage of Work self-performed**
35%
- **Initial Guaranteed Maximum Price (GMP)**
\$6,728,887.00
- **Total Construction Price (including additional GMPs/ Change Orders)**
\$6,884,179.00
- **Initial Scheduled Completion Date (at GMP)**
5/01/2016
- **Actual Substantial Completion Date (including Time Extensions)**
4/27/2016
- **Contact Information for Owner**
City of Round Rock
Ms. Aileen Dryden
(512) 218-5540
- **Contact information for Architect of Record**
Kimley-Horn and Associates, Inc.
Mr. Austin Powers
(214) 420-5600

Williamson County Park - Taylor

- **Experience with subcontractors and professional services in Texas**
Chasco maintains excellent relationships with subcontractors, vendors and design professionals from all over the state of Texas.
- **Percentage of Work self-performed**
88%
- **Initial Guaranteed Maximum Price (GMP)**
\$1,583,700.00
- **Total Construction Price (including additional GMPs/ Change Orders)**
\$1,728,371.00
- **Initial Scheduled Completion Date (at GMP)**
10/31/2009
- **Actual Substantial Completion Date (including Time Extensions)**
10/31/2009
- **Contact Information for Owner**
City of Taylor
Contact: Clint Alsobrook
Phone: (512) 352-3675
- **Contact information for Architect of Record**
Sledge Engineering
Contact: Casey Sledge
Phone: (512) 365-1888

RESUMÉ



Bill Bambrick

VP & Senior Project Manager

Education

Drake University 1976

University of Houston 1977

Austin Community College 1987

Work History and Background

Bill has over 45 years in the construction industry spending the last 34 years with Chasco Constructors. As Vice President and Senior Project Manager Bill has extensive experience in all areas of construction including commercial and industrial buildings, Class A office, site work, utilities, bridges, roads & heavy/highway and airport work. He is very experienced with alternative delivery methods including CMR and Design/Build.

Project Experience

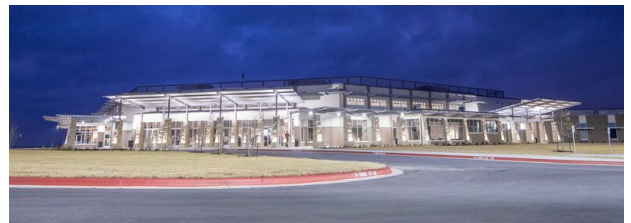
- The Wilco Annex is a two story 60,000 SF office building for Williamson County, TX. The building is situated on a sloping site of very fat clay, so the slab was constructed as a structural pan slab with drilled piers with a perimeter grade beam to provide a voided crawl space. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. There are two machine room-less elevators. The JP courtroom includes the judge's bench, jury seating, court reporter and witness stand along with full gallery seating. Included in the building are many areas that required high security with a wide assortment of protection, identification, surveillance, and detection devices to ensure the safety of County employees and visitors. Chasco self-performed all site work, utilities and concrete work and the project was completed on schedule and under budget.



- The Wilco River Ranch County Park Completion was the completion of a County Park project that had been started several years prior. The original general contractor did not finish the project and abandoned it before it was completed. The original work was of poor quality and many deficiencies were discovered with the original construction. Chasco Constructors was hired as a CMAR to finish the uncompleted work and correct the deficiencies. Chasco partnered closely with the Wilco Parks Dept. to develop and implement cost effective solutions to address severe drainage issues, repairs to electrical, plumbing & HVAC systems in the buildings, new paving, reworked and enlarged detention ponds, updated park entrance, improved camping area to provide ADA compliance and reworking and repair of many inter-park trails.



- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large childcare wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a bookstore and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,600 guests and incorporates a state-of-the-art audio/visual system. The project had a 13-month schedule, but was completed early, in 12 months, despite having over 40 rain days.



RESUMÉ (continued)

Bill Bambrick, VP & Senior Project Manager

- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work.



