

# Town Hall Toilet Renovations

Prepared For: City of Keller

Submitted: October 30, 2023

## ORIGINAL

### Table of Contents

- Invitation to Bid
- Bid Bond
- Acknowledge of Insurance
- COI
- References
- Supplier Information
- Conflict of Interest Questionnaire
- 1295 Form
- House Bill
- Cooperative Purchasing
- Project Support
- Relevant Experience



**INVITATION TO BID**

The City of Keller, Texas (the City) is soliciting sealed bids for **Keller City Hall Public Toilet Renovations**. The successful Contractor shall agree to provide the City with the specific equipment and services as outlined in the Bid Specifications.

**Bid Due Time/Date: 1:00 p.m., Monday, October 30<sup>th</sup>, 2023**

Designate on the front, lower left-hand corner of your response, the following:

**Bid Number: 23-025**  
**Subject: Keller City Hall Public Toilet Renovations**  
**Do Not Open-Bid Documents**

Bid Mailing: City of Keller  
Address: Purchasing Agent  
P.O. Box 770  
Keller, Texas 76244

Bid Courier: City of Keller  
Delivery address: Purchasing Agent  
1100 Bear Creek Pkwy.  
Keller, Texas 76248

For convenience at bid opening, enter quote on this cover page and include in the sealed response envelope. **DO NOT** place quoted prices on the outside of the sealed response envelope.

Total Cost: \$ 97,400.00 (dollars)

**CONTRACTOR INFORMATION:**

CGC General Contractors, Inc.  
Company name  
3212 Friendly Lane  
Address  
Haltom City, TX 76117  
City, State & Zip  
682-730-6933  
Area code & telephone number  
austind@cgctexas.com  
E-Mail

  
Company representative signature  
Austin Dyer  
Company representative printed name  
Project Manager / Vice President  
Title  
10/30/23  
Date

OFFICIAL SIGNATURE PAGE

\*\*\* THIS PAGE MUST BE COMPLETED OR THE BID WILL BE REJECTED \*\*\*

# BID BOND

AIA DOCUMENT A310™ - 2010

SureTec Insurance Company  
2130 City West Blvd., Suite 1300, Houston, TX 77042

**CONTRACTOR:**

*(Name, legal status and address)*

**CGC General Contractors, Inc.**  
3212 Friendly Lane  
Haltom City, Texas 76117

**OWNER:**

*(Name, legal status and address)*

**The City of Keller**  
P.O. Box 770  
Keller, TX 76244

**SURETY:**

*(Name, legal status and principal place of business)*

**SureTec Insurance Company**  
2130 City West Blvd., Suite 1300  
Houston, Texas 77042

**BOND AMOUNT: One Thousand Five Hundred and 00/100 Dollars (\$1,500.00)**

**PROJECT:**

*(Name, location or address, and Project number, if any)*

**Town Hall Toilet Renovations**  
23-025

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 30th day of October, 2023.

Keely Casey  
(Witness)

**CGC General Contractors, Inc.**

(Principal)

(Seal)

By:

William Cleary  
William Cleary, President

**SureTec Insurance Company**

(Surety)

(Seal)

By:

John Poettgen  
John Poettgen, Attorney in Fact

# JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Maryanna S. Christensen, Paul W. Poettgen, John Poettgen, Therese M. Iglesias

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

In Unlimited Amounts

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 28th day of February, 2022.

SureTec Insurance Company

By:   
Michael C. Keimig, President



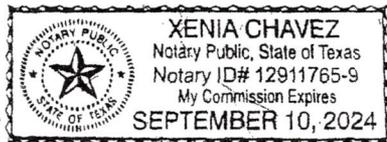
Markel Insurance Company

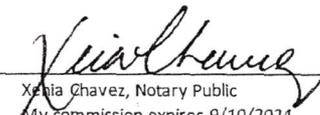
By:   
Lindsey Jennings, Vice President

State of Texas  
County of Harris:

On this 28th day of February, 2022 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



By:   
Xenia Chavez, Notary Public  
My commission expires 9/10/2024

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

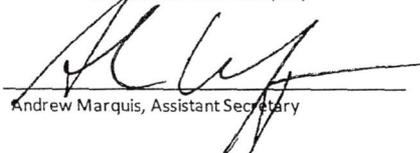
IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 30th day of October, 2023.

SureTec Insurance Company

By:   
M. Brent Beaty, Assistant Secretary



Markel Insurance Company

By:   
Andrew Marquis, Assistant Secretary

**CITY OF KELLER  
ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS**

I acknowledge that by submitting a bid for this project, I am aware of the insurance requirements outlined in these specifications (Number 56-60). If I am awarded the bid, I will comply with all insurance requirements within 10 working days of the bid award, including providing proof that I have insurance which may include, but not be limited to, true and accurate copies of the policies. If I fail to forward all insurance requirements within the 10 working days of the award of the bid, I understand my bid bond will be forfeited.

  
Signature

Austin Dyer  
Printed name

Name of Company: CGC General Contractors, Inc.

