

AGENDA ITEM 28

Consider appointing Construction Manager for East Williamson County Park.

Ed Lee stated that the selection committee had reviewed and evaluated the proposals that were submitted for the project. Mr. Lee stated that the selection committee consisted of the following members:

Ed Lee	Frankie Limmer	Bob Space
Ginny Atkinson	Joe Latteo	Gilbert Gallegos

Judge Doerfler also attended two of the committee meetings.

Proposals were received from the following:

Best Construction Services, Inc., Salado
Brath, Inc., Round Rock
Martin K. Eby Construction Co., Inc., Austin
FTWOODS Construction, Georgetown
Haws & Tingle General Contractors, Inc., Fort Worth
Workman Corporation, Austin
Wurzel Construction Corp., Austin

Moved: **Judge Doerfler**

Motion: To appoint FTWOODS as construction manager for the East Williamson County Special Events Center.

Judge Doerfler withdrew his motion.

Moved: **Commissioner Heiligenstein**

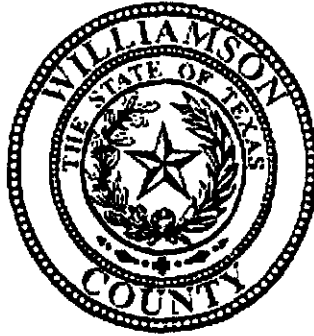
Seconded: **Commissioner Hays**

Motion: To accept selection committee's recommendation and to appoint FTWOODS as construction manager for the East Williamson County Special Events Center, and to request a presentation on the status of the East Williamson County facility, with the scope of the project to be determined and the contract to be negotiated.

Vote: **3 - 0**

< Attachment >

Construction Management Services For East Williamson County Special Events Center



Proposal Number : 02WC804

**Proposal Opening Date & Time: April 16, 2002
2:00 PM**

Submitted by:
FTWOODS Construction
1966 S. Austin Avenue
Georgetown, TX 78627
www.ftwoods.com



TABLE OF CONTENTS

Required FormsSection 1

- Proposal Form
- Proposal Checklist
- Addendum #1 Acknowledgement

Executive Summary.....Section 2

Respondent Questionnaire.....Section 3

Dunn and Bradstreet Financial Analysis (Question 3)Section 4

Personnel (Questions 9 and 11)Section 5

- Organization Chart
- Personnel Responsibilities
- Resumes

Management Plan (Questions 16, 30,.....Section 6
31, 32, 33, 34)

Project List (Questions 18 and 19).....Section 7

Letters of Recommendation (Question 23)Section 8

Pricing and Delivery Schedule (Section 4).....Section 9

MiscellaneousSection 10



WILLIAMSON COUNTY PROPOSAL FORM
CONSTRUCTION MANAGEMENT SERVICES FOR
EAST WILLIAMSON COUNTY SPECIAL EVENTS CENTER

PROPOSAL NUMBER: 02WC804**PROPOSAL OPENING DATE & TIME: March 19, 2002 - 3:00 PM**

The undersigned, by his/her signature, represents that he/she is authorized to bind the proposer to fully comply with the terms and conditions of the attached Request for Proposal, and Specifications for the amount(s) shown on the accompanying Proposal sheet(s). By signing below, you have read the entire document and agreed to the terms therein.

NAME OF PROPOSER: FTWOODS Construction Services, Inc.

Mailing Address: P.O. Box 122

City: Georgetown **State:** TX **Zip:** 78627

Email Address: info@ftwoods.com

Telephone: (512) 930-2607 Fax: (512) 930-3469

Date of Proposal: 4/16/2002

Signature of Person Authorized to Sign Proposal

Name and Title of Signer: F. Todd Woods, President
(Please Print or Type)

PLEASE COMPLETE THE FOLLOWING:

Prompt Payment Discount: 0 % days. (If no discount is offered, Net 30 will apply.)

[] "all or none" basis. (Will accept award of "all" items only. If left blank, low item will apply.)

☐ low item basis. (Will accept award on "any or all" items.)

List Additional Limitations if applicable: _____

DO NOT SIGN OR SUBMIT THIS FORM
WITHOUT READING ENTIRE DOCUMENT

THIS FORM MUST BE COMPLETED, SIGNED AND RETURNED WITH BID

PROPOSAL CHECK LIST

Please check the following prior to sealing and submitting your proposal.

- 1. Official Williamson County Proposal Form Completed, signed, and enclosed?**

YES X **NO**

- 2. All proposal specification sheets completed (including company name at bottom of each sheet) and attached?**

YES X **NO**

- 3. Have you included and marked (original or copy) six (6) complete proposal sets as required?**

YES X **NO**

- 4. Have you written the name of your business on the front of the sealed envelope?**

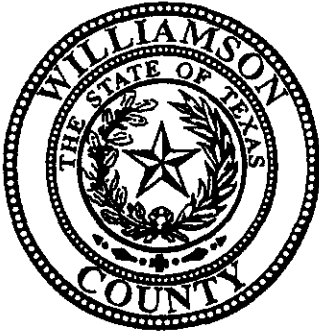
YES X **NO**

- 5. Have you written the Proposal name, Proposal number, and Proposal opening date & time on the front of the sealed envelope?**

YES X **NO**

- 6. Are you using an overnight delivery service to deliver your proposal? If you are have you written the Proposal name, Proposal number, and Proposal opening date & time on the outside of the delivery service envelope?**

YES **NO** X



**WILLIAMSON COUNTY AUDITOR'S OFFICE
PURCHASING DEPARTMENT
710 MAIN STREET - SUITE 303
GEORGETOWN, TEXAS 78626**

<http://www.williamson-county.org/Procurement>

**CONSTRUCTION MANAGEMENT SERVICES FOR
EAST WILLIAMSON COUNTY SPECIAL EVENTS CENTER**

(CONSTRUCTION MANAGER AT RISK)

PROPOSAL NUMBER: 02WC804

PROPOSAL OPENING DATE & TIME: April 16, 2002 - 2:00 PM

ADDENDUM # 1

March 15, 2002

- Item 1: The proposal opening date and time has been extended. The new date and time is as follows:
Tuesday, April 16, 2002 at 2:00pm.
- Item 2: The selection schedule dates have changed. The new schedule dates are as follows:
- | | |
|--|------------------------------|
| Receive Proposals | April 16, 2002 – 2:00pm |
| Selection Committee Identifies Best Value Respondent | April 30, 2002 |
| Interviews, if Required | May 6 - 10, 2002 |
| Court Approval of Firm | Commissioner's Court Meeting |

All proposers shall acknowledge receipt of Addendum # 1 of the proposal.

Addendum # 1 dated 3/15/2002

Received 3/18/2002

Signature _____

COMPLETED FORM MUST BE SUBMITTED WITH THE PROPOSAL

Sincerely,

Ginny Atkinson

Ginny Atkinson
Assistant Purchasing Director
Williamson County

EXECUTIVE SUMMARY

In August of 2001, the staff from FTWOODS Construction was proud to participate in the dedication ceremony of Forbes Junior High School in Georgetown, Texas. FTWOODS Construction was selected by the Georgetown Independent School District to build Forbes, the district's third middle school. FTWOODS Construction completed Forbes on schedule – in time for the 2001-2002-school season. We are proud to say we saved GISD over \$1 million which they were able to use to improve other schools in the district. We have received numerous smaller jobs as a result of our work and have been selected by the trustees to build the District's ninth elementary school.

FTWOODS Construction has served clients in Central Texas as a Design Builder, Construction Manager and General Contractor. In 1989, the focus of FTWOODS Construction was primarily in Healthcare facility project management. Through word of mouth and a reputation for exceeding our customers' expectations our experience base has grown into other areas of the industry including education, institutional automotive, warehouse, manufacturing, retail, and office.

We believe that the greatest testament to our quality of service and customer satisfaction is our ability to secure repeat work from our customers. In our twelve year relationship with the Georgetown Hospital (Georgetown Healthcare System), we have completed in excess of fifteen projects ranging from \$100K to over \$11M.

FTWOODS Construction builds relationships. For this project – The East Williamson County Special Events Center - we have compiled a very successful Team that works well with the County Project Team. The Team of Todd Woods, Sonne Person, Mark Frost, Troy Lee, Mike Mason and Patrick Baker who are currently working on the Williamson County Juvenile Facility are excited and ready to be challenged on another Williamson County project. This successful team has built a great relationship with the County. The result – a high quality, cost effective, and timely building experience.

FTWOODS Construction is confident in the abilities of our organization and of the reputation that consistently carries us forward to our next project. We know that the construction services we would provide for Williamson County will be second to none in the industry.

Williamson County
Proposal No.: 02WC804



Respondent Questionnaire

- **CRITERION: The Respondent's capability to perform the construction management services for the project, including Respondent's demonstrated capability and financial resources to perform the work in the time projected:**

1. Legal name of the company: FTWOODS Construction Services, Inc.
Address of office, which would be providing service: P.O. Box 122, Georgetown, TX 78627 or, 1966 S. Austin Avenue, Georgetown, TX 78626

Number of years in Business: 12 years

Type of Operation:

Individual: _____ Partnership: _____ Corporation: X Government: _____

Number of Employees: 50

Annual Sales Volume: \$19 million

2. State that you will provide a copy of your company's financial statements for the past two- (2) years, if requested by County.

FTWOODS Construction is prepared to furnish a copy of the past two years financial statements upon request.

3. Provide a Financial rating of your company and any documentation, including a Dun and Bradstreet analysis, which indicates the financial stability of your company.

FTWOODS Construction is financially sound. We have over \$6 million in assets and no long-term debt.

A Dun & Bradstreet Business Information Report can be found in Section 4.

4. Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity?

No, FTWOODS Construction is not for sale, nor are we involved in any type of transaction to expand the business.

5. Provide any details of all past or pending litigation or claims filed against your company that would affect your company's performance under a Contract with the County.

