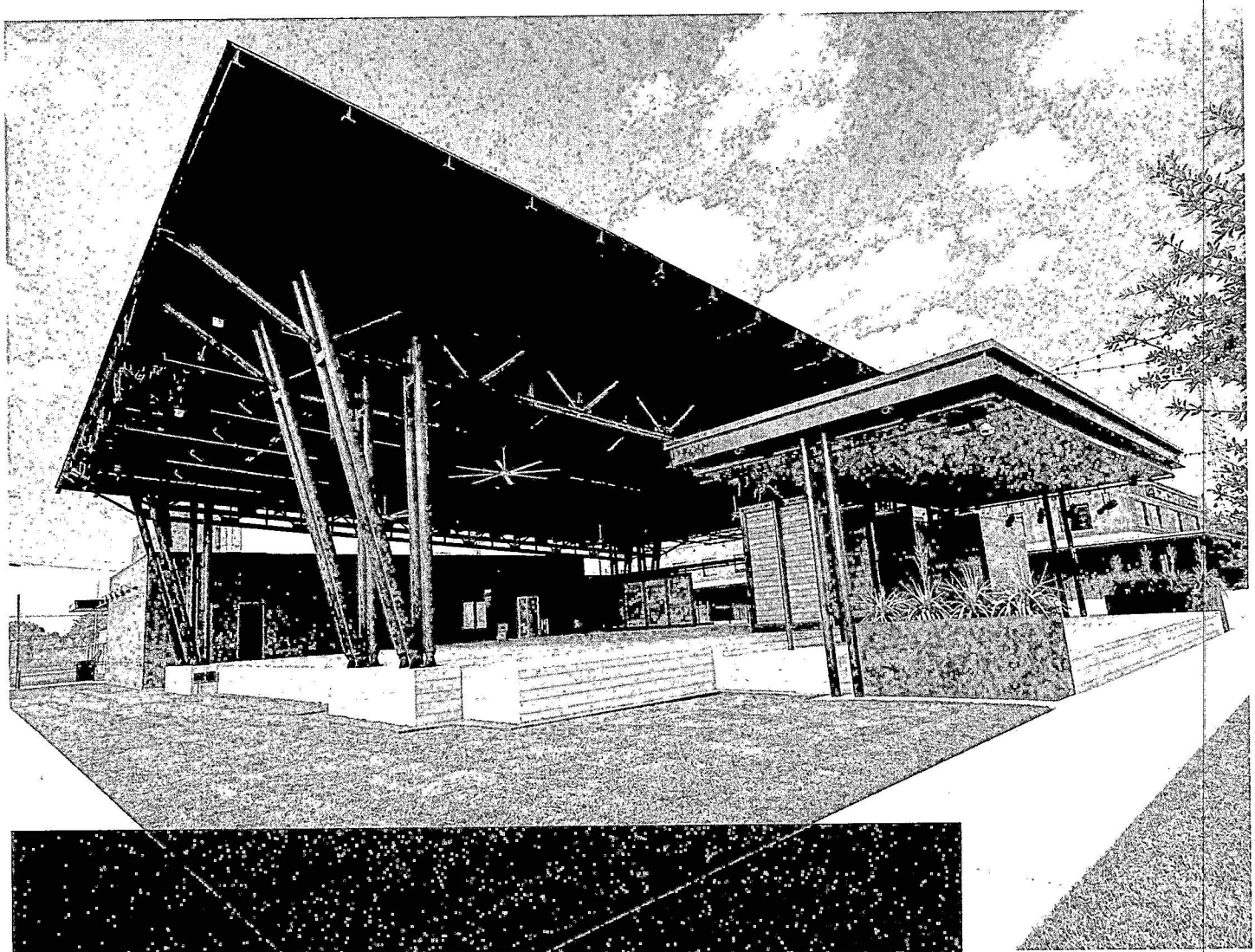
RECEIVED
SEP 28 2026
Brown County Auditor

WALDROP CONSTRUCTION CO. INC.
3208 Fourth St. P.O. Box 1000
BROWNWOOD, TEXAS 76801
(325) 646-2529

TO: Mitch Moore, Auditor
Brown County Auditors Office
200 Broadway, Suite 106
Brownwood, TX 76801

Qualifications for Construction Manger - At Risk Services
Due by Monday, September 28 at 9am.

September 28, 2026
(Exhibit #6)



BROWN COUNTY MULTIPLE INTERIOR REMODELING PROJECTS

Request for Qualifications for Construction Manager at Risk

WALDROP
construction services

WALDROP

September 21, 2026

Mitch Moore, Auditor
Brown County Auditor's Office
200 South Broadway
Brownwood, TX 76801

Sirs,

We are pleased to provide the following proposal for Construction Management at Risk services. We're excited at the possibility of working with the Team at Brown County to make your project a success.

We encourage you to visit with each of our references and to call us with any questions you may have.

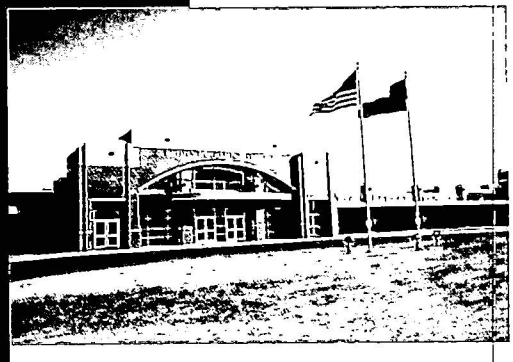
Respectfully Submitted,

Sam Waldrop

Sam Waldrop

'Brown County could not be more pleased with the Quality of services provided by Waldrop Construction Company. The firm consistently performs above and beyond the scope of their contractual duties.'

-Ray West, County Judge







CONTENT

INTRODUCTION.....TAB 1
PROJECT MANAGEMENT.....TAB 2
PREVIOUS EXPERIENCE.....TAB 3
PERSONNEL.....TAB 4
IDENTITY AND LOCATION.....TAB 5
COST.....TAB 6
REFERENCES.....TAB 7

1. INTRODUCTION

1.1 EXECUTIVE SUMMARY

The Brown County Multiple Interior Remodeling project, as directed by Southwest Architects and Brown County, requires a complete renovation of the following areas; 15,000 SF facility at 600 Fisk Street, 5,000SF at 613 North Fisk Street and Miscellaneous areas in the Brown County Courthouse at 200 South Broadway. This will include significant remodeling, including major trades such as HVAC, Plumbing, and Electrical.



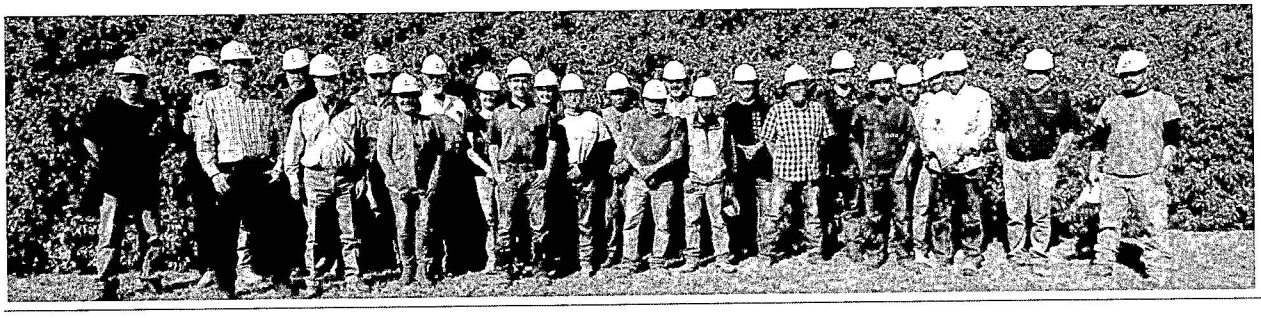
Brown County requires a partner skilled in Construction Management, and commercial development to ensure that the new facility is delivered with cost, quality, transparency, and accountability. With all this in mind, the Waldrop Construction Team has the experience, working with Brown County and Jeff Heffelfinger at Southwest Architects in the past to deliver various projects to completion. This Team will rely on the tested and proven practices that we have developed for collaborating as a Construction Manager on hundreds of successful Public projects.

LOCAL EXPERIENCE TOGETHER

The Waldrop Construction Team is local to Brownwood, and we've built hundreds of projects in our Region. This provides Waldrop with a unique perspective on items such as adherence to local building codes, and access to quality subcontractor selection. Our Team's successful collaborations on nearby projects, combined with our local presence, will allow us to help provide real design assistance and pricing advantages for Brown County.

The Waldrop Team will work cooperatively with stakeholders throughout the project – just as we've done in the past

As you read further within the pages of our enclosed proposal, we commit not only the full resources of our respective organizations, but also the specific individuals we have proposed herein. As your partners in this project, we are ready to collaborate with all stakeholders, on this important project that will help shape the future of our County for decades to come.



2.PROJECT MANAGEMENT

Indicate the total project approach proposed by your firm to provide necessary Construction Manager - At Risk services, from contract execution through warranty period, including consultation with Brown County, and its Architect, during and after the design of the Project.

Please see the following for a summary of our Pre-Construction, Bidding, and Building processes:

A Strong Beginning

Waldrop Construction has built a comprehensive, step-by-step approach to assist the Owner, Architect, Subcontractors, and Suppliers in having the best experience in **Designing, Bidding,** and **Building** projects. Our program was developed by continually asking the question, 'What would happen if everyone had exactly what they needed to make the best decisions, at every step?'. Waldrop Construction's answer to this begins in the Design Phase, also known as 'Pre-Construction'.

Pre-Construction

When we think of the Architect's role, we think of her as being responsible for the 'What and the Where' when creating the design. 'What kind of structural systems? What kind of finishes? And where do these go?', are questions the Architect and Owner answer.

