

**AGENDA ITEM 23****Consider awarding bids received for the renovation of the Inner Loop Annex.**

Karalei Nunn of Eleven Thirteen Architects and Jack Stewart, Jr., the executive vice-president of WCI Texas, addressed the Court.

**Moved: Commissioner Boatright**

**Seconded: Commissioner Hays**

**Motion:** To award bids received for the renovation of the Inner Loop Annex, as well as alternates #2 (irrigation) and #5 (roof replacement) as listed on the Bid Analysis of January 30, 2004, to WCI Texas.

**Vote: 5 - 0**

< Attachment >

February 5, 2004

Judge John Doerfler  
Commissioners Court  
701 Main Street  
Georgetown, Texas 78626

Re: Williamson County Inner Loop Annex Contractor Recommendation

Dear Judge and Commissioners,

Gentlemen, we received 13 bids on the Wilco Inner Loop Annex. They were very competitive, with less than \$50,000 between the top five bidders.

We recommend the County award the above referenced project to the lowest qualified bidder.

We recommend that in addition to the base bid, the county accept Alternates #1 and #5. No.1 is the expansion of the irrigation system. No. 5 is the roof replacement. The irrigation system is a relatively minor addition to the overall project cost and will be necessary to avoid extensive maintenance of new plant materials and grasses. The replacement of the roof is highly recommended. The existing roof is showing significant signs of wear. Some minor leaks have shown up since the rain has started again. In addition, upon further inspection, the mechanical fasteners have started to work their way out. This roof had a ten year warranty and is very near that point if not beyond (the building was started in 1994). In addition, the work that will be required at the courtyard renovation will not be warrantable with the existing roof.

We look forward to answering any questions you might have in court on Tuesday.

Sincerely,

Karalei Nunn, A.I.A.  
Principal  
1113 Architects, Inc.

RECOMMENDATION: AWARD BASE BID PLUS ALTERNATES 2 AND 5

Approved 2-10-04  
John C. Davidson

ELEVEN THIRTEEN ARCHITECTS, INC. 800 ROCK STREET, SUITE 102 GEORGETOWN, TEXAS 78626  
TEL 512.869.1104 FAX 512.869.1362

BID ANALYSIS - JANUARY 30, 2004 - 2:00 PM  
WILLIAMSON COUNTY INNER LOOP ANNEX

Contractor:	Bid Bond 5%	Qualif. Contractor	1	2	3	4	5	6	Testing & Inspecting Allowance #1	Sound System Allowance #2	Voice/Data Allowance #3	"Owner Betterment" Allowance #4	Construction Contingency Allowance #5	Steel Allowance #6	Base Bid:
WCI Texas			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,458,000
The Barr Company			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,490,000
Barecky Construction			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,494,251
FT Woods			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,498,750
STR Constructors			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,507,000
Solis Constructors			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000	11,250	2,520,000
Brath			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,539,000
Workman Corporation			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,556,000
Guerrero-McDonald			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,620,373
MW Morgan Construction			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,624,000
Embree Construction			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000	10,000	2,626,213
Chaney-Cox Construction			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,735,000
Snider Construction			X	X	X	X	X	X	5,000	6,000	35,000	25,000	137,000		2,793,000

PAGE 2						
BID ANALYSIS - JANUARY 30, 2004 - 2:00 PM						
WILLIAMSON COUNTY INNER LOOP ANNEX						
Accordian	Folding Partition #1	Irrigation system Alt. #2	Parking Lot Expansion Alt. #3	Canopy Alt. #4	Roof Replacement Alt. #5	Total
		9,000	60,000	38,000	145,000	2,710,000
	16,400	10,000	56,000	22,400	138,000	2,732,800
	10,740	31,475	61,350	31,575	137,295	2,766,686
	16,000	25,000	48,000	35,000	131,000	2,753,750
	15,600	10,100	68,000	25,700	153,000	2,779,400
	9,400	4,200	59,000	45,000	72,000	2,709,600
	16,700	4,500	66,000	36,000	133,000	2,795,200
	14,600	4,800	71,000	26,000	138,000	2,810,400
	23,906	13,407	74,015	37,995	113,000	2,882,696
	15,000	25,000	67,000	42,000	135,000	2,908,000
	13,296	5,805	66,852	30,769	101,520	2,844,455
	17,000	8,000	55,000	75,000	75,000	2,965,000
	9,500	12,000	62,000	12,000	133,000	3,021,500

# **Williamson**

County, Texas

**Bid for  
Renovation of the  
Williamson County  
Inner Loop Annex  
Bid No. 04WC209**

Submitted by:



Williamson County  
Inner Loop Annex

BID FORM

ADD: \_\_\_\_\_ (\$ \_\_\_\_\_)

Alternate No. 2: Irrigation System

ADD NINE THOUSAND + 00/100 (\$ 9,000.00)

Alternate No. 3: Parking Lot Expansion

ADD SIXTY THOUSAND + 00/100 (\$ 60,000.00)

Alternate No. 4: Canopy

ADD THIRTY EIGHT THOUSAND + 00/100 (\$ 38,000.00)

Alternate No. 5: Roof Replacement

ADD ONE HUNDRED FORTY FIVE THOUSAND + 00/100 (\$ 145,000.00)

**WORK ON THE CONTRACT**

The work on this contract shall be completed 195 days from the Notice to Proceed.  
Contractor agrees to pay as Liquidated Damages \$250.00 for each consecutive calendar day thereafter.

 (Contractor's Initials)

**SUBCONTRACTORS:** Name, address, phone number

Mechanical Contractor :

\_\_\_\_\_

Plumbing Contractor :

\_\_\_\_\_

Electrical Contractor :

\_\_\_\_\_

**ADDENDA**

Receipt of the following Addenda is acknowledged:

Addendum # 1 AIRCRAFT Dated 1/20/04 Addendum #6 Date: 1/29/04

Addendum # 2 PRECISION Dated 1/27/04

Addendum # 3 ADVANCED Dated 1/27/04

Addendum #4 and # 5 Dated 1/28/04

**CHANGES TO THE WORK**

Overhead / Profit Fee percentage applicable to changes to the work is outlined in the General Conditions of the Contract. = 25%

BID FORM

00300 - 2

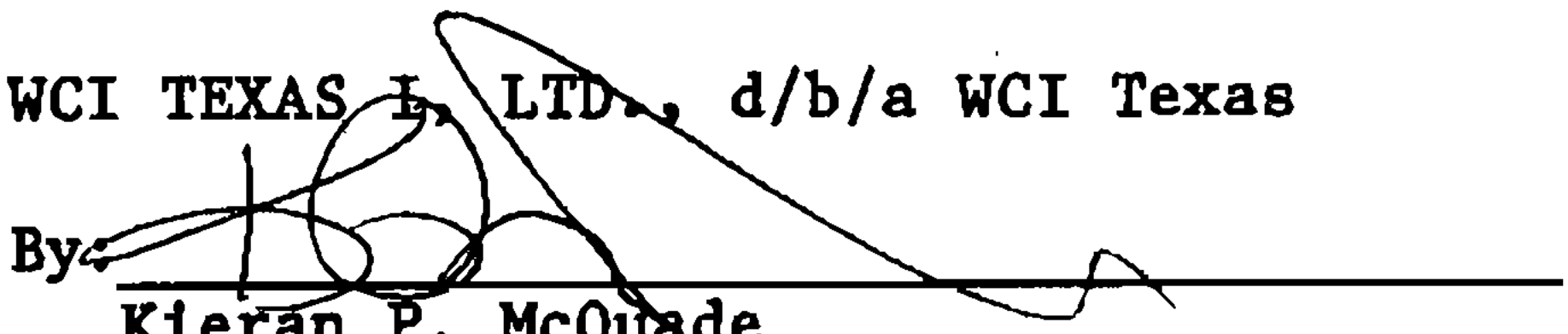
Williamson County  
Inner Loop Annex

BID FORM

**CONTRACT**

If the undersigned receives written notice of the acceptance, at his designated address, within sixty (60) days after bid opening (or later if bid has not been withdrawn), the undersigned agrees to execute and deliver a Contract and Bonds in accordance with the bid as accepted, within seven (7) days after receiving notice.

Date: January 30, 2004

WCI TEXAS L, LTD., d/b/a WCI Texas  
By:   
Kieran P. McQuade  
General Manager/Exec. VP Estimating

**BID FORM SIGNATURE (S)**

The Corporate Seal of: N/A

(Seal) was hereunto affixed in the presence of:

(Authorized signing officer)  (Title)  Date

**END OF BID FORM**

Williamson County  
Inner Loop Annex

Addendum #6

**ATTACHMENT A****UNIT PRICES**

- A. Unit Price No. 1: 12' wall, painted 2 sides. \$ 506.00 /10 l.f.
- B. Unit Price No. 2: Full ht. wall, insulated, painted 2 sides. \$ 1500.00 /10 l.f.
- C. Unit Price No. 3: 10' wall, painted 2 sides. \$ 408.00 /10 l.f.
- D. Unit Price No. 4: Finished solid core door. \$ 150.00 /one unit
- E. Unit Price No. 5: Concrete, Division 3. \$ 50.00 /10 sq.ft.
- F. Unit Price No. 6: Carpet 1, tufted pattern loop. \$ 30.00 /sq.yd.
- G. Unit Price No. 7: Carpet 2, tufted cut pile. \$ 28.00 /sq.yd.



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AIA Document A305

## Contractor's Qualification Statement

### 1986 EDITION

*This form is approved and recommended by The American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by the AIA or AGC.*

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The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO:	GINNY Atkinson		
ADDRESS:	Williamson County Auditor's Office		
	Purchasing Third Floor, Suite 303		
	Williamson County Courthouse, Georgetown, TX 78626		
SUBMITTED BY:	WCI TEXAS I, LTD., d/b/a WCI Texas	Corporation	<input type="checkbox"/>
NAME:	Kieran P. McQuade	Partnership	<input checked="" type="checkbox"/>
	General Manager/Exec. VP Estimating		
ADDRESS:	P. O. Box 22010	Individual	<input type="checkbox"/>
	Waco, TX 76702-2010		
PRINCIPAL OFFICE:	326 N. Industrial Drive	Joint Venture	<input type="checkbox"/>
	Waco, TX 76710	Other	<input type="checkbox"/>

NAME OF PROJECT (if applicable): Williamson County Inner Loop Annex

TYPE OF WORK (file separate form for each Classification of Work):

<input checked="" type="checkbox"/> General Construction	<input type="checkbox"/> HVAC
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Electrical
<input type="checkbox"/> Other _____	
(please specify)	

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THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

A305-1986 1

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**1. ORGANIZATION**

- 1.1 How many years has your organization been in business as a Contractor?

Fifty-one (51) years.

- 1.2 How many years has your organization been in business under its present business name?

See 1.2.1 below.

- 1.2.1 Under what other or former names has your organization operated?

From 1953 until December 2002, the company operated under the name of Waco Construction, Inc. The company sold June 2001 and the name was changed to Waco Construction, Ltd., d/b/a Waco Construction, Inc. In January 2003, the name was amended to "WCI TEXAS I, LTD., d/b/a WCI Texas." It was felt the new name better represented the company as a participant in the statewide environment of construction undertakings. Neither the owner nor the key personnel have changed - - only the name.

- 1.3 If your organization is a corporation, answer the following: N/A

- 1.3.1 Date of incorporation:  
1.3.2 State of incorporation:  
1.3.3 President's name:  
1.3.4 Vice-president's name(s):

- 1.3.5 Secretary's name:  
1.3.6 Treasurer's name:

- 1.4 If your organization is a partnership, answer the following:

- 1.4.1 Date of organization: June 1, 2001  
1.4.2 Type of partnership (if applicable): Limited  
1.4.3 Name(s) of general partner(s): Waco Construction, Inc.  
William A. Meyer

- 1.5 If your organization is individually owned, answer the following: N/A

- 1.5.1 Date of organization:  
1.5.2 Name of owner:

- 1.6 If the form of your organization is other than those listed above, describe it and name the principals:  
N/A

2. LICENSING

- 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.  
Texas
- 2.2 List jurisdictions in which your organization's partnership or trade name is filed.  
Texas

3. EXPERIENCE

- 3.1 List the categories of work that your organization normally performs with its own forces.
- |                |  |           |
|----------------|--|-----------|
| Site Work      | Form Work  | Carpentry |
| Steel Erection | Concrete and Reinforcing Steel                                     |           |
| Drywall        | Installation of millwork, hollow metal, misc. building accessories |           |
- 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)
- 3.2.1 Has your organization ever failed to complete any work awarded to it?  
No.
- 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? Yes. See tab, Lawsuits.
- 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? No.
- 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.) No.

- 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date. See tab, Current Projects.
- 3.4.1 State total worth of work in progress and under contract:
- In Progress: \$35,703,000      Under contract: \$50,951,000
- 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces. See tab, Completed Projects Last 5 Years.
- 3.5.1 State average annual amount of construction work performed during the past five years:
- \$31,928,000
- 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization. See tab, Resumes

#### 4. REFERENCES

- 4.1 Trade References:
- |   |  |
|---|--|
| <p>P &amp; S Masonry, Inc.<br/>P. O. Box 649<br/>Hamilton, TX 76531<br/>254-386-8975</p> <p>Bell Glass<br/>5211 E. Business Hwy 190<br/>Killeen, TX 76540<br/>254-699-1900</p> <p>Waco Systems, Inc.<br/>P. O. Box 20277<br/>Waco, TX 76702-0277<br/>1-800-950-9226</p> | <p>Trautschold Millwork Co.<br/>P. O. Box 175<br/>Waco, TX 76703<br/>254-752-6547</p> <p>Waco Glass &amp; Mirror<br/>P. O. Box 664<br/>Waco, TX 76703-0664<br/>254-754-4651</p> <p>Wilson Construction<br/>P. O. Box 820<br/>Hewitt, TX 76643<br/>254-666-2000</p> |
|---|--|
- 4.2 Bank References:
- Mr. Willard J. Still, President & CEO  
American Bank  
P. O. Box 2507, Waco, TX 76702-2507  
254-776-8200
- 4.3 Surety:
- 4.3.1 Name of bonding company:
- Liberty Mutual Insurance Company
- 4.3.2 Name and address of agent:
- John R. Ward  
Ward Insurance Agency  
P. O. Box 179, Gatesville, TX 76528

**5. FINANCING****5.1 Financial Statement.**

- 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

See tab, Financial Statements.

- 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Jaynes, Reitmeier, Boyd & Therrel, P. O. Box 7616, Waco, TX 76714  
Audited financials - December, 2002.

- 5.1.3 Is the attached financial statement for the identical organization named on page one?  
Yes.

- 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsiary).

N/A

- 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction? Yes.

**6. SIGNATURE**

6.1 Dated at Waco, Texas this

January, 2004.

30th day of

Name of Organization: WCI TEXAS I, LTD., d/b/a WCI Texas

By: 

Title: General Manager/Executive VP Estimating

6.2

Mr. Kieran P. McQuade

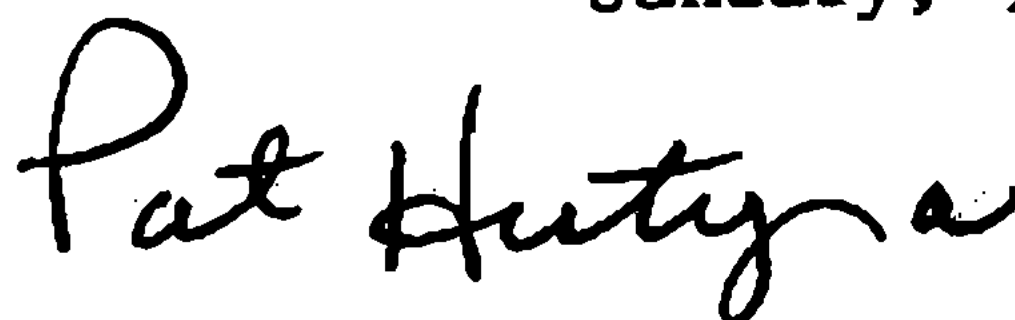
being  
duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this

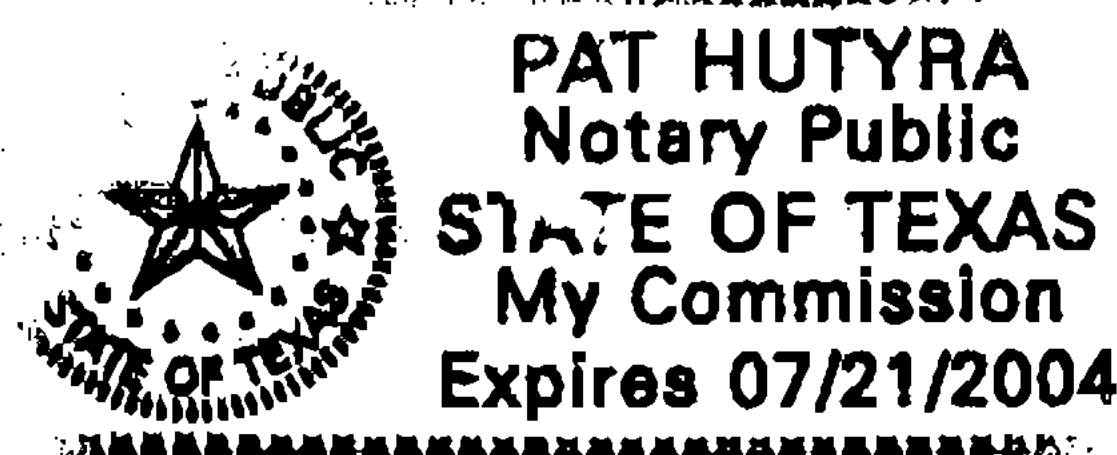
January, 2004.