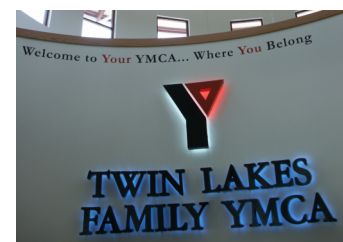
- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The project included demolition of a portion of the existing building while the remaining facility was operational.



- Georgetown Recreation Center, Georgetown, TX: 67,952 SF of new construction and renovation to the exiting occupied and fully operational Rec. Center. Scope of work included a gymnasium, multi-purpose & meeting rooms, elevated track, indoor & outdoor pools with water features, restroom & shower facilities, site utilities, detention pond and concrete construction. CM-at-Risk delivery.



- Twin Lakes YMCA, Cedar Park: A 36,400 sf tilt wall and structural steel facility including a gymnasium, work out facilities, locker rooms with showers, daycare, administrative offices and meeting rooms. The project also included an outdoor "fun pool" with many water features and a pool house. Parking facilities for the YMCA were simultaneously constructed under a separate contract with Williamson County. Combined project cost was \$5.3 Million. CM-at-Risk delivery.



- Hutto Family YMCA, Hutto, Texas: Chasco Constructors was the Construction Manager for the construction of the 30,000 sf Hutto Family YMCA facility in Hutto, Texas. The project consists of a natatorium, locker rooms, work out and aerobics areas as well as offices. Chasco provided a complete pre-construction program for this project to assist the YMCA and the City of Hutto with budgeting and constructability management in order to maximize the City's budget while allowing the project to achieve all of the original programming goals for both the City and the YMCA.



References

Mr. Jeff Andresen, CEO
YMCA of Greater Williamson County
512-801-7736

Ms. Susan McFarland, AIA
Susan McFarland, Architect
512-288-3001

Ms. Barbara Garrett
Garrett Consulting Services
615-394-4977

Tony Prete, PE
Waeltz & Prete, Inc.
512-505-8953

RESUMÉ



Brent Wood

Project Superintendent

Work History and Background

Brent Wood has more than 22 years of construction superintendent experience in commercial projects. His diverse background includes renovation and construction of office buildings, manufacturing, restaurants, retail facilities, churches, concrete paving and site utility work. Experience includes CM-at-Risk, Design/Build and fast-track projects, cast-in-place frame structures, pre-cast structures, structural wood framed and tilt wall buildings, as well as all civil site work including earthwork, concrete paving, and asphalt. Brent's key responsibility is the coordination and management of all on-site activities.

Project Experience

- Round Rock Public Safety Training Facility – This \$26,000,000.00 project under construction in Round Rock, TX consists of a 65,345 s.f. Police and Fire Administration/Training building with a 17,965 Firing Range, 32,000 s.f. of Police Urban Training Areas, 433,000 s.f. Fire Specialized Training areas and a Driving Skills pad.
- Williamson County Precinct 1 Annex and EMS Building – construction of 2 buildings at the same project site. Both one-story buildings with EIFS and stone veneer with complete interior finish out. Annex building was 27,660 SF and the EMS building was 6,470 SF. Site improvements included all underground utility infrastructure, earthwork as well as all concrete paving and asphalt work. Project was completed early and under budget. (\$6.3 million)
- Texas School for the Deaf Early Learning Center & Central Services Center – Construction Manager-at-Risk for a \$13.6 Million 25,000+ sq ft three story building constructed between two existing buildings, on an active campus serving hundreds of hearing-impaired students and staff members. With not much room to maneuver, we had to ensure the project was completed on time, in a safely manner and within budget without negatively impacting the school's operations.



