

**CGC**

**ORIGINAL**

# **Keller Townhall Restroom Renovations**



Prepared For:  
**City of Keller**

**BID #26002**

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# PROFILE

CGC, established in 1992, is a reputable General Contractor focused on local personal relationships. Our demographic is both public and private with great diversity in project scope. Our focus mirrors that of our clients, valuing money, time, quality, attention, flexibility, and cooperation.

Project manager, superintendent, and subcontractor team tailored for your project providing consistency and attention ensuring your goals are achieved.

**33  
YEARS**

## Locations:

San Antonio  
5419 Brewster St  
San Antonio, TX 78233  
33 Years

**Dallas/Fort Worth**  
**3212 Friendly Ln**  
**Haltom City, TX 76117**  
**3 Years**

## Number of Employees:

35

With more than 33 years of experience and a strong presence in the San Antonio and Dallas-Fort Worth markets, CGC General Contractors has completed hundreds of private, municipal, and K-12 projects across Texas. Founded in San Antonio, we've built a long-standing reputation for **excellence, unity, passion, integrity, and innovation**. Our employees—who live and work in the communities we serve—are **personally invested in every project's success**. At CGC, we are committed to delivering exceptional results while fostering strong relationships with our clients and partners.





# QUALITY OF THE VENDOR'S SERVICES

## **Statement of Qualifications**

Our proposed team brings extensive knowledge and expertise in the construction of projects of similar size and scope, with a proven track record of successfully delivering high-quality results on time and within budget. Each member possesses specialized skills and industry experience that enable us to effectively address the unique challenges of this project. Our collaborative approach and commitment to excellence ensure that we not only meet but exceed client expectations throughout every phase of construction.

CGC has successfully delivered multiple municipal projects in its history and recently, completed Bob Woodruff Restroom Replacement, as well the Keller Townhall Restroom Renovations Phase I. These projects were a testament to CGC's commitment to quality and excellence in workmanship and we would be honored to work for the City of Keller again.

Most importantly, CGC Superintendents are highly skilled and reign from a variety of trades. Their ability to manage subcontractors and site conditions is unparalleled. CGC would likely staff this project with a Superintendent and Assistant Superintendent full time to ensure CGC eyes cover the job to maintain a strict level of QA/QC and Safety.

Executive level involvement will be detailed and regular by President, Bill Cleary, and Vice President of Construction, Austin Dyer with daily and weekly reports of progress. Support for the project team to ensure the project's success from bid through warranty is passionate, positive, innovative, and disciplined. CGC will build as imagined.

**“ I LOOK FORWARD TO WORKING WITH THE CGC TEAM ON ANY PROJECT.**

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Frank Amaro, Jr. AIA  
Pfluger Architects  
210.227.2724

# RELATIONSHIP WITH THE CITY OF KELLER

Our key personnel have consistently built strong, transparent, and collaborative relationships with project owners across a wide range of projects. We emphasize open communication, mutual respect, and a proactive approach to problem-solving, which has led to high levels of trust and repeat business. Our existing relationship with the City of Keller strengthens our ability to align closely with your goals and expectations throughout every phase of the project. CGC successfully completed the **City of Keller Town Hall Phase One Restroom Renovation**. We provided hands-on leadership and proactive coordination to ensure the work was executed efficiently, safely, and with minimal disruption. This level of involvement allowed for clear communication, consistent oversight, and a quality outcome that met both the City's standards and overall project objectives.



# THE CITY OF KELLER'S SPECIAL REQUIREMENTS

The City of Keller requires that all construction work — including a bathroom remodel inside Town Hall — comply with its adopted code set. According to recent ordinance language, Keller has adopted the 2021 International Building Code (**IBC**) and **the 2021 International Residential Code (IRC)**, along with the 2021 International Plumbing Code (IPC), the 2021 International Mechanical Code (IMC), and the 2020 National Electrical Code (NEC).

In addition, for energy-efficiency aspects, Keller enforces the 2018 International Energy Conservation Code (**IECC**) for both residential and non-residential (including remodel) work.

Because the remodel is occurring inside a public building (Town Hall), all plumbing, mechanical, and electrical modifications must be performed under permit, to these code standards, and be inspected appropriately. For example: plumbing relocation, fixture replacements, and waste/vent systems must meet IPC requirements; any HVAC or ventilation adjustments must meet IMC; and all electrical work (new circuits, outlet relocations, lighting, safety devices like GFCI, etc.) must comply with NEC.