Address of Company: 3212 Friendly Lane

City, State & Zip: Haltom City, TX 76117



**REFERENCES  
ATTACHMENT I**

**\*\*THIS PAGE MUST ACCOMPANY THE BID OR BID MAY BE REJECTED\*\***

1. Company Kiowa Avenue Park Improvements  
Address Kiowa Ave Sansom Park, TX 76114  
Phone 817-626-3791 ext.104 Fax \_\_\_\_\_  
Contact Ron Douglas  
E-Mail RDouglas@SansomPark.org
  
2. Company Trophy Club Pool & Splash Pad Ph.I Renovation  
Address 500 Parkview Dr, Trophy Club, TX 76262  
Phone (817) 538-1489 Fax \_\_\_\_\_  
Contact Tony Jaramillo  
E-Mail tjaramillo@trophyclub.org
  
3. Company Region 20 Education Service Center - 2022 Renovations to Buildings 2 & 3  
Address 1314 Hines, San Antonio, TX 78208  
Phone (210) 370-5229 Fax \_\_\_\_\_  
Contact Jennifer Williamson  
E-Mail Jennifer.Williamson@esc20.net

## Supplier Information

Company Name: CGC General Contractors, Inc.

Contact Name: Austin Dyer

Address: 3212 Friendly Lane Haltom City, TX 76117

Phone: 682-730-6933

Fax: N/A

Email: austind@cgctexas.com

## Supplier Notes

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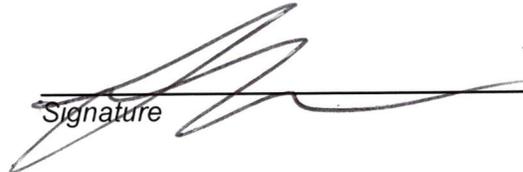
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By submitting your response, you certify that you are authorized to represent and bind your company.

Austin Dyer  
Print Name

Signature



**CONFLICT OF INTEREST QUESTIONNAIRE**  
**For vendor doing business with local governmental entity**

**FORM CIQ**

<p><b>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</b></p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	<p><b>OFFICE USE ONLY</b></p>
<p><b>1 Name of vendor who has a business relationship with local governmental entity.</b></p>	<p>Date Received</p>
<p><b>2</b> <input type="checkbox"/> <b>Check this box if you are filing an update to a previously filed questionnaire.</b> (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>	
<p><b>3 Name of local government officer about whom the information is being disclosed.</b></p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Name of Officer</p>	
<p><b>4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</b></p> <p>A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>	
<p><b>5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.</b></p>	
<p><b>6</b> <input type="checkbox"/> Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).</p>	
<p><b>7</b></p> <p style="text-align: center;">_____ Signature of vendor doing business with the governmental entity</p> <p style="text-align: right;">_____ Date</p>	

**\*\*THIS PAGE MUST BE COMPLETED OR BID MAY BE REJECTED\*\***

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

CGC General Contractors, Inc.  
 San Antonio, TX United States

Certificate Number:  
 2023-1087980

Date Filed:  
 10/26/2023

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

City of Keller

Date Acknowledged:

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

23-025  
 City Hall Public Toilet Renovations

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is Austin Dyer, and my date of birth is 08/10/89.

My address is 3212 Friendly Lane, Haltom City, TX, 76117, USA.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Tarrant County, State of Texas, on the 30th day of October, 2023.  
(month) (year)

  
 Signature of authorized agent of contracting business entity  
 (Declarant)

**House Bill 89/793 VERIFICATION**

I, Austin Dyer (Person name), the undersigned representative of Company or Business name) CGC General Contractors, Inc. (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, after being duly sworn by the undersigned notary, do hereby depose and verify under oath that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270::**

- 1. Does not boycott Israel currently; and
- 2. Will not boycott Israel during the term of the contract the above-named Company, business or individual with City of Keller, Texas.

*Pursuant to Section 2270.001, Texas Government Code:*

- 1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and
- 2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

10/30/2023  
DATE

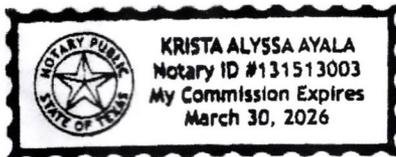
[Signature]  
SIGNATURE OF COMPANY REPRESENTATIVE

ON THIS THE 30th day of October, 2023, personally appeared Austin Dyer, the above-named person, who after by me being duly sworn, did swear and confirm that the above is true and correct.

NOTARY SEAL

Krista Ayala, Commission Exp: 03/30/2026

October 30, 2023  
[Signature]  
NOTARY SIGNATURE



#### 49. COOPERATIVE PURCHASING

Bidders agree to extend prices, terms and conditions to any and all governmental entities that have entered into or will enter into a joint purchasing inter-local cooperation agreement with the City of Keller. As such, the City of Keller has executed an inter-local agreement with certain other governmental entities authorizing participation in a cooperative purchasing program. The bidder may be asked to provide products/services, based upon the BID price, to any other governmental entity. Bidder/vendor acknowledges that other governmental entities are eligible, but not obligated, to purchase products/services under this contract. Any and all purchases by governmental entities other than the City of Keller will be billed directly, and shall not be considered in any way an obligation of the City of Keller. As such, other governmental agencies will order their own products/services from the successful bidder as needed.

Should other governmental entities decide to participate in this contract, please indicate whether you, as bidder/vendor, agree that all terms, conditions, specifications, and pricing will apply.

Yes

No

AD Initial

**\*\*Non-response to the Cooperative Purchasing Section will indicate the bidder does not wish to participate with other governmental entities.**

## irm Information

<b>Legal Name:</b>	CGC General Contractors, Inc.
<b>Db:</b>	CGC
<b>Headquarters Address:</b>	5419 Brewster St. San Antonio, TX 78233
<b>Phone</b>	210-733-3600
<b>DFW Address:</b>	3212 Friendly Ln Fort Worth, TX 76117
<b>Phone</b>	210-733-3600
<b>Website:</b>	<a href="http://www.cgcgeneralcontractors.com">www.cgcgeneralcontractors.com</a>
<b>Type of Organization:</b>	Corporation
<b>Year Founded:</b>	1992
<b>Primary Contact:</b>	William Cleary
<b>Primary Contact Email:</b>	<a href="mailto:bill@cgctexas.com">bill@cgctexas.com</a>

## CLIENT FOCUSED AND DRIVEN

CGC was founded in 1992 to be an enthusiastic and aggressive General Contractor building its reputation on consistent delivery of a high-quality product and construction process, always within prescribed schedules. CGC boasts an unwavering commitment to partner with Owners and design professionals to provide a rewarding experience for stakeholders from start to closeout. We are in the commercial construction business to do all we can to help our Clients succeed.