In contrast, Waldrop Construction's role is to answer the question of 'How?' - How to take the Drawings and Specifications that are being created, and provide the Team with an Action Plan, of how to plan effectively.

The **Action Plan** consists of the following items, provided to all Team Members during Pre-Construction.

Step 1. Constructability review – A written summary of the project with all key details, allowing any person a quick and easy way to understand the project. Next, we perform an analysis of the Structure, Building Envelope, Interior features, MEP, and finally Sitework. We make suggestions for any modifications that help bidding, or improve our ability to build.

Step 2. Quantity takeoff – We take the drawings, and markup a second, supplemental set for the Team. Items such as cubic feet of concrete, square feet of roofing, and linear feet of wall are color coded on these drawings. Providing these quantities to subcontractors and suppliers makes them far more interested in bidding the project, and aids in correct pricing.

Step 3. Phasing and Mobilization plan – One critical question that needs to be answered is whether the project progresses in one continuous timeline, or how different areas of the project will be phased. Knowing this information will help Trades, such as Concrete and Sitework, determine how

many times they will need to mobilize their forces, work for a time, then leave and return when the next Phase begins.

Step 4. Scheduling – After Phasing is determined, we create a Start-to-finish schedule for when, and how much time each trade should be on-site. This helps subcontractors understand to amount of progress, and what crew size is required.

Step 5. Expectations and Clarifications – We want our Team to understand and agree on important project requirements, including:

- Work hours and days allowed On-Site.
- Jobsite location access and barricading.
- Safety training, including any require background checks.
- Any equipment provided by Waldrop for common use, such as telehandlers.
- Payment terms, required documents and insurances.
- The need for all Jobsite personnel to perform cleanup, and keep a neat and tidy job.
- Many other items.

Step 6. Budgets – Waldrop sends out all the information that's been developed so far, to key interested subcontractors. We request from them budgets for highly specialized items such as Electrical and Air Conditioning. We then use these subcontractor budgets, quantity takeoffs, and Waldrop's cost database to create accurate budgets, that are easy to read, and can be modified quickly with any required changes.

Bidding Phase

After the design phase is complete, final Construction Documents are provided, and we set a bid date. We provide value at this stage by sending out "Invitations to Bid" through our automated service, to a private bid list of the thousands of subcontractors, which we have built relationships with over the years. We also send invitations through industry online cloud services such as Gradebeam, RS Means, Dodge Report, ISquareFoot, Builder's Exchange, and AGC Planrooms. Most of our bids are obtained by our Estimating Team by getting on the phone, and calling hundreds of people, to spur the



greatest interest in bidding your project. This thorough coverage guarantees the best subcontractor bid response, ensuring the lowest prices on bid day.

We receive our bids in a dedicated bid room at our office, and lay out each bid on a table on a corresponding square to that trade. Bids are itemized on a display for representatives from the School and Architect to see.

After the bids are received, we organize the list of apparent low bidders, and spend the next week investigating each bid for completeness. We perform a risk assessment of every subcontractor, to determine if each capable of performing to the desired schedule, level of quality, and if they are financially stable. If a bidder poses a risk, we bring this information to you, and together the Project Team makes an informed decision on whether to use this subcontractor or not.

While in the bidding phase, we ask every bidder for suggestions on ways to save money. Waldrop Construction also compiles our insights, and the suggestions from bidders, into a Value Engineering Proposal.

Value Engineering

We often find items, suggested by Subcontractors, that can be offered as substitutions for Cost savings. Here are some of the possible items we receive:

- Substituting lower-priced finishes at comparable or better-quality level.
- Options for deleting desired, but not required features.
- Substituting items that serve the same function, with simpler technology.
- Substituting Owner-provided equipment.
- Consider resizing or changing material selection to another size and type acceptable to the current Building code.

The items can be incorporated in the project only with the acceptance of the Architect and Owner.

Material price escalation

The best way to avoid price escalation, is to order and store materials immediately after completing the bid process. Here are some long-lead time items that can be stored at the jobsite, or at a bonded warehouse.

- Steel Joists
- Electrical Switchgear
- Generators
- HVAC Units
- Roof membrane
- Roof Insulation
- Overhead doors
- Hollow metal door frames
- Wood Doors
- Millwork

To beat price increases, we can also order some materials prior to completion of the drawings.
This approach, along with our 'Guaranteed Maximum Price', ensures that no material increases will occur on your project.

Construction Phase

After you have approved the Final Price and Contract, we begin the construction phase. The Superintendent sets up the Construction Site, which includes Fenced, screened area on side of building, with area for Office, Storage Vans, Dumpster, and Laydown area.

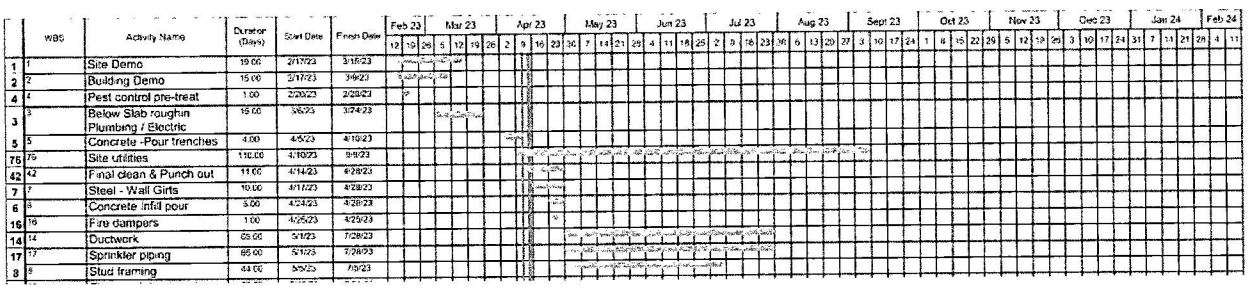
We then provide performance and payment bonds and a certificate of insurance for the owner's protection. Our trained and experienced construction superintendent will begin managing the project. He will be on site, full time, every day, from start to finish. The Project Manager and Superintendent will hold weekly meetings with subcontractors working on site to discuss schedules, quality concerns, security and job-site safety. They will also hold weekly safety meetings with all on site personnel.

To organize the many documents such as Drawings, Blanket Agreements, Work Orders, RFI's, Submittals, and Schedules, we use 'Autodesk Build' Cloud-based Project Management solution. The entire Project Team has instant access to the system, which provides transparency and easy access to all project documentation.

Once each month our project manager will hold a meeting at the site with all subcontractors, the owner's representative and the architect's representative. The Project Team will conduct a physical inspection of the job-site, review and update the schedule, review the monthly pay estimate, discuss safety concerns and discuss quality control issues. We believe the key components to a successful construction project are safety, quality, cost and schedules, and we strive to succeed in all these areas.

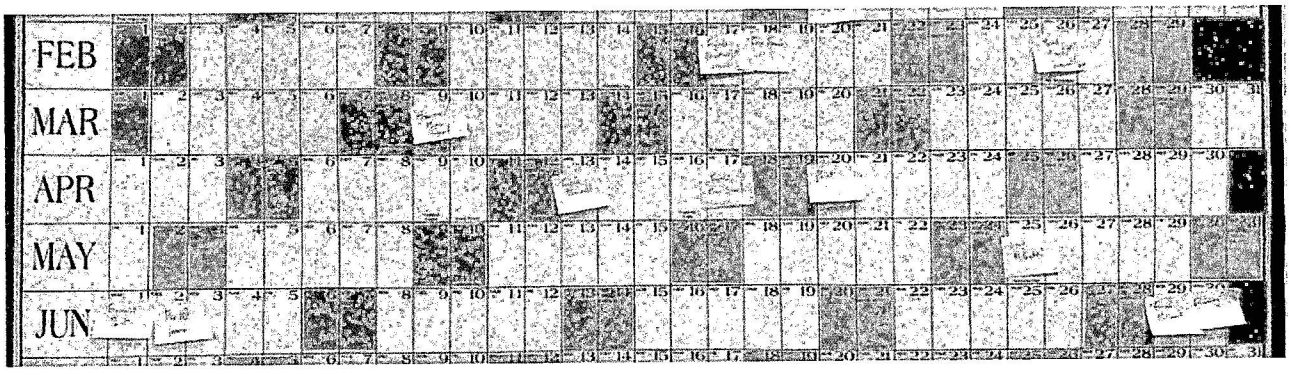
Schedule

We use several types of schedules. The first schedule is the **'Master Schedule'**, a typical bar chart schedule which tracks every component of the project. This schedule is communicated with the Architect and Owner throughout the project and is continually updated by the Project Manager:



	WBS	Activity Name	Duration (Days)	Start Date	Finish Date
1	1	Site Demo	15.00	2/17/23	3/16/23
2	2	Building Demo	15.00	2/17/23	3/6/23
4	4	Pest control pre-treat	1.00	2/20/23	2/20/23
3	3	Below Slab roughin Plumbing / Electric	15.00	3/6/23	3/24/23
5	5	Concrete -Pour trenches	4.00	4/5/23	4/10/23
75	75	Site utilities	110.00	4/10/23	9/1/23
42	42	Final clean & Punch out	11.00	4/14/23	4/28/23
7	7	Steel - Wall Girts	10.00	4/17/23	4/28/23
6	6	Concrete Infill pour	5.00	4/24/23	4/28/23
16	16	Fire dampers	1.00	4/25/23	4/25/23
14	14	Ductwork	65.00	5/1/23	7/28/23
17	17	Sprinkler piping	65.00	5/1/23	7/28/23
8	8	Stud framing	44.00	5/5/23	7/5/23

A separate planning schedule called the **'Pull Planner'**, is kept by the Superintendent on the jobsite. It is a constantly evolving schedule which uses sticky notes to create milestones, and we work backwards, rather than forwards, from milestones and end dates to create this schedule.