Finally, all structural or layout changes (if any walls, doorways, or framing are modified) must satisfy the **2021 IBC or IRC** (depending on the scope) with respect to safety, fire protection, accessibility, and building integrity. Alongside code compliance, licensed trades must be used — and all permits must be applied for, pre-approved, and inspected as required by the City's building-services process..



## Timely Completion

Timely completion is only accomplished through realistic deadlines. The Superintendent and Project Manager work closely with subcontractors to create the most advantageous plan to complete the project. We discuss material delivery, specialty items, manpower and predecessors with all trades to keep the project on schedule. Understanding these items enables us to create a real timeline for each trade.

In the circumstance the project schedule must be recovered re-sequencing the work will gain time in the schedule. Subcontractor coordination enables trades to work simultaneously. Each trade is responsible for their scope of work and understanding how their scope of work interfaces with others. When trades have an overall understanding of the entire project, they can work in the same area, while maintaining harmony and quality on the jobsite.

- 1.) Identify critical and long lead items**
- 2.) Establish and share campus sequence with all team members**
- 3.) Coordinate material deliveries with each campus location**
- 4.) Utilize trusted Subcontractors and contractual strength to maintain and enforce schedule requirements.**

## Cooperation with Owner(s), Owner's Rep & Consultants

Our commitment to open communication with clients has played a crucial role in our ability to meet deadlines. By establishing clear expectations and providing regular updates, we ensure that all stakeholders are aligned throughout the project lifecycle. This proactive approach minimizes delays and fosters a collaborative environment.

CGC has successfully completed numerous contracts with public and governmental agencies. Our team recognizes that projects within these facilities often require flexibility in scheduling to accommodate city activities and priorities. We are committed to adapting our timelines to ensure seamless collaboration and successful project delivery.

## Proper and timely coordination of all trades and support personnel

- 1.) A procurement schedule will be used to ensure proper materials are onsite when field crews arrive. Critical materials and their lead times will be identified before project start.
- 2.) Critical tasks established and met with hard phase deadlines
- 3.) A work sequence for each campus will be detailed before crews arrive

## Consistent demonstration of commitment to excellence in workmanship

- 1.) CGC understands Owner construction standards and has demonstrated our ability to execute on multiple projects with the District
- 2.) Our Superintendent and Asst. Superintendents will be onsite everyday to ensure work is properly installed to strict CGC, design team, and Northside ISD standards.
- 3.) Collaboration and teamwork in problem solving with Subcontractors, Owner and the design team clarifies concerns of all stakeholders and leads to a quality project

## Minimum number of warranty item call backs during warranty

- 1.) Strict quality control during construction prevents construction deficiencies and warranty items.
- 2.) Detailed submittal and thorough technical review of material and methods better defines parameters for quality control – limiting product / installation deficiency.
- 3.) CGC procedures are as stated seek to minimize and prevent warranty items and maintain that warranty items will be completed per spec in a timely manner.

## Punch List Length & Completion

- 1.) Pre-installation collaboration and review of quality standards with all team members before starting work to ensure completed work meets or exceeds those standards
- 2.) Daily quality inspections will be completed during construction and identified items will be fixed immediately
- 3.) A pre-punch list will be completed by CGC staff before the substantial completion punch list is performed

## Means and Methods for Cost Control

### Changes in Cost:

CGC avoids cost changes whenever possible. Verifying existing conditions and reviewing means and methods of executing work can prevent changes in cost.

When cost changes are unavoidable CGC documents the reason for the cost change. Our team will collaborate with the Owner and the design team to provide fair and accurate pricing for all cost changes. Itemized pricing showing credits where applicable and adds will be provided for the Owner's review. CGC will proceed with additional work items upon approval by Owner.

### Changes in Time:

A copy of the schedule and a letter documenting delays will be submitted with each monthly pay application. Our team will create a recovery schedule based on delays to ensure timely completion of the project.

### Changes in Scope:

Not all changes in scope are changes in cost. We will study impacts on the base bid scope and the timeline of the project. If a certain scope adds time or cost CGC will notify the owner and follow the procedures listed above to ensure all parties fully understand the impacts of a scope change.