30th day of

Notary Public:



My Commission Expires:

**CAUTION: You should sign an original AIA document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.**

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***Lawsuits***

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Wilkirson-Hatch-Bailey Funeral Home, Incorporated, et al vs. Waco Construction, Ltd., f/k/a Waco Construction, Inc., d/b/a Waco Construction, Inc., by its General Partner, Waco Construction I, Inc., Cause No. 2002-3952-3 in the 74<sup>th</sup> District Court of McLennan County, Texas, was filed December 16, 2002.

This project was a design/build funeral home completed in April, 2000, prior to the purchase of the company by the current owner. Plaintiffs contend issues attributable to soil movement on site. Several budget reducing options accepted by owners during the design phase contributed to the conditions in contention. The parties to this action are scheduling mediation proceedings at the present time and believe the issues can be resolved amicably. The lawsuit was filed merely to prevent the statute of limitations from running.

We do not feel this action will in any way affect our ability to perform under future contracts.





3.4 Current Projects

Williamson County Inner Loop Annex

PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT AMOUNT	APPROX. AREA (SQ. FT.)	PERCENTAGE COMPLETE	SCHEDULED COMPLETION DATE
Waco Transit System, City of Waco, Texas	Waco, TX	John L. Hendrickson Waco Transit, Waco, TX 254-750-1616 254-750-1618	Charles Aldredge Hultt-Zollars Fort Worth, TX 817-335-3000	\$4,770,000.00	26,700	New project	2/1/2005
Frank and Sue Mayborn Campus Center, University of Mary Hardin-Baylor	Belton, TX	Edward B. Martin University of Mary Hardin-Baylor, Belton, TX 254-295-4524 254-295-5051	Randall B. Scott Randall Scott Architects Dallas, TX 972-664-9100 972-664-9122 Fax	\$13,500,000.00	115,000	14.0%	12/14/2004
New Pharmacy School Texas A&M University at Kingsville,	Kingsville, TX	Stephen P. Byrne, Assoc. Executive Director , Texas A&M University College Station, TX 979-845-8857 979-845-9491 Fax	Ed Cordes B2HK Architects Houston, TX 713-572-3030 713-572-3045 Fax	\$11,839,000.00	63,000	25.0%	12/28/2004
Cameron Park Zoo Expansion City of Waco, Texas	Waco, TX	Jim Fleshman, Director Cameron Park Zoo Waco, TX 254-750-8426 254-750-8430	Matt Schindler Wilson Darnell Mann Wichita KS 67202 316-262-4700 316-262-0002 Fax	\$7,895,863.00	22,500 structure 25 acres	46.0%	10/21/2004
New Community Activity Center Crestview Church of Christ	Waco, TX	Rev. Scott Talley Crestview Church of Christ Waco, TX 254-776-4201	George Jezek Wallace Group Waco, TX 254-772-9272 254-776-2924 Fax	\$1,963,469.00	20,700	81.0%	2/7/2004



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**Higher Education Experience**

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**Project Name:** Frank & Sue Mayborn Campus Center

**Owner:** University of Mary Hardin-Baylor  
Belton, Texas

**Owner's Contact:** Edward E. Martin  
Vice President for Business &  
Finance  
Belton, Texas  
254-295-4524

**Architect:** Randall B. Scott  
Randall Scott Architects  
Dallas, Texas  
972-664-9100

**Size:** 115,000 s.f.;  
\$13,500,000.00

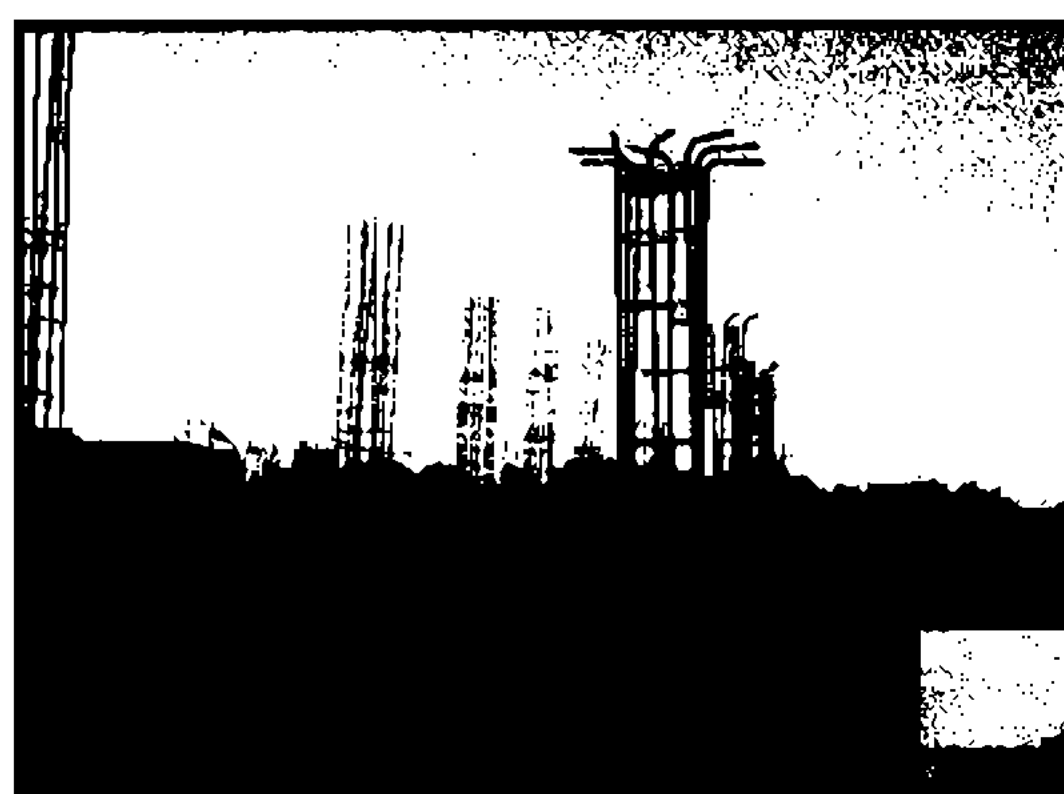
**Date Completed:** December 2004

**Description:** The Mayborn Campus Center will include 90,000 to 100,000 square feet of new construction and 18,000 square feet of renovation. The work will include:

A Special Events Center to include an arena seating 2,500 spectators for competitive basketball and volleyball, dressing rooms, training facilities, jogging track, concessions, lobby and hall of fame room.

A Special Activities Center to include classrooms, faculty offices, student lounge, aerobics room, fitness area and dressing rooms.

Renovations will include the Mabee Gym and Chaney Swim Center, and site work will include new parking spaces adjacent to the facility and associated civil and landscaping work.





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**Higher Education Experience**

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**Project Name:** New Pharmacy School  
Kingsville, Texas

**Owner:** Texas A&M University Systems  
College Station Texas

**Owner's Contact:** Stephen P. Byrne  
Associate Executive Director  
979-845-8857

**Architect:** Ed Cordes  
B2HK Architects  
Houston, TX  
713-572-3030

**Size:** 63,000 s.f.; \$12,000,000

**Schedule:** 18 months

**Description:** The project consists of a 3 story building to house classrooms, auditoriums, offices, pharmacy instructional laboratories, and pharmacy research laboratories. Work includes site demolition, site work, piers, concrete structure, steel frame at upper floor and roof deck, masonry unit wall construction, steel stud wall construction with brick and pre-cast stone exterior, concrete masonry and steel stud interior partitions, aluminum glazed curtain wall, aluminum-clad wood windows, clay tile roofing system, modified bitumen sheet roofing system, lay in ceiling, drywall ceiling, laboratory casework, laboratory fume hoods, hydraulic elevators, walk-in cold room and freezer, mechanical and electrical systems, fire sprinkler system, and fire detection system.



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***Higher Education Renovation and Remodel Experience***

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**Project Name:** Cameron Park Zoo Expansion

**Owner:** City of Waco  
Waco, Texas

**Owner's Contact:** Larry Groth  
City Manager  
254-750-5440

**Architect:** Wilson, Darnell, Mann, PA  
Wichita, KS  
312-262-4700

**Size:** 25 acres, 22,500 s.f. structures;  
\$7,835,000

**Schedule:** 14 months

**Date Completed:** October 21, 2004

**Description:** Cameron Park Zoo sits on approximately 55 acres along the banks of the Brazos River, 30 of which have been developed. This expansion project will develop the remaining 25 acres. The will be one and two story structures totaling approximately 22,500 square feet. The structures will be concrete and concrete block exposed finishes of concrete, wood and metal depending on the exhibit and the exhibit theme. The buildings will include offices, shipping and concession areas, restrooms and exhibits for cats, amphibian, bear, otter, coyote, aquarium, white tail deer, and an aviary, and holding area for keepers of the animals. Extensive excavation and grading contours compliment artificial rockwork and ponds.

The project is unique based on the specialized work and the aquarium. One piece of acrylic glass to be used in the aquarium for viewing is along 42 feet long, 7 inches thick and weights an estimated 18,000 pounds.

In that construction and zoo operations will coincide in unison through 2004, coordination and care in planning is essential.



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**Educational Facilities Experience**

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**Project Name:** New Community Activity Center

**Owner:** Crestview Church of Christ  
Waco, Texas

**Owner Contact:** Rev. Scott Talley  
Pastor  
254-776-4201

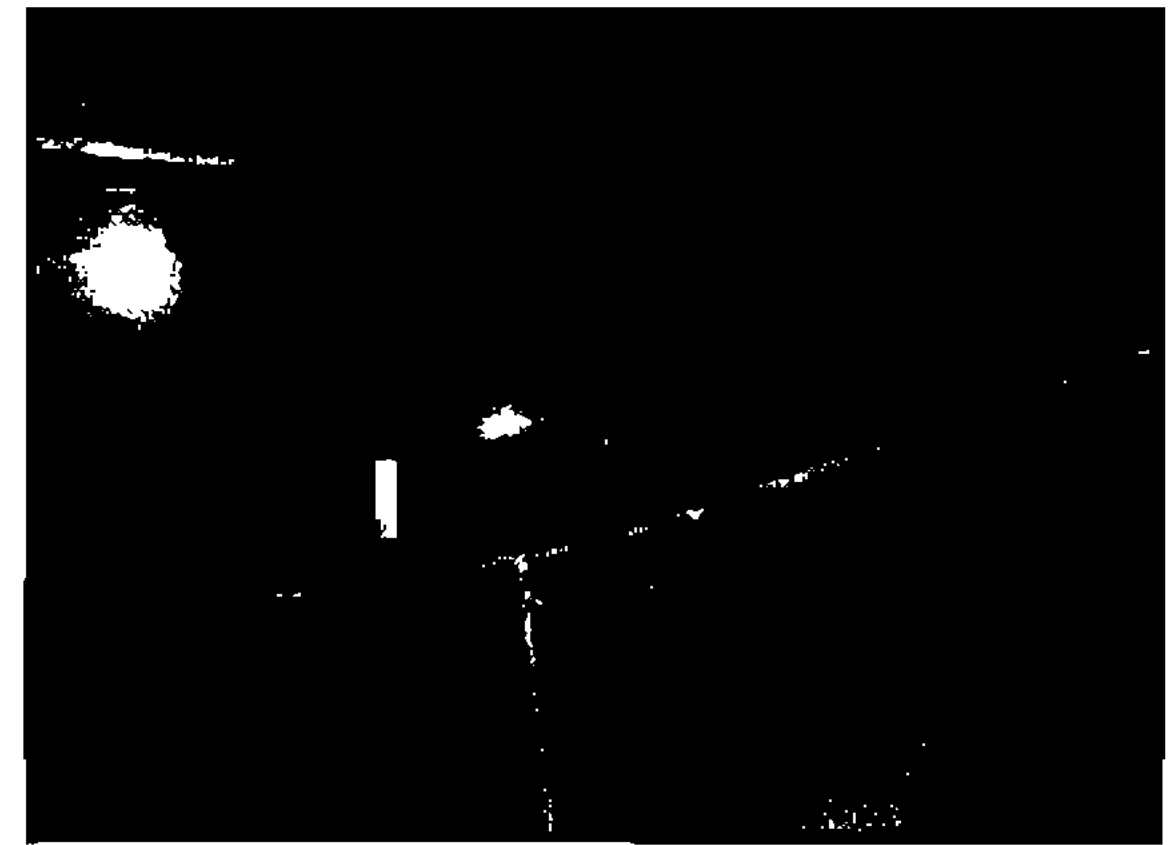
**Architect:** George Jezek  
The Wallace Group  
254-772-2007

**Size & Amount:** 20,700 s.f.;  
\$1,965,000.00

**Contract Type:** Negotiated

**Completion Date:** February 7, 2004

**Description:** One and one-half story masonry veneered building with associated site work and paving. Project consists of full gymnasium, including a second level jogging track, activity rooms, full service commercial kitchen and support areas for church functions.



WILLIAMSON COUNTY INNER LOOP ANNEX

3.5 COMPLETED PROJECTS LAST 5 YEARS

PROJECT NAME & LOCATION	OWNER	ARCHITECT	CONTRACT AMOUNT	DATE OF COMPLETION	EST. COST OF WORKS PERFORMED
New Junior High School George Dixon Campus Waco, TX	Gary Williams LaVega Independent School Dist. , Waco, TX 254-799-4963	Jim Winton Cross-Winton Associates Waco, TX	\$7,300,000.00	10/30/03	\$2,190,000.00
Addition/Renovation High School Gym, Leon Independent School District, Jewett TX	Jay Winn, Superintendent Leon Independent School District, Jewett, TX 903-626-4532	Terry Westmoreland Westmoreland Architecture Tyler, TX 903-592-6066	\$1,235,500.00	9/30/2003	\$370,065.00
New Activity Center and Classrooms Sacred Heart Catholic Church, Waco, Tx	Rev. Lawrence Soler Sacred Heart Church Waco, TX 254-756-2656	George Jezek Wallace Group Waco, TX 254-772-9272 254-776-2924	\$1,987,990.00	7/30/2003	\$597,000.00
Stacy Riddle Forum/Panhellenic Building, Baylor University, Waco, TX	Rick Creel, Asst. VP for Operations & Facilities Baylor University Waco, TX 254-710-3461 254-710-8592 Fax	Keith Bailey Raso, Dudley, Bailey & Rose Waco, TX 254-776-8380 254-776-7390 Fax	\$6,888,152.00	1/31/2003	\$2,066,445.00
Cesar Chavez Middle School Waco Independent School District Waco, Texas	Allen Sykes School Board Member c/o Extraco 254-776-0330	Gregg Fmka PBK Architects, Inc. Irving, TX 972-753-1385 972-580-1120 Fax	\$7,104,280.00	12/31/2002	\$2,131,284.00
Morrison Hall Renovation Baylor University Waco, TX	Rick Creel, Asst. VP for Operations & Facilities Baylor University Waco, TX 254-710-3461 254-710-8592 Fax	Keith Bailey Raso, Dudley, Bailey & Rose Waco, TX 254-776-8380 254-776-7390 Fax	\$2,446,488.00	8/19/2003	\$733,946.00
Temple Central Service Center, City of Temple Temple, Texas	Michael Olsen City of Temple Temple, TX 254-298-5653 254-298-5697	Don Arrowood Rike, Ogden, Figuierda Dickson & Wells , Dallas, TX 214-871-0616 214-95-40855 Fax	\$4,569,253.00	5/11/2002	\$1,370,778.00





3.5 COMPLETED PROJECTS LAST 5 YEARS

WILLIAMSON COUNTY INNER LOOP ANNEX

PROJECT NAME & LOCATION	OWNER	ARCHITECT	COLLECTED AMOUNT	DATE OF COMPLETION	PERCENT OF WORKING COMPLETED
Learning Technology Center McLennan Community College Waco, Texas	Dr. Johnette McKown, VP Business Services McLennan Community College Waco, TX 254-299-8601 254-772-8263 Fax	Joe Raso Raso, Dudley, Bailey & Rose Waco, TX 254-776-8380 254-776-7390 Fax	\$6,570,000.00	2/9/2002	\$1,971,000.00
George W. Truett Seminary Baylor University Waco, Texas	Rick Creel, Asst. VP for Operations & Facilities Baylor University Waco, TX 254-710-3461 254-710-8592 Fax	Lee Graham Corgan Associates, Inc. Dallas, TX 214-748-2000 214-653-8281 Fax	\$14,353,000.00	12/3/2001	\$4,620,000.00
Law School Baylor University Waco, Texas	Rick Creel, Asst. VP for Operations & Facilities Baylor University Waco, TX 254-710-3461 254-710-8592 Fax	Scott Davis SmithGroup Washington, DC 202-842-2100 202-974-4500	\$26,646,333.00	7/31/2001	\$8,100,000.00
Tennis Sports Complex Baylor University Waco, Texas	Rick Creel, Asst. VP for Operations & Facilities Baylor University Waco, TX 254-710-3461 254-710-8592 Fax	Monte Mechler Pierce, Goodwin, Alexander & Linville, Dallas. TX 214-880-0100 214-880-9689	\$4,497,909.00	4/24/2001	\$1,110,000.00
Brown Building Vanguard College Preparatory School, Waco, Texas	Dr. Linda Goble Vanguard School Preparatory School, Waco, TX 254-772-8111 254-77-28263 Fax	Keith Bailey Raso, Dudley, Bailey & Rose Waco, TX 254-776-8380 254-776-7390 Fax	\$1,627,403.00	7/31/2000	\$485,100.00
Phase 1 Renovations Hillcrest Baptist Medical Center Waco, Texas	Mike Dorsey Construction Manager Hillcrest Baptist Medical Center, Waco, TX 254-202-4400 254-202-5610 Fax	Ron Pauley Page, Southerland, Page Austin, TX 512-472-6722	\$7,795,565.00	6/22/2000	\$2,338,669.00