## PROVEN RESOURCES

**Management:** CGC employs 4 Project Managers, 9 Superintendents, and a skilled carpentry crew. Our management team has over 150 years of combined construction general contracting experience. **Facilities:** CGC'S facility includes 2,000 SF indoor warehouse space for storage of weather sensitive materials and 14,000 square feet of secured outdoor storage. **Equipment:** The company owns material handling equipment and a wide range of hand/power tools for completing various scopes of work. **Financial:** Adequately capitalized and presently without debt, CGC 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.

*"All that comes to me will be a direct result of my skills, imagination, and determination"*

- Charles Graham Cleary (Founder)

## THE CGC EDGE

1. Owner - Operators
2. Family run company and culture – known for collaboration and building partnerships
3. Wide Range of project experience in size and diversity
4. We love building!

**Translation to your project:** Depth of knowledge across many industries and proven ability to plan, bid, and complete complex and detailed projects. Valued and established relationships with local and national reputable subcontractors and suppliers. Carefully selected construction management team suited to the successful delivery of each project.

## FEATURE PROJECTS

Linic at Anson Jones	\$ 1,800,453	Athletic Upgrades 2017	\$ 1,222,000
Athletic Upgrades Ph 1 & 2	\$ 4,046,500	Selma John Harrison Park	\$ 1,065,000
W Soccer & Tennis Improvements	\$ 2,140,000	UHS Robert B Green Impr.	\$ 1,055,540
Elakeview College Improvements	\$ 1,063,000	Salado Creek Greenway	\$ 2,010,000
ISD Institute of Cybersecurity	\$ 2,239,000	Hardberger Park Ph 1 & 2	\$ 4,000,000
Pirate's Cove Car Wash	\$ 1,480,000	Hobby MS Science Renovation	\$ 4,015,000
D Fire Station 141	\$ 7,005,000	ESSER Mechanical Upgrades at Scobee	\$ 4,929,000
ESSER Mechanical Upgrades at Knowlton & Galm	\$ 6,309,000	Region 20 - Building 2 & 3 Renovations	\$ 3,516,730

## CLIENT LIST

### K-12

Northside ISD  
 North East ISD  
 Southwest ISD  
 Boerne ISD  
 Edgewood ISD  
 Somerset ISD  
 Poth ISD  
 Jourdanton ISD  
 School of Excellence in Education  
 Braination, Inc.

### HIGHER EDUCATION

Alamo Community College District  
 University of Texas  
 University of Texas San Antonio

### PUBLIC WORKS

City of San Antonio  
 Bexar County  
 Bexar County ESD  
 City of Corpus Christi  
 City of Helotes  
 City of Live Oak  
 City of Selma  
 City of San Marcos  
 City of Sansom  
 Town of Trophy Club  
 San Antonio Housing Authority  
 CPS Energy  
 San Antonio Water Systems  
 VIA Metropolitan Transit

### HOSPITALITY

Hyatt Resorts  
 Woodbine Development

### MEDICAL

Methodist Healthcare  
 University Health System  
 UT Health Science Center

### RETAIL

Super Sudz Car Wash  
 Paw Basics  
 Mattress Firm  
 O'Reilly Auto Parts  
 Momma Lee's Restaurant  
 Pirate's Cove Car Wash  
 Elsewhere, LLC

### RELIGIOUS

Grace Episcopal Church  
 Morningside Ministries

## Approach To Managing Subcontractors

Subcontractors are an extension of the CGC Team. Everything they do reflects on us. Subcontractor management starts with subcontractor selection. Our team reviews the capabilities, experience, past performance, current workload, and understanding of the current project when choosing each trade. Selecting the right team for this project will ultimately lead to our success.

Once onsite, managing subcontractors starts with an effective logistics plan. We must understand the long lead items that each trade partner must deliver and store on site. Coordination of deliveries starts long before our partners even arrive on the jobsite. Each trade partner must laydown their materials in locations that do not interfere with progress of other trades. Sequencing work properly will keep an efficient workflow and our efforts are coordinated. We are committed to getting the best performance from our subcontractors and will collaborate with the trades and design team to deliver the highest quality product.

## Scheduling Techniques

Our team uses years of experience on similar type projects to create a base line schedule that shows all activities and milestones. Subcontractors review and provide input on the schedule to ensure they buy-in on our goals for the project. Our superintendent updates overall schedule weekly and communicates daily production goals with our trade partners. All scheduling is completed using Microsoft Project.

## Safety Program

Safety Program: Safety and health in our business is a part of every operation. Safety and health are the responsibility of every employee at all levels. It is the intent of CGC to comply with all occupational safety and health laws (Federal, State, and Local).

An employee must and shall be continuously trained to constantly be aware of conditions in all work areas that can produce injuries. No employee is required to work at a job they know is not safe or positions them in potential harm or danger. Employees will cooperate in detecting hazards, and in turn controlling them, as a condition of their employment. Should any situation be beyond the employee's ability or authority to correct, they shall notify the supervisor immediately. All employees are committed to maintain a safe work environment and in the prevention of all accidents and injuries.