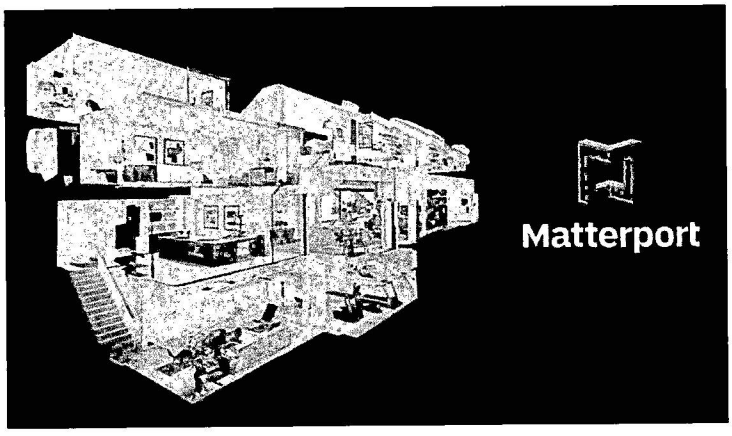
From the Pull Planning Schedule, we create short-term scheduling., which we call a **"Three-week Look Ahead Schedule"**. On every Monday morning, we meet with all subcontractors on-site, and agree on the work that they will perform over the next three weeks. We also agree on the number of employees that they will have on site each day to perform this work. At the next weeks Monday meeting, we revisit this schedule, and verify that each subcontractor is meeting his obligations. On the occasion that a subcontractor falls behind on a milestone, we have requirements written into their contracts to work overtime and on weekends to catch up.

This Waldrop scheduling system has resulted over the years in excellent accountability, speed, and performance.

Quality Program

Throughout the design and construction process, we track issues until they are addressed, both in the drawings and the physical construction. At every step of the way we measure performance, tracking to meet conditions of satisfaction for our clients. We hold our team accountable for the quality of the final building. With an over 85% repeat business rate, we are proud of our efforts to be a quality builder and partner.

Remote Viewing - Matterport



A major new feature that Waldrop Construction incorporates into our projects is **Matterport** technology.

While building your project, we take 3D photos of the evolving jobsite with a 3D Camera. This 'builds' an immersive 3D model, which can be toured by any member of the Project Team, whether Owner, Architect, or Subcontractor, and is used for the following uses:

- 3D Tours of the jobsite by the Project Team, by PC, phone, or tablet device from anywhere in the world.
- Documentation and confirmation of construction progress, with the ability to label and tag areas of the site for review.
- Quality Control, by documentation of the quality of work in progress
- Safety Control, by documentation of jobsite Safety features.
- Punchlist – easy labelled walkthrough of deficient items.
- Warranty – easy communication of information to Project Team and subcontractors for corrections.



Safety Program

An outstanding quality of our company is our focus on safety. Waldrop Construction Company has never been cited with an OSHA or any other safety violation. We operate a comprehensive Project Site Safety Meeting Program, which complies with OSHA standards, and is approved by our insurance company. Our Safety Manager maintains a Safety Log and we record all safety meetings. The topics are arranged so that all direct employees and subcontractor employees are instructed on a comprehensive list of safety-related subjects. These topics range from various equipment safety to control of hazardous energy.

We strive to constantly remind all people on site that any unsafe action by an individual or group puts us all in danger, and that jobsite safety is paramount to health and success.

Completion

Before completion of the project, we work with the owner and architect to develop a preliminary punch list of defective work, so that these are corrected before the work is finished, and the subcontractors leave. We prepare binders and digital files of close out documents for the owner's future use which will include maintenance manuals, as-built drawings, warranties, subcontractor guarantees, release of liens, affidavit of bills pad and release of surety for final payment. Until these documents are sent to the owner, all job-related material is protected in fire-safe security cabinets at our office.

Warranty

Waldrop follows the industry standard warranty period of one year for any defect in workmanship and material. We are also backed by our performance and payment bond program. Additional warranties may apply for specific materials. If the Owner finds an issue with any part of the completed project, we request that you call us immediately. Our goal is to have the original Superintendent or Project Manager, who have the greatest familiarity with your building, contacting you within 24 hours to address any concerns. We will then either correct the issue ourselves, or have the subcontractor responsible for that portion of the project, begin corrective measures immediately.

At completion of the project, you will also be provided with a maintenance operations and warranty manual, for use in proper maintenance of the building. Copies of all materials are also always accessible at our office.

3. PREVIOUSLY RELATED EXPERIENCE

Include facilities of similar size and type work as the anticipated project.
• Include a minimum of 5 years of experience on related work.

See the following pages for selection of regional Projects related to the Brown County project.

• Indicate whether Candidate has had construction contracts terminated prior to completion, or whether a bonding company surety has had to pay funds under a bond of the Candidate.

No.

• Submit standard form insurance certificate indicating the types and amounts of all current coverages.

See the following page.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Higginbotham Insurance Agency, Inc.
500 W. 13th Street
Fort Worth TX 76102

CONTACT NAME: Kristen Allen
PHONE (A/C, No, Ext): 682-354-5278 FAX (A/C, No): 817-347-6891
E-MAIL ADDRESS: KAllen@higginbotham.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Fire Ins Of Hartford	20478
INSURER B : Texas Mutual Insurance Company	22945
INSURER C : The Continental Insurance Company	35289
INSURER D : Continental Casualty Company	20443
INSURER E : Travelers Casualty Insurance Company Of America	19046
INSURER F : Travelers Casualty and Surety Company	19038

INSURED WALDCON-01
Waldrop Construction Co., Inc.
PO Box 1000
Brownwood TX 76804

COVERAGES **CERTIFICATE NUMBER:** 1302443452 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X COMMERCIAL GENERAL LIABILITY			5095138346	10/31/2025	10/31/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Contractual Liab						MED EXP (Any one person)	$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 1,000,000
	POLICY [X] PRO-JECT [ ] LOC						GENERAL AGGREGATE	$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY			5095138301	10/31/2025	10/31/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C E	X UMBRELLA LIAB OCCUR			5095138316 EX6S45610A	10/31/2025 10/31/2025	10/31/2026 10/31/2026	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 10,000						5M xs 5M	$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			0001185184	10/31/2025	10/31/2026	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D F	Crime Liability Leased/Rented Equipment Contractors Pollution Liability			596706254 QT6602F247813TLC25	10/31/2025 10/31/2025	10/31/2028 10/31/2026	Limit - $500,000 See Below See Below	Deductible $5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

D - Crime - POL #596706254 - Continental Casualty Company - Effective: 10/31/2025 - 10/31/2028
Employee Theft Limit - $500,000 per claim, Deductible - $5,000
Employee Theft of Client Property While on Client Premises Limit - $500,000 per claim, Deductible - $5,000

F - Contractors Equipment - POL #QT6602F247813TLC25 - Travelers Casualty and Surety Company - Effective: 10/31/2025 - 10/31/2026
Deductible - $2,500 basic except $25,000 Flood/Earthquake, 5% Subject to $5,000 Minimum for Cranes, $25,000 minimum deductible for cranes for flood and earth movement.
Leased/Rented Equipment Limit - $250,000 Any One Item; Deductible - $1,000; Valuation: Leased/Rented Equipment = Legal Liability Up to Replacement Cost
See Attached...

CERTIFICATE HOLDER

CANCELLATION

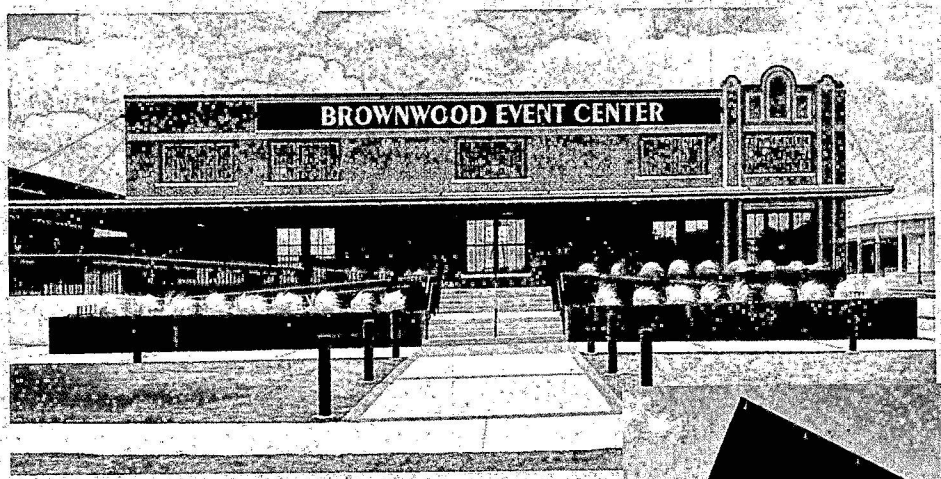
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

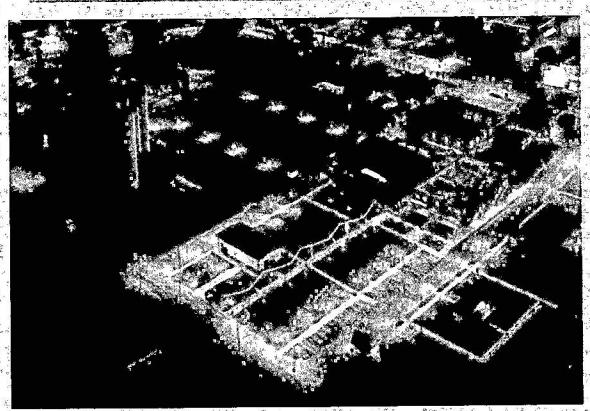
AUTHORIZED REPRESENTATIVE

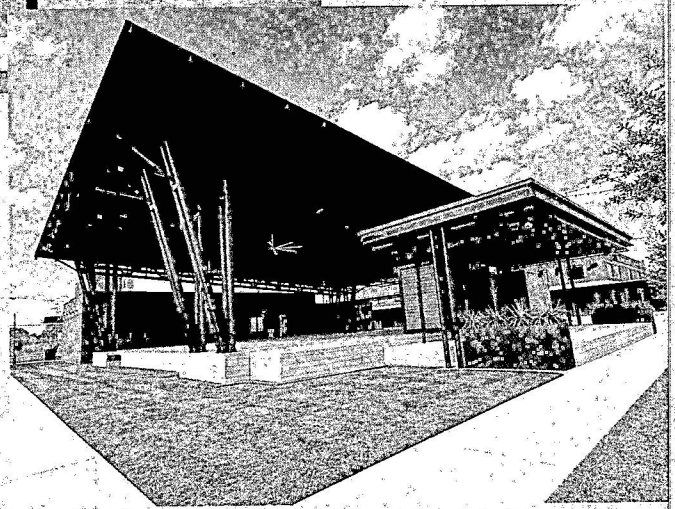
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Brownwood Event Center Complex