3.5 COMPLETED PROJECTS LAST 5 YEARS

WILLIAMSON COUNTY INNER LOOP ANNEX

PROJECT NAME & LOCATION	OWNER	ARCHITECT	CONTRACT AMOUNT	DATE OF COMPLETION	% OF COST OF WORK SELF PERFORMED
Wilkinson-Hatch-Bailey Funeral Home Waco, Texas	Hatch Bailey, President Wilkinson-Hatch-Bailey Funeral Home Hatch Bailey 254-753-3691 254-741-9141 Fax	Keith Bailey Raso, Dudley, Bailey & Rose Waco, TX 254-776-8380 254-776-7390 Fax	\$2,539,000.00	4/22/2000	\$761,700.00
Baseball/Softball Stadia Baylor University Waco, Texas	Rick Creel, Asst. VP for Operations & Facilities Baylor University Waco, TX 254-710-3461 254-710-8592 Fax	David Lemons Cook, Douglas, Fargo & Lemons, Jackson, MS 601-366-3110 601-366-3181 Fax	\$12,094,000.00	5/16/2000	\$3,628,200.00
Student Life Center Baylor University Waco, Texas	Rick Creel, Asst. VP for Operations & Facilities Baylor University Waco, TX 254-710-3461 254-710-8592 Fax	Ron Shaw F & S Partners, Dallas, TX 214-559-4851 214-526-7237 Fax	\$18,000,000.00	9/15/1999	\$5,400,000.00
Luxury Suites, Floyd Casey Stadium Baylor University Waco, Texas	Rick Creel, Asst. VP for Operations & Facilities Baylor University Waco, TX 254-710-3461 254-710-8592 Fax	Bill Merrill Lockwood, Andrews & Newman Houston, TX 713-266-7900	\$9,269,000.00	9/10/1999	\$2,700,700.00
Three Story Parking Garage Baylor University Waco, Texas	Rick Creel, Asst. VP for Operations & Facilities Baylor University Waco, TX 254-710-3461 254-710-8592 Fax	Joey Rowland & Wendy Rohl Carl Walker, Inc. Dallas, TX 971-458-9855 972-458-9649 Fax	\$7,968,000.00	9/30/1999	\$2,390,400.00



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***Industrial/Commercial Experience***

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**Project:** Central Service Center

**Owner:** City of Temple,  
Temple, TX

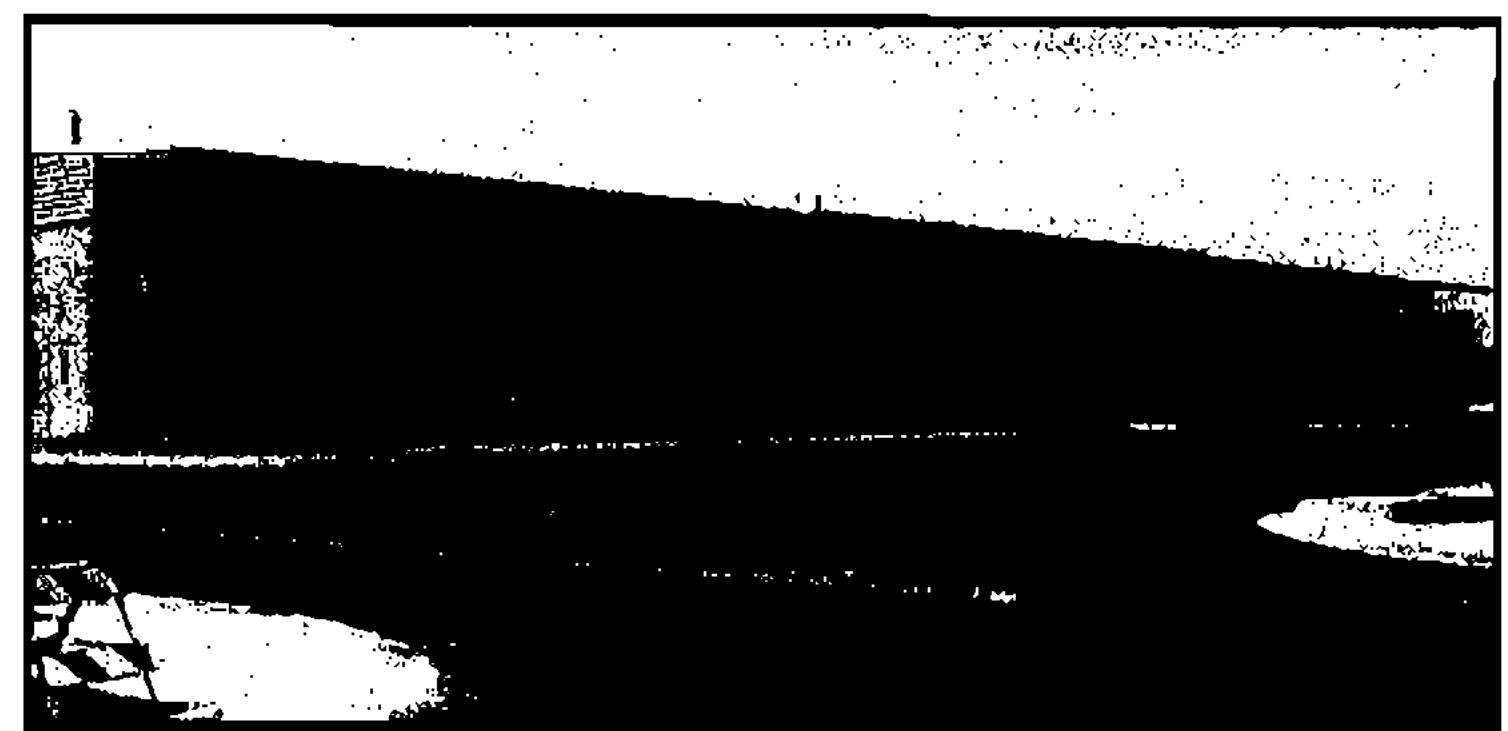
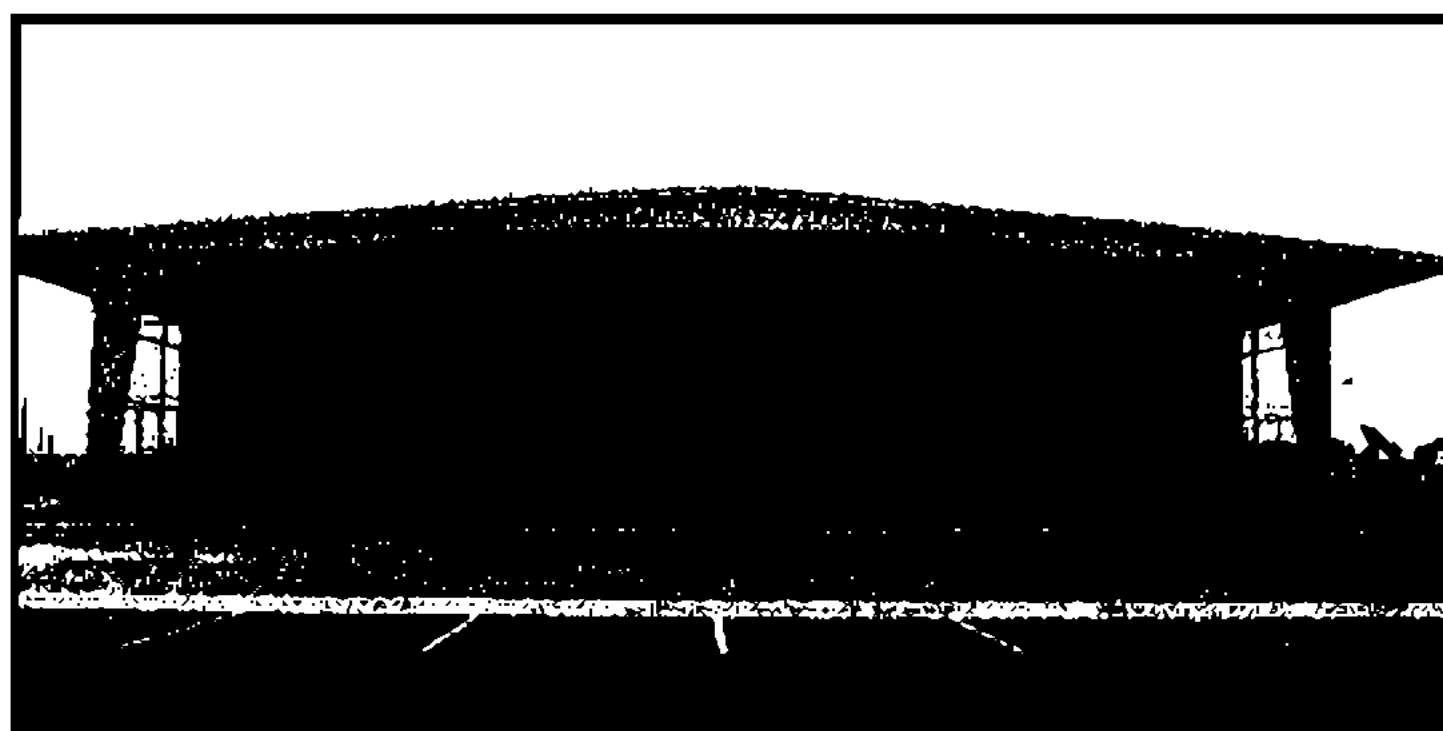
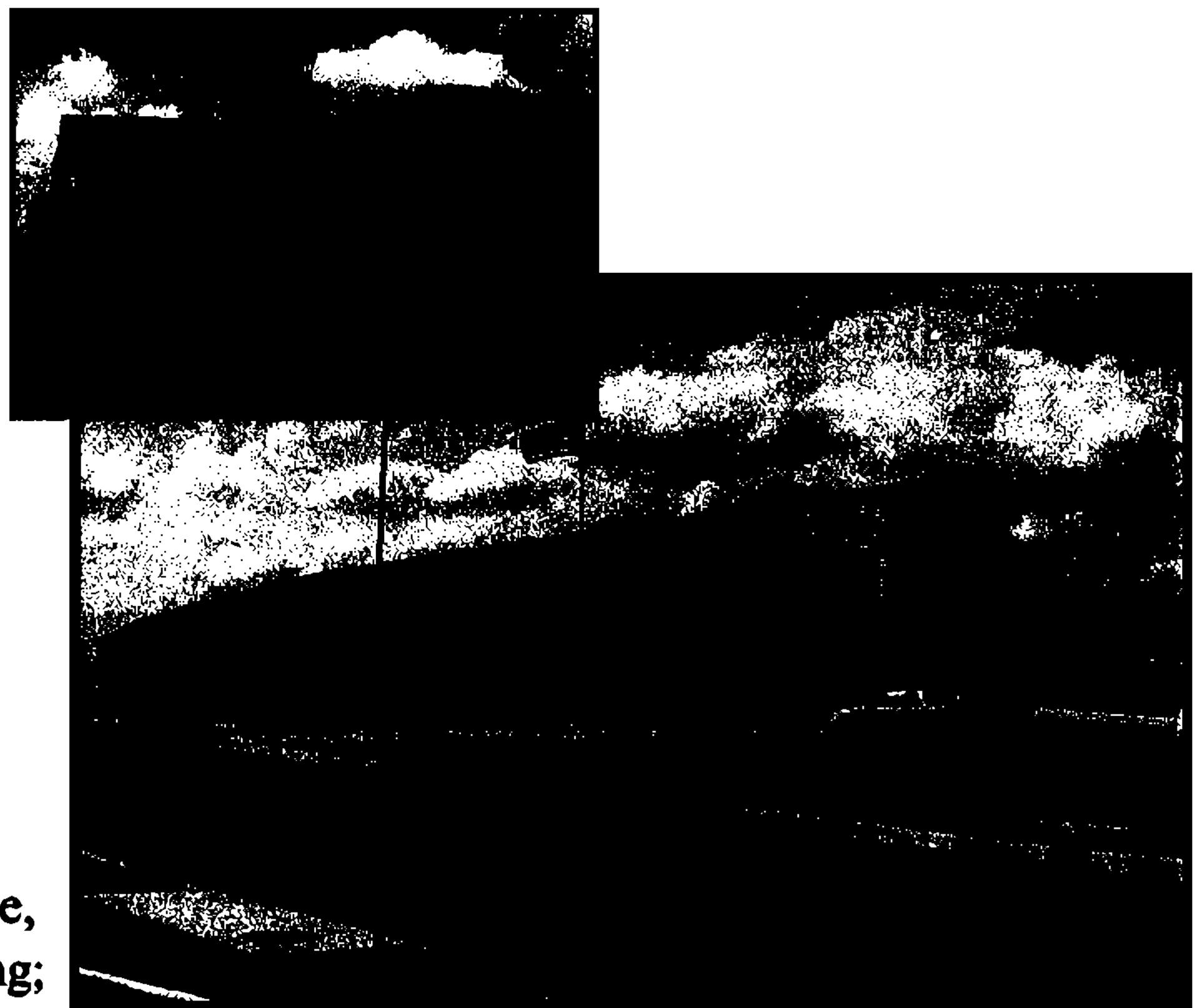
**Owner Contact:** Michael Olson  
254-298-5653

**Architect:** Mr. Don Arrowood  
Rike, Ogden, Figueroa, et al  
Dallas, TX  
214-871-0616

**Size:** 16,000 sf Warehouse;  
24,000 sf Fleet maintenance,  
16,800 sf Operations Building;  
\$4,569,253

**Completion:** May 2002

**Description:** The public services distribution center houses the City of Temple's operations and maintenance functions for the public works, utilities, parks and purchasing departments. It includes a warehouse with office areas, a fleet vehicle maintenance area with offices, auto and truck work bays, welding services, and parts storage, and an Operations Building with administrative offices.





### ***Higher Education Renovation and Remodel Experience***

**Project Name:** Morrison Constitution Hall

**Owner:** Baylor University  
Waco, Texas

**Owner Contact:** Rick Creel, Asst. V.P. for  
Operations & Facilities

**Architect:** Keith Bailey  
Raso, Dudley, Bailey & Rose,  
Waco, TX

**Size and Cost:** 78,500 s.f.; \$2,446,488

**Contract Type:** Hard Bid

**Schedule:** Five months

**Completion Date:** August 23, 2002

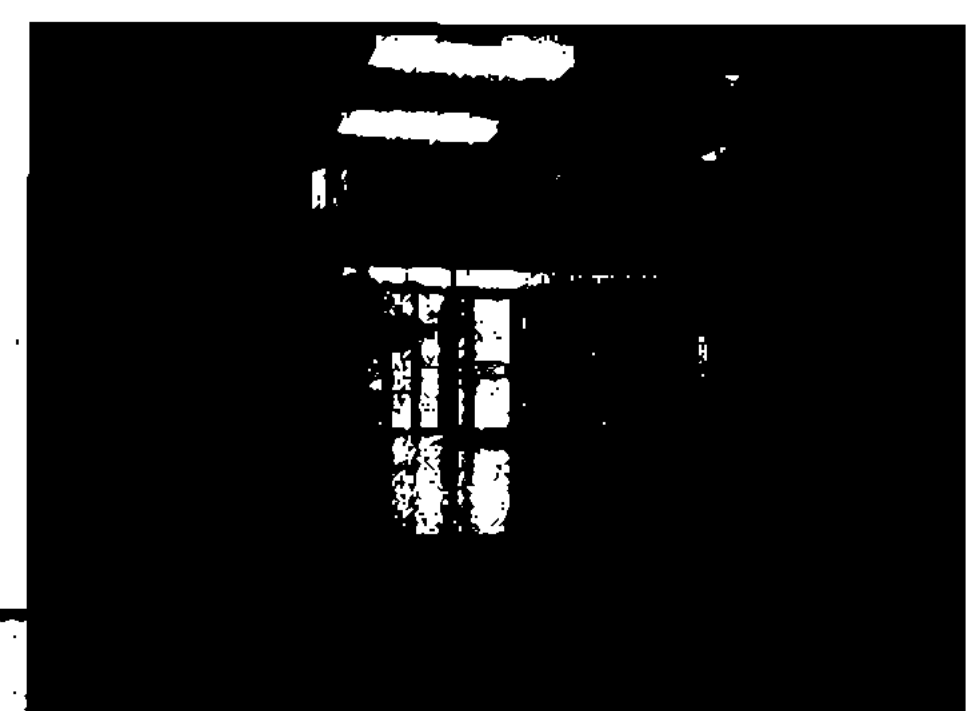
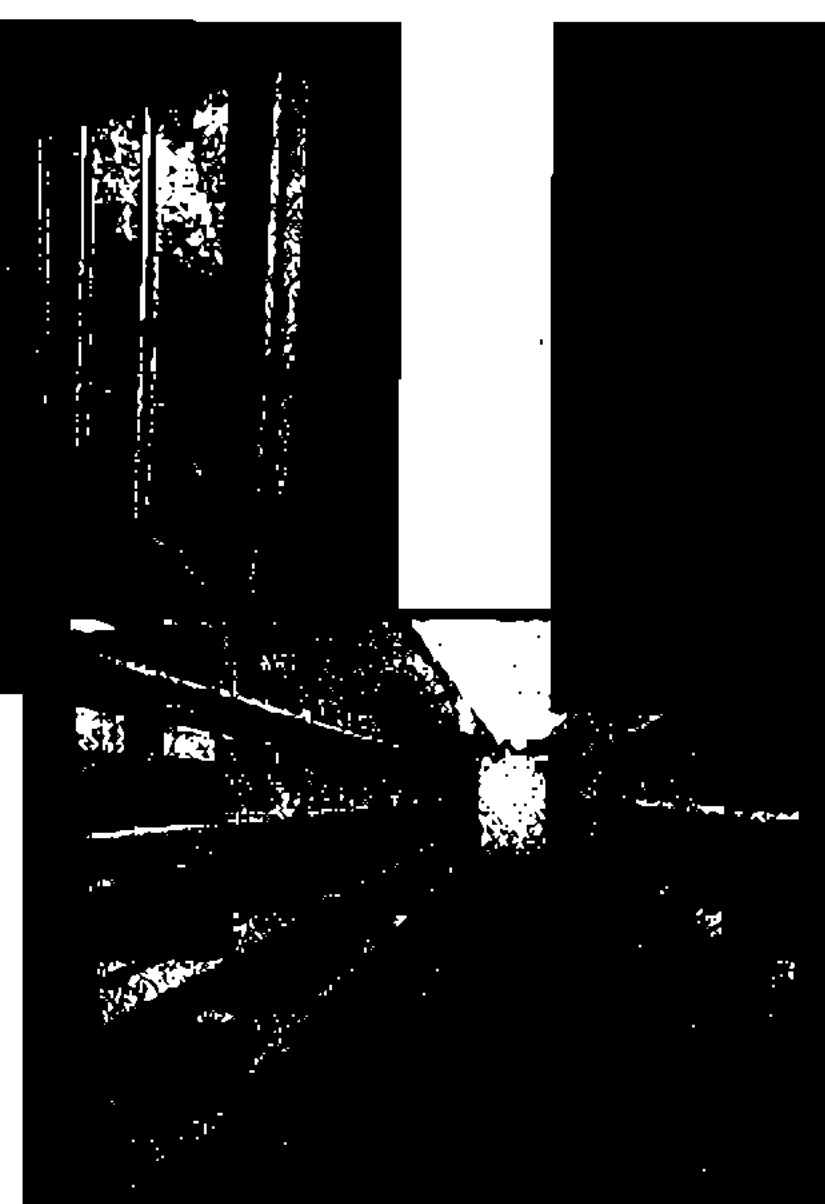