References:

Mr. Richard Will
Building Construction Manager
City Of Round Rock
512-341-3311

Christopher Fly
TSD Facilities Operation Specialist
512-462-5404
Christopher.fly@tsd.state.Tx.us

Mr. Don Ross Hewlett
Dealer Principal
Hewlett Auto Group
512-681-3000

RESUMÉ



Scott Badgett

Vice President – Building Estimating / Pre-Construction Services

Education

University of Texas
BS, Civil Engineering

Work History and Background

Scott has over 45 years of solid construction management experience in commercial, institutional and industrial projects. His diverse background includes construction of high security and high-tech facilities, renovation and construction of healthcare facilities, churches, schools, office buildings, manufacturing and retail facilities. Experience includes Design/Build and fast-track projects, cast-in-place frame structures, pre-cast structures and tilt wall buildings. Scott's key responsibility is the coordination and management of the entire process from pre-construction through close-out. Scott has been with Chasco for nineteen years.

Project Experience

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building containing classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- The Wilco Georgetown Annex is a two story 60,000 SF office building for Williamson County, TX. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The project included demolition of a portion of the existing building while the remaining facility was operational. Parking facilities for the YMCA were simultaneously constructed under the same contract. CM-at-Risk delivery.
- Williamson County Precinct 1 Annex and EMS Building – construction of 2 buildings with E.I.F.S. and stone veneer with complete interior finish out. Annex building was 27,660 SF and the EMS building was 6,470 SF. Project was completed early and under budget. (\$6.3 million CM-at-Risk delivery).



R E S U M É (continued)

Scott Badgett

Vice President – Building Estimating / Pre-Construction Services

- City of Round Rock Sports Center – Round Rock, TX – 80,000 square foot sports center with 6 basketball/12 volleyball courts and 9 multi-purpose rooms with seating for up to 1,700 fans. Chasco self-performed all site work, utilities, site concrete, building concrete and tilt wall panels for this project.



- Georgetown Recreation Center – Georgetown, TX – 67,952 SF of new construction and renovation to the exiting occupied and fully operational Rec. Center. Scope of work included a gymnasium, multi-purpose & meeting rooms, elevated track, indoor & outdoor pools with water features, restroom & shower facilities, site utilities, detention pond and concrete construction. CM-at-Risk delivery.



- Great Oaks Elementary School, Round Rock, Texas – 6.0 million, 70,000 SF elementary school for RRISD. Project included all site development, utilities and detention pond.
- Westwood High School Science Wing Addition, Round Rock, Texas – 5.5 million two-story addition to existing high school. Included pre-cast wall panels to match existing facility. Project was constructed in the middle of the occupied campus with minimal impact to ongoing operations.
- Lampasas Middle School, Lampasas, TX – \$6.0 million two-story middle school. Full cafeteria, gymnasiums and all related site facilities.

References

Mr. Bo Spencer, AIA
Spencer-Pierce Architecture, Inc.
512-388-0677

Mr. Dale Butler, Facilities Director
Williamson County, TX
512-943-1609

Mr. Jeff Andresen, President and CEO
YMCA Greater Williamson County
512-615-5530

R É S U M É



Rick Risener

Chief Civil Estimator

Education

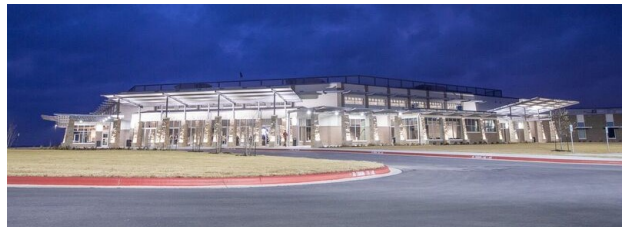
Abilene Christian University

Work History and Background

Rick has over 20 years of experience in residential, commercial, airport, heavy highway and civil construction. Rick has worked on projects that vary from pedestrian, vehicular, and railway bridges, public and private roadways, concrete and earthen dams, public parks and trail systems, subdivision infrastructure, site and pipeline utilities, site grading and site concrete work, single building and strip retail, multi-story office and medical buildings, pre-cast and cast-in-place concrete garages, and custom home building. Rick has been with Chasco for thirteen years.