FTWOODS Construction is not involved in any litigation nor have we been that would affect our performance with the County.

6. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity?

No, FTWOODS Construction is not in default on any loan or financing agreement.

Williamson County
Proposal No.: 02WC804



-
7. Does any relationship exist whether by relative, business associate, or capital funding agreement or any other such kinship exist between your company and any County employee?

FTWOODS Construction has no such relationship with any County employee.

- **CRITERION: The qualifications and experience of the team members proposed to manage the project for Respondent:**

8. Describe organization with clear lines of authority and communications.

FTWOODS Construction takes a Team approach to authority and communications. Each member of the Team understands their job and works with other members to be certain that the project is completed both within budget and on time. The Team will consist of the Williamson County Project Staff, the Architect and FTWOODS Construction. Together we will work together for the common goal of building a quality facility at a fair price. The members of the team will be expanded as the project progresses to include subcontractors and suppliers. Each member of the team will have their own duties to perform and we will assist them by providing input, advice, opinions and direction. We also welcome the other members of the team providing the same for us. Everyone is held accountable.

A successful Team not only *communicates*, but *listens*. We will listen to the other members of the team. We will try to understand the specific goals of the project. We will take advice from other team members. FTWOODS Construction will work together with all members of the Team. Our Team building began years ago when we started developing relationships with our subcontractors and suppliers. Although we demand competitiveness, we have been employing some of the same subs for years. This concept of us all working together has been our goal since our inception.

This style of Team building has been extremely successful to our clients in the past. Building a team, exploring options and listening to one another helped save over \$1,000,000 on the new middle school in Georgetown. The same approach has saved money and provided a quality building experience for our Construction Management clients such as Georgetown ISD, Georgetown Healthcare Systems, Williamson County, and Don Hewlett Chevrolet.

FTWOODS Construction believes in the process of Team building. Whether the Team is our own employees or the entire Team building a special event center, the fundamental concept is the same: The Team wins or loses as a whole.

9. Provide an organization chart depicting roles and responsibilities.

Please see Section 5 – Personnel

10. List total number of firm's personnel, for the applicant office location, by skill group (e.g. project managers, estimators, project engineers, superintendents, etc.).

<u>Job Function</u>	<u>Number of Employees</u>
Management Team	3
Project Managers	3
Project Engineers	3
Estimators	3
MEP Coordinator	1
Office Staff	4
Field Managers	7
Asst. Field Managers	1
Carpenters, Concrete Formsetters, etc.	26

11. Name all key personnel who will be part of the construction management team for this project and provide their cities of residence. Provide summary resumes for proposed project team members, including their specific experience with similar projects, and number of years with your company. Describe in detail the experience and expertise of each team member.

Key Personnel/Job Title	Number of Years w/FTWOODS Construction	City of Residence
F. Todd Woods Project Executive	12 years	Georgetown, Texas
Sonne Person Project Manager	3 years	Jonestown, Texas
Mike Mason Senior Estimator	2.5 years	Georgetown, Texas
Patrick Baker MEP Coordinator, Pre-con. Services Manager	2 years	Georgetown, Texas
Mark Frost Field Manager	2.5 years	Georgetown, Texas
Troy Lee Project Engineer	1.5 years	Austin, Texas

Please see the Resumes in Section 5.

12. For each project listed below, list the members of the proposed team for this project who worked on each listed project and describe their roles in those projects.

The team described in question 11 is currently working together on the Williamson County Juvenile Facility. This project is scheduled to be completed in September of 2002. Upon completion, the entire Team will be able to move directly to the East Williamson County Special Events Center.

-
13. If the team as a whole provided construction management services for any of the projects listed below in response, so indicate.

As mentioned in question 12, the entire team we are suggesting for the Special Events Center is currently working on the Williamson County Juvenile Facility in Georgetown.

- **CRITERION: The Respondent's demonstrated technical and management competence as a construction manager with governmental entity projects, particularly those for counties:**

14. Describe your firm's demonstrated technical competence and management qualifications with institutional CM projects, particularly those for governmental entities.

FTWOODS Construction has demonstrated their technical and management qualifications to numerous clients over a period of years. We have been a leading provider of Construction Manager @ Risk services for both the public and private sector throughout Williamson County.

Our personnel are technically competent. With centuries of combined experience, our staff has built or is building just about every type of building imaginable. We have degreed Construction Engineers, a licensed mechanical contractor, an electrician, a nursery specialist, a CPA and personnel with countless training certifications. FTWOODS Construction not only knows how to construct a building, but we also know how the various systems within a building function.

15. Describe the types of records, reports, monitoring systems, and information management systems that your firm used in the management of the projects listed above.

FTWOODS Construction uses Timberline Estimating and Project Accounting, Primavera Scheduling and Expedition Project Management software to generate reports and track information throughout the project.

Timberline allows us to integrate our accounting information with our estimating data to provide the most current cost data. Actual costs versus estimated costs can be made available at any time during the project. This report is generated, at minimum, on a monthly basis. We review this report not just from a historical standpoint but we also perform a trend analysis to project future budget difficulties. If our trend analysis indicates a potential future problem, corrective action can and will be taken before the problem impacts the project.

Primavera's Scheduling software provides us an updateable CPM schedule presentable in both bar and Gantt chart formats. We will update the schedule, at minimum, monthly. Again, we use this tool a preventive measure. Scheduling difficulties are identified well before they impact the project. Milestone dates are identified early in the project giving us ample time to uphold the dates.

FTWOODS Construction also uses Primavera's Expedition Project Management software. It allows our team to easily manage all of the information related to the project and allows us to link issues and related documents. We can effectively monitor and track all RFI's, Proposals and Change Requests, Subcontracts and Change Orders, Submittals and Transmittals. Summary reports of the above will be provided to The County on a weekly basis.

Our Field Manager will maintain daily reports logging the construction activities, delivery of materials, inspections and future activities. A Rolling Completion List will be maintained to ensure completion or correction of defective work. At the weekly job site meetings a "look ahead" schedule will be used. The schedule will identify the immediate construction goals. Any short term scheduling issues will be determined and resolved. Copies of all reports will be made available to the County at all times.

16. Describe your firm's management methodologies for CM at risk project delivery system.

Please see Section 6 – Management Plan.

17. For three of the projects listed below in response to this Section, describe potential conflicts with the Owner or with trade contractors, and describe the methods used to prevent and /or resolve those conflicts.

The goal of FTWOODS Construction is to identify and resolve potential conflicts before they impact the scope, budget or schedule of a project. Most conflicts can be resolved through careful pre-construction planning.

At the Georgetown Hospital, potential conflicts included coordinating construction activities and material deliveries into an active hospital environment. Minimal staging areas required coordination between the subcontractors and us in order to eliminate accepting deliveries on items not immediately installed. This conflict is exacerbated by the 24-hour operation of the hospital. We worked with the Hospital and our subcontractors to carefully coordinate deliveries and create a schedule that minimized the owner's inconvenience.

A crane (employed by our mechanical sub) overturned at Forbes Middle School creating a potential conflict between several parties at this project. From the instant the accident happened FTWOODS Construction took the lead in assessing damages (there were some) and injuries (there were none.) We worked with various trades, OSHA, and insurance companies to minimize the effect on the project. In the end, the crane operator was found to be solely responsible, repairs were made and the project was not affected in terms of budget or schedule.

At Hewlett Chevrolet, we had a space conflict on the mechanical mezzanine. We worked with the HVAC contractor to relocate ductwork and to provide service access routes in order to resolve the conflict.

FTWOODS Construction is committed to resolving construction conflicts by careful planning and building and maintaining open and honest lines of communication between all members of the construction team.

-
- **CRITERION: The Respondent's past performance on construction projects for The County and other clients:**

18. List a maximum of five projects for which your firm has provided/is providing construction management services which are most related to this project. In determining which projects are most related, consider related size and complexity; how many members of the proposed team worked on the listed project; and, how recently the project was completed. List the projects in priority order, with the most related project listed first.

Please see section 7 - Project List

19. For each of the listed projects, provide the following information: construction cost (original GMP and final construction cost), current phase of development, estimated (or past) completion date, type of construction services provided (CM at risk with GMP, CM-agency, design/build, general contractor-low bid, negotiated general contract), Owner's contact person and telephone number and the name and telephone number of the architect.

Please see section 7 - Project List

- **CRITERION: The Respondent's past performance on construction projects for The County and other clients.**

20. Describe your firm's past performance on other contracts for Williamson County.

FTWOODS Construction is currently working on our first project for Williamson County, the Juvenile Facility on Innerloop Road in Georgetown. To date, FTWOODS Construction has been very successful. We have saved the County over \$500,000 through pre-construction services and tight controls during the construction process. The Williamson County Team and the FTWOODS Construction Team work very well together. FTWOODS Construction has done an excellent job coordinating the numerous activities between the design team and the contractors. Our management expertise and communication skills have minimized the time the county has had to spend on this particular project on a daily basis. Tough issues have been handled fairly and expeditiously with very little impact to the project.

21. Describe your company's quality assurance program, what are your company's requirements and how are they measured? In particular, describe the way your firm maintains quality control during the pre-construction and construction phases.

Quality Control Plan

PRE-CONSTRUCTION:

FTWOODS Construction believes that a quality project starts with the design phase. The FTWOODS Construction Team will work with WilCo and the design team to help determine the quality standards and see that they are clearly defined in the construction documents. All design work is a compromise between quality and cost; we will work

together to define this compromise with us providing input as to alternate methodologies and materials. Initially the entire team, will work to develop the following quality standards:

- Scope of work
- Materials used and tolerances of installation
- Schedule of work
- Cleanliness standards
- Code and regulatory standards
- Mechanical system standards including calibration and air balance tolerances
- Subcontractor selection standards
- Construction detail standards

FTWOODS Construction will review the construction documents on an ongoing basis to ensure the developed standards are clearly defined.