Prevention of occupationally-induced injuries and illnesses is of such consequence that it will be given precedence over operating productivity, whenever necessary. To maintain the highest standards, management will provide all mechanical and physical equipment required for personal safety and health to the greatest extent possible.

CGC will maintain and practice an occupational safety and health program conforming to industry standards. The company safety program embodies proper attitudes toward injury and illness and a culture of accident prevention. CGC supervisors and employees are dedicated to cooperation in all health and safety matters with other contractors and agencies. Our goal is zero accidents and injuries.

Specific occupational safety meetings will be conducted on site with all employees and active contractors a minimum of once each week. Each individual will be required to acknowledge physical presence and participation at the safety meeting.

Failure to abide by the safety policy may result in disciplinary action, up to and including termination of employees and subcontractors.

# Project Management Ability



## Officers



**BILL CLEARY**  
President  
Project Manager  
Shareholder



**PAUL GAMBILL**  
Vice-President  
Project Manager  
Shareholder



**BEN CLEARY**  
Vice-President  
Superintendent  
Shareholder



**AUSTIN DYER**  
Vice-President  
Project Manager

## Administrative Staff



**KRISTA AYALA**  
Project Administrator



**MELISSA VALDEZ**  
Controller



**KELLY CASEY**  
Marketing Manager



**JACK HEYDENREICH**  
Project Engineer

## Project Management



**BILL CLEARY**  
President  
Project Manager  
Shareholder



**PAUL GAMBILL**  
Vice-President  
Project Manager  
Shareholder



**TRAVIS MILLER**  
Project Manager



**AUSTIN DYER**  
Vice-President  
Project Manager



**DAVID SEKULA**  
Pre-Construction  
Manager

## Superintendents



**BEN CLEARY**  
Vice-President  
Shareholder  
Superintendent



**CASEY PEARSON**  
Superintendent



**ANTHONY SKERHUT**  
Superintendent



**AUSTIN HARDER**  
Superintendent



**NOAH FLEET**  
Superintendent



**SHANE MENCHACA**  
Superintendent



**SERGIO RANGEL**  
Superintendent



**JORGE LUNA**  
Assistant Superintendent

### 2022

Northside ISD Shade Structures Phase 2  
Northside ISD ESSER Knowlton / Galm  
Northside ISD ESSER Scobee ES  
Northside ISD Linton ES Paving / Window Upgrades  
Southwest ISD Indefinite Delivery / Indefinite Quantity  
San Antonio Police Dept. DNA Lab Storage Renovations  
San Antonio ISD JT Brackenridge Improvements  
Emergency Services District Fire Station #141  
City of Sansom Park Kiowa Park  
City Public Service Indefinite Delivery / Indefinite Qty  
ECS – Region 20 Facility Renovations

### 2021

Somerset ISD Parking Additions  
North East ISD Institute of Cybersecurity & Innovation  
Northside ISD Hobby MS Science Renovation  
Super Sudz Car Wash  
Southwest ISD Transportation Department Renovation  
Pirate's Cove Car Wash  
UHS Transplant Center for Life  
Somerset ISD Barrera ES Parking Lot  
Northside ISD Anson Jones Clinic

### 2020

Morningside Ministries Muenger Springs Improvements  
Braination, Inc. Anne Frank Parking Lot  
CPS Energy Construction Services  
North East ISD Job Order Contract  
Edgewood ISD Auto Shop Facility  
Northside ISD Athletic Upgrades Ph II  
Northside ISD Athletic Upgrades Ph I  
City of San Antonio Southside Lions Park Improvements  
Super Sudz Car Wash

### 2019

Northside ISD IDQ Sitework  
Northside ISD Marshall HS Cafeteria/Kitchen Renovation  
North East ISD Job Order Contract  
UT Health Science Center Mays Cancer Center Fire Lane  
Methodist Healthcare Medical Plaza Sky Bridge  
City of Selma John Harrison Park  
City of Corpus Christi Packery Channel Pavilion  
Methodist Healthcare Pavilion Repairs  
Southwest ISD Legacy HS Stadium Visitor Parking Lot  
North East ISD ROTC Rifle Range Facility Improvements  
North East ISD Sports Park Entrance

### 2018

Northside ISD Colby Glass ES Window and ALE Modifications  
Paw Basics Interior Improvements  
City of Live Oak Facility Finishes  
North East ISD Job Order Contract  
UT Health Science Center Office Suite  
UT Health Science Center Parking Lot  
Grace Church Youth Facility  
Northside ISD Paving and Drainage

### 2017

City of San Antonio San Pedro Creek Improvements  
Methodist Healthcare Judson Rd. Pavilion  
Northside ISD 2017 Athletic Areas Upgrades  
Northside ISD 2017 Security Lobbies  
University Health System Robert B Green Parking Lot

### 2016

Northside ISD Thornton Elementary School Improvements  
Methodist Healthcare TNI Facility Roof MEP Improvements  
City of Live Oak Lake Park Walking Trails  
City of San Antonio Hardberger Park Ph V  
City of San Antonio Leon Creek Greenway Valero to I-10  
City of San Antonio Huesta Creek Trail  
Lonestar Art Studios Exterior Improvements