**Description:**



The project consisted of renovations and remodel of 78,500 square foot building which formerly housed the Baylor Law School. The challenge was the aggressive five month time schedule, which was met by use of increased manpower, acceleration of delivery schedules and seven day work weeks.

Since this was an interior renovation, approximately 50% of the interior walls and ceilings and 100% of the interior finished were removed after asbestos abatement. Most of the exiting plaster ceilings were removed to make way for new electrical, lights, heating, ventilation and ductwork. Interior finishes included paint, vinyl wall covering and approximately 8,000 square yards of carpet.





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**Educational Facilities Experience**

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**Project Name:** Addition & Improvements  
Leon ISD High School Gym

**Owner:** Leon Independent School District  
Jewett, TX

**Owner Contact:** Jay Winn, Superintendent  
903-626-4532

**Architect:** Terry Westmoreland  
Westmoreland Architects  
903-592-6066

**Size & Amount:** 9,998 s.f. Addition & Concession  
Renovation; \$1,235,500.00

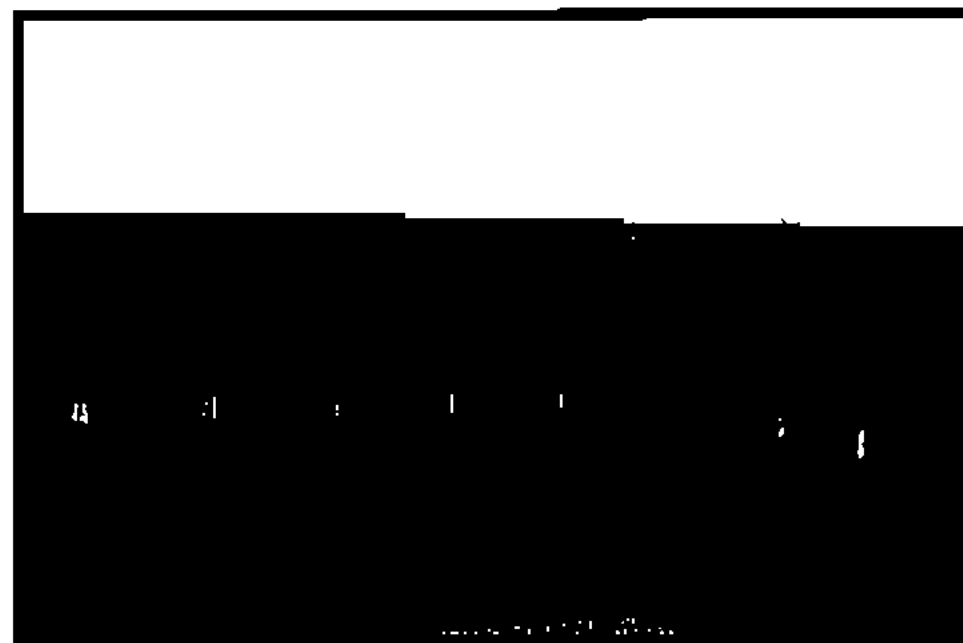
**Contract Type:** Competitive Bid

**Schedule:** 7 1/2 months

**Completion Date:** 9/30/03



**Description:** Addition of 544 seat bleacher section to existing gym under which will be located a varsity girl's and visitor's locker room, public rest rooms, girl's weight room and coaches' offices. Renovation of the existing concession stand and new canopy. Structure is load bearing CMU with steel trusses and standing seam metal roof, cast in place bleachers with stadium seating.



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**Educational Experience**

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**Project Name:** LaVega Junior High School  
George Dixon Campus

**Owner:** LaVega Independent School District  
Waco, Texas

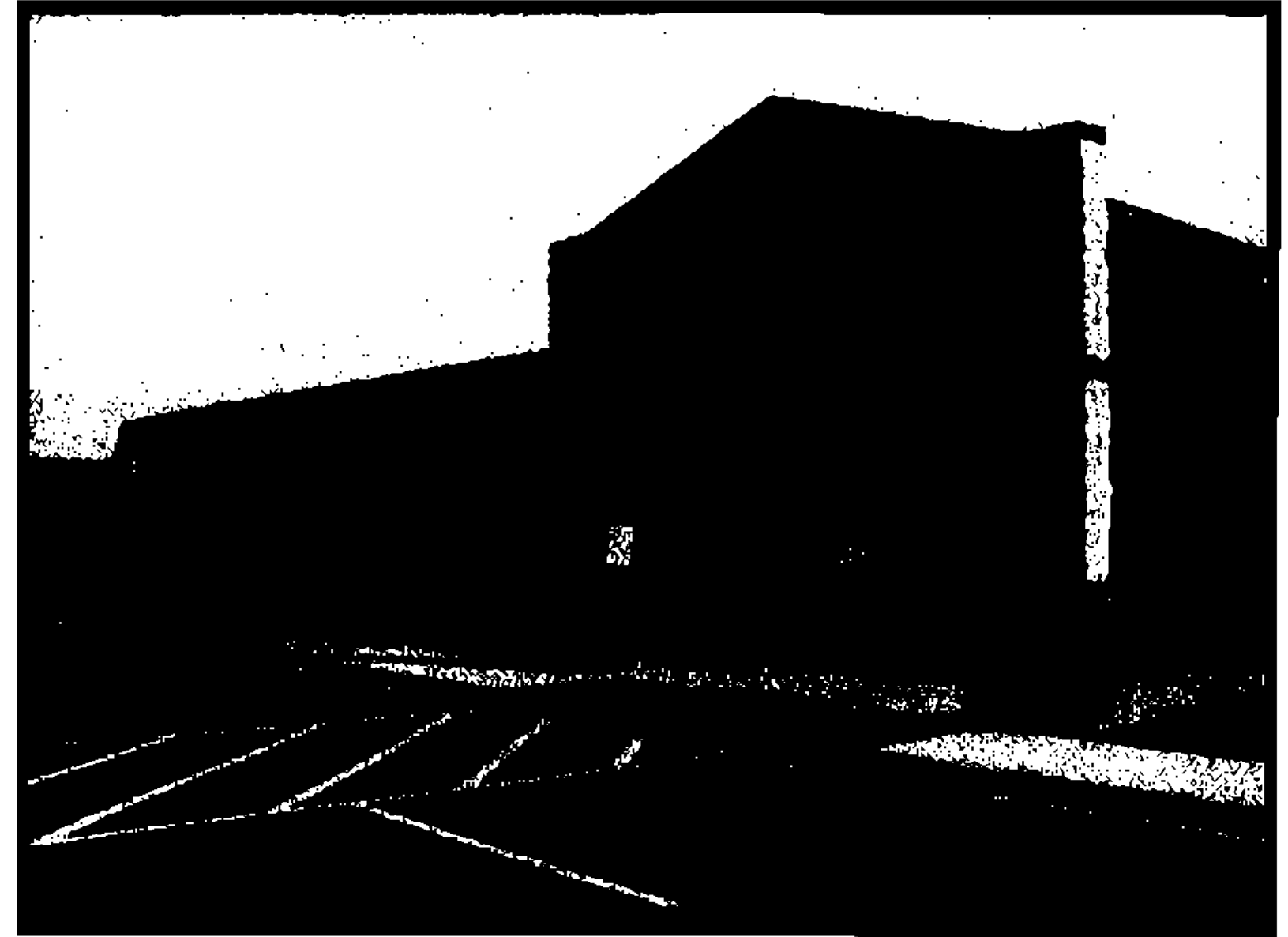
**Owner Contact:** Gary Williams  
254-799-4963

**Architect:** Jim Winton  
Cross & Winton  
Associates

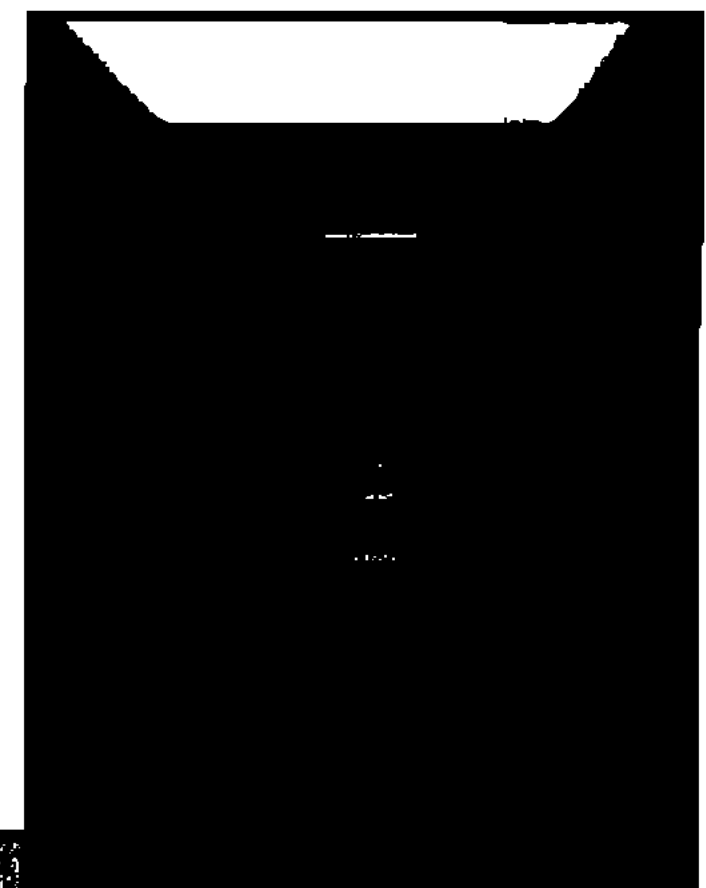
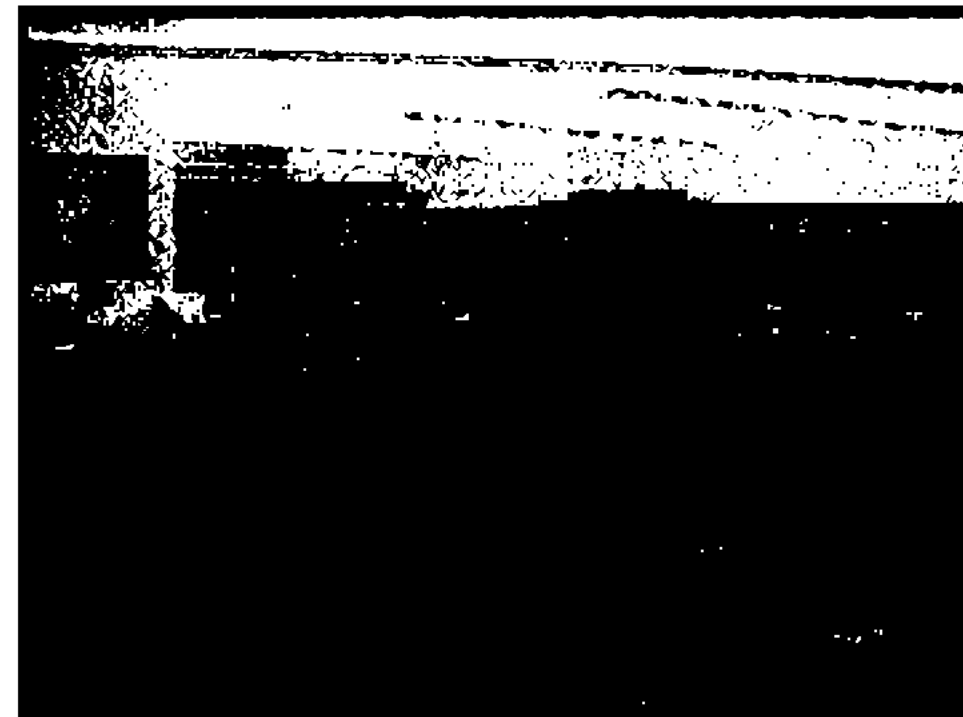
**Size & Amount:** 80,000 s.f.; \$7,239,700

**Contract Type:** Hard Bid

**Completion Date:** October, 2003



**Description:** This 80,000 square foot one story structure will consist of classrooms, kitchen, cafeteria, administrative offices and gymnasium. The building will be constructed utilizing a concrete foundation, structural steel frame, standing seam metal roof and built up roofing, and load bearing masonry. All site work and paving, site utilities and interior architectural finishes are included, along with a track surface surrounding the future athletic field, and an irrigation system.



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***Renovation and Remodel Educational Facilities Experience***

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**Project Name:** Learning Technology Center

**Owner:** McLennan Community  
College, Waco, Texas

**Owner Contact:** Dr. Johnette McKown  
V.P. Business Services  
254-299-8624

**Architect:** Joe Raso  
Raso, Dudley, Bailey  
& Rose, Waco, TX  
254-776-3830

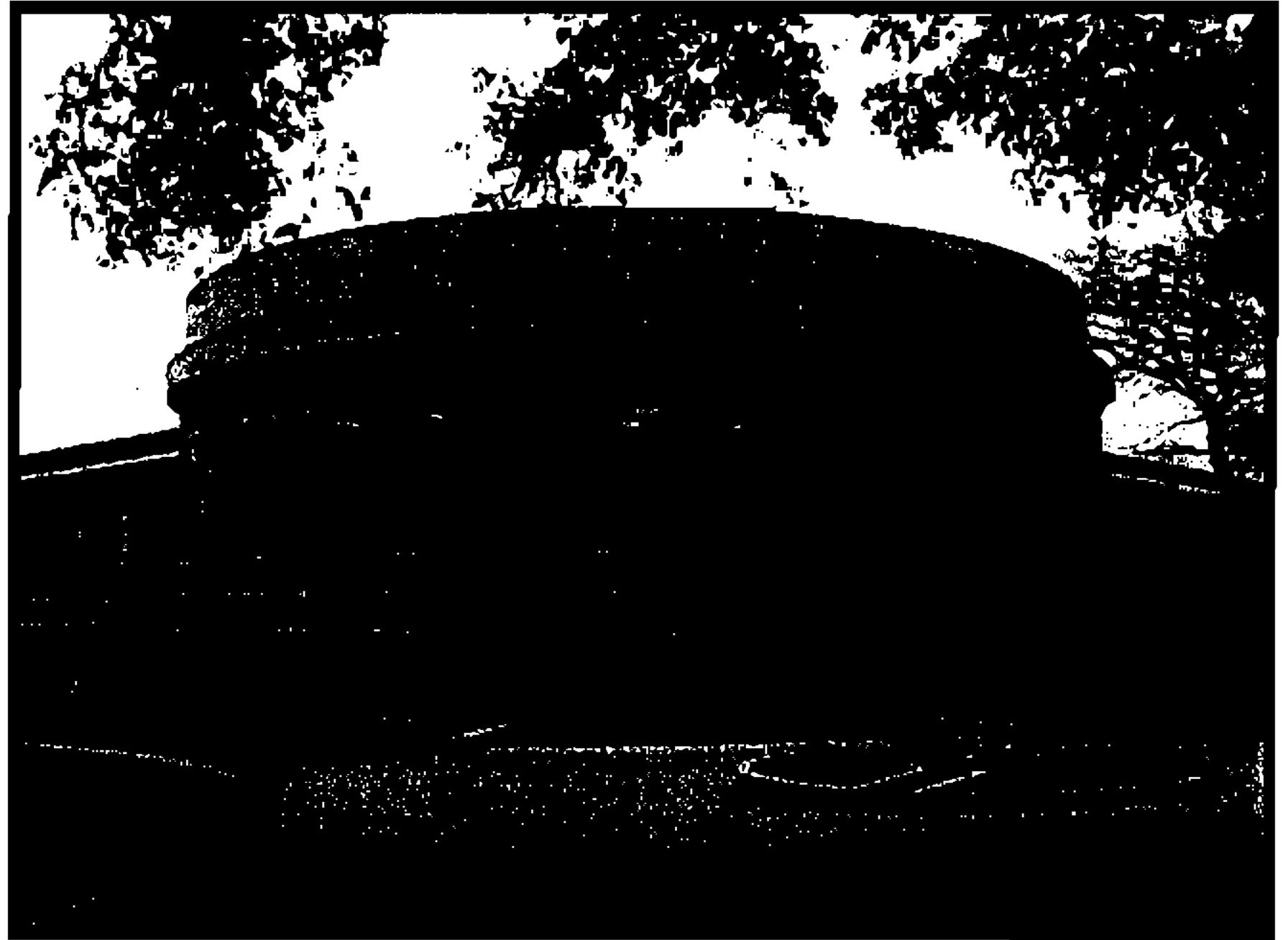
**Size and Cost:** 77,000 sf; \$6,570,000

**Contract Type:** Negotiated GMP

**Schedule:** 14-1/2 months

**Completion Date:** February 9, 2002

**Description:** Renovation and expansion of an existing library structure. The project included renovation of 28,000 square feet of an existing three-story structure and the addition of 32,000 square feet. The project utilized a concrete foundation, structural steel frame, masonry veneer with extensive stone accents, standing seam metal roof, modest interior finishes, data/com networking and extensive site improvement. Work was conducted while school was in session.