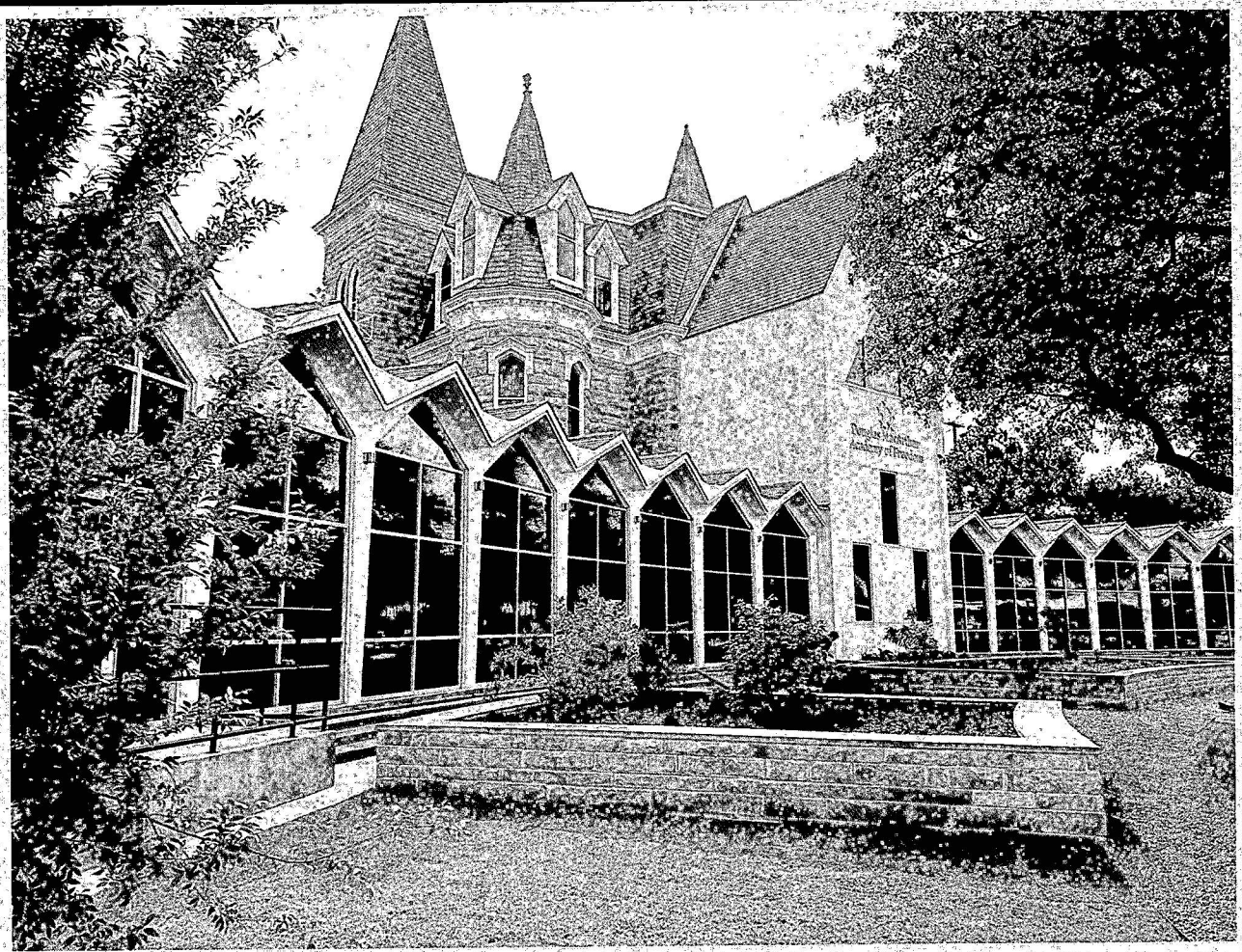
Project Name:	**Brownwood Event Center**
Location:	Brownwood, TX
Delivery Method:	Competitive Sealed Proposal
Final Cost:	$ 15,132,000
Owner's contact:	Stephen Haynes (325) 646-2821
Square Footage:	30,000+ SF
Completion Date:	June 2024
Type of Construction:	New and Renovation

This project was an intensive Historic reinvention of an existing building, and the creation of two other areas for this multipurpose project. The three areas are:

1. Ice House Stage/Pavilion—This concert stage and outdoor Arena can accommodate any act plus 7,500 person seating.
2. Outdoor Festival Grounds 'Reunion Lawn'—This fenced area is used for Mini-festivals, wedding venues, etc.
3. Event Center—This Historic building was renovated to allow for Conventions, Meeting areas, with full Kitchen for banquets and weddings. The intent of the Design aesthetic is to bring in modern features while preserving the building's original industrial character.

Waldrop Construction worked closely with the Architect and Owner to achieve an extremely high blend of cost and quality, with over 80 additions and changes necessary throughout the project to achieve the required structural, aesthetic, timeframe, and quality level.

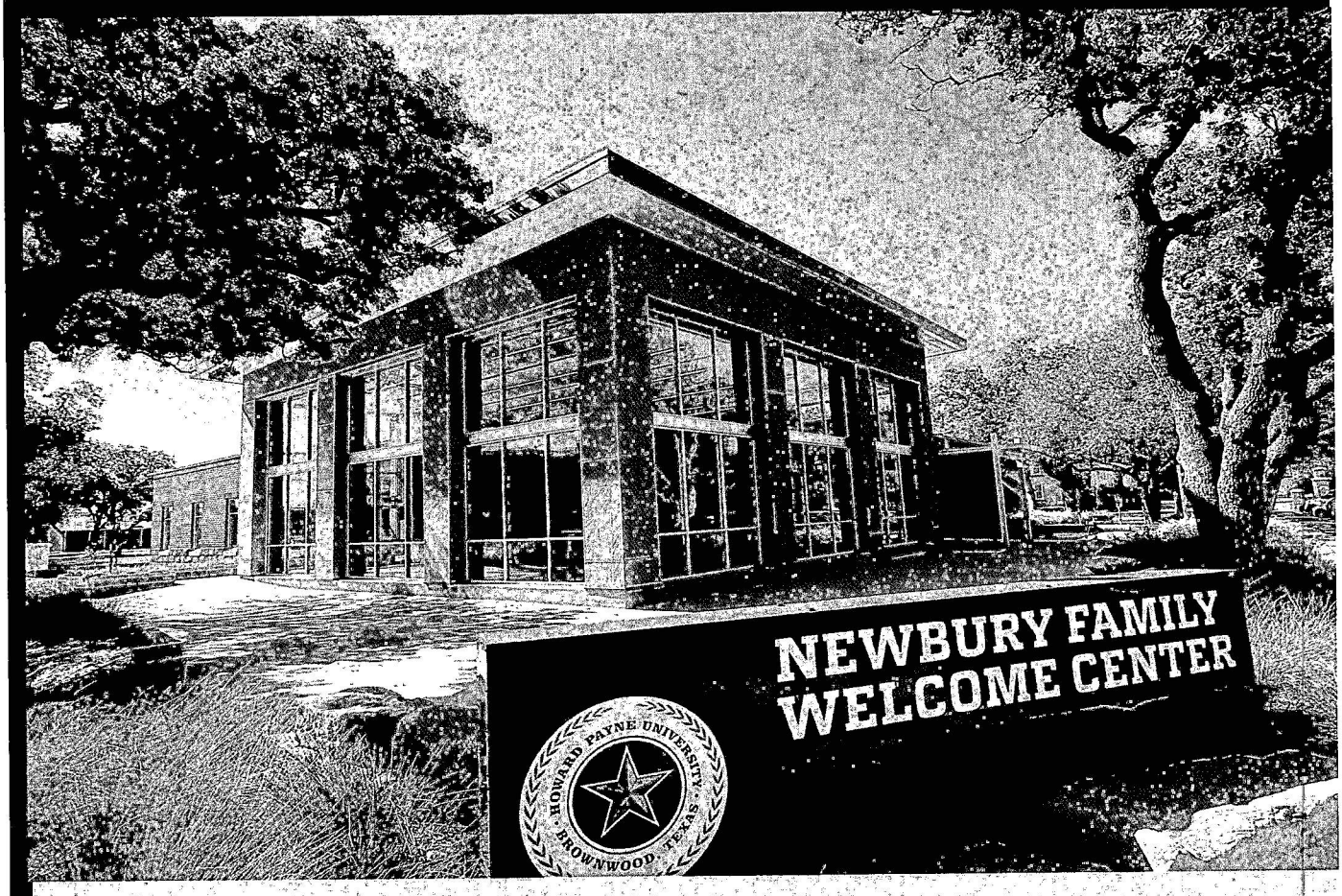
Howard Payne University - Academy Classroom Renovation



Project Name:	**Howard Payne University—Academy of Freedom Classroom Renovation**
Owner:	Dr Cory Hines, President chines@hputx.edu
Location:	Brownwood, Texas
Type of Construction:	New Contruction
Final Cost:	$ 3,800,000
Delivery Method:	CM at Risk

Waldrop Construction was selected, based on qualifications and pricing, to renovate a 1950's era building into new classroom spaces. During Pre-Construction, we helped the Architect create a design that minimized collisions with a complicated structural geometry, and systems such as Fire Sprinklers, Electrical, Plumbing, and Air Conditioning. We finished ahead of schedule and on budget.