Choosing the correct subcontractors and suppliers is paramount to a quality project. We will work with WilCo to choose subs and suppliers that have demonstrated the ability to meet quality standards. Factors used in selecting subcontractors and suppliers are as follows:

- Experience with Williamson County
- Experience with similar projects
- Reputation for quality
- Ability to work in a team atmosphere
- Quality of field personnel
- Financial stability
- Cost of product or service

Once quality construction documents have been developed and quality subcontractors have been selected, we will move into the construction phase.

CONSTRUCTION:

Initially, FTWOODS Construction will review submittals, shop drawings and samples for compliance with the quality standards set forth in the construction documents. After this review they will be forwarded to the design team and WilCo for review and approval.

A preparatory meeting will be held prior to the start of work under each separate specification. The meeting will be held between FTWOODS, WilCo and the Subcontractor. This meeting will review the following:

- Contract requirements
- Shop drawings and submittals
- Adequacy of previous operations
- Availability of required materials and equipment
- The subcontractor's own quality control plan
- WilCo's quality standards

- Inspections and tests
- Familiarity and proficiency of the sub's work force to perform the operation to required workmanship standards

Upon partial completion of a given feature of work and prior to the start of a new operation, we will meet with the subcontractor's representative for a compliance review. The following items will be checked at this meeting as a minimum:

- Conformance to the contract documents
- Adequacy of materials and articles utilized
- Adequacy and results of inspection and testing methods
- Adequacy of safety and environmental precautions

Daily checks shall be performed to assure continuing compliance. The check shall be made a matter of record in the job daily reports. Follow-up checks will be conducted and all deficiencies corrected prior to the start of additional features of work that may be affected by the deficient work.

Items of incomplete or deficient work appear on the Rolling Completion List (RCL) on a weekly basis and are addressed at that time. The items are not removed from the RCL until the corrections have been made. Along with the RCL's, we will have a QC/Punch List Specialist assigned to the project. He will report to the field manager and have the responsibility of dealing with any items on the RCL.

Deficient and non-conforming work will be addressed as follows:

- Workmanship or materials that are found to be not in conformance with the contract documents will be identified and placed on the RCL. Any work deemed to be unsafe or a hazard will be removed immediately.
- FTWOODS personnel will request the subcontractor to take remedial actions via the RCL to correct the deficient work.
- The record of the deficient work and corrective action shall be maintained on the RCL.

In addition to the Rolling Completion List, FTWOODS Construction will maintain current records of quality control operations. The records will include but are not limited to the following:

- Contractor/Subcontractor and their area of responsibility
- Work performed today, giving location, description and by whom
- Tests and/or control activities performed with results and references to the contract documents
- Identify submittals reviewed and actions taken
- Job safety evaluations stating what was checked, results and corrective actions
- Recorded instructions given/received in the field

In order to achieve the objectives of the Quality Control Plan, each member of the project team must be committed to the highest quality standards.

22. Describe your cost control methods for the preconstruction and construction phases. How do you develop cost estimates and how often are they updated? Include examples of a successful constructability program used to maintain project budgets without sacrificing quality

FTWOODS Construction will maintain cost control throughout the entire pre-construction and construction phases. Both are equally important.

During the pre-construction phase we will first make sure we have a complete and thorough understanding of the budget objectives of the project. We will assist the design team in assessing alternate materials and methodologies to maintain the budget. This is not a process in which we just tell the county how much building they can get for their money, but an interactive process where we provide costing information as the plans are developed. We will review the progressive issues of contract documents to ensure budget compliance. If we determine the budget is in jeopardy, we will inform The County and suggest alternatives. When the final construction documents are complete FTWOODS Construction will provide a meticulous review of the contract documents to identify any ambiguities or uncertainties that can lead to subcontractor change orders.

This constructability program has been successfully employed at the Georgetown Hospital, saving the hospital over \$2,000,000 over the past twelve years.

During construction FTWOODS Construction will use Primavera's Expedition software to help track cost. This software has proven to be a very effective project management tool. It allows our team to easily manage all of the information related to the project and allows us to link issues and related documents. We can effectively monitor and track all RFI's, Proposals and Change Request, Subcontracts and Change Orders, Submittals and Transmittals. On a monthly basis we will report to The University the progress of the project with respect to actual budget and schedule and indicate the status with respect to target scope, budget and schedule. Variances from the target budget or schedule may require recommended changes in approach, management methodologies and/or require action from the project team in order that the target goals can be accomplished. These recommendations will be made by FTWOODS Construction to the County and upon approval, implemented.

Cost estimates will be provided in the pre-construction phase as each new issue of contract documents is received. At minimum, we will provide three cost estimates per phase of the project:

- Conceptual at the beginning stages of documentation
- Construction cost estimate during design
- Guaranteed Maximum Price

During construction, should the need for a change order occur, our project manager will process all requests for change orders to determine the legitimacy of the request. If the request is deemed legitimate, or if the change is at the request of the County, he will enlist the advice of our estimating team and MEP coordinator to review the pricing. Change order pricing will be checked against Means to ensure the cost is fair and reasonable.

• **CRITERION: The quality of references from past customers of respondent:**

23. Provide a customer reference list of no less than three (3) organizations with who Respondent currently has contracts with and/or has previously provided similar project of equal type and scope within the past five (5) years.

The majority of our business is repeat business. We pride ourselves on quality of work and our ability to build relationships that last from project to project.

Georgetown Hospital Projects

Owner: Georgetown Healthcare System - Georgetown, TX
Contact: Mr. Kenneth Poteete, Administrator (512) 942-4351
Architect: O'Connell Robertson & Associates
Contact: Mr. Rick Burnright (512) 478-7286
Architect: Elsasser Architectural
Contact: Mr. Rich Elsasser (512) 930-5353

The relationship that FTWOODS Construction has with the Georgetown Hospital began over 10 years ago. During this time we have built a medical office building, a 2-story parking garage, and a cancer center. We have remodeled the ER, the Labor and Delivery rooms, the administrative offices, patient rooms, outpatient surgery suites, and the gift shop. We have also added on a beautiful chapel, a pharmacy, and much more.

Georgetown Independent School District Projects

Owner: Georgetown Independent School District
Contact: Dr. Jim Gunn, Superintendent (512) 943-5000
Architect: BMA Architects, Inc.
Contact: Mr. Jim Booher, President (972) 572-0431
Trustee: Mr. Jim Isbell, GISD School Board Member (512) 863-3395

Our relationship with the Georgetown Independent School District began almost 3 years ago. Within this time frame we have built a middle school; a K-5 school expansion, numerous small projects and are currently in the pre-construction services phase for the District's new 9th elementary school.

Williamson County Juvenile Facility

Owner: Williamson County
Contact: Mr. David Hays, County Commissioner (512) 930-3270
Contact: Mr. Frankie Limmer, County Commissioner (512) 352-4111

FTWOODS Construction has been working with the County for almost 2 years. The Juvenile Facility is our first project. We have been involved in every step of the project thus far including the groundbreaking ceremony.

Please see Section 8 – Letters of Recommendation

- **CRITERION: The demonstrated ability of the Respondent to meet schedules on past projects:**

24. Describe the way in which your firm develops and maintains project schedules. How often do you update schedules? Include specific examples of scheduling challenges, and how your firm helped solve them.

FTWOODS Construction uses Primavera's Scheduling software that provides us an updateable CPM schedule presentable in both bar and Gantt chart formats. We will update the schedule, at minimum, monthly. To develop the schedule will seek input from the County, the design team and subcontractors.

Input from subs is extremely important. Information on manpower and materials availability must be sought out and incorporated into the schedule. During the design phase, long lead items will be identified to determine if pre-purchase is required. Information from owners is sought out. Information about the availability of the site, the work area, and when the facility will open is required from the owner. All this information is considered and molded into a working schedule. We use the schedule as a preventive measure. Scheduling difficulties are identified well before they impact the project. Milestone dates are identified early in the project giving us ample time to uphold the dates.

During construction, weekly meetings are held with all subs working on the project and subs that will shortly begin working. Scheduling issues are sorted out and discussed among the members of the construction team. Milestone dates and tasks that are on the critical path are discussed in detail. If we see parts of the schedule starting to slip, corrective action is taken before the entire schedule is impacted. These measures can range from a request for additional personnel to longer workdays to replacement of the subcontractor.

FTWOODS Construction also uses Expedition software to track all information that may effect the schedule. The software alerts us to the status of RFI's, Change Proposals, Submittals and other information and how it impacts the schedule. We will work with the County and the design team to ensure timely turnaround of required information.

A problem with scheduling that had occurred at Forbes Middle School was the loss of time due to excessive rain at the wrong time! We were set to pour a section of slab on carton forms when an unpredicted heavy rain ruined 20,000 square feet of carton forms. The rain continued for several weeks. We made up the time by starting steel construction before the slab was complete and opened the school on time and under budget.

- **CRITERION: The Respondent's safety record supported by accurate and verifiable data:**

25. Provide your company's safety Experience Modifier Rate, Recordable Incident Rate and you Loss Indicator Rate.

Williamson County
Proposal No.: 02WC804



In the 10 plus years FTWOODS Construction has been in business, we have had no lost time incidents and we have had only 2 recordable incidents.

26. Has your company, or any subcontractors under your control on a project, had a death on a project site?

FTWOODS Construction has not had a death on a project site.

27. Describe your job site safety program plan for this project and specific safety policies in which employees must be in compliance.

FTWOODS Construction will have a safe workplace. There is no room for compromise where safety is concerned. It is our policy to provide a safe and healthful workplace for our employees, subcontractors, clients and the public. We will abide by all federal, state and local regulations as they pertain to construction; apply good sense and safe practices to this and all jobs; exercise good judgement in the application of our safety policies and protect the public from any and all hazards resulting from our operations. Our Corporate Safety Plan includes sections on hazardous communication, public and environmental protection, fall protection, first aid, welding and electrical safety, protective equipment, rigging safety, ladders and scaffolding and lock-out/tag-out procedures.