# VENDOR REPUTATION

## **3.a.4) Substantial Completion Inspection**

- 1.) Pre-installation collaboration and review of quality standards with all team members before starting work to ensure completed work meets or exceeds those standards
- 2.) Daily quality inspections will be completed during construction and identified items will be fixed immediately
- 3.) A pre-punch list will be completed by CGC staff before the substantial completion punch list is performed

## **3.a.5) Project Closeout**

After substantial completion, construction team leader and design team leader shall ensure that all warranties, certificates of inspections, operating instructions, keying schedule, maintenance stock, record drawings, bonds, release of liens, are in order, and/or on the jobsite, or delivered to owner. Construction team leader will provide a written notification to owner that the project is complete.

## **3.a.6) Warranty Work**

In the event of warranty items, CGC response is immediate and/or as defined by contract with the goal of zero downtime to Owner operation. Our warranty philosophy reflects our commitment to delivering a quality Project. We stand by our work and ensure that every project meets Owner and CGC standards. Below are the key factors of our warranty philosophy:

1. Cooperation with Owner(s), Owner's Representative and Consultants
2. Consistent demonstration of commitment to excellence in workmanship
3. Minimum number of warranty item call backs during warranty
4. Minimum number of major deficiencies on substantial completion punch list

# FINANCIAL CAPABILITIES

CGC is well-positioned to undertake the requested services for this project without financial concern. We are confident in our ability to maintain financial integrity throughout the duration of the project. The company is adequately capitalized and presently without debt and maintains a \$750,000 line of credit. CGC employs an In-House Controller and deploys custom-built cost and financial accounting systems to ensure consistent and competitive pricing from pre-construction through closeout.

## Bank Reference

i. Individual, Title:	Adriana Torres
ii. Name of Bank:	Frost Bank
iii. E-mail Address:	adriana.torres@frostbank.com
iv. Telephone:	(210) 220-6741

## Bonding Company

i. Individual, Title:	Bill Dawley, Vice President, Branch Manager
ii. Name of Bonding Company:	Markel Surety
iii. Address:	10001 Reunion Place, Suite 210
iv. Telephone:	(210) 634-7727

## Bonding Agent

i. Individual, Title:	John Poettgen
ii. Name of Bonding Company:	HCDT Insurance Agency
iii. Address:	2161 NW Military Hwy., Suite 210 San Antonio, TX
iv. Telephone:	78213 (210)647-0134 – Office



# REFERENCES

## **Corrie Hood**

Huckabee and Associates  
Corrie.hood@huckabee-inc.com  
817.377.2969

## **Michael Wilson**

[City of North Richland Hills](#)  
mwilson@nrhtx.com  
817.427.6622

## **Jeffrey Koehn**

[Argyle Independent School District](#)  
Jeffrey.koehn@argyleisd.com  
817.819.2249

## **Keith Cummins**

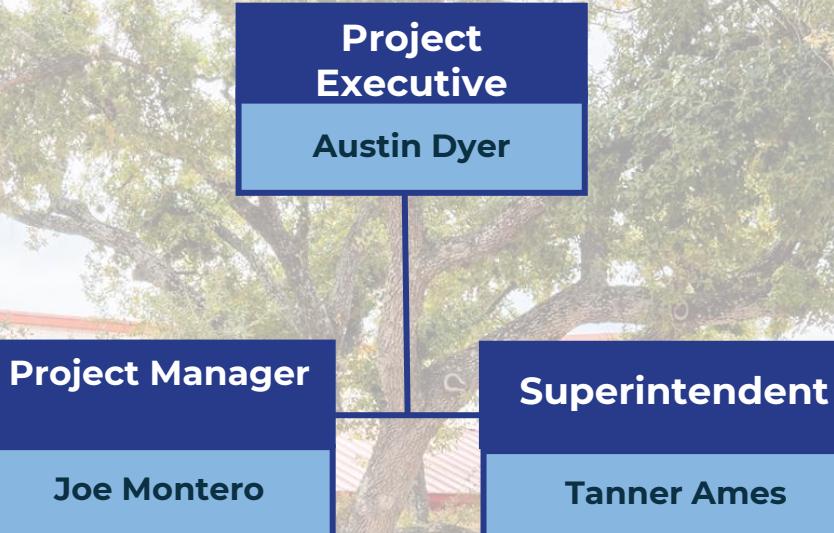
[Corgan](#)  
Keith.cummins@corgan.com  
214.757.1623

## **Lisa Pyper**

[City of Fort Worth](#)  
Lisa.pyper@fortworthtexas.gov  
817.392.2391



## Proposed Project Personnel



# AUSTIN DYER

## VICE PRESIDENT PROJECT MANAGER

Austin served in the Navy Mobile Construction Battalion from 2007-2011 prior to attending Texas State University. He graduated from with a Major in Construction Science Management and Minor in Business Administration. His career began as a Carpenter with Bartlett Cocke where he was rapidly promoted to Assistant Superintendent and then Superintendent. At Bartlett Cocke he successfully delivered many multi million-dollar projects.