Howard Payne University - Welcome Center



Project Name:	**Howard Payne University**
Location:	Brownwood, Texas
Type of Construction:	New Contruction
Final Cost:	$ 3,313,048
Delivery Method:	CM at Risk
Owner:	Dr Cory Hines, President chines@hputx.edu
Timeframe:	12 Months
Superintendent:	Jeff Jacobs
Project Manager:	Corby Rogers

Waldrop Construction was selected as Construction Managers to building the Welcome Center on the basis of Qualifications and Price. The project had numerous challenges. One challenge was the existing Site had unstable subsurface soil conditions, which required an enormous excavation, and rebuild of approximately 8' of soils. Other Challenges included the continual difficulties in obtaining Air Conditioning and Electrical components due to manufacturer delays. These challenges were overcome, and the Welcome Center was opened, and serves as a beautiful addition and centerpiece to the Howard Payne Campus.

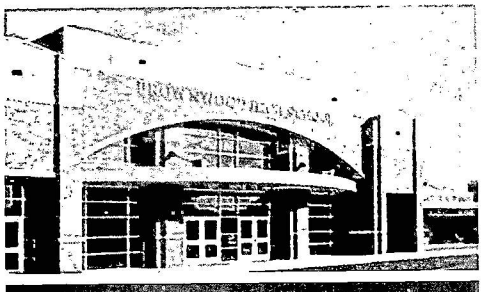
Brownwood ISD Student Activities Center Phase 1 and 2

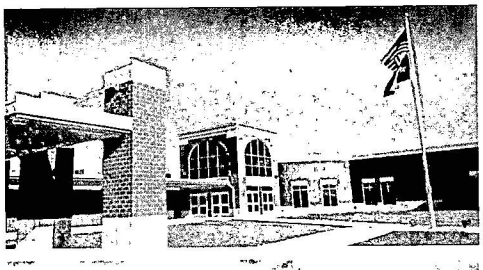


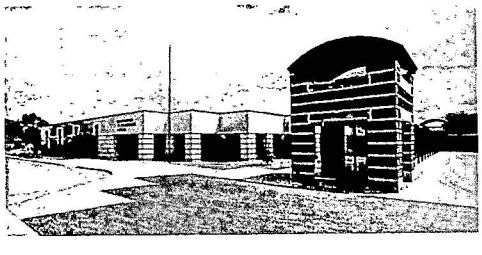
District:	**Brownwood ISD**
Square Footage:	212,000 sf
Type of Construction	new and renovation
Student Activities Center cost:	$ 14,892,643
Total All Project Costs to Date:	$ 50,618,300
Delivery Method:	Construction Manager at Risk
Owner name and Phone:	Tammy Gray, Program Manager (210) 381-0139

Phase 1 (Completed) - Renovation of adjacent Snodgrass building with new indoor turf , weightroom, Conference room.

Phase 2 Indoor Practice area (Under construction) - Includes new stand-alone building with full 100 yard field, with endzones on either side, along with batting cages for softball and baseball. Also includes Outdoor turf area between other buildings and Site amenities.







Previous Brownwood ISD projects:

$35M Brownwood ISD High School Renovations—Complete renovations and rebuild of interior of entire school.

$12 Brownwood ISD New Middle School

$5M Brownwood ISD New Intermediate School.

Uvalde Behavioral Health Campus

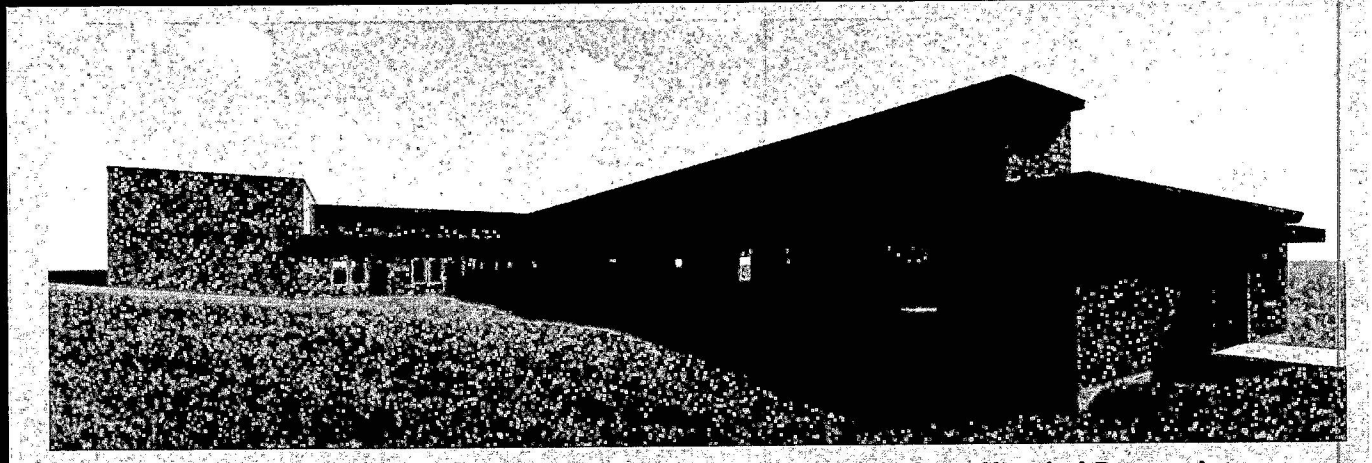


Project Name:	**Uvalde Behavioral Health Campus**
Owner:	Hill Country Mental Health and Developmental Disabilities Center
Location:	Uvalde, Texas
Type of Construction:	New Contruction
Current Cost:	$31,227,892
Delivery Method:	CM at Risk
Architect name and Phone:	E4H Architecture
Timeframe:	18 Months
Superintendent:	Kevan Amonett

Governor Greg Abbott spearheaded initiatives to develop this $34 million Behavioral health campus in Uvalde, dedicated to providing on-site care to children and adults experiencing mental health crises in 32 counties in the surrounding area. The facility features a 16-bed crisis unit for adults, including 10 crisis residential beds and six extended observation unit (EOU) beds. A dedicated youth wing features a 16-bed crisis unit for children and adolescents, including 12 crisis residential beds and four EOU beds.

Waldrop Construction was selected, based on extensive experience in mental health and hospital facilities, to build the new ground-up behavioral center. Our knowledge of working with public entities, and especially experience with anti-ligature and levelled security requirements for different areas of the Campus, made Waldrop Construction as excellent fit for this project. We are currently (September 2026) on time and on budget.

Kerrville $35.7M Hospital Projects



Project Name:	**Health and Human Services Kerrville State Hospital Renovation MSU and Building 604, and Generators**
Location:	Kerrville, TX
Delivery Method:	Competitive Sealed Proposal
Contract Sum:	$ 35,749,000
Size:	50,000+ sf
Construction Start/Completion:	July 2020–December 2024
Owner name and Phone:	HHSC, Jeanne Kuhn (512) 423-4187
Architect name and Phone:	RBDR Architects, Bernadette Hookham (254) 776-8380
Project Manager:	**Robert Dendy**
Superintendent:	**Brad Evans**

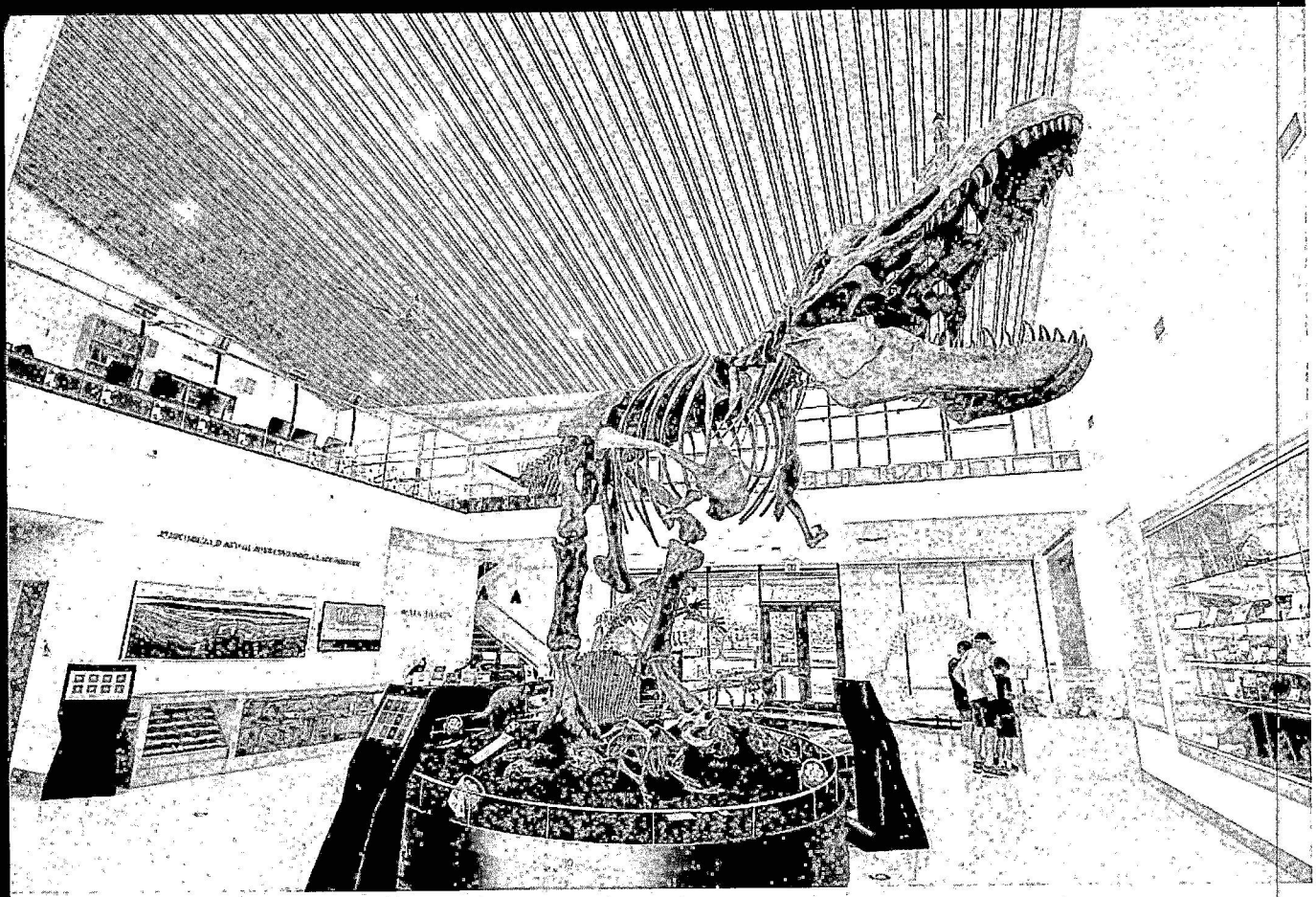
Initial Scope of work: In July of 2019, Waldrop Construction competitively bid against 5 other General Contractors on the renovation of 4 hospital buildings (built in the 1950's), a 2nd story addition, a new Chiller Building, new underground drainage system, and complete Site rework. The project takes on a Maximum security State Hospital campus, requiring special security fencing and procedures.
We were awarded the project on the basis of cost and qualifications, but it was well over budget.