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**Renovation and Remodel Healthcare Experience**

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**Project Name:** Phase 1 Renovation & Remodel

**Owner:** Hillcrest Baptist  
Memorial Center  
Waco, TX 76708

**Owner's Contact:** Mike Dorsey  
Construction Manager  
254-202-3037

**Architect** Ron Pauley  
Page, Southerland, Page  
512-472-6722

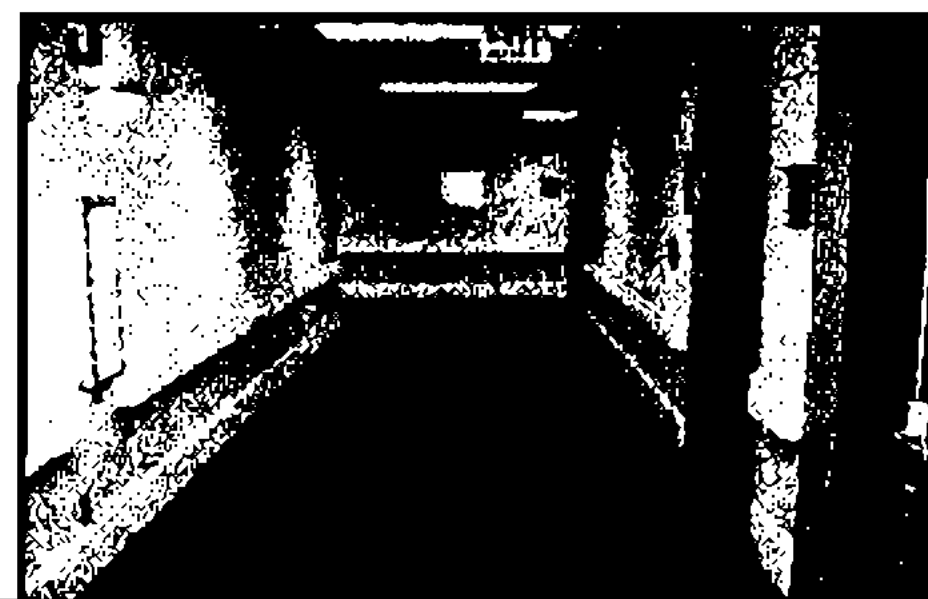


**Size** 63,910;  
\$7,795,565

**Contract Type:** Negotiated GMP

**Completion Date:** 2000

**Description:** Phase 1 Additions and Modifications included the addition of four new surgical suites, renovation of nine surgical suites, renovation of the Intensive Care Unit and renovation of the Ambulatory Care and Physical Therapy Units.



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**Personal Resume**

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**Kieran P. McQuade**

General Manager &amp; Executive Vice President of Estimating

**Position Description:**

Mr. McQuade leads the Management Team of WCI Texas on a daily basis. This includes identifying new business opportunities, preparation of proposals and determination of fee structure or final bid amount. He coordinates the projects management and construction administration of all projects undertaken by WCI Texas. He coordinates and oversees the cost estimating of WCI Texas' pre-construction efforts. His responsibilities also include liaison with client and design professionals to assure that the highest degree of quality and satisfaction is achieved with each project.

**Education:**

Bachelor of Science Degree in Construction Engineering - University of Memphis.

**Experience:**

Mr. McQuade brings 23 years of construction experience to the WCI Texas team. He has been involved in all aspects of preconstruction development for a variety of projects. He has successfully implemented and delivered numerous projects using Design/Build and Construction Management for such clients as Dallas County Community College District, Dallas County Office of Project Management, Kaiser Permanente Health Systems, Oryx Energy and Eastman Kodak.

Mr. McQuade has demonstrated his skill as a team organizer focused on meeting challenges and delivering client satisfaction.

**Specific Project Experience:**

McLennan Community College, CSC Module A, Phase 11, Waco, TX  
Killeen 9th Grade Center, New -152,000 s.f.; \$12,300,000 - Killeen, TX  
High School Expansion - 300,000 s.f., \$28,600,000 - Killeen, TX  
Middle School No. 9 - 117,000 s.f.; \$11,000,000 - Killeen, TX  
US Post Office, Processing and Distribution Annex, Renovation, 100,000 s.f. - Waco TX  
Temple College, Renovations/Improvements - 27,000 s.f. - Temple, TX  
Belton Christian Youth Center, New - 15,000 s.f. - Belton, TX  
Scott & White Health Plan Expansion, New - 26,000 s.f. - Temple, TX  
Lone Star Park, New - 40 Acre Thoroughbred Racetrack Facility - Grand Prairie, TX  
Northlake College, New/Renovation, Building C - 100,000 s.f. - Dallas, TX  
Oryx Energy Technology Center, Renovation - 150,000 s.f. - Dallas, TX  
Veterans Administration Hospital, Renovate Bldgs. 10 & 90 - 165,000 s.f. - Waco, TX  
Kaiser Permanente Medical Clinic, New/Renovation - 40,000 s.f. - Mesquite, TX





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**Personal Resume**

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**Craig J. Eilers**

Executive Vice President Operations

**Position Description:**

Mr. Eilers coordinates project management and construction administration of all projects undertaken by WCI Texas. He has an in-depth knowledge of all elements of project design and construction and is involved in monitoring project progress so that all members of the team perform in a professional manner, insuring the Owner's schedule and goals are met.

**Education:**

Kansas State University, Bachelor of Science, Construction Science, May 1980.

**Experience:**

Mr. Eilers has 24 years of construction experience. He has been involved in all aspects of preconstruction development and construction for a variety of projects. He brings a strong background in educational facilities, correction institutions and commercial construction. He has attained a high level of skill with both CPM scheduling/estimating and Timberline Project Management software.

**Specific Project Experience:**

Region XIII Training & Technology Center - Austin, TX

CMaR Three-story 75,000 sf conference center with attached 400 car parking garage - \$10,615,000

AEROTERM Air Freight Facility - Austin, TX

Design/Build 45,000 sf Air Cargo Facility - \$3,726,000

Round Rock Middle School - #9 Hopewell - Round Rock, TX

CMaR 200,000 sf multi-level middle school - \$22,200,000

Round Rock Middle School -#8 - Ridgeview - Round Rock, TX

CMaR 200,000 sf multi-level middle school - \$17,500,000

Hudson Bend Middle School - Austin, TX

A 120,000 sf multi-level middle school - \$10,600,000

AMD/Lockheed B312 Project - Austin, TX

Renovation Office Building - \$9,500,000

AEROTERM Air Freight Facility - Austin, TX

Design-Build 45,000 sf Air Cargo facility - \$3,726,000

Dripping Springs High School - Dripping Springs, TX

Additions and renovations - \$11,333,000

Texas Department of Corrections - Wichita Falls, TX

Maximum Security Prison 2200 bed - \$64,350,000

USAF - Holloman AFB, NM

Control Tower/Airfield Lighting - \$6,500,000

USAF -Holloman AFB, NM

F117A (Stealth Fighter) Maintenance Hangars - \$50,666,000

University of Texas - Austin, TX

Women's Softball Stadium - \$3,279,000



Texas Department of Corrections - Amarillo, TX  
Maximum Security Prison 2200 bed - \$52,000,000  
AMD/Lockheed B312 Project - Austin, TX  
Office Building Renovation - \$9,500,000  
Texas Department of Corrections - Wichita Falls, TX  
Maximum Security Prison, 2200 bed - \$64,350,000  
University of Texas - Austin, TX  
Microelectronics - \$30,000,000  
Texas Department of Corrections - Amarillo, TX  
Maximum Security Prison, 2200 bed - \$52,000,000  
University of Texas - Austin, TX  
Physical Plant - \$10,300,000

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**Personal Resume**

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**J. Brian Gorman**  
Project Manager

**Position Description:**

As Project Manager, Mr. Gorman is responsible for coordination of the total project experience whether commencing at schematic design or notice of award. The WCI Texas Project Manager facilitates the success of the entire project team. WCI Texas stresses the importance of the individual contribution of each team member and the overall success of each project team through communication, creativity, coordination and comradery. Each Project Manager is responsible for scheduling, budgets, documentation and information, problem resolution and unparalleled quality.

**Education:**

B.A. Interdisciplinary Studies, University of Texas at Dallas  
Scheduling Classes, OSU

**Experience:**

Mr. Gorman is the newest member of our Project Management staff yet brings an impressive list of project experience as his foundation. Over the past 10 years, Mr. Gorman has worked as senior office engineer, assistant project manager, and project manager, on and off site, on numerous municipal, educational, commercial and industrial projects, and has proven his ability to coordinate and manage a variety of work types. Using his computer skills and project management knowledge, he establishes schedules, sets up document control, processes submittals, change orders, etc. and has established his position in the industry as a capable Project Manager focused upon client relations and unparalleled quality.

**Specific Project Experience:**

Mayborn Campus Center, University of Mary Hardin-Baylor , \$15.5M - Belton, TX  
Collin County Justice Center-Minimum Security Facility, \$5,2M - McKinney, TX  
Collin County Justice Center-Addition, \$13M - McKinney, TX  
Panattoni Development Co. Distribution Center, \$5.4M - Memphis, TN  
Hillwood Development Co. Distribution Center, \$7M - Fort Worth, TX  
Dickinson Elementary School, \$6.2M - Grand Prairie, TX  
One Lake Park, 8 story Office Building w/3-Story Garage \$17.4M -Richardson, TX  
Lennox Cafeteria Training Center, \$6.8M - Richardson, TX  
Nokia House, 4 story Business Campus w/2 story Garage, \$30M - Dallas, TX  
One Hanover Park, 8 story Building w/3 story Garage, \$22M - Dallas, TX  
Allstate Insurance Co. 6 story Business Office, \$18M - Irving, TX  
Doctors Hospital, 6 story Medical Office Building, \$14M - Dallas, TX





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**Personal Resume**

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**Will Pallmeyer**  
Project Superintendent

**Position Description:**

As the Project Superintendent, Mr. Pallmeyer is the key individual responsible for scheduling and coordination of company labor and equipment resources, and of subcontractors on his projects. He works closely with project management to coordinate materials procurement and time sensitive installations. WCI Texas prides itself on the quality, skill and dedication of its superintendents; Mr. Pallmeyer, like all others, has been trained and mentored to insure his full potential is realized. He is focused upon client satisfaction and has achieved an unblemished history of satisfied clients.

**Education:**

Associate Arts, Agriculture, Clarendon College, Clarendon, TX  
Computer Graphics (CadKey), Amarillo College  
OSHA, Asbestos & Other Related Courses

**Experience:**

Mr. Pallmeyer brings 26 years of experience in construction to the WCI Texas team. With his knowledge of remodel and renovations in healthcare facilities, Mr. Pallmeyer offers an extensive understanding of high profile/time sensitive renovation and interiors finish projects. His proven level of outstanding performance has gained him the respect and confidence of clients and cooperation from the subcontracting community.

**Specific Project Experience:**

Ridgewood Village Theater Renovation, Westdale Asset Management - Waco, TX  
Hillcrest Baptist Memorial Hospital, Suite 202 Renovation - Waco, TX  
First Chance Advance, Richland Mall - Waco, TX  
Silky Nails, Richland Mall - Waco, TX  
Penland Hall Shower Renovations, Baylor University - Waco, TX  
Clifton Robinson Tower, 7<sup>th</sup> Floor Renovation, Baylor University - Waco, TX  
CSC Module A, Phase III, McLennan Community College - Waco, TX  
Downtown Athletic Club, Maxor International - Amarillo, TX  
Ronald McDonald House, Northwest Texas Hospital - Amarillo, TX  
Baptist St. Anthony's Hospital Renovation and Remodel - Amarillo, TX  
High Plains Baptist Hospital Remodel and Renovation - Amarillo, TX



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**Personal Resume**

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**D. Lane McKibben, Jr.**

Estimator

**Position Description:**

Mr. McKibben is involved with the Construction Team, consisting of the Design Team, Contractor, and Owner's representative. He is involved throughout the pre-construction phases, including scoping work, contacting subs and vendors to secure quotes, preparing quantitative take-offs, and assisting in bid proposals. He works with the Project Managers and Chief Estimator in scheduling, buy-outs, and any and all value engineering.

**Education:**

The Criswell College, BA Reformation History  
OSHA Training - 10 Hour Certified

**Experience:**

During his 7 years in construction, Mr. McKibben has been involved in estimating lump sum, hard bid for commercial, industrial, and institutional types of projects ranging in scope from small remodeling to multi-million dollar industrial plants. Mr. McKibben offers a high degree of mechanical piping and systems costing experience on large scale commercial and industrial projects. He has also performed as an Assistant Project Manager and on-site Superintendent where his duties included coordination of subcontractors, conducting weekly subcontractor meetings, interfacing with Architects and Owners Representatives, keeping weekly and daily progress reports, and developing and updating schedules. He also assisted with estimates, job buy-outs and cost tracking. Since joining WCI Texas, Mr. McKibben's efforts have been concentrated on estimating. As a member of the estimating Team, Mr. McKibben is responsible for estimated quantity survey, scope analysis, bid preparation, and value engineering.

**Special Project Experience:**

Waco Transit System Maintenance & Operations Facility, \$4,770,000 - Waco, TX  
New Pharmacy School, Texas A&M University, \$11.8 million - Kingsville, TX  
Mayborn Campus Center, University of Mary Hardin-Baylor, \$13.6 million - Waco, TX  
Leon ISD Gym Addition/Renovation, \$1,235,500 - Jewitt, TX  
Cameron Park Zoo Expansion, City of Waco, \$7.9 million - Waco, TX  
Dallas Love Field Central Plant, Upgrade/Replacement, \$14.9 million - Dallas, TX  
Cyteckfiberite, Addition to existing plant, \$1.5 million - Greenville, TX  
PACTIV Corporation, Additions and New Construction, \$2.1 million - Corsicana, TX  
Texas Titan, New Construction, \$6 million - Arlington, TX  
Altex, New Construction, \$2.5 million - Waxahachie, TX  
Reliant Field End Zone Scoreboard Structure, New Construction, \$1.1 million - Houston, TX  
Rice University, Chiller Replacement, \$3.5 million - Houston, TX



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***Personal Resume***

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**Allen Hunter**  
Safety Director

**Position Description:**

Mr. Hunter is responsible for managing complete safety and loss control programs for all projects undertaken. This includes assisting the Project Manager and Superintendents in planning the field operations for safe and productive work, performing daily safety inspections of job sites to eliminate unsafe acts and/or conditions, and providing training to all WCI Texas and subcontractor employees. Mr. Hunter developed a tailor-made emergency response plan to be implemented by WCI Texas employees and subcontractors in the event of a project emergency. Mr. Hunter serves as WCI Texas= liaison under the newly formed statewide partnering agreement with OSHA.

**Education:**

A.A.S. Occupational Safety and Health Management  
Texas State Technical College (TSTC), Waco, Texas.

**Certifications/Affiliations:**

World Safety Organization  
American Society of Safety Engineers  
Hazardous Materials Management (TSTC)  
OSHA 500 instructor  
CPR and Emergency First Aid Instructor (American Red Cross & National Safety Council)

**Experience:**

Mr. Hunter is a pro-active safety manager in the local contracting community. He coordinated and assisted in the development of a local Safety Fair structured for trade employees and their families. He is involved in the development of the Central Texas Safety Consortium which will be comprised of safety professionals from local industry working together to establish a new level of safe practices through education and awareness. Having had the opportunity to work on projects ranging from bridges to sand and gravel mines, and from underground utilities to a \$120M airport terminal, Mr. Hunter has developed a broad base of experience in many areas over the past 10 years.