### <2015

City of San Marcos Calaboose Museum Renovations O'Reilly  
Auto Parts Interior Improvements Southwest ISD Soccer &  
Tennis Improvements Southwest ISD Spring Sports Complex  
Parking Lot City of San Antonio Southside Lions Park  
City of San Antonio Huesta Creek Trail  
City of San Antonio Laurens Hike and Bike Trail  
City of San Antonio Olmos Park Bridge and Trail  
Poth ISD Security Entrance Modifications  
Blanco ISD Kendall Elementary School Upgrads  
Southwest ISD Athletic Fields Improvements  
Paw Basics Interior Finish Out  
Tilly Well Pressure Test Facility  
Somerset ISD Parking Improvements  
City of San Antonio Salado Creek Greenway North  
Alamo Community Colleges Parking Lot 4  
Momma Lees Restaurant  
North East ISD MEP Upgrades Ph 1  
City of San Antonio Beacon Hill Park  
Ferguson Facility Renovations  
North East ISD Lee HS Canopies and Re-Roofing  
Northside ISD Linton ES Canopies  
City of San Antonio Hardberger Park Ph 2  
City of San Antonio Eagleland Link Park  
University Health System Refugee Clinic  
City of San Antonio Hardberger Park Ph IA  
North East ISD Nimitz Walkway Canopies  
Bealls South Park Mall Renovations  
Jourdanton ISD MEP Improvements  
City of San Antonio Esperanza S. Colorado  
Hyatt Hill Country Resort Tennis Court Replacement  
Mattress Firm Exterior Improvements  
City of San Antonio Salado Creek Park  
San Antonio Housing Authority Parcel B Cap  
Alamo Community Colleges SAC Parking Lot  
Hyatt Hill Country Resort Interior Remodel  
School of Excellence in Education Restroom Remodel  
Bruni Residence Comprehensive Renovations  
City of San Antonio McAllister Park Fields  
VIA Metropolitan Transit Super Stop  
City of San Antonio Palo Alto Terrace Park Improvements  
Hyatt Hill Country Resort Comprehensive Exterior Renovation



## BUDGET

- Create a project work plan and sequence
- Discuss scopes with subcontractors before bid day
- Understand Project & Client Needs
- Select Best Value Subcontractors

## PLAN

- Review project expectations with owner
- Set expectations and review scope with subcontractors
- Refine project schedule for material procurement
- Critical long-lead items and tasks

## EXECUTE

- Create a site-specific safety plan
- Use daily work plans to target project milestones
- Identify field issues before they impact project quality and schedule
- Conduct regular quality control inspections

## CLOSEOUT

- Start closeout documents before project is complete
- Conduct Pre-Punchlist before Owner and Design Team Punches Project
- Completely punch list in a timely manner

## Project Manager Duties

Typical duties, include but not limited to:

- Liaison/handler between CGC Field Operations and Owner / Consultants and CGC Main Office
- Manages flow of information between project team and others
- Establishes, controls and monitors schedule, budget, contract changes, RFIs, etc from NTP through Closeout
- Host / assist as required regular and special project meetings.
- Enforcing and establishing procedures for QA/QC

## Superintendent Duties

100% committed to the project. Typical duties, include but not limited to:

- Developing and organizing field team and facilities
- Directly managing QA/QC from CGC, Subcontractors and Suppliers
- Tracks and directly executes project schedule, work sequence, and methods
- Maintains daily log of all activities and site conditions
- Administers CGC Safety program on site

## Project Management Approach

At CGC we understand that all projects have their challenges and we embrace a collaborative culture required to deliver a high-quality construction product. Our management staff proactively reviews constructability of all building components with our trade partners, design team members, Owners and other stake holders to align the Owner's vision with field crews.

Throughout a project we have weekly project meetings with key personnel to keep the project on schedule. These meetings identify constraints that need to be addressed. The CGC Team has a depth of construction experience and understanding that empowers us to resolve constraints without causing delay to construction. Our Project Manager is responsible for procuring materials and the construction administrative process. The onsite superintendent is responsible for site safety, directing our subcontractors to achieve project milestones, and adapting the plan to keep the project on schedule.

## **i. Ability of contractor to remain on schedule**

- 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.

## **ii. Cooperation with Owner(s), Owner's Representative and Consultants**

- 1.) Superintendent will communicate all activities with Campus Staff, Northside Construction Team, and the design team
- 2.) CGC has successfully completed many single contract – multiple campus projects on schedule and understands that work across multiple campuses frequently requires our team to adapt our plan to campus activities.
- 3.) Major field issues shared with Owner and design team immediately with emphasis on and rapid CGC management of the RFI process.
- 4.) Use the expertise of CGC, Subcontractor, Design and Owner Teams to meet the goals of the project

## **iii. 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

## **iv. Consistent demonstration of commitment to excellence in workmanship**

- 1.) CGC understands the Northside 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 NISD 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

## **v. Minimum number of warranty item call backs during warranty**

- 1.) Strict quality control during construction as stated in Section iv. above 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.

## vi. Minimum number of major deficiencies on substantial completion punch list

- 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

## vii. Cooperation on Changes in Cost, Time, and Scope

### 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 Northside 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 Northside ISD.

### 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.

# Relevant Experience

## Kiowa Avenue Park Improvements



**Description** Construction of a new neighborhood park between the existing Sansom Park Fire Station and Joy James Elementary School. Includes demolition, site preparation, head-in parking, concrete flatwork, pavilions, playground, site furnishings, landscape and irrigation.