Austin brings to CGC an exceptional level of construction management skill. He is a self-starter, creative problem solver, and natural born leader who promotes positivity on the job site ultimately focused on securing project success for all stakeholders.

### HIGHLIGHTED PROJECTS

Description	Contract Amount	Completed	Category
NRH20 Blast	\$3,096,771	2025	Municipal
Bob Woodruff Restroom Replacement	\$3,516,730	2025	Municipal
Meadowbrook Golf Course Maintenance Facility	\$1,129,000	2025	Municipal
Bill Allen Memorial Park	\$197,970.59	2025	Municipal
Beachside Bay Cabana	\$259,000	2024	Municipal
City of Keller Town Hall Toilet Renovation	\$115,168	2024	Municipal
Emily Fowler Library Renovation	\$135,534	2024	Municipal
Era ISD Walk-In Cooler / Freezer	\$65,956	2025	K-12
Gragg Interior Renovations	\$1,955,000	2024	Municipal
Argyle Intermediate School Fire Lane Addition	\$1,235,000	2024	K-12
Trophy Club Pool & Splash Pad Ph.I	\$531,700	2023	Municipal
Kiowa Avenue Park	\$555,000	2023	Municipal
Stoney Point PAC	20,000,000	2020	Institutional



#### SHAREHOLDER

5 YEARS: PROJECT MANAGER  
8 YEARS: SUPERINTENDENT

#### EDUCATION

B.S. Construction Science and Management, Texas State University

#### CERTIFICATIONS

- OSHA 10
- OSHA 30
- Forklift Certification
- Scissor Lift Certification
- Telescoping Lift Certification

#### TRAINING

- Survey and Layout
- Scheduling
- QA/QC





**7 YEARS: GENERAL FOREMAN  
1: PROJECT MANAGEMENT**

# JOE MONTERO

## PROJECT MANAGER

Joe is a passionate Project Manager. He immerses himself in the details of the project and methods for doing the work. He is a strong collaborator and involves all parties when making important decisions. He collaborates with owners, subcontractors and the design team to ensure his projects operate fluidly.

Joe is a team player who excels at maintaining communication between all key personnel. He is quick to adapt and apply his knowledge and prior experiences to problem solve and accommodate owner and on-site facility staff.

### HIGHLIGHTED PROJECTS

Description	Contract Amount	Completed	Category
Garland ISD Playground Structures	\$13,880,073	Estimated 2026	K-12
Dalworthington Gardens Fire and Police Station	\$2,976,589	Estimated November 2025	Municipal
Fondren Police Training Facility	\$3,976,482	Estimated April 2026	Municipal
Gragg Interior Renovations	\$1,955,000	July 2024	Municipal
Digital Realty Project Gold	\$59,000,000	June 2024	Private/Retail
Stream Data Center	\$42,000,000	Aug 2023	Private/Retail
Equinix 3rd Floor Build Out	\$8,000,000	July 2022	Private/Retail
Texas Health Resources Denton Women's Center Expansion	\$128,000,000	July 2022	Health
Texas Health Resources Alliance Tower ED Expansion	\$74,000,000	March 2021	Health

### TRAINING

- Survey and Layout
- Scheduling
- QA/QC

### EDUCATION

Foothill Highschool





# TANNER AMES

## SUPERINTENDENT

Tanner is a passionate Superintendent. He has previous work experience as a plumber which gives him the knowledge to work well in his current position at CGC. Tanner is a team player who is great at maintaining communication between all key personnel. He collaborates with owners, subcontractors and the design team to ensure his projects operate fluidly.

Tanner is quick to adapt and apply his knowledge and prior experiences to problem solve and accommodate owner and on-site facility staff.