Project Experience

- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large child care wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a book store and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,600 guests and incorporates a state of the art audio/visual system.



- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work.




- Twin Lakes YMCA Natatorium, Teen Center & Aerobics Room – Owner – The YMCA of Greater Williamson County – CM at Risk contract. This expansion is the second phase of a project initially built in 2004 and made possible by a partnership between Williamson County and the YMCA of Greater Williamson County. This phase added a natatorium, a teen center, an aerobics room and a Cardio Theater. The natatorium houses multiple indoor pools, including a main pool with lap lanes, a splash pad area for small children and a two-story waterslide for the larger kids. Additionally, a warm water therapy pool, a hot tub/spa and a dry sauna were installed for the adults to relax in.



R É S U M É (continued)

Rick Risener
Chief Civil Estimator

- Cedar Park Events Center, Cedar Park, TX – A 100,000 SF Multi-Function Sporting and Events Center. This project included the concrete foundation, upper level concrete slabs, equipment footings and foundations, and approximately 40 acres of site concrete with many areas that required special finishes. 
- Barton Creek Section 101 ACFT Treated Effluent Storage Pond, Austin, TX – This project included ten acres of construction within an environmentally sensitive area. A 2,350 LF all weather access road was built to the pond site. 35,000 CY of rock and over burden were excavated. Approximately 8,000 CY of the material was resized through a crushing operation and reused as select fill across the entire pond floor and behind the pond walls. The walls, ranging from 9' to 35' tall, surrounded the entire pond perimeter.
- Samsung T-Star Facility Operations Building, Austin, TX – This project consisted of constructing a new two-story concrete frame office and warehouse building with loading dock at the Samsung Semiconductor site in Austin, TX. Strict background checks and training are required for all Samsung projects.
- ABIA New Employee Parking Lot, Austin, TX – This \$7 million + project included construction of 703,800 SF of new parking lots at the existing Austin Bergstrom International Airport consisting of demolition of old Air Force structures, installation of 8" of lime treated subgrade, flex base and asphalt on the entire area, installation of 5 new Bus Shelters and 2 new Bench Canopy structures. Existing underground conditions created challenges on a daily basis.
- Kenney Fort Blvd., Round Rock, TX – In design for over 10 years, this project consisted of a 1.3-mile-long new section of roadway from Joe DiMaggio Blvd. to Forest Creek Blvd. in Round Rock. The project featured three bridges: an 800' long bridge over Brushy Creek, a shorter bridge over Chandler Creek, and a new railroad bridge for the Union Pacific Railroad. Some of the project challenges involved moving the Union Pacific mainline rail traffic to a shoofly detour. This allowed a new railroad bridge to be built on the mainline. Once the new railroad bridge was completed rail traffic was moved back onto the mainline and the shoofly detour was removed. Excavation then began under two existing bridges on Hwy 79. This was needed to extend the new Kenney Fort Blvd. under the highway and under the new rail bridge. The 24-month project was finished over two months ahead of schedule and was one of the largest road & bridge projects ever constructed by the City of Round Rock.

City of Residence: Austin, Texas

References

Mr. Antonio Prete
Waeltz & Prete, Inc.
(512) 505-8953
tony@w-pinc.com

Mr. Troy Jamail
HWA Parking/Strickland-Jamail
(512) 592-3277
troy.jamil@hwaparking.com

Mr. James Heironimus
NXP Semiconductors, Inc.
(512) 933-2104
james.heironimus@nxp.com