**Dollar Value** \$555,000  
**Start Date** October 2023  
**End Date** March 2023

**Project Manager** Brad Tatum  
**Superintendent** Austin Dyer

**Original Contract Amount** \$555,000  
**Final Contract Amount** \$555,000



**Proposed Completion Date** March 2023  
**Actual Completion Date** March 2023

**Owner** Tarrant County  
**Owner's Rep** Ron Douglas  
**Phone Number** 817-626-3791 ext 104  
**Email** [Rdouglas@SansomPark.org](mailto:Rdouglas@SansomPark.org)

**Architect** La Terra Studio  
**Architect Rep** Kris Brown  
**Phone Number** 214-749-0333  
**Email** [kbrown@laterrastudio.com](mailto:kbrown@laterrastudio.com)



# Relevant Experience

## NISD Anson Jones Clinic



**Description** Construction of a new 3,077 sf Clinic and parking lot for the district located at Anson Jones Middle School. Includes installation of medical equipment, specialties, and furnishings. Trades involved include thermal protection, exterior improvements, HVAC, plumbing, electrical, fire protection, electronic safety, and security, and communications.

**Dollar Value** \$ 1,800,453

**Start Date** December 2021

**End Date** October 2022

**Project Manager** Paul Gambill

**Superintendent** Anthony Skerhut

**Original Contract Amount** \$ 1,800,453

**Final Contract Amount** \$ 1,800,453

**Proposed Completion Date** July 2022

**Actual Completion Date** October 2022

**Owner** Northside ISD

**Owner's Rep** Pollyanne Johnson

**Phone Number** 210-397-1240

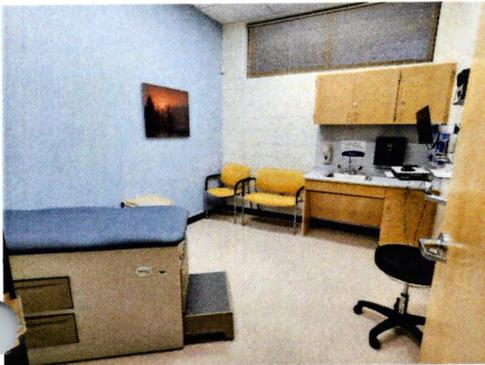
**Email** [pollyanne.johnson@nisd.net](mailto:pollyanne.johnson@nisd.net)

**Architect** Pfluger Architects

**Architect Rep** Frank Amaro

**Phone Number** 210-227-27224

**Email** [Frank.amaro@pflugerarchitects.com](mailto:Frank.amaro@pflugerarchitects.com)



# Relevant Experience

## Northside ISD Hobby MS Science Renovation



**Description** Consists of the Science Renovation at William P. Hobby Middle School for Northside ISD. Project will include interior renovations of approximately 23,000 sf of existing science and general classrooms into new classrooms and minor site improvements. Included the installation of new millwork, eyewash stations and bathroom renovations.

**Dollar Value** \$3,573,700  
**Start Date** February 2021  
**End Date** December 2021

**Project Manager** Paul Gambill  
**Superintendent** Ben Cleary

**Original Contract Amount** \$3,573,700  
**Final Contract Amount** \$4,015,334

**Proposed Completion Date** December 2021  
**Actual Completion Date** December 2021

**Owner** Northside ISD  
**Owner's Rep** Adam Castillo  
**Phone Number** 210-397-8500  
**Email** [Adam.Castillo@nisd.net](mailto:Adam.Castillo@nisd.net)

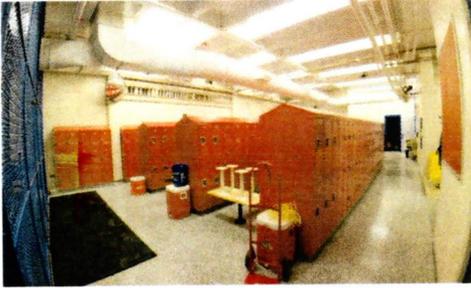
**Architect** Alamo Architects, Inc.  
**Architect Rep** Bryan "Mo" Verdecanna  
**Phone Number** 210-227-2612  
**Email** [mo@alamoarchitects.com](mailto:mo@alamoarchitects.com)



# Relevant Experience



## NISD Athletic Upgrades Phases 1 and 2



**Description** Phased construction of athletic area renovations at seven Northside ISD campuses. Phase one and two includes selective demolition, unit masonry, finish carpentry, millwork, building sealants, finish hardware, acoustical ceilings, VCT floor and base, carpet, epoxy concrete floor coating systems, painting, metal locker assemblies, athletic mobile storage and shelving, electrical and technology.

**Dollar Value** \$4,046,500  
**Start Date** February 2020  
**End Date** August 2020



**Project Manager** William Cleary  
**Superintendent** Anthony Skerhut

**Original Contract Amount** \$4,046,500  
**Final Contract Amount** \$3,974,300

**Proposed Completion Date** August 2020  
**Actual Completion Date** August 2020



**Owner** Northside Independent School District  
**Owner's Rep** Ramiro Guerrero  
**Phone Number** 210-397-8500  
**Email** [ramiro.Guerrero@nisd.net](mailto:ramiro.Guerrero@nisd.net)

**Architect** Nextgen Architects  
**Architect Rep** Diana Paredes  
**Phone Number** 210-375-3131  
**Email** [dparedes@nextgenarchitects.com](mailto:dparedes@nextgenarchitects.com)



## NISD Marshall HS Kitchen and Cafeteria



**Description** Comprehensive kitchen and cafeteria renovations (18,000sf) for a high school and includes construction of a single story 1,316 sf addition for refrigerator, freezer and pantry storage, demolition of existing toilet rooms, scullery and hallway in order to renovate cafeteria; demolition and reconstruction of courtyard area for proper drainage. Trades include concrete, masonry, metals, carpentry, moisture and thermal protection, openings, finishes, specialties, equipment, furnishings, mechanical, electrical, plumbing, fire protection and alarm, & security telecommunications