**Specific Project Experience:**

Assistant Safety Manager, New Passenger Terminal - Austin-Bergstrom Intl. Airport  
Safety Superintendent, Central Utilities Plant, Austin-Bergstrom Intl. Airport - Austin, TX  
Safety Superintendent, Terminal Access Road, with 2 bridges - Austin-Bergstrom Intl. Airport  
Safety and Health Coordinator- Wal-Mart Super Centers- El Paso, TX, Wichita and Derby, KS  
Safety and Health Coordinator- University of Texas Softball Stadium- Austin, TX  
Safety and Health Coordinator- Johnson State Office Building Parking Garage- Austin, TX





JAYNES, REITMEIER, BOYD &amp; THERRELL, P.C.

Certified Public Accountants

5400 Bosque Blvd., Suite 500 Waco, Texas 76710

P.O. Box 7616 Waco, Texas 76714-7616

Phone 254.776.4190 Fax 254.776.8489

Web www.jrbt.com

Independent Auditors' Report

To the Partners of  
Waco Construction, Ltd.  
(dba Waco Construction, Inc.):

We have audited the accompanying balance sheet of Waco Construction, Ltd., dba Waco Construction, Inc. (referred to hereinafter as the "Partnership") as of December 31, 2002, and the related statements of income, partners' capital and cash flows for the year then ended. These financial statements are the responsibility of the Partnership's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position, results of operations, and cash flows of Waco Construction, Ltd. as of December 31, 2002, in conformity with accounting principles generally accepted in the United States of America.

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplemental information included on pages 14 through 17 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

*Jaynes, Reitmeier, Boyd & Therrell, P.C.*

March 7, 2003

*An Independent Member of the BDO Seidman Alliance*



**Waco Construction, Ltd.**  
**(dba Waco Construction, Inc.)**

**Balance Sheet**

**December 31, 2002**

**Assets**

**Current assets:**

Cash and cash equivalents	\$ 859,828
Certificates of deposit	2,000,000
Contracts receivable:	
Completed contracts	18,000
Contracts in progress	1,702,435
Retained by customers in accordance with contract provisions	438,343
Other receivables	5,767
Costs and estimated earnings in excess of billings on uncompleted contracts	137,665
Prepaid expenses	94,106

**Total current assets**

**5,256,144**

**Property and equipment**

**1,162,456**

**Less accumulated depreciation**

**211,903**

**950,553**

**Other assets:**

Deposits	8,850
Receivables from affiliates	144,140
Goodwill, net of accumulated amortization	821,304
	<u>974,294</u>

**\$ 7,180,991**

**See accompanying notes to the financial statements.**

**Liabilities and Partners' Capital****Current liabilities:**

Current maturities of long-term debt	\$ 234,922
Accounts payable	3,115,695
Billings in excess of costs and estimated earnings on uncompleted contracts	198,880
Accrued payroll and bonuses	75,190
Accrued insurance and property taxes	68,913
Other accrued liabilities	<u>50,072</u>

**Total current liabilities**3,743,672**Long-term debt, less current maturities**588,431**Total liabilities**4,332,103**Commitments and contingencies**

-

**Partners' capital:**

General partner	28,489
Limited partner	<u>2,820,399</u>
	<u>2,848,888</u>

**\$ 7,180,991**

**Waco Construction, Ltd.**  
**(dba Waco Construction, Inc.)**

**Statement of Income**

**Year Ended December 31, 2002**

Contract revenues earned	\$ 22,296,681
Cost of revenues earned	<u>20,719,965</u>
Gross profit	1,576,716
Selling, general and administrative expenses	<u>994,784</u>
Income from operations	<u>581,932</u>
Other income (expense):	
Interest income	60,048
Other income	(801)
Interest expense	<u>(49,566)</u>
	<u>9,681</u>
Net income	<u><u>\$ 591,613</u></u>

See accompanying notes to the financial statements.

**Waco Construction, Ltd.**  
**(dba Waco Construction, Inc.)**

**Statement of Changes in Partners' Capital**

**Year Ended December 31, 2002**

	<u>General Partner</u>	<u>Limited Partner</u>	<u>Partners' Capital</u>
Balance, January 1, 2002	\$ 23,473	2,323,802	2,347,275
Net income	5,916	585,697	591,613
Partner distributions	<u>(900)</u>	<u>(89,100)</u>	<u>(90,000)</u>
Balance, December 31, 2002	<u>\$ 28,489</u>	<u>2,820,399</u>	<u>2,848,888</u>

See accompanying notes to the financial statements.



THE AMERICAN INSTITUTE OF ARCHITECTS **RECEIVED**

JAN 27 2004



WACO CONSTRUCTION

AIA Document A310

**Bid Bond**

KNOW ALL MEN BY THESE PRESENTS, that we WCI TEXAS I, LTD., d/b/a WCI Texas  
(Here insert full name and address or legal title of Contractor)  
 P.O. Box 22010, Waco, TX 76702-2010

as Principal, hereinafter called the Principal, and Liberty Mutual Insurance Company  
(Here insert full name and address or legal title of Surety)  
 175 Berkeley Street, Boston, MA 02117

a corporation duly organized under the laws of the State of Massachusetts  
 as Surety, hereinafter called the Surety, are held and firmly bound unto Williamson County,  
 701 Main Street, Georgetown, TX 78626  
(Here insert full name and address or legal title of Owner)

as Obligee, hereinafter called the Obligee, in the sum of five percent (5%) of the greatest  
 amount bid

Dollars (\$ 5% GAB ),  
 for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind  
 ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by  
 these presents.

WHEREAS, the Principal has submitted a bid for Williamson County Inner Loop Warehouse  
 Renovation - finish out the Annex for County Courthouse Offices  
(Here insert full name, address and description of project)  
 Solicitation no. 04WC209

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract  
 with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding  
 or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt  
 payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter  
 such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty  
 hereof between the amount specified in said bid and such larger amount for which the Obligee 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.

Signed and sealed this 30th day of January 2004

*Pat Huston*  
 (Witness)

WCI TEXAS I, LTD., d/b/a WCI Texas  
 (Principal) (Seal)

Kieran McQuade, (Title) GM/Vice President

Liberty Mutual Insurance Company

*Eva O. Limmer*  
 (Surety) (Seal)  
 Eva O. Limmer, (Title) Attorney-in-Fact



1416901

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

LIBERTY MUTUAL INSURANCE COMPANY  
BOSTON, MASSACHUSETTS  
POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS: That Liberty Mutual Insurance Company (the "Company"), a Massachusetts stock insurance company, pursuant to and by authority of the By-law and Authorization hereinafter set forth, does hereby name, constitute and appoint **JOHN R. WARD, EVA O. LIMMER, DOUGLAS MOORE, SHERRY MESQUITA, EMILY MIKESKA, ALL OF THE CITY OF GATESVILLE, STATE OF TEXAS**

, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations in the penal sum not exceeding **TWENTY-FIVE MILLION AND 00/100** DOLLARS (\$ **25,000,000.00**) each, and the execution of such undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company in their own proper persons.

That this power is made and executed pursuant to and by authority of the following By-law and Authorization:

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

By the following instrument the chairman or the president has authorized the officer or other official named therein to appoint attorneys-in-fact:

Pursuant to Article XIII, Section 5 of the By-Laws, Garnet W. Elliott, Assistant Secretary of Liberty Mutual Insurance Company, is hereby authorized to appoint such attorneys-in-fact as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

That the By-law and the Authorization set forth above are true copies thereof and are now in full force and effect.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of Liberty Mutual Insurance Company has been affixed thereto in Plymouth Meeting, Pennsylvania this 5th day of December, 2003.

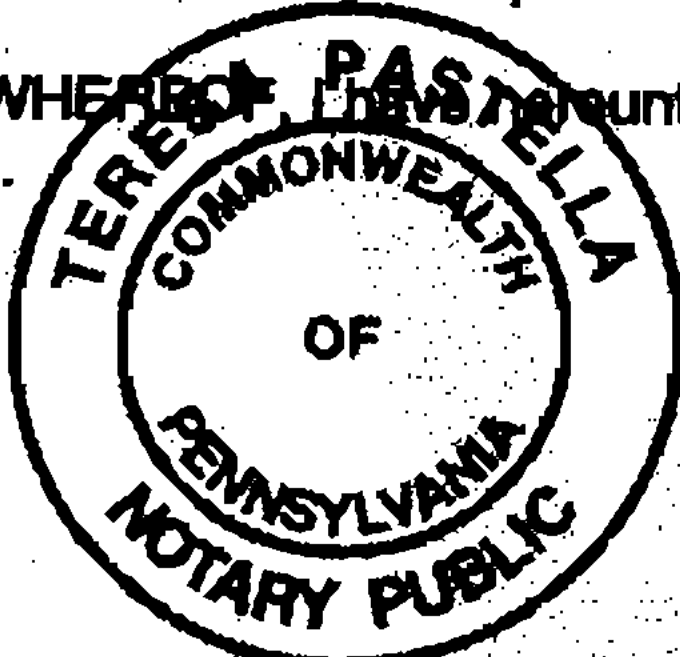
LIBERTY MUTUAL INSURANCE COMPANY

By Garnet W. Elliott  
Garnet W. Elliott, Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA ss  
COUNTY OF MONTGOMERY

On this 5th day of December, 2003, before me, a Notary Public, personally came Garnet W. Elliott, to me known, and acknowledged that he is an Assistant Secretary of Liberty Mutual Insurance Company; that he knows the seal of said corporation; and that he executed the above Power of Attorney and affixed the corporate seal of Liberty Mutual Insurance Company thereto with the authority and at the direction of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Notarial Seal  
Teresa Pastella, Notary Public  
Plymouth Twp., Montgomery County  
My Commission Expires Mar. 28, 2006  
Member, Pennsylvania Association of Notaries

By Teresa Pastella  
Teresa Pastella, Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the officer or official who executed the said power of attorney is an Assistant Secretary specially authorized by the chairman or the president to appoint attorneys-in-fact as provided in Article XIII, Section 5 of the By-laws of Liberty Mutual Insurance Company.

This certificate and the above power of attorney may be signed by facsimile or mechanically reproduced signatures under and by authority of the following vote of the board of directors of Liberty Mutual Insurance Company at a meeting duly called and held on the 12th day of March, 1980.

VOTED that the facsimile or mechanically reproduced signature of any assistant secretary of the company, wherever appearing upon a certified copy of any power of attorney issued by the company in connection with surety bonds, shall be valid and binding upon the company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said company, this 30th day of January, 2004.



By David M. Carey  
David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, bank deposit, currency rate, interest rate or real value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

**NOTICE FROM SURETY REQUIRED BY  
TERRORISM RISK INSURANCE ACT OF 2002**

In accordance with the Terrorism Risk Insurance Act of 2002 (referred to hereinafter as the "Act"), this disclosure notice is provided for surety bonds on which one or more of the following companies is the issuing surety: Liberty Mutual Insurance Company; Liberty Mutual Fire Insurance Company; LM Insurance Corporation; The First Liberty Insurance Corporation; Liberty Insurance Corporation; Employers Insurance Company of Wausau (formerly "EMPLOYERS INSURANCE OF WAUSAU A Mutual Company"); Peerless Insurance Company; and any other company that is a part of or added to the Liberty Mutual Group for which surety business is underwritten by Liberty Bond Services (referred to collectively hereinafter as the "Issuing Sureties").

**NOTICE FORMS PART OF BOND**

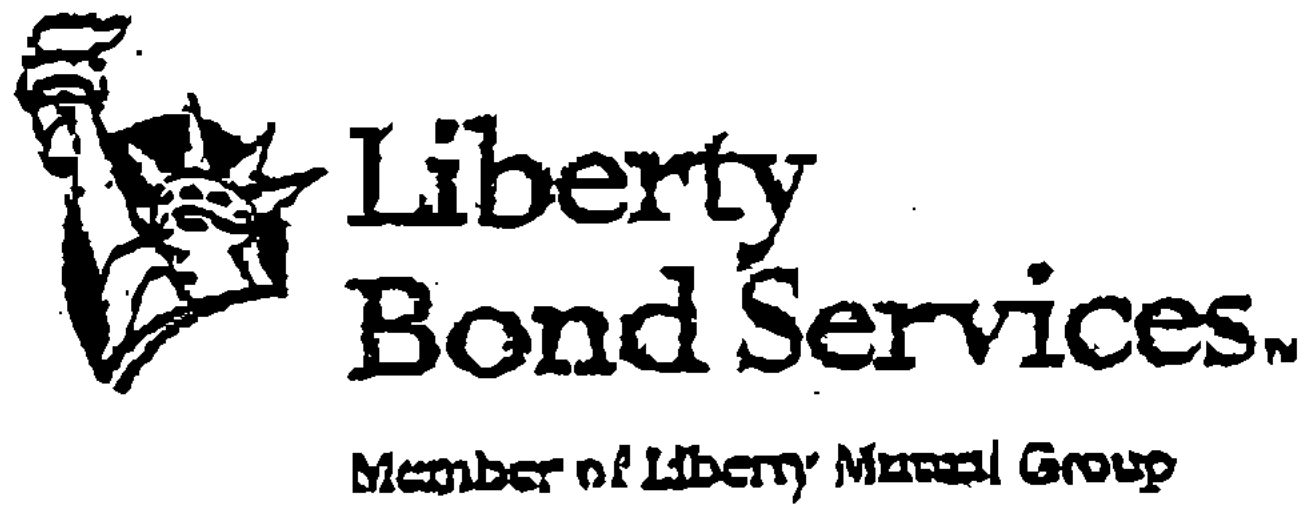
This notice forms part of surety bonds issued by any one or more of the Issuing Sureties.

**DISCLOSURE OF PREMIUM**

The premium attributable to any bond coverage for "acts of terrorism" as defined in Section 102(1) of the Act is Zero Dollars (\$0.00).

**DISCLOSURE OF FEDERAL PARTICIPATION  
IN PAYMENT OF TERRORISM LOSSES**

The United States will reimburse the Issuing Sureties for ninety percent (90%) of any covered losses from terrorist acts certified under the Act exceeding the applicable surety deductible.



## Important Notice

TO OBTAIN INFORMATION ABOUT THIS BOND, TO MAKE A COMPLAINT OR  
TO FILE A NOTICE OF CLAIM:

You may contact the Texas Department of Insurance to obtain information on  
companies, coverages, rights, complaints, or surety company address at:

800-252-3439

You may write the Texas Department of Insurance at:

P. O. Box 149104  
Austin, TX 78714-9104

*This notice is for information purposes only and does not become a part of or a condition of the attached document. It is given to comply with Section 2253.048, Government Code, and Section 53.202, Property Code, Effective September 1, 2001*



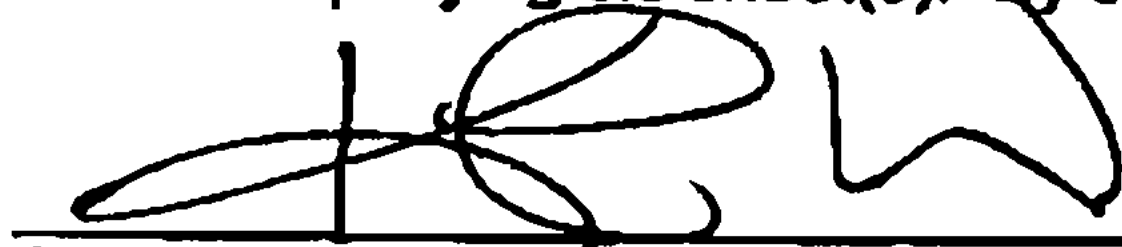
**WILLIAMSON COUNTY BID FORM**  
**RENOVATION OF THE INNER LOOP ANNEX**  
**BID NUMBER: 04WC209**

NAME OF BIDDER: WCI TEXAS I, LTD., d/b/a WCI TexasMailing Address: P.O. Box 22010City: WacoState: TXZip: 76702-2010Email Address: k\_mcquade@wcitexas.comTelephone: ( 254 ) 772-3660Fax: ( 254 ) 772-3687

## CHECK ONE OF THE FOLLOWING:

☐ low item basis. (Will accept award on "any or all" items.)☒ "all or none" basis. (Will accept award of "all" items only. If left blank, low item will apply.)

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



Signature of Person Authorized to Sign Bid

Date of BID: January 30, 2004Printed Name and Title of Signer: Kieran P. McQuade, General Manager/VP Estimating

**DO NOT SIGN OR SUBMIT WITHOUT READING ENTIRE DOCUMENT**

Signature required on awarded bid only.