28. Identify the safety team, and their duties for this project.

The safety team for this project includes:

Iain Sproull	Corporate Safety Program Director
Mark Frost	On-site Safety Specialist
Diane Schiller	Safety Administrator

Besides these individuals, the Project Manager and Project Engineer are also responsible for safety for this project. At FTWOODS Construction we believe that safety is everyone's responsibility.

- **CRITERION: Respondent's proposed fees set forth in Section 4**

29. Refer to Section 4, Pricing and Delivery Schedule

Please see Section 9 of this proposal for the Pricing and Delivery Schedule.

- **CRITERION: Respondent's capability to perform the construction management services for this project:**

30. Describe your management plan for performing the work required of this project and include your program for managing subcontractors and material providers.

See Management Plan – Section 6

31. Describe your method of subcontractor contract award process including review/approval by Owner.

FTWOODS Construction has extensive experience with subcontractors in Central Texas. We have a reputation of being fair with subcontractors and our payment record with our subcontractors is unsurpassed. We maintain a database of over 3,000 local suppliers and subcontractors. Not only do we as a company have excellent relationships with local subs, our personnel have long lasting relationships with the local subcontractor community. Patrick Baker, our MEP coordinator, was a mechanical contractor in Austin for 20 years. Mike Mason, our senior estimator, has worked with the some of largest general contractors in Austin, bringing his personal knowledge the local market. Our personnel have been hiring subcontractors in Austin for over 25 years.

FTWOODS Construction will include Williamson County in the review and approval process of subcontractor award. The award process will include the following:

1. Prepare bid packages and solicit subcontractor bids, following any guidelines from WilCo.
 2. Receive bids and prepare bid proposal tabulations for each proposal package.
 3. Review proposals for compliance with contract documents, identifying any inconsistencies or exclusions.
 4. Review apparent low proposer's qualifications, past experience and financial stability.
 5. Develop recommendations for awards, submit and review all information with Williamson County.
 6. Prepare all CM/Subcontractor agreements. Submit Performance and Payment Bonds, Certificates of Insurance, HUB Certifications and other required items.
32. Describe how you propose to interface with the design team and influence the design process.
- See Management Plan – Section 6
33. Describe your firm's start-up and commissioning procedures for this project.
- See Management Plan – Section 6
34. Describe the pre-construction and construction phase services to be provided by your firm for this project.
- See Management Plan – Section 6
- **CRITERION: Respondent's project execution plan and technical competence as a construction manager:**
35. Describe your project execution plan for this project.

See Management Plan – Section 6

-
36. Describe the types of records, reports, monitoring systems, and information management systems which your firm will utilize on this project.

FTWOODS Construction uses Timberline Estimating and Project Accounting, Primavera Scheduling and Expedition Project Management software to generate reports and track information throughout the project.

Timberline allows us to integrate our accounting information with our estimating data providing current/actual costs versus estimated costs at any time during the project. This report is generated, at minimum, on a monthly basis. We review this report not just from a historical standpoint but we also perform a trend analysis to project future budget difficulties. If our trend analysis indicates a potential future problem, corrective action can and will be taken before the problem impacts the project.

Primavera's Scheduling software provides us an updateable CPM schedule presentable in both bar and Gantt chart formats. We will update the schedule, at minimum, monthly. Again, we use this tool a preventive measure. Scheduling difficulties are identified well before they impact the project. Milestone dates are identified early in the project giving us ample time to uphold the dates.

FTWOODS Construction also uses Primavera's Expedition Project Management software. It allows our team to easily manage all of the information related to the project and allows us to link issues and related documents. We can effectively monitor and track all RFI's, Proposals and Change Requests, Subcontracts and Change Orders, Submittals and Transmittals. Summary reports of the above can be provided on a weekly basis.

Our Field Manager will maintain daily reports logging the construction activities, delivery of materials, inspections and future activities. A Rolling Completion List (RCL) will be maintained to ensure completion or correction of defective work. At the weekly job site meetings a "look ahead" schedule will be used. The schedule will identify the immediate construction goals. Any short term scheduling issues will be determined and resolved. Copies of all reports will be made available to WilCo at all times.

Dun & Bradstreet[®]**Business Information Report[™]**

Page 1 of 4

For: F TODD WOODS
DUN & BRADSTREETSeptember 29, 2000
9:44 am*This report should not be reproduced or redistributed.***BUSINESS SUMMARY**

F T WOODS CONSTRUCTION SERVICES INC	DUNS: 11-191-0915	RATING	1R2
+F T WOODS CONSTRUCTION	CONTRACTOR OF COMMERCIAL BUILDINGS		(NOT LISTED IN PUBLICATIONS)
PO BOX 122	SIC NO.		FORMERLY 1R3
GEORGETOWN TX 78627	1542	STARTED	1989
1978 AUSTIN AVE STE B		EMPLOYS	20
GEORGETOWN TX 78626		HISTORY	CLEAR
TEL: 512 930-2607			

CHIEF EXECUTIVE: TODD WOODS, PRES

RATING CHANGE

CUSTOMER SERVICE

If you have questions about this report, please call our Customer Service Center at 1-800-333-0505 from anywhere within the U.S. If you are outside the U.S., contact your local D&B office.

*** Additional Decision Support Available ***

Additional D&B products, credit recommendations and specialized investigations are available to help you evaluate this company or its industry. Call Dun & Bradstreet's Solution Center at 1-800-362-3425 from anywhere within the U.S.

SUMMARY ANALYSIS

The Summary Analysis section reflects information in D&B's file as of September 29, 2000.

RATING SUMMARY

The Rating was changed on September 29, 2000 because of a change in payment information appearing in D&B's file. The "1R" portion of the Rating (the Rating Classification) indicates business size of 10 or more employees for this company. The "2" on the right (Composite Credit Appraisal) indicates an overall "good" credit appraisal. This credit appraisal was assigned because of D&B's overall assessment of the company's payment and history information.

D&B Business Information Report F T WOODS CONSTRUCTION SVCS

Page 2 of 4

For: F TODD WOODS
DUN & BRADSTREETSeptember 29, 2000
9:44 am*This report should not be reproduced or redistributed.***SUMMARY ANALYSIS (continued)**

Below is an overview of the company's D&B Rating(s) since 07/12/97:

RATING	DATE APPLIED
-----	-----
1R2	09/29/00
1R3	06/10/00
--	07/12/97

PAYMENT SUMMARY

The Payment Summary section reflects payment information in D&B's file as of the date of this report.

The PAYDEX for this company is 77.

This PAYDEX score indicates that payments to suppliers average 5 days beyond terms, weighted by dollar amounts. When dollar amounts are not considered, approximately 95% of the company's payments are within terms.

Below is an overview of the company's dollar-weighted payments, segmented by its suppliers' primary industries:

	TOTAL RCV'D	TOTAL DOLLAR AMOUNTS	LARGEST HIGH CREDIT	% W/IN TERMS	DAYS SLOW			
	-----	-----	-----	-----	<31	31-60	61-90	91+
	#	\$	\$	%	%	%	%	%
Total in D&B's file	6	21,250	10,000					
Payment By Industry:								
1 Nonclassified	2	17,500	10,000	57	43	-	-	-
2 Radiotelephone commun	1	2,500	2,500	100	-	-	-	-
3 Misc equipment rental	1	1,000	1,000	100	-	-	-	-
4 Whol electrical equip	1	250	250	100	-	-	-	-
5 Coating/engrave svcs	1	0	0	-	-	-	-	-
Other Payment Categories:								
Cash experiences	0	0	0					
Payment record unknown	0	0	0					
Unfavorable comments	0	0	0					
Placed for collection with D&B	0	0						

D&B Business Information Report F T WOODS CONSTRUCTION SVCS

Page 3 of 4

For: F TODD WOODS
DUN & BRADSTREETSeptember 29, 2000
9:44 am*This report should not be reproduced or redistributed.***PAYMENT SUMMARY (continued)**

other 0 N/A

The highest "Now Owes" on file is \$7,500

The highest "Past Due" on file is \$1,000

D&B receives over 315 million payment experiences each year. We enter these new and updated experiences into D&B Reports as this information is received.

PAYMENTS

Antic - Anticipated (Payments received prior to date of invoice)
 Disc - Discounted (Payments received within trade discount period)
 Ppt - Prompt (Payments received within terms granted)

REPORTED	PAYING RECORD	HIGH CREDIT	NOW OWES	PAST DUE	SELLING TERMS	LAST SALE WITHIN
08/00	Ppt	10000	250	-0-		1 Mo
	Ppt	2500	2500	-0-	N30	1 Mo
	Ppt	250	-0-	-0-	N30	6-12 Mos
	Slow 5	7500	7500	1000		1 Mo
04/00	Ppt	1000	1000	-0-		1 Mo
02/00	(006)		-0-	-0-		1 Mo

Satisfactory.

* Payment experiences reflect how bills are met in relation to the terms granted. In some instances payment beyond terms can be the result of disputes over merchandise, skipped invoices etc.

* Each experience shown represents a separate account reported by a supplier. Updated trade experiences replace those previously reported. Amounts may be rounded to nearest figure in prescribed ranges.

FINANCE

06/09/00 On JUN 09 2000 Todd Woods, president, deferred financial statement.

As of June 9 2000 a search of Dun & Bradstreets Public Record database found no open suits, liens, judgements or UCCs to which F T Woods Construction Services Inc at 1978 Austin Ave Ste B, Georgetown TX was named defendant or debtor. Public records received hereafter will be entered into the database and will be included in reports which contain a Public Filings section.