RESUMÉ



Jonathan Escalante, CSHO, CHST
Director of Health and Safety

Education

Universidad Valle Del Bravo, Mexico 2005

Work History and Background

Jonathan has over 10 years of Construction Safety Experience including road and building construction. As a Safety Specialist at Chasco, Jonathan has been responsible for updating, implementing and overseeing the company's safety and training program. Since beginning with Chasco, he has made revisions and updates to the Safety Manual, including: a new Accident Prevention Program, a new Substance Abuse Program & improved Accident Investigation procedures. He has also updated the SDS Manual, to merge the new GHS program and implemented a new Virtual Risk Manager Program that uses software for driver training & vehicle loss prevention. Employee training is a major concern at Chasco. Jonathan has created new training programs for new hire safety orientation, traffic control safety awareness, qualified signal & rigging training and general safety awareness for all of Chasco's employees. Due to all of these improvements, Chasco has seen lower Recordable Rates and an overall increase in safety awareness amongst its employees. Jonathan has been with Chasco for all ten years of his construction experience.

Training

CSHO (Certified Safety and Health Official)
500 OSHA Train the Trainers
510 OSH Standards
OSH311 Fall Protection
OSH521 Industrial Hygiene
PRT260 Cranes and Material Handling
OSH301 Excavation, Trenching and Soil Mechanics
CPR/FA Certified Trainer
PRT123 Scaffold Training
Flagger Training (Train the trainer)
OSH755 Accident Investigation
OSH301 Excavation, Trenching and Soil Mechanics

Project Experience

SH 130 - Lone Star Infrastructure. Hutto, Tx. (10/2005-8/2009)

Position: Safety Supervisor / HR Assistant **Project Value: 1.6 Billion USD**

Main activities:

- Responsible for day to day environmental health and safety related activity with a specific focus on reducing incident rates and workers comp.
- Develop and implement required Safety Programs and progressive disciplinary actions.

R E S U M É (continued)

Jonathan Escalante

Safety Director

- Develop Safety incentive program
- Implement accident prevention program
- Field Safety Inspections
- Provide monthly reports to the Fluor Corporate Office, including accident investigations, injury summary reports (man-hours included) and project close out-forms.
- Accident investigation / Case manager
- Conduct Mass meetings, Safety talks.
- New Hire Safety Orientation
- Training such as: Fall Protection, Confined Space, Haz-Mat, Traffic Awareness
- Responsible for OSHA compliance and record keeping, Worker's Comp Issues
- Random Drug testing coordinator (DOT and Non-DOT)
- HR New hire orientation
- Minor HR duties such as: Terminations, spreadsheet, employee benefits.
- Coordinate office management and special projects with a high degree of efficiency.
- Manage capital purchases, direct vendor relations, generate and maintain equipment tracking records.

Construcciones del Panuco. Mexico (06/2002-09/2005)

Position: Safety Apprentice

Main activities:

- Protect Health and Safety of the employees as well as the company.
- Follow Safety Standards set by the Social Security Safety Regulation of the Mexican Institute.
- Safety inspections / investigations.
- Medical Case Management
- Safety Training to employees (adapted by OSHA 1926)
- Report all data of incidents / accidents to CEO monthly.

City of Residence: Leander, Texas

References

Mr. Ignacio Guerra
Fluor Daniel Ent.
(210) 273-1774

Brayan Loya
Fluor Daniel Ent.
(512) 769-4339

Larry Connelly
AGC of Austin
(512) 748-1830

RESUMÉ



Charles J. (Chuck) Glace, Jr.

President

Education

Central Michigan University / U.T. Austin

Work History and Background

Chuck has over 30 years of diversified construction experience. He has extensive background in concrete flatwork, structural concrete, tilt-wall, decorative concrete, excavation, and utility work. Chuck has complete responsibility for overall coordination of Chasco's operation. To him, the retention and advancement of individuals speaks directly to Chasco's success. Chuck is a driving force in the organization and training of Chasco's talent in both the office and the field. He provides ongoing leadership to the management team and to the self-perform operations, helping Chasco to provide better control and exceptional service to its customers. Chuck serves on the Board of the YMCA of Round Rock. He is also a board member of the American Concrete Institute, a member of the Construction Specifications Institute, the American Society of Concrete Construction, and the Associated General Contractors of America, and a Board member of The Round Rock Community Foundation.