Hon. John C. Doerfler, County Judge  
for the Williamson County Commissioners Court

Date



---

**REFERENCES**

---

**Project****Owner****Architect****Frank and Sue Mayborn****Campus Center**

University Mary Hardin-Baylor  
Belton, TX

Mr. Edward Martin  
VP Business & Finance  
254-295-4524

Ed Cordes  
B2HK Architects  
713-572-3030

**Morrison Hall Renovation**

Baylor University  
Waco, TX

Mr. Rick Creel  
Asst. VP for Facilities Planning  
& Operations  
254-710-3461  
254-710-8592 (Fax)

Keith Bailey  
Raso, Bailey, Dudley & Rose  
254-776-3830  
254-776-7390 (Fax)

**Baylor Law School**

Baylor University  
Waco, TX

Dr. Brad Toben  
Dean, Baylor Law School  
254-710-1911  
254-710-2316 (Fax)

Scott Davis  
The SmithGroup  
202-842-3830  
202-974-4500 (Fax)

**Learning Technology Center**

McLennan Community  
College, Waco, TX

Dr. Johnette McKown  
Vice President, Business Services  
254-299-8649  
254-299-8654 (Fax)

Joe Raso  
Raso, Bailey, Dudley & Rose  
254-776-3830  
254-776-7390 (Fax)

**Hillcrest Baptist Medical Center**

Waco, TX

Mr. Mike Dorsey  
Construction Manager  
254-202-8037  
254-202-5610 (Fax)

Ron Pauley  
Page, Southerland, Page  
512-472-6722 (Fax)

**Temple Service Center**

Temple, TX

Mr. Mike Olsen  
City of Temple  
2 North Main  
Temple, TX 76501-7630  
254-298-5653  
254-298-5697 (Fax)

Mr. Don Arrowood  
Rike, Ogden, Figuerda, Dickson & Wells  
703 McKinney, Ste 401  
Dallas, TX 75202  
214-871-0616  
214-954-0855 (Fax)



# BAYLOR

U N I V E R S I T Y

April 8, 2002

To Whom it Concern:

I write to comment, from my personal perspective, upon the experience of Baylor Law School with Waco Construction, Inc. (WCI) as the contractor on our new \$33 million law center

I understand that you are now considering the possible engagement of WCI for construction of a capital improvement. Having worked for more than nine years with both WCI and our architects in the planning and design of our new law center, I can enthusiastically recommend WCI to you. The following sets forth the background of, and reasons for, my very positive reference.

At Baylor, we have operated under a design-build format in which the architect (in our case, SmithGroup Inc. of Washington, D.C.) is in direct contract with the general contractor. The Law School, as the user of the facility, is of course a member of the design-build team. The design-build format requires very close coordination among the contractor, the architect and the user/owner, and a heightened sensitivity of all parties to the needs of each of the other parties. WCI has demonstrated remarkable sensitivity to these diverse interests.

We have found WCI and its personnel to be consistently dedicated, responsive and extremely conscious of cost issues. Also, and so very importantly, WCI has been very creative in initiating appropriate suggestions regarding the progress and handling of each aspect of the project. The firm has been a true team player in advancing our goals and objectives. WCI has shown a genuine "equity interest" in our project and has in its performance exceeded each and every expectation we had when we entered into our arrangement.

In addition to serving as a team player and providing the creativity necessary to achieve a first-class project, WCI has shown remarkable attention to detail. Each and every suggestion that the architects or we have made has been carefully studied by WCI and has been incorporated into the design, or has been the subject of additional discussions concerning its appropriateness or efficacy. It is unusual to find professionals that possess both the high degree of creativity exhibited by WCI and also the professional discipline to keep even the smallest of details under control.


One of our objectives was to design a facility that would provide us with a competitive advantage in the market for the best students. We believe that WCI has crafted a facility that will provide us with precisely that advantage. The result of our collaboration has been a building that will both "work" and that will make a strong statement concerning the quality of our program.

Finally, and very importantly, these are just plain nice folks with whom to work. Russ McCleod has been "front and center" in the entire design and planning process. He has been "at the table" in virtually all of our extended project meetings over the past several years. Jim Brenner, the project superintendent, Kristie Croft, the project engineer, and Troy Tacker, the foreman, have all consistently gone the extra mile to create a real work of aesthetic and functional excellence. All personnel at the firm are readily available by telephone and e-mail and respond promptly to all messages and communications (a very important point in a large, complex project). Throughout the process (actual construction began in December 1999 and we moved in in August, 2001), we've developed a genuine camaraderie. It is refreshing to work with consummate professionals who are not only creative, energetic, and responsive, but who are also personable and enjoyable to be with in a working environment.

WCI has my most enthusiastic and highest commendation.

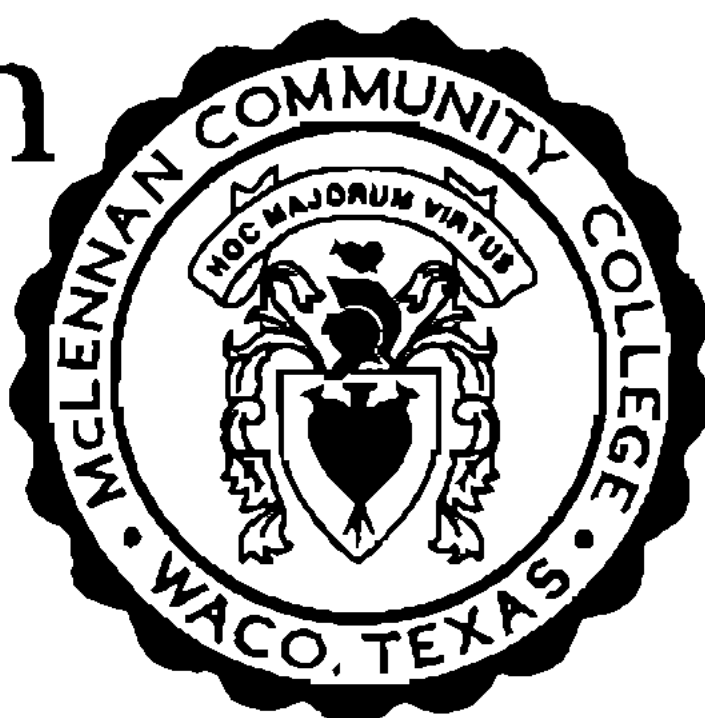
OFFICE OF THE DEAN  
BAYLOR LAW SCHOOL  
SHEILA AND WALTER UMPHREY LAW CENTER  
1114 S. UNIVERSITY PARKS DR. • WACO, TEXAS 76706 • 254.710.1911 • FAX 254.710.2316 • WEBSITE: law.baylor.edu

With very best regards, I am

Sincerely,   
Bradley J.B. Toben  
Dean

lo

# McLennan Community College



February 14, 2002

Mr. Wayne Criswell  
Vice President for Administrative Services  
Temple College  
2600 South First Street  
Temple, TX 76504

Dear Wayne:

Chris Krause has informed me that Waco Construction, Inc. (WCI) is planning to submit a proposal for a project on your campus, and I recommend your consideration of them as your contractor. We are nearing completion of the most significant project we have undertaken since I have been at MCC, and WCI has been the contractor. The construction is the expansion of our Library into a Learning Technology Center. We doubled the building in size and added a food court, distance learning labs, the Center of Instructional Innovation, all our computing and networking staff, and our Academic Success Center. When closed out, we will have invested nearly \$9 million in construction, fees, furniture, etc. I am anxious for you to visit when convenient.

It was important to us to select exactly the right contractor for this project, and we selected WCI, and we've been very pleased. You may be surprised to hear that we did not select the low proposal, but this is not a low cost or low priority project. In fact, we paid a premium to have access to the completed building early, and we received considerably more benefit than just the time. Our initial target was October, but the rain days made that unrealistic. They did meet our goal to be moving in December, and they did what had to be done to get the project completed. That often included working Saturdays and Sundays or even late in the evening. They have the ability to get the most from their subs, and the subs indicated to us that they expected that from the beginning.

My campus construction team believes WCI is undoubtedly the most effective construction team with whom we have worked. Here are some of the comments:

1. They are organized.
2. The leadership is involved from the top to bottom in the project, and that makes a big difference in how smooth the project is going.
3. They are excellent with their scheduling, and we have weekly planning meetings. They provide a typed summary of all discussions and decisions.
4. They pay attention to detail.

## *McLennan Community College*

1400 College Drive • Waco, Texas 76708 • (254) 299-8000 • [www.mclennan.cc](http://www.mclennan.cc)

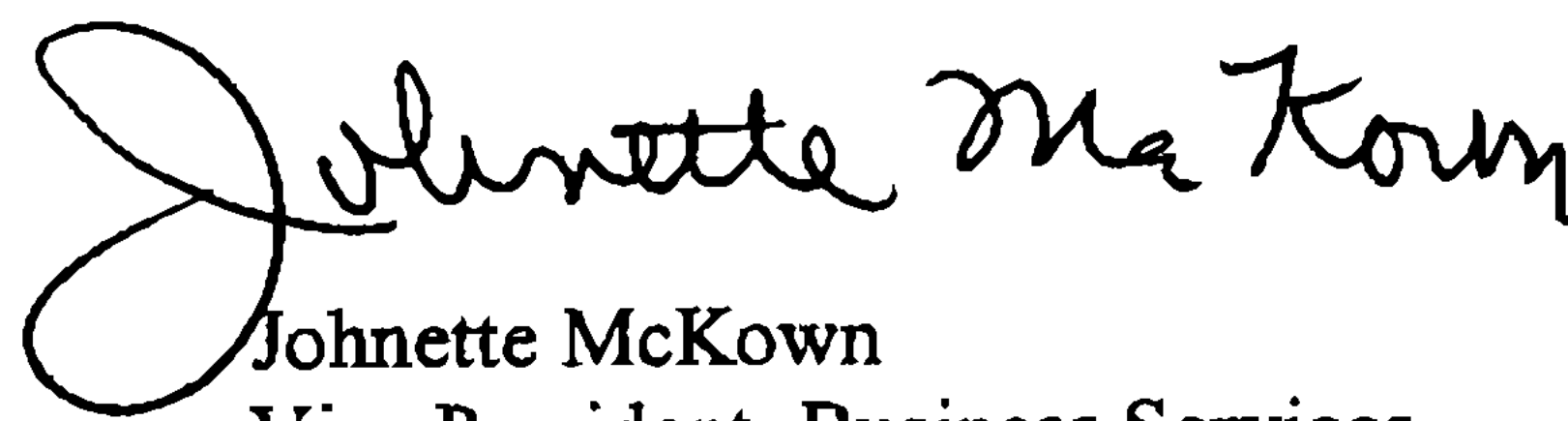
An Equal Opportunity Institution

5. The respond quickly to RFI's and send RFI's quickly. They are aggressive in getting the job done.
6. The coordination is excellent. They exhibit a "can do" attitude and try to accommodate us rather than playing the blame or excuse game.
7. They create a partnership with us and are always available. All the key players are well-informed and responsive.

One of the most important benefits I found was their capacity to do the job. Before working with WCI, we had primarily worked with smaller companies who really did excellent work. However, I am not convinced that all of them could have handled the complexity of this job. I am generally the most conservative one in our executive leadership team in terms of financing, so I had a few questions in my mind when we did not take the "low proposal" in awarding the contract. However, I have now said many times how critical it was that we made the right decision on a project of this size and complexity, and WCI was the right decision for us.

While we have worked with many excellent contractors, Waco Construction has been the most organized and efficient and has had the capacity needed. They just do quality work in the time they say. I would be happy to discuss how very well they accomplished this job with potentially major obstacles—the company selling, the loss of several key employees during the job (company representative who was our executive level contact, project manager, and job superintendent). That says a lot about them. Call me if I can answer specific questions.

Sincerely,



Johnette McKown  
Vice President, Business Services



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**Safety Record**

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Our investment in the enforcement of strict safety regulations allows WCI Texas and our clients to take advantage of an extraordinarily low experience modifier. According to our insurance agent, Experience Modification Rate (EMR) is one of the lowest in the Central Texas Region. Our current rate 0.49 as it was for 2002.

In addition, in 2001 WCI Texas became the first contractor in the State of Texas to enroll in a statewide partnership with OSHA. This was a logical step for WCI Texas when considering our stellar record of not having received a safety citation in over ten (10) years! WCI Texas has received Certificates of Commendation for Excellent Safety Record since 1984. This impeccable record spanning twenty (20) years speaks to our commitment to safety.

Our safety record has been achieved due to the efforts of our Safety Director, and the support that he receives from the WCI Texas Management Team. WCI Texas is one of the only general contractors in the Central Texas region with a full time Safety Director.

We are advocates for a Drug Free Workplace. All applicants are drug tested prior to employment. To reinforce this policy, random drug tests of all employees are conducted throughout the year. Should an accident occur, drug testing of all those involved, whether employed by WCI Texas or others, is automatic. WCI Texas is known in the industry for strictly enforcing this policy, and we are the only general contractor in the Waco area that has this policy. So, when drug users can't work for WCI Texas, where do they work??



---

## **Outline of Safety Information**

### **I. Company Philosophy**

It is the philosophy of WCI Texas that all injuries can be prevented. We are particularly concerned about human suffering and financial losses resulting from on-the-job accidents, both for the individual and the company. Therefore, the prevention of accidents is a important company objective, requiring the active and genuine cooperation of all employees.

Total accident prevention can only be accomplished through the coordinated efforts of all employees and management. Therefore, all WCI Texas personnel, as a condition of employment, must be knowledgeable of and follow the company safety and health requirements. During new employee orientation all new hires are thoroughly immersed in our Safety Program.

It is furthermore our policy that no job or service performed by an employee is so important or urgent that it cannot be performed the safest way. Safety and sanitary conditions will be taught and enforced by supervision. We commit to in fact make safety equal to cost and production.

### **II. Pre-employment Physicals and Medical Evaluations**

#### **A. Pre-employment Physicals:**

Pre-employment physicals are preformed for every Carpenter and Labor hired. To comply with ADA requirements the pre-employment physicals are determined, based on the essential functions of the job.

The essential functions, were established by Concentra Medical Center and our staff, through direct observation and employee interviews.

#### **Purpose of Pre-employment physicals**

1. To ensure that the potential employee is capable of performing the essential elements of the job with risk to him or her self.
2. To assist physicians with injury treatment and management along with early return to work.
3. The pre-employee physicals also assist the employee in becoming more confident in his ability to perform his or here job.

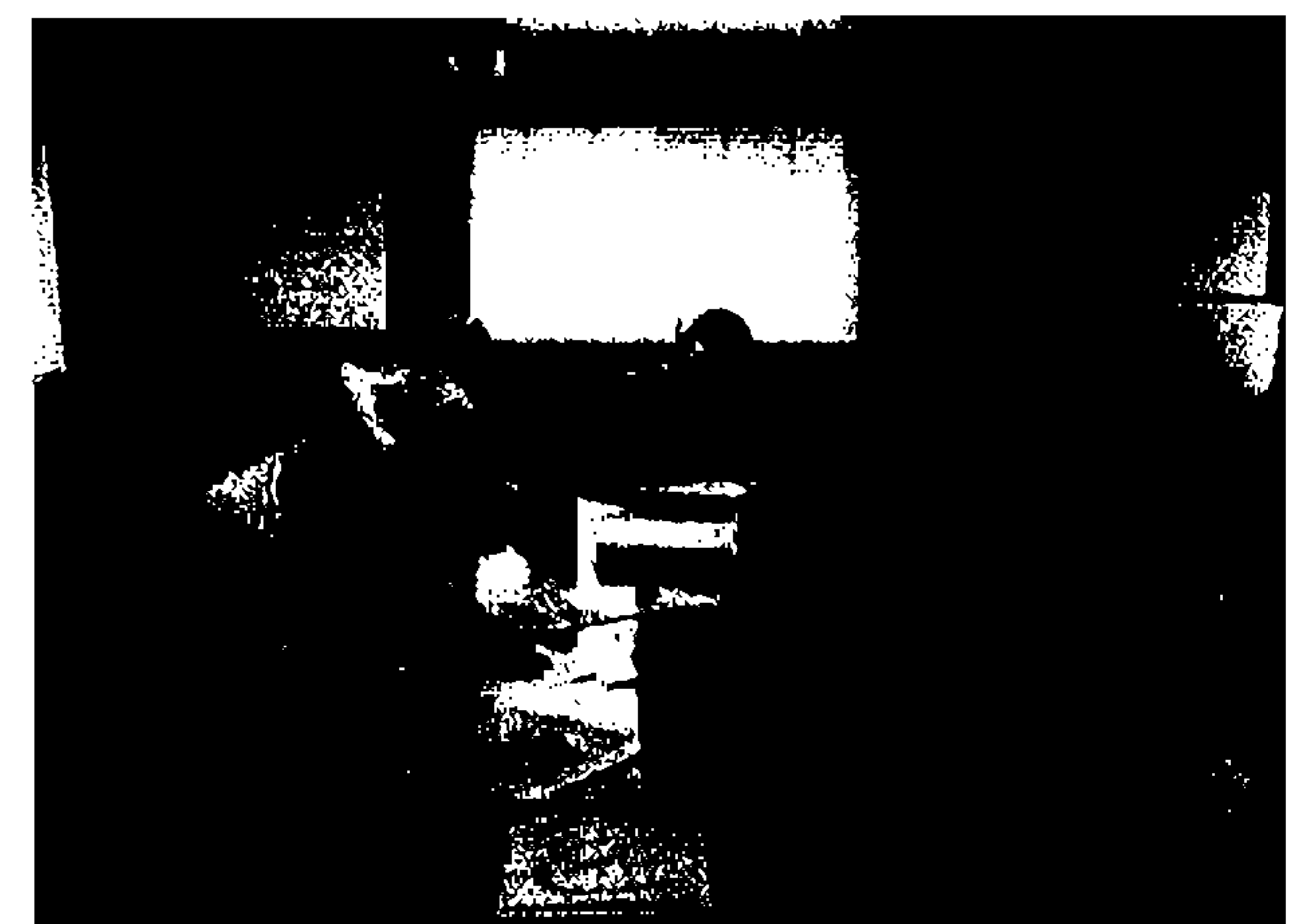


### **III. Substance Abuse Program**

Providing a safe working environment is a primary concern of WCI Texas. A safe workplace, in our judgment, cannot be attained without an effective Drug and Alcohol Policy that includes requirements for drug testing.