D&B Business Information Report F T WOODS CONSTRUCTION SVCS

Page 4 of 4

For: F TODD WOODS
DUN & BRADSTREETSeptember 29, 2000
9:44 am

This report should not be reproduced or redistributed.

HISTORY

09/28/00

TODD WOODS, PRES
DIRECTOR(S): THE OFFICER(S)-----
The Corporate Details provided below may have been submitted by the management of the subject business and may not have been verified with the government agency which records such data.BUSINESS TYPE: Corporation - DATE INCORPORATED: 04/11/1990
Profit STATE OF INCORP: Texas-----
Business started 1989 by Todd Woods. 100% of capital stock is owned by Todd Woods.

TODD WOODS born 1954. Has been active in this industry for 27 years.

Business address has changed from 2000 Scenic Drive, Georgetown, TX, 78626 to 1978 A Austin Ave Ste B, Georgetown, TX, 78626.

OPERATION

09/28/00

Contractor of nonresidential buildings, specializing in commercial or institutional office buildings.

WEBSITE: FTWOODS.COM.

Terms vary with customer. Sells to commercial concerns.

Territory: Regional.

EMPLOYEES: 20 which includes officer(s).

FACILITIES: Leases premises in steel building.

LOCATION: Commercial section on main street.

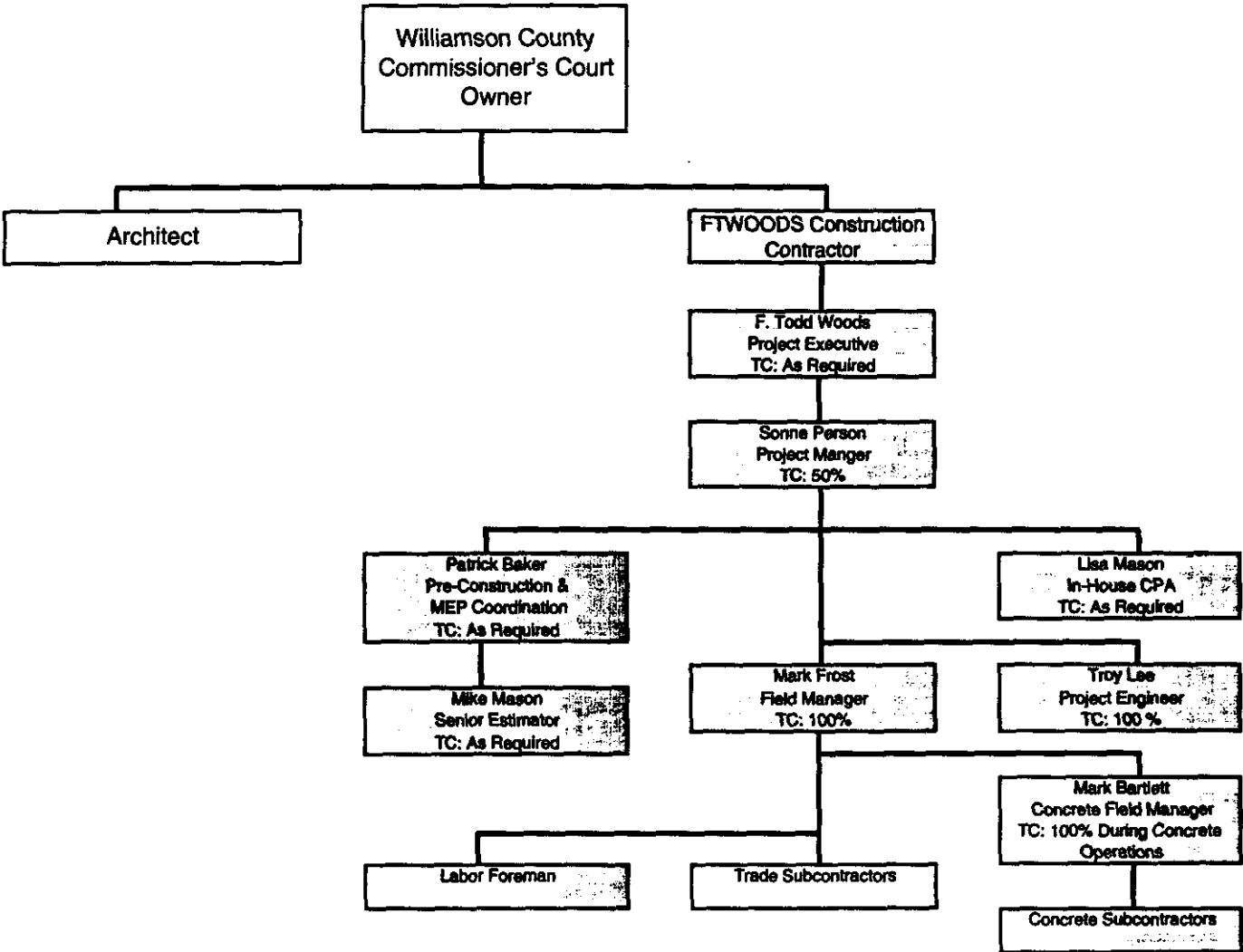
09-29(743 /743)

99999

088120120

-- END OF REPORT --

East Williamson Co.
Special Events Center



(TC: Time Commitment)



Construction Management Services for East Williamson County Special Events Center

Personnel Responsibilities

F. Todd Woods—Project Executive: Todd has the overall responsibility for this project. His duties include but are not limited to the following:

- Provide direction to the Project Manager
- Act as a liaison between the owner and FTWOODS Construction if necessary
- Handle all legal matters pertaining to the project
- Assist in problem resolution
- Lead "Partnering" sessions
- Assist in authoring and review all site specific management plans

Sonne Person—Project Manager: Sonne has the day-to-day responsibility for the project. He will oversee the activities of all the other team members. His duties include but are not limited to the following:

- Work with the field manager, WilCo, and the subcontractors to develop and maintain the project schedule including coordinating deliveries
- Conduct meetings and act as the administrative point of contact
 - Oversee the project engineer's review of submittals, shop drawings and samples
 - Review and process change requests
 - Develop and submit the FTWOODS pay request
 - Work with the Senior Estimator and WilCo to select subcontractors
 - Write subcontracts and issue purchase orders
 - Oversee the collection and submission of financial data (i.e. ROCIP, certified payroll, job cost data)
 - Build and maintain relationships with WilCo and Architects
 - Build an atmosphere of cooperation and fairness amongst the entire project team
 - Resolve all conflicts between design professionals, subcontractors and/or FTWOODS Construction
 - Lead the team conducting the constructability review
 - Lead the team building the budget
 - Together with the Senior Estimator, ensure HUB participation

Troy Lee—Project Engineer: Troy's main responsibility will be to ensure proper paperwork flow throughout the project. His duties include but are not limited to the following:

- Review all submittals, shop drawings and samples for compliance with the contract documents
- Process and forward all submittals, shop drawings and samples to WilCo
- Process, forward, track and log all RFI's, request for proposals, change orders, and other required paperwork
- Gather, collate and forward all closeout documentation

Mike Mason—Senior Estimator: Mike's responsibilities are to assist the team with pricing. He will lead a team of estimators. His duties include but are not limited to the following:

- Build the conceptual budget
- Build the construction estimate
- Solicit subcontractor and supplier assistance for preparing budgets
- Develop bid packages for subcontractors and suppliers
- Actively solicit HUB participation in the bidding process
- Help ensure HUB participation during subcontractor selection
- Assist with and help review pricing on change requests
- Provide interactive pricing comparisons
- Provide pricing alternatives during the constructability review

Patrick Baker—MEP and Pre-Construction Services Coordinator: Patrick will assist the team in matters concerning Pre-Construction Services and Mechanical, Electrical and Plumbing. His duties include but are not limited to the following:

- Assist the Estimating team in providing conceptual budgets, estimates, pricing, etc.
- Review alternative materials, products, etc.
- Review MEP subcontractor pricing
- Provide MEP input during the constructability review
- Assist in selection of MEP subcontractors
- Review MEP submittals, shop drawings and samples for compliance with the contract documents
- Help resolve conflicts involving the MEP systems
- Inspect MEP installations
- Assist the project manager in developing and implementing a commissioning plan
- Verify MEP test results including air balance and control calibrations

Mark Frost—Field Manager: Mark will oversee the day-to-day construction activities. His duties include but are not limited to the following:

- Assist in developing the construction schedule
- Assist in the constructability review
- Provide and implement the site utilization plan
- Under the direction of the project manager plan the entire construction process
- Direct the activities of the Field Engineer
- Direct the activities of the QC/Punch List Specialist
- Direct the activities of the Assistant Field Manager
- Coordinate and manage subcontractors
- Coordinate and manage material usage and deliveries
- Manage the construction to maintain the schedule including the use of "look ahead" schedules
- Recognize potential schedule, budget and quality issues and conflicts and take action to resolve them before they impact the project
- Work with the Project Manager and WilCo to develop a site-specific safety plan
- Insure the compliance with the safety plan
- Provide safety inspections
- Work with the Assistant Field Manager to maintain safety logs
- Participate in all jobsite meetings
- Maintain daily logs of all construction activities
- Assist in developing and implementing the commissioning plan

Kurt Wiseman—QC/Punch List Specialist: Kurt will report to the field manager and be responsible for maintaining quality during construction. His duties include but are not limited to the following:

- Assist in developing the quality standards for the project
- Assist in verifying that the standards are clearly defined in the contract documents
- Participate in pre-construction conferences with subcontractors
- Insure that the subcontractors are fully aware of all quality standards
- Inspect work for compliance with quality standards
- Maintain the Rolling Completion List
- Maintain quality inspection logs
- In conjunction with WilCo and the Field Manager, determine incomplete, deficient, and non-conforming work
- Assist the Field Manager in coordinating corrective measures
- Assist in developing and implementing the commissioning plan
- Verify the accuracy of the As-Built drawings
- Coordinate warranty issues and corrections
- Maintain warranty log

EMPLOYEE RESUME

F. Todd Woods
President/Project Executive

Expertise:

Mr. Woods has over 30 years experience in the construction industry. Throughout his years in the business he has been involved in all facets of construction. For more than 10 years, Mr. Woods has owned and managed his own successful company. Prior to ownership, he worked for multi-million dollar national construction firms and has managed multi-million dollar projects. His expertise lies in his ability to build relationships with his customers and to assemble successful teams that work well together for the customer.