Project Experience

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building containing classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor.



- Kenney Fort Blvd.



Owner - City of Round Rock, TX – Stipulated Sum/Unit Price contract. This project consisted of a 1.3-mile-long new section of roadway from Joe DiMaggio Blvd. to Forest Creek Blvd. in Round Rock, TX. The project featured three bridges, an 800' long bridge over Brushy Creek, a shorter bridge over Chandler Creek and a new



railroad bridge for the Union Pacific Railroad. The 24-month project was finished over two months ahead of schedule and was one of the largest road & bridge projects ever constructed by the City of Round Rock.

RESUMÉ (continued)

Charles J. (Chuck) Glace
President

- AMP Packaging Office and Manufacturing Facility, Round Rock, TX – Design/Build Contract for 58,000 SF tiltwall computer manufacturing facility. 
- Emergency Vehicles Operations Course –
Owner - Texas Department of Public Safety – CM-at-Risk contract. Over 1,000,000 SF of concrete skills pads and 6.2 mile asphalt/concrete road track for vehicle skills and training. During construction of the original \$23.8 million-dollar project a \$3.7 million dollar change order was issued to construct a vehicle maintenance building. The project won the Gold Award for Industrial and Special Paving from the American Concrete Paving Association for 2010. Total project cost was \$27.5 Million. 
- Tellabs Operations, Round Rock, TX – 48,000 SF tiltwall manufacturing addition to the existing facility.
- Classic Toyota, Round Rock, TX – Construction of a new car sales building, body shop, parking, drives, new car display, and detention / filtration structures.
- Austin VA Hospital / Clinic, Austin, TX – 45,000 SF slab on grade with related site work.
- St. Philips Family Life Center, Round Rock, TX – 11,000 SF church facility, including worship areas, classrooms, elevated altar / stage, commercial food preparation, and childcare.
- Shoal Creek Bridge, Austin, TX – New 2-span bridge over Shoal Creek including channel work and slope protection to flood prone creek.
- Expo Business Park, Austin, TX – Two 124,000 SF concrete tiltwall buildings, including all site development and utility construction.

References

Mr. Mark Remmert
Chief Building Inspector
City of Round Rock
512-218-6600

Mr. Brent Jones, P.E.
Civil Engineer
Randall Jones Engineering
(512) 415-3012

Mr. Chad McDowell
General Services Director
City of Round Rock
(512) 671-2890

RESUMÉ



Charles R. King

CFO, Vice President, Secretary and Treasurer

Education

BBA in Accounting – Lamar University

CPA Certification – Texas Society of CPA's

Work History and Background

Charles has over 40 years experience as an entrepreneurial financial accountant. He began his career with a national accounting firm prior to joining a local CPA firm. As a partner in this firm, he was responsible for a wide array of tax and financial accounting engagements for small businesses and individuals. Subsequently, he spent 15 years as CFO of a multi-location, multi-franchise car dealership conglomerate. In this role he was responsible for the financial, treasury and IT functions.

At Chasco, Charles is responsible for the financial function, as well as strategic planning, tax issues and cash management.

References

Mr. Troy Voelker
McNery & Voelker
512-255-6940

Mr. Jeff Anderson
RSM Austin, CPA's
512-476-0717

RESUMÉ



Craig Hunter, CPA

Controller

Education

BA in Accounting, California State University, Stanislaus, 1985

Work History and Background

Craig has over 30 years of experience in various industries. He has been a Controller at a publishing company, a lodging company, a wholesale/retail company with over 800 locations, a national health food company, where he was a key member of starting the manufacturing subsidiary. He has over 20 years of experience in the construction industry as a Consultant and Controller. He has worked with companies ranging in size from \$12 million to well over \$100 million. Craig's duties at Chasco include overseeing the Accounting and Human Resources departments. He has been with Chasco for five years.