### 3 YEARS: SUPERINTENDENT

### CERTIFICATIONS

- CPR and First Aid
- OSHA 10
- Confined Space
- Fall Safety
- Forklift Certification
- Scissor Lift Certification
- Telescoping Lift Certification

### TRAINING

- Survey and Layout
- Scheduling
- QA/QC

### EDUCATION

Little Elm High School



### HIGHLIGHTED PROJECTS

Description	Contract Amount	Completed	Category
Garland ISD Playground Structures	\$13,880,073	Est. 2026	K-12
NRH20 Blast	\$3,096,771	2025	Municipal
Beachside Bay Cabana NRH20	\$225,000	2024	Municipal
Keller Townhall Toilet Renovations	\$115,000	2024	Municipal
Lovelady Highschool, Princeton ISD	\$3,000,000	2024	K-12
Fort Worth ISD Admin Facility	\$40,000,000	2022	K-12
Dallas Pinkerton Youth Academy	\$2,300,000	2021	Institutional
Mattei Middle School, Princeton ISD	\$35,000,000	2021	K-12
OD Wyatt High School	\$1,500,000	2020	K-12

# RELEVANT PROJECT

## CITY OF KELLER TOWN HALL TOILET RENOVATIONS *Keller, TX*



**Project Type**

Renovation- Municipal / Office

**Construction Cost**

\$115,168

**Project Size**

910 sf

**Owner**

*City of Keller*

*Cody Maberry;*

*(817)-743-4002; cmaberry@cityofkeller.com*

**Architect**

*Brinkley Sargent Wiginton*

*Scott Barnes*

*972-960-9970*

**Completion: August 2024**

### PROJECT DESCRIPTION

First and Second Floor interior renovations to City of Keller Town Hall. Renovations consisted of toilet facility renovations. selective demolition, Installation of new tile finishes, millwork, painting, de-mount and reinstall plumbing fixtures. Renovations occurred while the town hall was occupied by staff and utilized by the community.

# RELEVANT PROJECT

## BOB WOODRUFF RESTROOM REPLACEMENT *Plano, Texas*



**Completion: July 2025**

**Project Type**

*Renovation-Municipal*

**Construction Cost**

*\$1,195,000*

**Project Size**

*99,175 sf*

**Owner**

*City of Plano*

*Liz Del Turco; (972) 941-7532*

**Architect**

*Talley Landscape Architects, Inc*

*Merrie Talley (281)-341-5601*

*merrie@talleya.com.*

### PROJECT DESCRIPTION

Renovation to Bob Woodruff Park South restroom. The renovation consists of the demolition of existing restroom and parking lot, site grading, **new restroom** building with **new plumbing, sewer and electrical utilities**, a new parking lot, trail replacement, site lighting, tree planting and irrigation, and site restoration.

# RELEVANT PROJECT

DALWORTHINGTON GARDENS POLICE & FIRE STATION

*Dalworthington Gardens, Texas*



**Estimated Completion: November 2026**

## PROJECT DESCRIPTION

Complete renovation and partial demolition of the City of Dalworthington Gardens Police and Fire Station, includes overhead door installation, new drywall, painting, MEP, electric and HVAC, **restroom renovations**, renovation of office spaces for police and fires staff and new flooring in the fire bay

**Project Type**

*Renovation*

**Delivery Method:**

*CSP*

**Construction Cost**

*\$2,976,589*

**Project Size**

*7,707SQFT*

**Architect**

*GHC Architects Inc*

*Ray Dameron*

*(817)-709-4484, rdameron@ghc-arch.com*

**Owner**

*City of Dalworthington Gardens*

*Greg Petty 817-0275-1234*

# RELEVANT PROJECT

RESPONSIVE ED  
FCA LEWISVILLE & LEWISVILLE ACADEMY  
*Lewisville, Texas*



**Completion: May 2025**

**Project Type**

*Renovation-Educational*

**Construction Cost**

\$ 337,057

**Construction Cost Revised**

\$418,411

**Project Size**

89,000 sf

**Owner**

*Todd Walworth, 469-464-8759,  
twalworth@responsiveedtx.com*

**Architect**

*Hidell & Associates Architects  
214-215-0951, bhidell@hidell.com*

## PROJECT DESCRIPTION

Renovation of existing facility including interior paint throughout, new kitchen, **renovation of bathroom facilities** and addition of a retaining wall.