Responsibilities:

Mr. Woods will have the overall responsibility for this project. His involvement will include contract administration, estimating, labor relations, value engineering, and scheduling.

Experience:

Williamson County Juvenile Facility – Georgetown, Texas
\$19,000,000 – 115,000 SF one-story building with secure holding facilities, classrooms and administrative offices

Todd Lane Service Center – Austin, Texas
\$4,400,000 City of Austin project consisting of a 12,000 SF, two-story office building with truck washing and fueling stations

Georgetown Healthcare System – Georgetown, Texas
Hospital Expansion 1997

\$11 million, 98,000 SF expansion including a five-story tower, cancer center, 4th floor women's center and new outpatient surgery facility. All renovations were completed without any disturbance to patient care

Phase I, II and III Expansions

65,000 SF, three-story tower addition including new ER, medical offices and skilled nursing facility; 40,000 SF expansion including 4th floor addition, new surgery wing, ICU and gift shop; 90,000 SF multi-story renovation and remodel of X-ray lab, surgery suites, and pharmacy. Upgraded mechanical systems, renovated 2nd and 3rd floor patient wings

Texas Outdoor Power Equipment – Georgetown, Texas
50,000 SF warehouse, 14,000 SF office space and training center, 15,000 SF of shipping and receiving

Forbes Middle School – Georgetown, Texas
125,000 SF building with gymnasium, cafeteria, classrooms, science lab, track and tennis courts

Village Elementary School Expansion – Georgetown, Texas
Seven classroom addition, new restrooms, and relocation of access roads and site utilities

Casey Family Program – Austin, Texas
10,000 SF 1-story office building with steel structure, basement, and mezzanine and metal roof

Williamson County
 Proposal No.: 02WC804



EMPLOYEE RESUME

Sonne Person Project Manager

Expertise:

Mr. Person has been in the construction business for over 20 years. He is a graduate from Texas A&M University where he received a Bachelor's Degree in Building Construction. Mr. Person specializes in working with municipalities. He has worked on state, city and county projects ranging from several million to over \$90 million. Prior to joining FTWOODS Construction Mr. Person worked for Gilbane, Marshall and Chasco.

Responsibilities:

Mr. Person will have overall responsibility for administration of this project. He will direct the activities of the other members of the team. He will review and approve information from the project engineer and be responsible for the pay request. Mr. Person will also review and process payment requests from subcontractors and suppliers. His duties also include estimating, contract administration, scheduling and safety program administration.

Experience:

Williamson County Juvenile Facility – Georgetown, Texas
\$19,000,000 – 115,000 SF one-story building with secure holding facilities, classrooms and administrative offices

Todd Lane Service Center, Phase II – Austin, Texas
\$4,400,000 City of Austin project consisting of a 12,000 SF, two-story office building with truck washing and fueling stations

Gabriel View Medical Office Building – Georgetown, Texas
\$5,500,000 Three-story, 45,000 SF, structural steel building with three-story pre-cast parking garage. Project came in \$310,000 under budget

University Interscholastic League Building – Austin, Texas
University of Texas three-story office building

Tellabs, Inc. – Round Rock, Texas
40,000 SF Manufacturing facility expansion

Capital Metro – Austin, Texas
Compressed natural fueling facility

Draeger Ford - Georgetown, Texas
Used Car Building, Body Shop and Parking Lot

Microelectronics and Engineering Research Building – Austin, Texas
University of Texas research facility with cleanrooms

Tarrant County Courthouse – Fort Worth, Texas
\$21.6 million, twelve-story structural steel and concrete courthouse building. Project came in under budget and on time

South Shore Harbor Hotel – League City, Texas
\$26 Million hotel, conference center and 70,000 SF fitness facility

Williamson County
Proposal No.: 02WC804



EMPLOYEE RESUME

Mark Frost
Field Manager

Expertise:

Mr. Frost has been in the construction business for over 20 years. He has a management degree from Southwestern University and has managed construction projects for school districts, counties and the private sector. He is an accomplished professional in the areas of construction management, negotiating, and team building. Mr. Frost has been with FTWOODS Construction for several years after having worked for Embree, Bailey Elliot and White Construction.

Responsibilities:

Mr. Frost will be responsible for the daily activities on the jobsite. He will maintain all jobsite records including but not limited to schedules, safety logs, jobsite-meeting logs, weather records, security logs, daily reports and materials delivery logs. He will consistently monitor the quality of work and the performance of all subcontractors, and will work to insure the safety of all whom enter the construction area. He will assist and direct the workflow and maintain a team atmosphere. He will work closely with both the project manager and project engineer to maintain the proper flow of information.

Experience:

Williamson County Juvenile Facility – Georgetown, TX
\$19,000,000 – 115,000 SF one-story building with secure holding facilities, classrooms and administrative offices

Village Elementary School Expansion – Georgetown
Seven classroom addition, new restrooms, and relocation of access roads and site utilities. Completed 30 days ahead of schedule

Hewlett Volkswagen – Georgetown, Texas
New sales and service buildings on 6-acre site

Williamson County EMS Office – Georgetown, Texas
One-story EMS Center completed ahead of schedule

Parmer Crossing Development- Austin, Texas
Site development project including detention ponds, site utilities, excavation, state highway entrances, and bridge

Parmer Professional Center- Austin, Texas
60,000 SF upscale office building with courtyard and covered parking

Dell Computer Bldgs. 2 & 3 - Round Rock, Texas
750,000 SF, multi-story office buildings and manufacturing areas

Williamson County
Proposal No.: 02WC804



EMPLOYEE RESUME

Mike Mason
Senior Estimator

Expertise:

Since joining FTWOODS Construction, Mr. Mason has been responsible for estimating, pre-construction pricing and value engineering. He's earned a Bachelor's degree in Building Construction from Texas A&M University and has also attended Baylor University. Prior to joining FTWOODS, he was employed with Falkner Construction. Mr. Mason has over 20 years experience estimating commercial construction projects.

Responsibilities:

In his role as Senior Estimator, Mr. Mason will lead the estimating team. He will utilize his subcontractor database and the relationships he has established with subcontractors to insure good bid coverage. He will evaluate and re-evaluate the numbers as they come in to make certain that the customer is getting the best value for their dollar. He will value engineer the project during the pre-construction phase suggesting alternative materials and processes.

Experience:

Mr. Mason has been the lead estimator on the following projects:

*GISD's Ninth Elementary School – Georgetown, Texas
Institute of Hospitality and Culinary Arts – Austin, TX
Williamson Co. Juvenile Justice Center – Georgetown, TX
Forbes Middle School – Georgetown, Texas*

*Village Elementary School – Georgetown, Texas
Roger Beasley Mazda – Georgetown, Texas
City of Austin, Todd Lane Service Center – Austin, Texas
Gabriel View Medical Plaza – Georgetown, Texas*

*Village Elementary School – Georgetown, Texas
St. Gabriel's Elementary School – Austin, Texas
King County Jail – Seattle, Washington
Tabor Center – Denver, Colorado*

*Motorola Bat 1 – Austin, Texas
Sierra Medical Center - El Paso, Texas
A-10 Maintenance Facility – Whiteman AFB, Missouri
Samsung Manufacturing Facility - Austin, Texas
Applied Materials Buildings 30 & 33 - Austin, Texas*

Williamson County
Proposal No.: 02WC804



EMPLOYEE RESUME

Patrick Baker
MEP Coordinator

Expertise:

Mr. Baker joined FTWOODS Construction in 2000. He is a graduate of the University of Texas where he received a degree in Architectural Engineering. Mr. Baker specializes in Mechanical, Electrical and Plumbing systems (MEP) and has earned a Texas Class "A" Air Conditioning License. He also holds an Oklahoma Unlimited Mechanical Contractor License and has received Florida Class "A" Air Conditioning Certification. Prior to joining FTWOODS Construction, he successfully ran his own businesses in the Central Texas Area.

Responsibilities:

Mr. Baker will be heavily involved in two key areas of this project: Pre-Construction Services and Mechanical, Electrical and Plumbing Systems. He will oversee all estimating, expediting and procurement and will also review, coordinate and "value engineer" all MEP systems. He will participate in all meetings where MEP systems are discussed and stay abreast of the delivery, installation, and testing of all systems.

Experience:

Mr. Baker has been directly involved in the MEP systems at the following projects:

Institute of Hospitality and Culinary Arts – Austin, Texas

Williamson County Juvenile Facility – Georgetown, Texas

Georgetown Healthcare System – Georgetown, Texas
1989, 1992, and 1997 Expansions and Renovations to Hospital
Georgetown Skilled Nursing Facility
Orthopedic Offices

Gabriel View Medical Plaza – Georgetown, Texas

Forbes Middle School – Georgetown, Texas

TNRCC Building A – Austin, Texas

Denton Office Building – Denton, Texas

Medical Oaks Plaza - Austin, Texas

Lewisville Office Building - Lewisville, Texas

Round Rock Medical Office Building – Round Rock, Texas

St. David's Hospital, Nursery Renovations – Austin, Texas

South Austin Hospital, Expansion and Renovation – Austin

Austin Computer Diagnostics – Austin, Texas

Williamson County
Proposal No.: 02WC804



MANAGEMENT PLAN

INTRODUCTION

FTWOODS Construction's years of experience provides a strong foundation for managing the construction process for Williamson County (WilCo). Our Management Plan is based upon what we know of the project now and the scope of work as listed in the RFP. We recognize that the plan may be modified to suit variations in scope, schedule and budget.