Pre-Construction Services provided for this project: With no cost to the Owner, we developed a list of over 70 items for potential cost savings, built 'what if' scenarios of alternate designs, and over the period of a year, worked successfully with the Project Team to develop a new design. The final design reduces the number of buildings renovated from 4 to 2, takes the previously separate Chiller building, and incorporates it as an infill building between, and connecting the 2 building renovations. Dozens of other suggestions were accepted, and resulted in a project with their budget.

Construction: We completed the first phase of the renovation of 4 hospitals, and turned them over to the state. During construction of the first two buildings, the Owner obtained funds to add an additional building to the project. Since then a Generator project, and then an additional hospital project were added to the scope of work.

Additional HHSC Projects:
We have also completed or currently in construction of the following Health facilities for HHSC:
Big Spring State Hospital Anti Ligature Upgrades - $4,140,000
Big Spring State Hospital Stair Replacement - $2,387,000
Big Spring State Hospital CMAR – Generators, FCUs and Bathroom Pods - $9,791,000
San Angelo State Supported Living Center CMAR Restroom Renovations, FCU Controls, Elevators - $9,358,813

Angelo State University Museum Additions

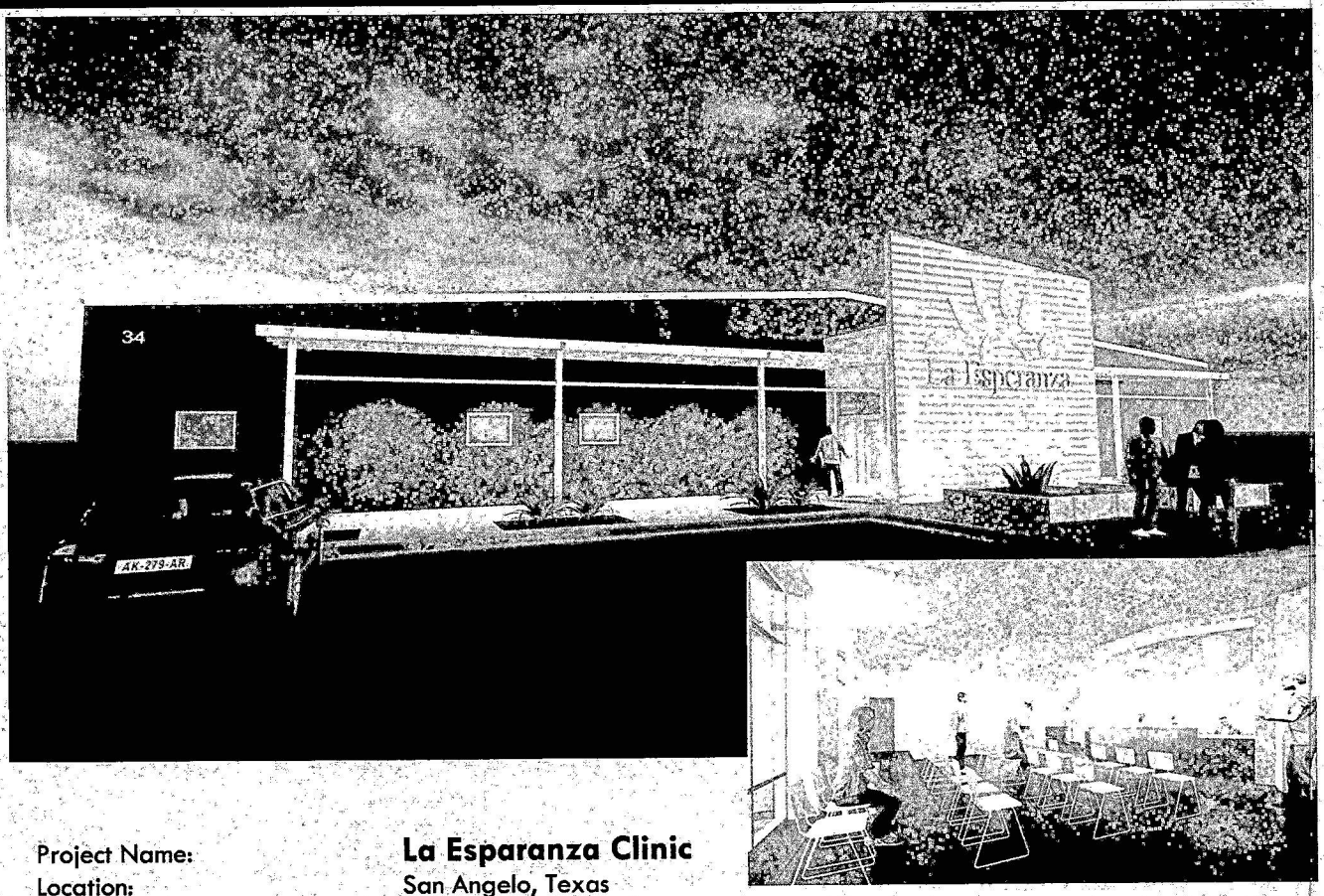


Project Name:	**Angelo State University Museum Additions**
Owner:	ASU, Cody Guins, cody.guins@angelo.edu
Architect:	Kye Franke, KFW Architects kye@kfwarchitects.com
Location:	San Angelo, Texas
Type of Construction:	New Contruction
Final Cost:	$ 7,900,000
Delivery Method:	CM at Risk
Superintendent:	Kelly Feist
Project Manager:	Keely Stubblefield

Waldrop Construction built two new areas in the Museum. The first area include a $4.5 million, single-story expansion to the southwest side of the museum. The approximately 4,200-square-foot indoor part of the addition houses a large general use/events space, food service area, support spaces and in-wall display cases for exhibits. The outdoor part of the expansion features an approximately 1,150-square-foot covered patio.

The other $3.4 million expansion features a nearly 2,400-square-foot, single-story addition to the west side of the museum that houses a new open gallery space for traveling and collaborative exhibits. We recently had the Grand Opening, and finished on time and budget.

La Esparanza Clinic



Project Name:	**La Esparanza Clinic**
Location:	San Angelo, Texas
Delivery Method:	CM at Risk
Final Cost:	$ 5,648,142
Owner:	Dean Munn, CEO (325) 947-5601 deanmunn@esparanzahealth.com
Architect name and Phone:	KFW Architects, Kye Franke (325) 653-2900
Square Footage:	17,550 sf
Completion Date:	March 2024
Type of Construction:	New and Renovation
Superintendent:	Kelly Feist
Project Manager:	Bill Baker

We were selected to work with KFW Architects as Construction Managers to assist in designing, bidding, and building this Health Center. The design involved the demolition of an existing Skating rink and Mini-golf complex, and using the shell of the existing metal building to house the new operation.

We were able to produce excellent competitive bids for all trades, and no Value Engineering was required, thus allowing all high-end finishes to remain, and the project to begin construction quickly after bidding.

Some construction challenges included raising the floor level of half of the building by 1", modification of the existing steel structure, removal of large concrete debris, and utilizing a very constricted Site for material storage while keeping traffic positive traffic flow on the adjacent street.

We are on track to complete the project on time and on budget.