The primary elements of our substance abuse program are:

- A. Pre-Employment Testing
- B. Random Testing
- C. DOT Testing
- D. Post Accident Testing
- E. Reasonable Suspicion Testing



#### **IV. Safety Incentive Program**

WCI Texas is always striving to achieve the safest work site possible. For this reason, awards are earned based on each project and employee's participation, and effort towards a safer work place.

##### **A. Individual Performance**

This Incentive Program was developed to help recognize those employees who work safely without an at-fault incident.

##### **B. Team Performance**

This Incentive Program was developed to help recognize each project that works to completion without a lost time incident. The purpose behind this program is to help build a team approach to safety.

#### **V. Education and Training Program**

##### **A. Orientation**

Every employee must attend a 2-Hour safety orientation before beginning work. Safety orientations are provided in both English and Spanish when appropriate. The employee also receives an on-site orientation after starting to work. See Attachment of topics covered in the orientation.

##### **B. Weekly Safety Meetings**

Employees and subcontractors must attend weekly safety meetings held by the superintendent of each project. Topics for these meetings can be determined by relevant safety issues or suggestions by the Safety Director

##### **C. Operator and Driver Training**

1. Defensive Driver Training
2. Crane
3. Forklift
4. Heavy Equipment
5. Aerial Lift (Boom & Scissor)

##### **D. Supervisor Safety Training**

1. OSHA 10 Hour
2. First Aid CPR / Bloodborne Pathogens
3. Scaffold
4. Excavation/Trench Safety
5. Electrical Safety
6. Lock out / Tag out
7. Fall Protection
8. Respirator Training
9. HAZCOM
10. HAZWOPER
11. Crane and Rigging Operations
12. Asbestos Awareness
13. Confined Space
14. Fire Prevention



**E. The Associated General Contractors / AGC**

1. Through WCI Texas' heavy involvement and support of the AGC, several of our employees attend training seminars on a regular basis. As a member of the Central Texas Chapter of AGC, WCI Texas participates and supports the AGC through sponsorship and leadership of training seminars. WCI Texas encourages all employees to attend the AGC's annual Safety and Health Fair where they receive awareness training in a variety of general safety topics.
2. The AGC has an immense library of videos and training materials that are available to WCI Texas for in house training.
3. Supervisory Training Program (STP): All supervisors are encouraged to attend the STP courses.

**F. Vendor Training**

Many times the Safety Director will invite vendor representatives to enhance an on site weekly safety meeting. WCI Texas encourages its vendors to partner with us in safety awareness. Vendors serve as knowledge experts in these given areas and support the safety program through this participation in jobsite safety training.

**H. Concentra Medical Center**

Concentra Medical Center provides quarterly safety and health seminars to our employees. Concentra is available to assist us with our weekly safety meetings by providing training in Heat related illnesses, Proper Lifting techniques, Ergonomics, Alcohol and Drug awareness and many more.

**I. Community Involvement**

WCI Texas has made every effort to enhance the level of safety not only our own employees, but subcontractors as well. This is accomplished by encouraging subcontractors to attend weekly safety meetings. Also, WCI Texas sponsors several training seminars during the year that are open to members of the community.

**J. Professional Development**

WCI Texas promotes continuing education and professional development by offering a tuition reimbursement program. Employees are encouraged to further their education by taking courses that will assist them in their jobs. Once the employee has satisfactorily completed the course, the employee will then be reimbursed for the cost of the course.

**VI. Safety and Health Audits**

- A. The project Superintendent is responsible for performing weekly safety and health audits each week (See Attachment).
- B. Our Workers Compensations Carrier (Argonaut) and General Liability Carrier (CGU) perform routine quarterly inspections of all WCI projects.
- C. The Safety Director also conducts routine weekly safety audits of all on going projects.



**VII. Incident Investigations**

- A. WCI Texas believes that all accidents regardless of the cause must be thoroughly investigated. This includes injury accidents, property accidents and near misses. The purpose of accident investigation is simply to obtain facts.
- B. All Managers, Forman and Lead men are trained in the art of accident investigation.

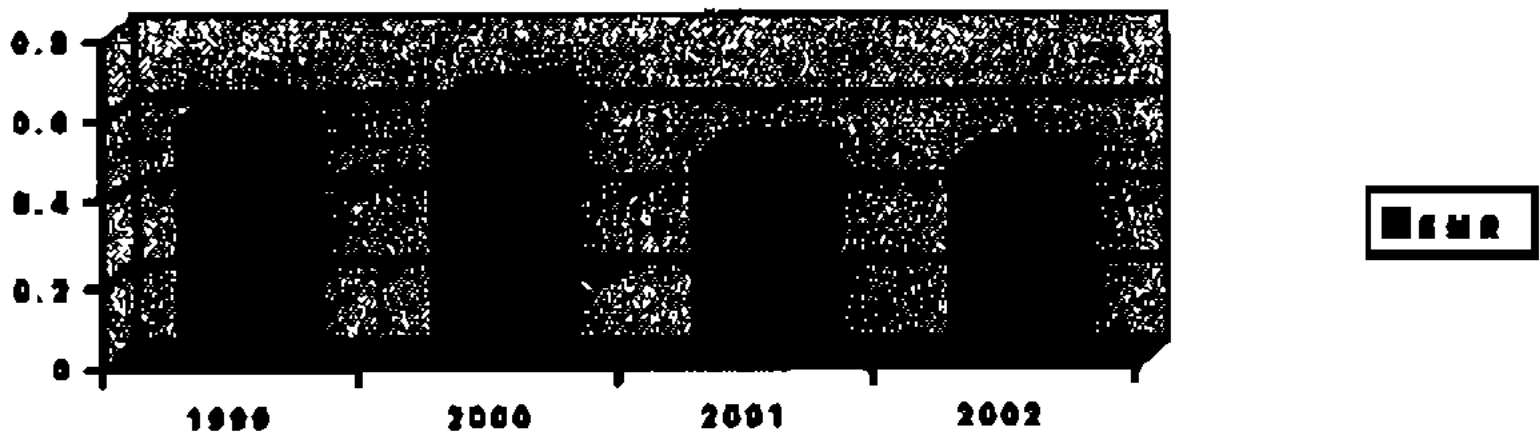
**VIII. Awards for Safety Accomplishments and Milestones**

- A. 1991 AGC Award for Safety Excellence for being 25% or more below division incident rate
- B. 1992 AGC Award for Safety Excellence for being 25% or more below division incident rate
- C. 1994 AGC Award for Safety Excellence for being 25% or more below division incident rate
- D. 1995 AGC Award for Safety Excellence for being 25% or more below division incident rate
- E. 1999 AGC Award for Safety Excellence for being 25% or more below division incident rate
- F. 2000 AGC Award for Safety Excellence for being 25% or more below division incident rate
- G. 2001 AGC Award for Safety Excellence for being 25% or more below division incident rate
- H. 2001 First Contractor in the State of Texas to sign a Statewide Partnership with OSHA
- I. 2001 First Contractor to win the TBB AGC Outstanding Achievement In Safety Award
- J. 2001 Successfully Completed the OSHA Job Site Safety Recognition Program on WISD Middle School Milestone of 110, 000 hours worked without an OSHA recordable accident
- k. 2002 AGC Award for Safety Excellence for being 25% or more below division incident rate
- l. 2002 AGC Award for no lost time accidents

**IX. Statistical History**

- A. Experience Modification Rate (EMR):

1992 (.66)	1993 (.61)	1994 (.61)	1995 (.63)	1996 (.56)
1997 (.42)	1998 (.48)	1999 (.60)	2000 (.64)	2001 (.50)
2002 (.49)	2003 (.)			





B. OSHA Log Historical Data:

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Number of lost time accidents	7	3	2	7	4	5	4	1	1	0	0
Number of recordable cases	14	22	19	28	12	25	41	24	15	3	9
Number of fatalities	0	0	0	0	0	0	0	0	0	0	0

C. Number of employee hours worked (rounded to the nearest 1,000's)

1993 = 179,000

1994 = 205,000

1995 = 226,000

1996 = 237,000

1997 = 252,000

1998 = 417,000

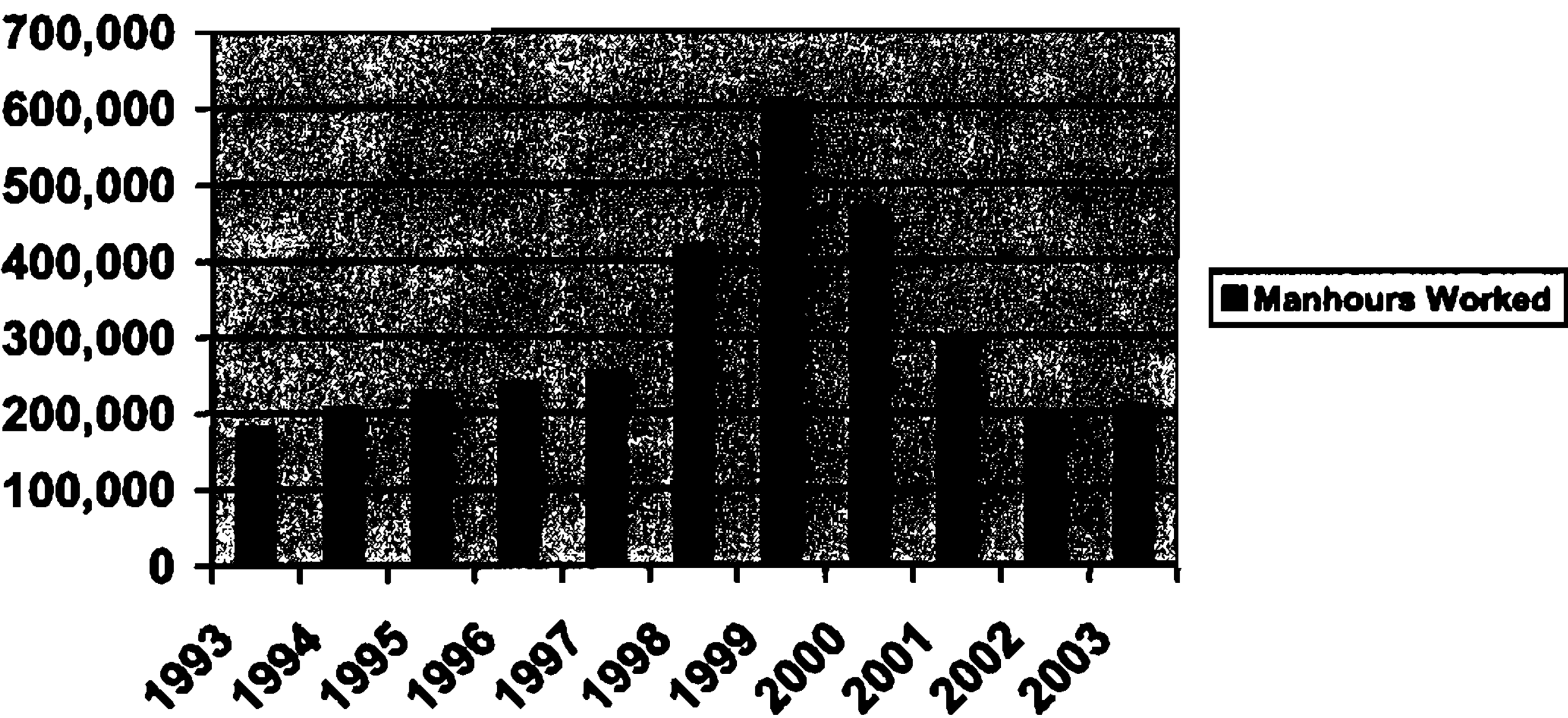
1999 = 608,000

2000 = 467,000

2001 = 295,300

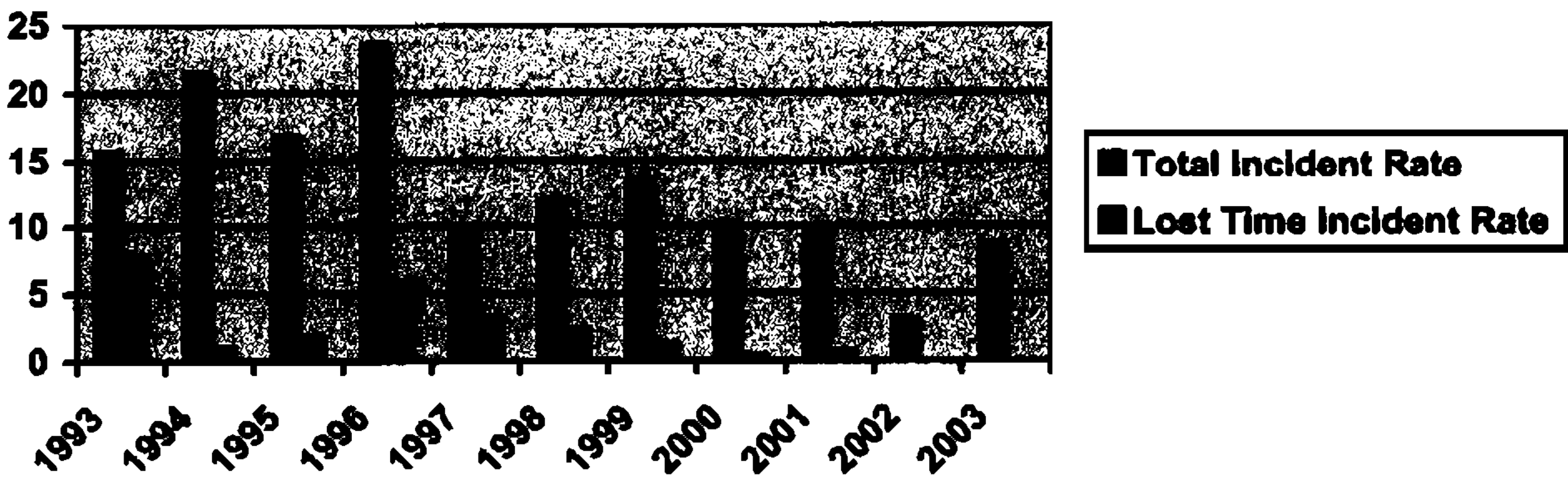
2002 = 194,561

2003 = 205,868



D. Incident Rates

*Total Incident Rate:	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
	15.64	21.46	16.8	23.62	9.5	11.99	13.48	10.26	9.48	3.08	8.74
*LT Incident Rate:	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
	7.8	.97	1.8	5.9	3.2	2.4	1.3	.42	.67	0	0



Claims cost per man-hour worked for 2002 was .017 cents.

Have currently completed 779 days without a lost time accident and have worked 475,783 hours without a lost time accident as of 1/14/04.

**\*Total Incidence rates** represent the number of injuries and/or illnesses per 100 full-time workers and were calculated as:  
$$\frac{(\text{Total recordable injuries}) \times 200,000}{\text{EH}}$$

**\*Lost Time Incident rates:**  
$$\frac{\text{LT} \times 200,000}{\text{EH}}$$

LT = number of lost time injuries and/or illnesses

EH = total hours worked by all employees during the calendar year

200,000 = base for 100 full-time equivalent workers (working 40 hours per week, 50 weeks per year).



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**Awards and Recognitions**

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**2002 Best of Texas - Masonry Building Projects**

Shelia and Walter Umphrey Law School, Baylor University, Waco, Texas  
Presented by *Texas Construction Magazine*

**2002 Award of Merit - Educational Building Project**

George W. Truett Theological Seminary, Baylor University, Waco, Texas  
Presented by *Texas Construction Magazine*

**First Place, State Golden Trowel Award for Excellence in Project Leadership, 2002**

Law School, Baylor University, Waco, Texas  
Presented by Texas Masonry Contractors Association

**Honorable Mention, Golden Trowel Award for Excellence in Project Leadership, 2002**

Truett Seminary, Baylor University, Waco, Texas  
Presented by Central Texas Masonry Contractors Association

**Honorable Mention, Golden Trowel Award for Excellence in Project Leadership, 2002**

Learning Technology Center, McLennan Community College, Waco, Texas  
Presented by Central Texas Masonry Contractors Association

**First Place 2001 Outstanding Construction Award**

Sheila and Walter Umphrey Law School, Baylor University, Waco, Texas  
Awarded by Texas Building Branch, Associated General Contractors

**First Place 2001 Outstanding Safety Achievement Award**

Awarded by Texas Building Branch, Associated General Contractors

**Torch Award for Marketplace Ethics 2001**

Presented by Better Business Bureau of Central Texas

**Golden Trowel Award for Excellence in Project Leadership, 2000**

Baseball/Softball Complex, Baylor University, Waco, Texas  
Presented by Central Texas Masonry Contractors Association

**First Place 2000 Outstanding Construction Award**

Skyboxes, Floyd Casey Stadium, Baylor University, Waco, Texas  
Awarded by Texas Building Branch, Associated General Contractors

**Outstanding Facility Award, 2000**

McLane Student Life Center, Baylor University, Waco, Texas  
Presented by the National Intramural Recreational Sports Association



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***Awards and Recognitions***

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**Facility of Merit Award, 2000**

McLane Student Life Center, Baylor University, Waco, Texas  
Presented by the Athletic Business Conference

**Certificate of Recognition for Excellence in Construction, 1993**

Glennis McCrary Music Building, Baylor University, Waco, Texas  
Awarded by Texas Building Branch, Associated General Contractors

**First Place 1992 Outstanding Construction Award**

North End Zone, Baylor University, Waco, Texas  
Awarded by Texas Building Branch, Associated General Contractors

**First Place 1989 Outstanding Construction Award**

Ferrell Special Events Center, Baylor University, Waco, Texas  
Awarded by Texas Building Branch, Associated General Contractors