PRECONSTRUCTION SERVICES

Upon award of the contract, FTWOODS Construction will assemble our Project Team and begin the process of understanding the specific goals of the project. We will meet with WilCo's Construction Staff and the Design Team to discuss the specific goals and the mission of the project.

During the pre-construction period FTWOODS Construction will provide the following:

1. **Scope Determination:** Determine what subs and suppliers are involved in the project, how they are involved and where the lines of responsibility are drawn.
2. **Budget Validation:** Quickly determine whether the budget is in jeopardy. If this is the case, alternative methods of construction and materials will be suggested.
3. **Scheduling:** With input from WilCo and major subcontractors, a schedule in CPM format will be developed identifying milestone dates and long lead items.
4. **Site Specific Planning:** Perhaps the most important pre-construction service. Again with input from WilCo and the Design Team, we will plan our construction. The planning process will include but is not limited to:
 - Timing of construction
 - Methods of ingress and egress
 - Staging areas and material storage
 - Site specific safety and security
 - Temporary fences and partitions
5. **Bid Package Preparation:** Prepare packages including scheduling and site-specific planning information for issuance to subcontractors. Encourage and solicit HUB participation in the bidding process.

-
6. GMP: Receive and review bids. Select subs based on price, reputation, ability to meet schedule and quality constraints, financial strength and experience.

We will also provide these additional services:

- Constructability: FTWOODS Construction will work interactively with the design team and WilCo to ensure a smooth construction process. We will provide input on methods of construction, availability of materials, and coordination of trades. We will help the project team determine if items will actually fit, and if not, what alternatives can be used.
- Interactive Cost Comparisons: FTWOODS Construction will provide cost comparisons between material types, construction methods and scheduling options. We will suggest various architectural, structural, mechanical and electrical ideas with supporting cost estimates. We view this as an interactive process with ideas, concepts and thoughts passing freely between the members of the project team.

CONSTRUCTION SERVICES

Our goal is to have performed the pre-construction phase of the project well enough that the construction phase is almost anti-climatic. In the real world though, issues and opportunities do occur. Our staff will limit the effect of these issues and opportunities on the project. Problem resolution is an important task during the construction phase. FTWOODS Construction will resolve conflicts on the job in a fair and equitable manner always remembering that WilCo is the client.

We will first make sure all subcontractors and suppliers know and are fully apprised of what FTWOODS, WilCo and the Architect's expect. We believe that our subcontractors and suppliers need to understand the goals of the project just like us. We will conduct pre-trade job conferences with all our subs. They will be made aware of goals and missions of the project, policies and procedures, work schedules, security issues, quality expectations and safety requirements before they step foot on the project.

FTWOODS Construction will make sure the plan of construction created during the pre-construction phase is implemented during construction. Weekly (possibly more frequent during parts of construction) meetings will look forward and backward, always assessing the project in terms of schedule, budget and quality. Constant communication between all parties will be maintained.

Quality control during construction is very important. We will constantly inspect work performed by our subcontractors to insure its compliance with the quality standards set forth by WilCo and the construction documents. We inspect materials as they are delivered to the job site to insure they comply with submittals, shop drawings and the contract documents. Our MEP coordinator will review the MEP work and note any corrections required meeting the terms and conditions of the contract documents.

Security:

FTWOODS Construction believes site security and utilization are of utmost importance. We will work with WilCo to determine the levels of security required. Our staff and our subcontractors will know the security procedures prior to beginning work on this project.

Clean-up:

Our policy is that a clean job is a safe and productive job. We will maintain a clean work area at all times. Any areas in which we are working that might be open to the public will be a "clean as you go" area. Other areas where we have night, weekend, or shutdown work will be returned to their original condition before we leave the area.

Safety:

FTWOODS Construction will have a safe workplace. There is no room for compromise where safety is concerned. It is our policy to provide a safe and healthful workplace for our employees, subcontractors, clients and the public. We will abide by all federal, state and local regulations as they pertain to construction; apply good sense and safe practices to this and all jobs; exercise good judgement in the application of our safety policies and protect the public from any and all hazards resulting from our operations. Our Corporate Safety Plan includes sections on hazardous communication, public and environmental protection, fall protection, first aid, welding and electrical safety, protective equipment, rigging safety, ladders and scaffolding and lock-out/tag-out procedures. We understand the special nature of this project and will develop a site-specific plan for this project.

Punch Lists:

The goal of our construction project is to have a zero punch list job, consequently FTWOODS Construction uses a Rolling Completion List (RCL). The RCL's start at the beginning of the job and continue throughout the project. Items of incomplete or deficient work appear on the RCL on a weekly basis and are addressed at that time. The items are not removed from the RCL until the corrections have been made. Along with the RCL's, a site specific field manager will work with WilCo to develop and implement a QC Plan. He will report to the senior field manager and have the responsibility of dealing with any items on the RCL. He will, in conjunction with WilCo, make a determination of the remaining work required for completion, incorporate the work into the RCL and insure completion of the work.

Commissioning:

FTWOODS Construction will provide and implement a Commissioning Plan for the project. The plan will include testing of all mechanical, electrical, plumbing and working architectural systems. Our MEP coordinator will insure the mechanical systems are functioning properly, help resolve any air balance issues and verify that all control devices are calibrated and functioning within specifications. A new set of filters will be installed. Plumbing systems will be tested and checked. Any certifications of piping systems will be gathered and logged. Electrical systems will be

tested to insure the panel schedules are correct. All plugs, lights and devices will be checked for proper operation. Doors, windows and hardware will be tested. After all tests are complete, FTWOODS Construction will provide written documentation of test results and insure that all systems are functioning in accordance with the contract documents. We will then provide training to WilCo as to how to use the systems installed by our subcontractors or us. As part of this process, we will review as-built drawings for correctness and thoroughness.

Closeout:

The project manager and project engineer will gather, collate and submit to WilCo all close-out documentation including Test Reports, Operation and Maintenance Manuals, As-Built Drawings, Warranties, Releases and Waivers of Lien, Final Inspection Reports and any other documents required. The punch list specialist will stay on site for a period of time to insure timely handling of warranty matters.

CONCLUSION

FTWOODS Construction's experience in building, our understanding of pre-construction services and our dedication to quality will provide Williamson County with a quality building experience. From pre-construction to final closeout our project management team will provide an atmosphere of understanding, fairness and integrity that is second to none.

PROJECT LIST

Project: Williamson County Juvenile Justice Center
Method: Construction Manager
Size: \$19,982,000
Scope: 115,000-SF 1-story building with secure holding facilities, classrooms and administrative offices.
Owner: Williamson County
Contact: Mr. David Hays, County Commissioner (512) 930-3270
Architect: Opus 3 Architects
Contact: Mr. Keith Hickman (512) 255-9690
Status: Scheduled completion - September 2002
Notes: All members of the proposed Special Events Center Team have participated on this project.

Project: Charles A. Forbes Middle School
Method: Construction Manager @ Risk
Original: \$14,000,000
Final: \$12,988,311
Scope: 125,000 SF building

featuring a gymnasium, cafeteria, classrooms, science lab, track and tennis courts.

Owner: Georgetown ISD
 Georgetown, Texas
Contact: Dr. Jim Gunn
 (512) 943-5000
Architect: BMA, Inc.
Contact: Mr. Jim Booher
 (972) 572-0431
Completed: July 2001
Notes: Saved GUSD \$1million

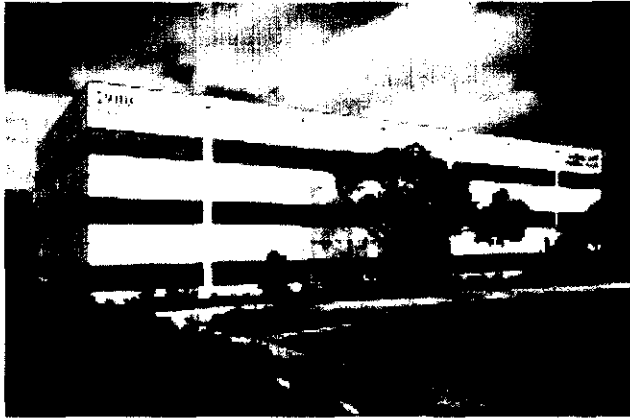
which was re-invested into smaller school construction projects throughout the district.



Project: Texas Outdoor Power
Method: Design Build
Original: \$2,400,000
Final: \$2,365,114
Scope: Office and distribution center includes 14,000 SF of office space and vendor training rooms, 50,000 SF of warehouse and 15,000 SF of shipping and receiving.
Owner: Texas Outdoor Power

Contact: Mr. Tim Elliott (512) 863-2998
 Architect: Elsasser Architectural, Inc.
 Contact: Mr. Rich Elsasser (512) 930-5353
 Completed: December 1999

Project: **Gabriel View Medical Plaza**
 Method: **Construction Manager @ Risk**



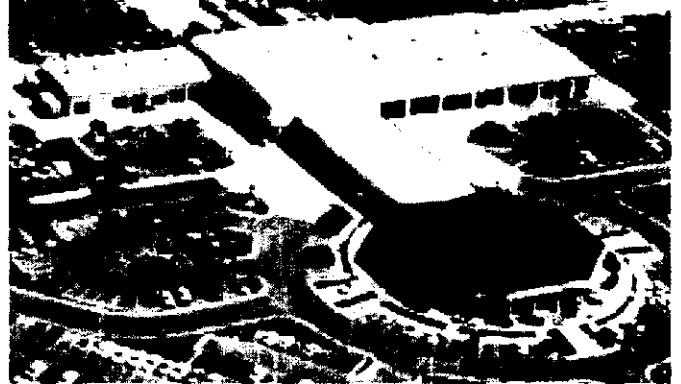
Original: \$5,539,267
 Final: \$5,226,046

Scope: 49,000 SF medical office facility and parking garage consisting of a three story concrete cast-in-place structure with curtain wall exterior and typical medical office finish out.