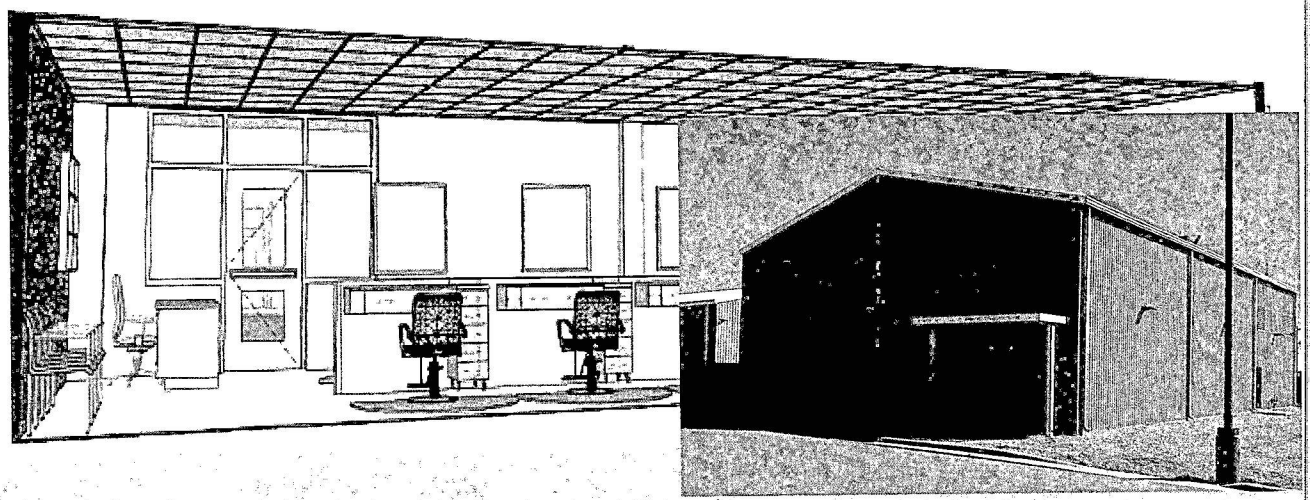
YMCA Pre-School San Angelo



Project Name:	**YMCA San Angelo Preschool Renovations**
Location:	San Angelo, Texas
Delivery Method:	CM at Risk
Final Cost:	$ 3,010,700
Owner:	Gidget Tate, Director (325) 655-9106
Architect name and Phone:	KFW Architects, Kye Franke (325) 653-2900
Square Footage:	10,000 sf
Completion Date:	2021
Type of Construction:	New and Renovation

We were selected as Construction Managers to help design, bid, and build this renovation to a building which was functioning as a church. We provided full Pre-Construction services, and the pricing was right on target for their needs. The Pre-school was finished with a complete rebuild of the interior, new playground, and new parking area.

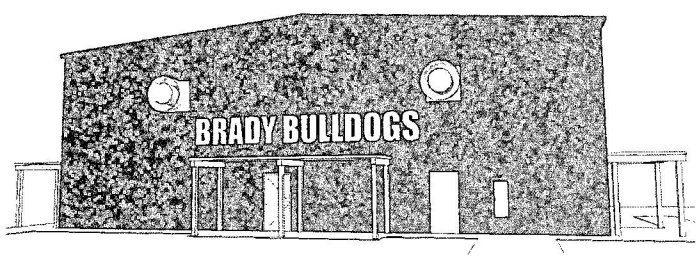
$3.5M Brady ISD Elementary and Career Center



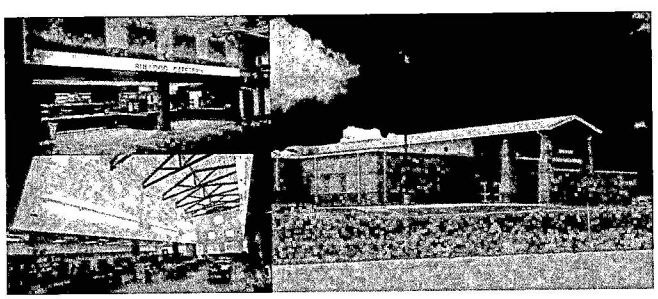
Project Name:	**Brady ISD 2018 Elementary and Career Center**
Location:	Brady, Texas
Delivery Method:	CM at Risk
Final Cost:	$ 3,500,000
Owner's contact:	Hector Martinez, Superintendent (325) 792-6984
Architect name and number:	Reliance Architecture, Clifton (512) 758-7660
Square Footage:	4,800 SF
Completion Date:	February 2021

Waldrop Construction was brought onto the Team of Owner and Architect well after the Design was complete. The project was over budget, and the Waldrop Team performed a Constructability review, finding many opportunities for cost savings including site and structural changes and material substitutions. We worked with the Team to develop new a new design that meets the school's budget and schedule.

Other Projects with Brady ISD:



Field House and Demolition Project (current) $3M - Demolition of large Campus area at Stadium and renovation of existing gym.



Brady ISD High School, Gym and Cafeteria Addition—New $18M High School

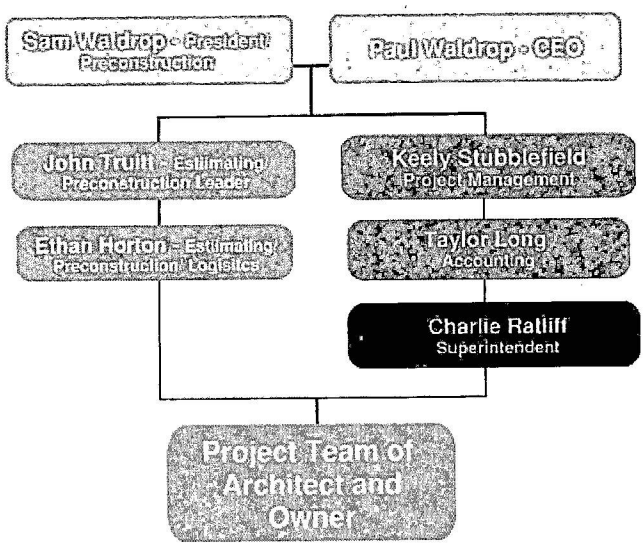
4. PERSONNEL

4.1 Office Staff and On-Site Staff

With Waldrop, you have a nearby Team ready to assist. John Truitt, Robert Dendy, Kevin Biasiolli, and Sam Waldrop work with you during the Pre-Construction Phase to develop drawings, budgets, schedule, and analysis. During the Bid Phase, a Project Manager begins working with the Pre-Construction group to become familiar with the project. We work as a Team during the bid phase to reach out to subcontractors through email and on the phone.

Corby Rodgers will be the Project Manager. He has built numerous projects in the Brownwood Area

Dennis Woods will be the Superintendent. He will be on-site full time, for 100% of the project. Taylor Long, our Construction Accountant, is ready for any financial questions through the project.



See the following pages for resumes.

Indicate whether any officer, director, shareholder, partner, proprietor or on-site staff of Candidate has, within the last 5 years, been an officer, director, shareholder, partner, proprietor or employee of another entity that has engaged in construction operations. Give the name and address of each entity and the period affiliated with that entity.

None has been with another entity in the last five years.



CORBY ROGERS

PROJECT MANAGER

PROJECT ROLE

He has been involved in the planning, management, and supervision of institutional, commercial and industrial construction projects.
Corby has been a part of more than $70 million of construction throughout Central and West Texas. Projects include existing building infrastructure renovations, additions and new buildings.

As a Project Manager, Kevin is responsible for
•Managing the construction workflow process starting in the project origination phase, to include contracting, buyout, construction administration, financial management and closeout.
•Meeting with Owners and Design Professionals to determine project requirements, manage client satisfaction, and take immediate action to respond to problems and concerns.
•Visit project work sites, clarify scope of work.
•Establish, monitor, communicate and maintain project schedules utilizing contemporary scheduling software.
•Proactively identify issues that could lead to problems and facilitate solutions.

EDUCATION & TRAINING

- First Aid and CPR
- OSHA 30 Hour Certifications
- Construction SWWM

PROFESSIONAL ASSOCIATIONS

West Texas Chapter Association of General Contractors affiliation

RECENT PROJECTS

- Sterling City ISD Renovations and Additions—$20M
- Rocksprings ISD New gymnasium—$9M
- Ingram ISD Classrooms—$4M
- Coahoma ISD Renovations and Additions—$ 6,459,847
- Paint Creek ISD Renovations and Additions—$ 6,142,011
- Brady ISD School Renovations and Gym —$ 3,842,405
- Social Security Building renovations—$2,367,356
- Comanche Domed Event Center—$6.65M Event Center
- Brady ISD Elementary School Phase 1—$2.14M Renovation
- Brady ISD Multipurpose Facility Phase 2—$1.98M New Facility
- Tarleton Health Services Building—$3M Additions and Renovations
- Tarleton Moody Hall project—$2M Renovation
- Early Event Center—$1.5M Renovation and Additions

DENNIS WOODS

SUPERINTENDENT

PROJECT ROLE

Dennis joined Waldrop Construction in 1996.
He is responsible for the daily supervision of construction activities in the field. Dennis has worked on numerous multi-building, phased new and renovation projects.
Dennis's responsibilities include directing and coordinating subcontractor activities and material deliveries, directing daily jobsite activities, assisting the Project Manager with schedule, daily reports and work hour logs. He advises the Project Manager and/ or Architect/Engineer of design concerns, reviews shop drawings for accuracy, and is responsible for quality and safety of on-site personnel.
Through Waldrop Construction's continuous education, Dennis receives 40-50 hours of training annually on a variety of topics.

EDUCATION & TRAINING

- First Aid and CPR
- OSHA 30 Hour Certifications
- Construction SWWM

PROFESSIONAL ASSOCIATIONS

West Texas Chapter Association of General Contractors affiliation

RELEVANT PROJECTS

Noteable Projects:

Accel Health Facilities—$6M New Health Facility
Irion County Schools—$8M Projects
McCullough Country Library - $1.7M New Library Complex
Brady Civic Center - $ 1.7M Civic Center Renovation
Brownwood ISD Renovations and Additions - $35M Additions and Renovations to Existing Campuses
Bangs ISD Renovations and Additions - $8M New Construction and Renovations to existing campuses
Winters Gymnasium - $7M Gym and Classroom Complex
Dripping Springs Rodea Arena - $5M New Rodeo Arena
Howard Payne Mabee Center – $2.5 Renovations to Student Facility
Zephyr Gymnasium – $3.5M New Gymnasium
Willie's Tees Office Facility – $1 M New Office and Production Facility
Commercial State Bank San Saba - $1.5M New Bank Building



JOHN TRUITT

PRE-CONSTRUCTION / LEAD ESTIMATOR

PROJECT ROLE

John is originally from Goldthwaite, then joined the Marine Corp until an honorable discharge in the 1980's. Join spent time working for contractors in the Waco area. He then began his own construction company, building numerous projects in the Waco area, and also in West Texas. John joined Waldrop in 1996, working as our General Superintendent.