City of Residence: Austin, Texas



Pricing Sheet

Respondent must utilize this Pricing Sheet. Any reworked version of this sheet, provided by Respondent as a substitute, may be deemed non-responsive, and may, at the County's sole discretion, result in Respondent's disqualification.

Preconstruction Phase Services Fee

Respondent shall be paid a Preconstruction Phase services fee according to the payment schedule prior to moving to the Guaranteed Maximum Price (GMP) Proposal, as more fully set out in the Contract for Construction Manager at Risk between the Selected Respondent and County.

Respondent's estimated lump sum Preconstruction Phase Fee:

Ten Thousand **Dollars** (\$ 10,000.00)

Construction Duration

Respondent's estimated construction period is Ten months from start of construction to final acceptance.

Preliminary Budget

County has established a preliminary construction budget that will be discussed with the Selected Respondent:

Four Million One Hundred Twenty-Six Thousand **Dollars** (\$ 4,126,000.00)

Construction Fee Percentage

Using the Preliminary Budget identified above, Respondent's Proposed Construction Phase Fee Percentage is 15.11 %

Construction Fee Amount

Respondent's estimated Construction Phase Fee Amount
(Fee Percentage multiplied by Preliminary Budget above):

Six Hundred Twenty-Three Thousand Four Hundred Thirty-Nine **Dollars** (\$ 623,439.00)

Having carefully examined all the requirements of the RFP, the form of Agreement (Contract for Construction Manager-At-Risk), the Contract Documents, and any attachments to them, Respondent shall identify a Proposed Construction Manager's Fee to furnish Construction Manager-At-Risk services as required for this Project. The amount of the Respondent's Construction Manager's Fee must be the total cost of all services provided by the Respondent. The "Respondent's Construction Manager's Fee" shall include the following:

1. CMAR's fees for construction phase services other than for self-performed construction work;
2. CMAR's overhead and profit;
3. Rental charges and repair assessments for temporary facilities and equipment, and costs of transportation, installation, minor repairs, dismantling, and removal;
4. Office Expenses - Courier service, postage and expressage;
5. Temporary Utilities: Mobilization and demobilization, electric service (including field office trailers), water service (including field office trailers), sanitary holding tank and portable toilets, gas, heat and ventilation, construction facilities and services, construction fencing, storage trailers, dewatering (not including subsurface water intrusion), weatherization, winterization, fire protection, IT, site lighting, construction roads, temporary construction parking, clean-up, dumpsters, signage, safety, audit, and record storage;
6. Taxes, Insurance, and Fees: Worker's compensation insurance, builder's risk insurance, insurance deductibles, public owner's protective insurance, liability and property insurance for the project, automobile insurance, performance and payment bonds, legal fees, ~~Preconstruction Phase services fee~~, construction phase services fee, overhead and profit;
7. Construction Management Labor: Payroll tax fringes, construction management labor (except self-performed work), badging, drug testing, safety officer, QA/QC manager, senior project manager, project manager, project engineer, senior superintendent, superintendent, vehicles and fuel for supervisory personnel;
8. General Construction Debris Removal: Costs of removal of general construction debris from the site of the Work and its proper and legal disposal;
9. Construction Survey Layout: Layout crew and licensed survey layout;
10. Project Close-out: Close-out documents, as-built drawings, product warranties, commissioning assistance, and turnover management.



Reimbursable Expenses

Williamson County's Vendor Reimbursement Policy (attached) outlines items that will not be reimbursed under the Pre-Construction Phase Fee, as a Proposed General Conditions Cost or as a construction cost.

The following items will also not be reimbursable under the Pre-Construction Phase Fee, as a Proposed General Conditions Cost or as a construction cost:

- Groundbreaking expenses
- Ribbon cutting expenses
- Field office set up
- Drinking water
- Field office supplies
- Field office cleaning
- Field office fire safety and first aid equipment supplies
- Field office window cleaning