Owner: Georgetown Healthcare Community Services - Georgetown, TX
 Contact: Mr. Kenneth Poteete (512) 9424351
 Architect: Elsasser Architectural, Inc.
 Contact: Mr. Richard Elsasser (512) 930-5353
 Completed: October 2000
 Notes: Mr. Person, Baker and Mason worked on this project together.

Project: **Don Hewlett Chevrolet Oldsmobile Buick**
 Method: **Construction Manager**
 Original: \$4,657,882
 Final: \$5,226,046
 Scope: New sales/service and body shop facility on a 15-acre site.

The project includes a 13,500 square foot sales building, a 35,000 square foot service building and an 8,000 square foot body shop.



Owner: Hewlett Holdings Ltd.
 Contact: Mr. Don Hewlett, (512) 930-5881
 Architect: Castles Design Group
 Contact: Mr. Ken Turnell (713) 664-7974
 Completed: March 2000

05/14/2002

Page 197

GEORGETOWN INDEPENDENT SCHOOL DISTRICT

JIM GUNN, Ph.D., Superintendent

603 Lakeway Drive, Georgetown, TX 78628 512/943-5000 FAX 512/943-5002

DAVID McLAUGHLIN, Assistant
Superintendent of Finance

BOB PHILLIPS, Ph.D., Assistant
Superintendent of Instruction

DAVE O'NEILL, Ph.D., Assistant
Superintendent for Human Resources

PROGRAM DIRECTORS AND COORDINATORS

STEPHANIE BLANCK, Special Education
RALPH CAMPOS, Federal Programs
PAULA COCKRUM, Tax Assessor/Collector
LINDA HOLMSTROM, Career & Technology
RODNEY KLETT, Music
LARRY MOORE, Athletics
LINDA SIMONSON, Curriculum
TRACI SMITH, Technology
JANET STEWART, Curriculum

January 22, 2002

To Whom It May Concern:

Please allow this letter to serve as a letter of reference for the F.T. Woods Construction Company. We just opened Charles A. Forbes Middle School which F.T. Woods built, and it was a great experience working with this company on this project. They are knowledgeable, honest, and hard-working. They do what they say they are going to do when they say they are going to do it. In my 28 years of working in the school business and involvement in over \$80,000,000 worth of construction projects, F.T. Woods' dedication and commitment is a delight.

I recommend F.T. Woods Construction Company to you without any reservation. They are a first-class organization that has done an outstanding job for GISD.

Sincerely,


Jim Gunn
Superintendent



Today's Learners, Tomorrow's Leaders

John C. Doerfler
County Judge
Williamson County



WILLIAMSON COUNTY COURTHOUSE
710 MAIN, SECOND FLOOR
GEORGETOWN, TEXAS 78626
PHONE (512) 943-1550
FAX (512) 943-1662

June 8, 2001

To Whom It May Concern:

I have had the privilege of knowing Todd Woods and FTWOODS Construction for several years and working with them on the Williamson County Juvenile Justice Center over the past several months. Their attention to details, their professionalism and their honesty are unsurpassed in the construction business.

As we have worked together on the JJC they have been with us every step of the way. They assisted us in working through the intricacies of a Construction Management-Agent project, doing a constructability review, building bid packages and evaluating the bids. During this entire process FTWOODS Construction has not always told us what we want to hear, but has always told us the truth.

I am excited about the construction phase of the project and hope to use FTWOODS as a CM on other projects. I wish them well on future projects and recommend them for any construction project.

Sincerely,

John C. Doerfler
Williamson County Judge



June 6, 2001

To Whom It May Concern:

Georgetown Healthcare System has utilized the services of **FTWOODS** Construction Company as Contractor and Construction Manager for the past ten years. This includes oversight and construction management of three major expansions, ongoing renovation, construction of a medical office building, parking garage, and various other projects.

It has been our experience that each project has been completed within the parameters established by Georgetown Healthcare System. This is extremely important in health care as it allows us to continue day-to-day operations without compromising patient care. The credibility and performance of Mr. Woods to oversee our interests as well as the financial aspect has been conducted just as though it were his own. He and his staff have worked quite effectively with our architects coordinating budgets and scheduling issues.

Mr. Woods' role with Georgetown Healthcare System has been an extension of my desk. We anticipate and look forward to a long-standing relationship with **FTWOODS** Construction Company. I heartily recommend F. T. Woods as a Contractor / Construction Manager.

Sincerely,

KENNETH W. POTEETE, President/CEO
Georgetown Healthcare System

Section 4 – Pricing and Delivery Schedule

Proposal of: FTWOODS Construction Services, Inc.
(Company Name)

To: Honorable John C. Doerfler
County Judge
Williamson County
Georgetown, Texas

Ref.: East Williamson County Special Events Center

Ladies and Gentlemen:

Having carefully examined all the specifications and requirements of this RFP and any attachments thereto, the undersigned proposes to furnish the construction management-at-risk services as required pursuant to the aforementioned documents at the below quoted terms.

4.1 Pricing Schedule

The Owner has established a Budget Limitation of \$ 3,000,000, which includes the Preconstruction Phase Services Fee and the Guaranteed Maximum Price (Cost of the Work, General Conditions, Design Contingency, Construction Phase Fee, Construction Contingency).

- A. A lump sum not to exceed amount for **Preconstruction Phase Services fee**:

\$ (12,000)

- B. An amount for **Construction Phase Services Fee** shall be based upon a Construction Cost Limitation:

Calculate the Construction Cost Limitation (CCL) as follows:

CM Budget limitation	=	\$ (<u>3,000,000</u>)
Owner's Construction Contingency (minus)		\$ (<u>75,000</u>)
Preconstruction Phase Services Fee	(minus)	\$ (<u>12,000</u>) Respondent to fill-in
Construction Cost Limitation (CCL)=		\$ (<u>2,913,000</u>) Respondent to fill-in

A Lump Sum Not To Exceed Construction Phase Services Fee

Amount based upon a CCL of \$ (116,520) Respondent to fill in

- C. Estimated General Conditions amount attributable General Conditions (including bond and insurance costs), including equipment, utilities, incidental work, minor field labor and materials. Identify any duplications/conflicts among items requested for this estimate. ____

\$10,500 lump sum + \$16,200/month

\$47,300 bond + insurance

The following costs are for information purposes and will be included in the Cost of the Work and will be included in the Guaranteed Maximum Price.

General Conditions (Total)	\$ 155,000 *
*Based on 6 month construction schedule	
Bonds (Included above)	\$ 32,000
Insurance (General Contractor's insurance only)	
Owner's & contractors protective liability	\$ 8,800
Worker's compensation & employer's liability	\$ included
Comprehensive general liability	\$ included
Builder's risk	\$ 5,300
Comprehensive auto liability	\$ 1,200
(Refer to Section 2 of RFP for coverage amounts)	
Total amount of insurance cost (Included above):	\$ 15,300
D/B Contractor's Design Contingency (To be part of GMP)	\$ N/A
Owner's Construction Contingency (To be part of GMP)	\$ 75,000

4.2 Addenda Checklist

Receipt is hereby acknowledged of the following addenda to this RFP. (initial if applicable)

No. 1 BL No. 2 _____ No. 3 _____ No. 4 _____

Respectfully submitted,

By: [Signature]
(Authorized Signature)

Date: April 16, 2002

AGENDA ITEM 29

Consider approving Keystone Construction change order for Brushy Creek Regional Trail.

Moved: Commissioner Heiligenstein

Seconded: Commissioner Hays

Motion: To approve a Keystone Construction change order for \$12,163 for Brushy Creek Regional Trail.

Vote: 3 - 0

< Attachment >

KEYSTONE CONSTRUCTION INC. P.O. Box 160938, Austin, Texas 78716-0938	CONTRACTOR'S CHANGE PROPOSAL	6
--	-------------------------------------	----------

TO: ARCHITECT / ENGINEER
RE: YOUR REQUEST DATED 06/10/02

DATE: 05/10/02

GENTLEMEN:

**PROJECT BRUSHY CREEK REGIONAL
TRAIL**

The following is a detailed cost breakdown, including both materials and labor for all additions or deductions from the contract sum if the change described in your request for proposal dated 01/28/02 is accepted: (Additional data necessary to support it)

CHANGE REQUEST NO.: SDX (6)

ITEM DESCRIPTION	UNIT	PRICE
1. DARK VALUE INTEGRAL COLORED CONCRETE IN LIEU OF SPECIFIED COLOR WITH DRY SHAKE HARDENER	LS \$	9,863.00
2. ADD ROCK RIP-RAP IN DITCH LINE BETWEEN 12' BRIDGE AND ROADWAY	LS \$	2,300.00
TOTAL THIS CHANGE REQUEST: \$		12,163.00

The Original Contract Sum was	\$	1,428,820.00
Net Change by previous Change Order Requests	\$	71,665.00
The Contract Sum prior to this Change Order was	\$	1,498,485.00
The Contract Sum will be (INCREASED) (DECREASED) (UNCHANGED)	\$	12,163.00
The new Contract Sum including this Change Order will be	\$	1,510,648.00
The Contract Time will be (INCREASED) (Decreased) (Unchanged)		5 - calendar days

The above proposal is submitted for your consideration. The undersigned Contractor understands and agrees that this proposal is validated only by the written acceptance of this proposal for change.

Authorized Signature

Authorized Signature

J. D. Harrison, C.E.O.

KEYSTONE CONSTRUCTION INC.

Name of Contracting Firm

ACCEPTED BY: Williamson County

John C. Daerfler

Authorized Signature

John C. Doerfler - County Judge
Printed Name & Title

Printed Name & Title

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.