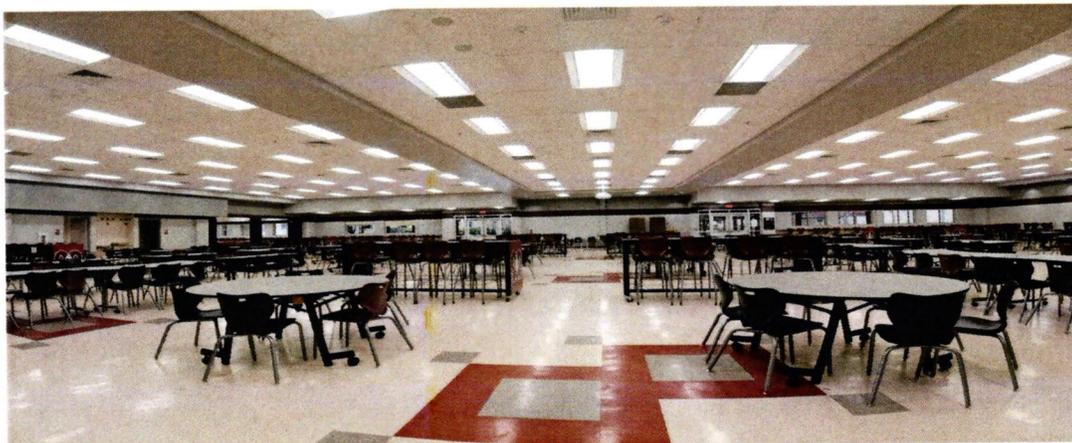
**Dollar Value** \$4,249,000  
**Start Date** July 2018  
**End Date** August 2019

**Project Manager** William Cleary  
**Superintendent** Ben Cleary

**Original Contract Amount** \$4,249,000  
**Final Contract Amount** \$4,203,299

**Owner** Northside Independent School District  
**Owner's Rep** Adam Castillo  
**Phone Number** 210-397-8500  
**Email** [adam.castillo@nisd.net](mailto:adam.castillo@nisd.net)

**Architect** Garza / Bomberger & Assoc.  
**Architect Rep** Roy Lewis  
**Phone Number** 210-375-9000  
**Email** [rlewis@gbarch.net](mailto:rlewis@gbarch.net)



# Relevant Experience

## NISD Athletic Upgrades



**Description** Upgrades to athletic areas, locker rooms, and gymnasium at Taft HS & Hobby MS. Includes selective demolition, unit masonry, finish carpentry, and millwork, building sealants, finish hardware, acoustical ceilings, VCT floor and base, carpet, epoxy concrete floor coating systems, painting, metal locker assemblies, athletic mobile storage and shelving, mechanical, electrical, technology, and security.

**Dollar Value** \$1,222,000  
**Start Date** March 2017  
**End Date** August 2017

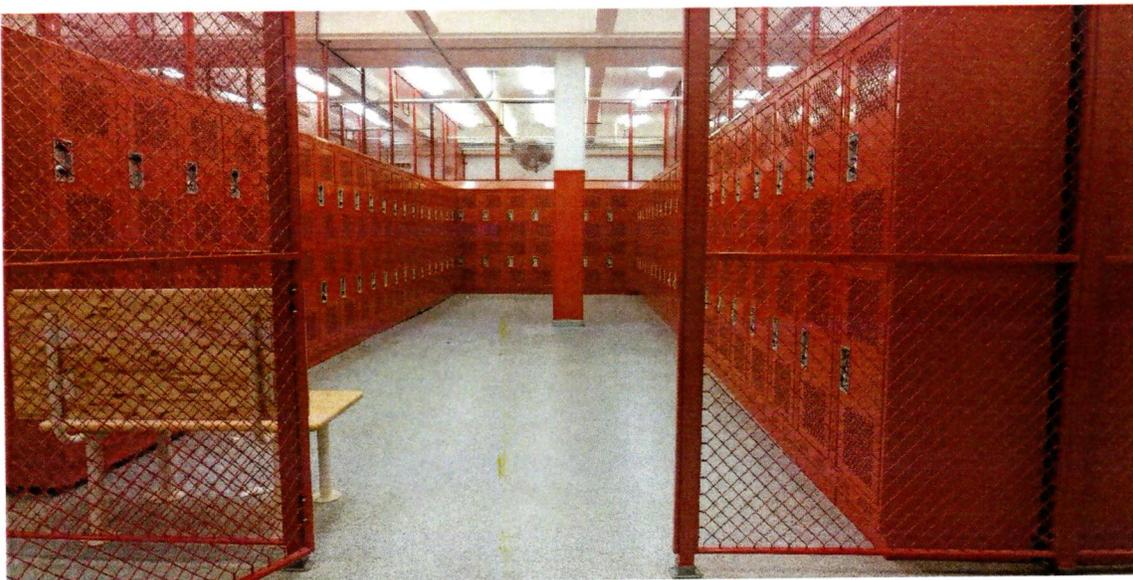
**Project Manager** William Cleary  
**Superintendent** Billy Abbot  
Krista Ayala



**Original Contract Amount** \$1,222,000  
**Final Contract Amount** \$1,203,490

**Owner** Northside ISD  
**Owner's Rep** Christopher Parker  
**Phone Number** 210-397-1240  
**Email** [Christopher.parker@nisd.net](mailto:Christopher.parker@nisd.net)

**Architect** Nextgen Architects  
**Architect Rep** Raul Llanas  
**Phone Number** 210-375-3131  
**Email** [Rllanas@NextgenArchitects.com](mailto:Rllanas@NextgenArchitects.com)



# Relevant Experience

## NEISD Institute for Cybersecurity and Innovation Facility



**Description** Renovation of existing single story 37,726 sf facility for North East ISD Institute for Cybersecurity. Consists of two security operations center classrooms, a collaborative learning area, main entry lobby, student restrooms, and administration support area.