John has now worked as our Lead Estimator over 10 years, leading the Team that provides accurate budgets and schedules for project planning. He will also oversee Value Engineering (VE) services through the development of various scenarios and alternates, to be included in bidding. After bidding, he will lead the team collating all information into a Guaranteed Maximum Price, along with the Final Schedules and VE items.

John has a detailed knowledge of construction Operations and values. John maintains detailed records for every project that we have Estimated or Built, and will give your Project the time and attention that it deserves.

EDUCATION & TRAINING

- Goldthwaite High School
- US Marine Corp
- OSHA 10 hour certification
- Lifelong education as Project Manager, Estimator working throughout Texas in Construction

PROFESSIONAL ASSOCIATIONS

West Texas Chapter Association of General Contractors affiliation

RELEVANT PROJECTS

Howard Payne University - New Welcome Center
Kerrville Hospital $23M Renovations and Additions
Big Spring Hospital $14M Renovations and Additions
Christoval ISD $4M Renovation and Additions
Cherokee ISD $4M Renovation and Additions
Brady ISD $4M Renovation and Additions
Volleman Dairy—New Bottling Production Facility
Comanche ISD—$7M Domed Event Center
Ranger College Cafetorium and Welcome Center - $8M Additions and Renovations to the Ranger Campus
Ranger College Cafetorium and Welcome Center - $8M Additions and Renovations to the Ranger Campus
FMC Phase 2 Industrial Facility - $11M Additions and Renovations
Heartland Mall - $1M Renovations to Existing Mall
Journey Recovery Center - $4M Substance Abuse Treatment Center
Howard Payne University Mabee Center Renovations - $2M Renovations to Student



SAM WALDROP

PRESIDENT AND PRE-CONSTRUCTION LEADER

BACKGROUND AND PROJECT ROLE

Sam graduated from Brownwood High School in 1992, and attended Texas A&M University until finishing with an Architectural degree in 1996. Until 2000, he worked at Rabe Architects in Austin, Texas, before rejoining the family business. Like his father and grandfather, Sam grew up in the Construction business, and in the early 2000's, Sam took over daily leadership of the company.

Sam's role is to oversee Waldrop Construction's broader operation as Owner liaison, Business development and oversite of the Estimating and Construction departments. Sam frequently visits your project during construction, and holds all personnel accountable for quality and speed. He serves as a single point of contact for any questions or concerns about the project.

EDUCATION & TRAINING

- Texas A&M University Graduate
- TASA Committee member for Construction development
- First Aid and CPR
- OSHA 8 Hour Certifications

PROFESSIONAL ASSOCIATIONS

West Texas Chapter Association of General Contractors affiliation

RELEVANT PROJECTS

Howard Payne University - New Welcome Center
Kerrville Hospital $23M Renovations and Additions
Big Spring Hospital $14M Renovations and Additions
Christoval ISD $4M Renovation and Additions
Cherokee ISD $4M Renovation and Additions
Brady ISD $4M Renovation and Additions
Volleman Dairy—New Bottling Production Facility
Comanche ISD—$7M Domed Event Center
Ranger College Cafetorium and Welcome Center - $8M Additions and Renovations to the Ranger Campus
FMC Phase 2 Industrial Facility - $11M Additions and Renovations
Heartland Mall - $1M Renovations to Existing Mall
Journey Recovery Center - $4M Substance Abuse Treatment Center
Howard Payne University Mabee Center Renovations - $2M Renovations to Student Activity Center
Wright Asphalt Project - $1M New Production Facility
Sonora ISD Projects - $4M Renovations and Additions to Campuses, Renovations to Football Field
Irion County Projects - $7M Additions and Renovations to the Elementary School, Football Field, and New Vocation Ag Building
1st Baptist Church Brownwood - $3M Renovations and Additions to Church
Brownwood ISD Firestation - $4M New Firestation Facility

5. LOCATION AND IDENTITY

Indicate the exact legal name of Candidate, its type of legal organization, its State of organization, its mailing address, the office/business location of the Candidate from which the Project will be managed, the distance from that office/building location to the Project location and address Candidate's availability to the Project and the Owner and the response time.

5.1 Legal name of Candidate

Waldrop Construction Co. Inc.

5.2 Type of legal organization

C Corporation

5.3 State of organization

Texas

5.4 Mailing address

3208 4th street
Brownwood, TX 76801

5.5 Office/business location of the Candidate from which the Project will be managed

Main Office
3208 4th street
Brownwood, TX 76801

5.6 Distance from that office/building location to the Project location

1 mile.

5.7 Address Candidate's availability to the Project and the Owner and the response time

Immediate

6. COST

Brown County officials will enter a two-part contract:
»- Phase I Pre-Construction: preliminary design issue. At this time, please indicate a fee for Phase I and to assist in cost estimating and preliminary design development with Architect and the County Representatives.

We don't charge for Pre-construction services: fee is **$0.00**
(We view that it's our responsibility to assist the Team develop a design, budget, and schedule before we collect a fee).

»- Phase II Construction: Design Development and construction. At this time estimate monthly general conditions for a project and scope of this size and provide a percentage for profit. These fees will be subject to negotiation with selected proposer. All candidates need to understand if the County elects to halt the project after the preliminary design pre - construction phase for any reason; Phase II of the contract will be terminated at no cost to Brown County.

Construction Fee: **5% of construction costs.**
General Conditions Fee: **$20,150 per month.**

Please see the following page for typical General Conditions budget.

GENERAL CONDITIONS - BROWN COUNTY PROJECTS

Project Management / Supervisory / Support /Administrative Personnel (both office and field)				
Superintendent	1	MO	9,600	9,600
Project Manager (1/2 time)	1	MO	6,400	6,400
Temporary Field Offices / Facilities / Storage (including equipment, materials and temporary utilities)				
Field Office	1	MO	700	700
Storage Vans	1	MO	150	150
Background Checks / Employee I.D.s				in fee
Health and Safety				in fee
Construction Documentation				in fee
Transportation				in fee
Parking				in fee
Temporary Barriers, Signage, and Controls				in fee
Cleaning and Waste Disposal				
Temporary Cleaning (weekly)	1	MO	1,500	1,500
Dumpster and Landfill	1	MO	1,800	1,800
PRICE PER MONTH				**20,150**
Indirect Cost items to be included as Cost of Work if required				
Forklift Rental				
Final Clean - 20,000sf				
Temporary Toilets				
Temporary Fencing (length tbd)				
Temporary Utilities				
Storwater protection				
Insurances to be included on contract amount				
Payment and Performance Bonds				
Builder's risk Insurance				
Pollution Insurance				

• Brown County will provide our contract for, independently of the Construction Manager-At Risk, the inspection services, the testing of construction materials, and the of testing services necessary for acceptance of the Project by the Owner.

Agreed

• Give a brief history of cost and budget control on previous projects.

The way that Budgeting works in the Construction Manager at Risk delivery method, is that as the Architect designs the project, and we give you budgets and schedules to compliment different stages of drawing completion. We utilize both our own private database of costs, along with costs received from subcontractors. After drawings are complete, we enter the bid phase.

After bidding the project, we give you a Guaranteed Maximum Price which includes:

1. Indirect Costs of Construction (General Conditions) – Superintendent salary, Office Trailer, Cleanup, etc.
2. Direct Costs of Construction – all trade such as Sitework, Concrete, Plumbing, etc.
3. Insurances – Builder's Risk, Performance and Payment bonds, etc.
4. Contingency – allowance in contractor to be used for items such as unforeseen Site Conditions.
5. Construction Manager Fee – Our project Markup.

We bid out 100% of the project during the bid phase, and 'lock in' the whole project cost. The only way we can exceed this budget is if the Owner increases the scope of the project beyond the original included in the drawings. This is treated as a 'Change Order', adding to the original contract amount. This can only occur with the written approval of the Owner and Architect.

7. REFERENCES

6.1 Indicate (5 minimum) general references who can attest to the Offeror's ability, performance, and safety record.

John Belcher, Texas Bank
John.belcher@texasbank.com
(325) 668-4406

Stephen Haynes, Mayor of Brownwood
shaynes@haynesfirm.com
(325) 646-2821

Robert Porter, Porter Insurance
robert@porterins.com
(325) 642-5383

Cody Guins, ASU Facilities
cody.guins@angelo.edu
(325) 486-6244

Roger Dewell
RDewell@hputx.edu
Facilities Director, Howard Payne University
(325) 642-5655

6.2 Indicate (3 minimum) Texas Public Entity Officials who can attest to the Offeror's: ability to meet the Owner's needs; ability to maintain budgets; and cooperation with officials.

Michael Rudewick, Sterling City ISD Superintendent
michael.rudewick@sterlingcityisd.net
(254) 258-4011

Hector Martinez, Brady ISD Superintendent
hmartinez@bradyisd.org
(325) 423-0041

Justin Turner, Ingram ISD Superintendent
jturner@ingramisd.net
(830) 955-8545

6.3 Indicate (3 minimum) contractor references who can attest to the Offeror's abilities in handling construction management.

Trey Bauchman, Grimsley Electric
trey@grimsleyelectric.com
(325) 998-4343

Stephen Wilson, Wilson Electric
Weldonwilsonelectric@verizon.net
(325) 643-3110

Dean Hagler Painting
TMartin@deanhagler.com
(325)677-8627

6.4 Indicate (3 minimum) architect references who can attest to the Offeror's abilities in value engineering, cost control, and constructability issues.

Jonathan Schmutz, Cadco Architects
j.schmutz@cadcoae.com
(865) 604-4473

Brian Gaffin
bgaffin@gaffinarchitects.com
(817) 266-4686

Kye Franke, KFW Architects
kye@kfwarchitects.com
(325) 653-2900