**Dollar Value** \$1,955,000  
**Start Date** February 2021  
**End Date** July 2021

**Project Manager** William Cleary  
**Superintendent** Anthony Skerhut



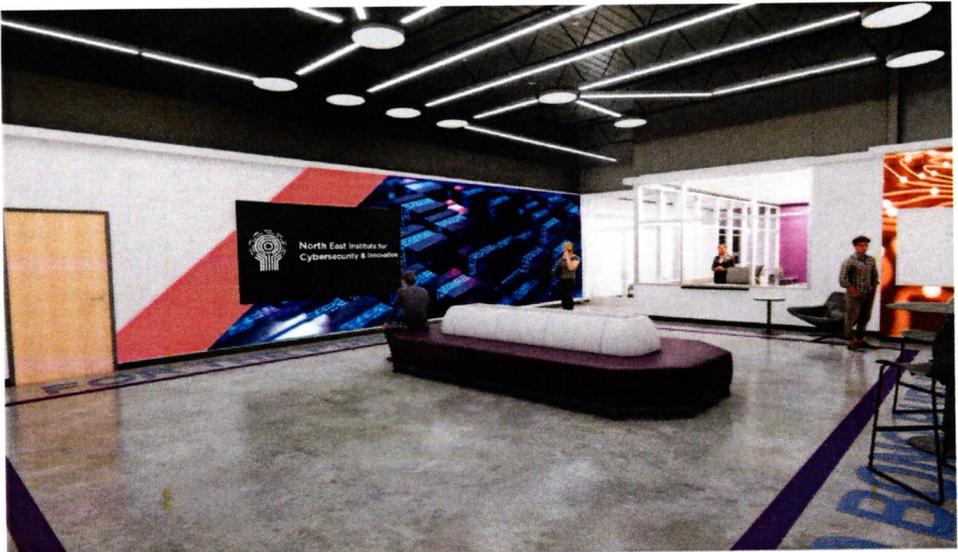
**Original Contract Amount** \$1,955,000  
**Final Contract Amount** \$2,218,000  
Owner Initiated Change Orders

**Proposed Completion Date** July 30, 2021  
**Actual Completion Date** July 30, 2021

**Owner** North East Independent School District  
**Owner's Rep** Ron Roeder  
**Phone Number** (210) 407-0438  
**Email** [rroede@neisd.net](mailto:rroede@neisd.net)



**Architect** KNRG Architects  
**Architect Rep** Fernando Garcia  
**Phone Number** 210-695-5176  
**Email** [fernando@knrgarch.com](mailto:fernando@knrgarch.com)



## Southwest ISD Transportation Department Renovation



**Description** Installation of new structural canopy tied into existing structure, retrofit and coordinate installation of new bus wash equipment and interceptor, phased renovation of an operational office, new, and construction with no interference to transportation department operations.

**Dollar Value** \$ 1,679,200  
**Start Date** September 2021  
**End Date** May 2022

**Project Manager** Bill Cleary  
**Superintendent** Juan Vasquez

**Original Contract Amount** \$1,679,200  
**Final Contract Amount** \$1,679,200

**Proposed Completion Date** May 2022  
**Actual Completion Date** May 2022

**Owner** Southwest ISD  
**Owner's Rep** Rafael Barajas  
**Phone Number** 210-622-4300  
**Email** [rbarajas@swisd.net](mailto:rbarajas@swisd.net)

**Architect** RVK, Inc.  
**Architect Rep** Suresh Modadugu  
**Phone Number** 210-733-3535 Extension 173  
**Email** [suresh.modadugu@rvk-architects.com](mailto:suresh.modadugu@rvk-architects.com)



## JROTC Rifle Range Facility Improvements



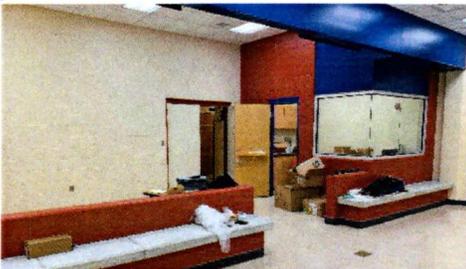
**Description** Renovation and reconstruction of existing indoor competitive rifle ranges at two (2) high schools: Johnson and Roosevelt. Consists of selective demolition, concrete, light gauge metal framing, masonry, structural steel framing, roofing, drywall, vct flooring, millwork, joint sealants, painting, acoustical ceiling, mechanical, electrical, plumbing, fire alarm, and fire sprinkler. Construction of a new control room, viewing area, and air rifle targeting system infrastructure.



**Dollar Value** \$493,235  
**Start Date** July 2019  
**End Date** September 2019

**Project Manager** Paul Gambill  
**Superintendent** Anthony Skerhut

**Original Contract Amount** \$493,000  
**Final Contract Amount** \$474,619



**Owner** North East Independent School District  
**Owner's Rep** Lester Powell  
**Phone Number** 210-407-0438  
**Email** [jpowell9@neisd.net](mailto:jpowell9@neisd.net)

**Architect** Garza Architects  
**Architect Rep** Jose Castorena  
**Phone Number** 210-271-3222  
**Email** [jac@garzaarchitects.com](mailto:jac@garzaarchitects.com)