

**75**  
YEARS



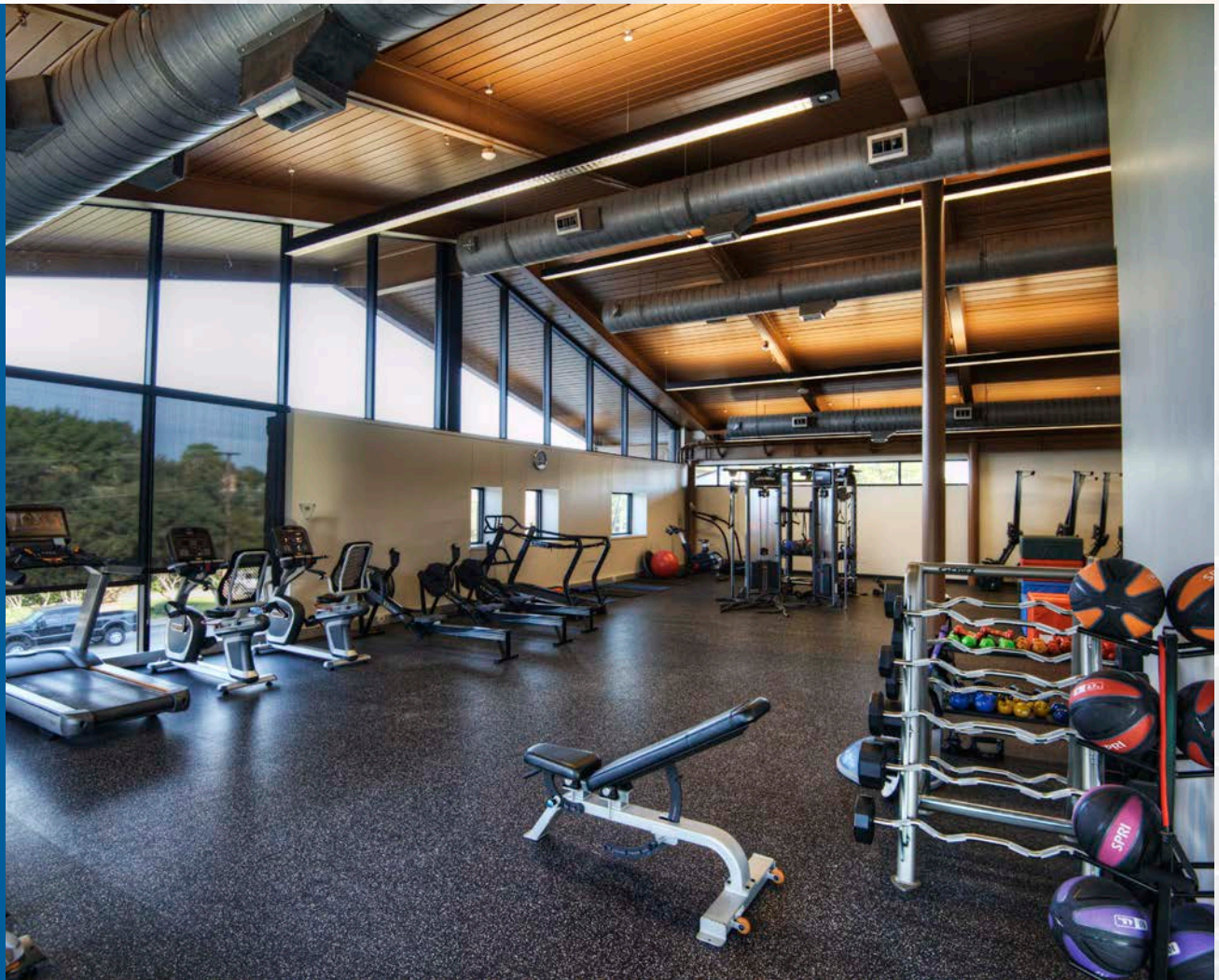
**Adolfson  
& Peterson  
Construction**

**City of Allen**

**Stephen G. Terrell Recreation Center**

**Proposal Submission 2021-12-31**

April 30, 2021



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## Cover Letter

City of Allen Purchasing Division  
305 Century Parkway  
Allen, TX 75013

### Debra Morris, Brian Bristow, City of Allen, Barker Rinker Seacat, and Members of the Selection Committee:

Thank you for the opportunity for Adolfson & Peterson Construction (AP) to submit our company, staff, and experience for the City of Allen – Stephen G. Terrell Recreation Center. We are excited about what these improvements mean for the City of Allen and the community in which it will serve. AP is located a short 15 minutes from the City of Allen, and we are familiar with the local development and growth of your vibrant city.

**Relevant Experience:** For more than 30 years, AP has been a local general contractor building safe, healthy environments to compete, exercise, and get fit. Within the past five years alone, AP has completed more than \$278 million worth of recreation projects. AP builds a wide range of recreational amenities and athletic facilities, including aquatic centers, cardio, and weight areas, gymnasiums, soccer fields, basketball courts, running tracks, and football stadiums. Recently AP has completed several projects similar to your own, including the Arlington ISD - Arts and Athletics Complex (\$83.7M), Dallas County Club Tennis Facility (Cost Confidential), The REC of Grapevine (\$26.4M), Moody Family YMCA (\$24.8M), and The Marq Southlake (\$12.9M). Also, AP is currently working on the Dallas Country Club Fitness Center (Cost Confidential), a 3-story, 56,352-sf fitness center with high-end finishes and an 85-space, 29,650-sf, below-grade parking garage, and the Garland Audubon Recreation Center (\$4.5M), a 5,000-sf addition and 10,000-sf building renovation to the fitness area, and includes improvements to multi-purpose rooms, restrooms, storage, lobby, control desk, site improvements, exterior patio, and a canopy at entrance doors.

**Working with Barker Rinker Seacat Architecture (BRS):** AP has a long-standing successful relationship with BRS and have enjoyed working together on nearly 20 projects. Projects similar to this one include The Rec of Grapevine and The Marq Southlake, as previously mentioned above. As a result, our team has established a reputation of quality and professionalism, providing added value by limiting the learning curve which, simply put, saves you time and money.

**Cohesive Team:** We have assembled a team made up of some of the most talented individuals in the industry. We believe with each of their individual experiences, they will form the right team for City of Allen. Leading this project will be Zack Rogers, Vice President/Project Executive. His team includes Senior Project Manager, Stanley Morgan, Senior Superintendent, Matt Humphries, Project Engineer, Buckley Huffman, and Assistant Superintendent Cole Edwards, who all worked together and recently complete the Arlington ISD Arts and Athletics Complex.

**Creation of Safe Environments:** AP embraces an Incident and Injury Free (IIF) culture, supported by genuine care and concern for all. We believe everyone involved in the project should be able to go home at the end of the day to their friends and family. The result of our accident prevention program is one of the best safety records in the country. In addition, AP was awarded the Liberty Mutual Insurance Gold Safety Award for our safety performance on the ground-up Baylor Scott and White Sports Medicine Facility and it has been six years since our region had a Lost Time Accident.

**Addressing COVID-19:** Since the onset of the COVID-19 viral outbreak, AP has implemented project safety and industrial hygiene protocols that far exceed the CDC recommendations, including but not limited to: disinfecting projects upon notification of a positive test, social distancing, temperature screening and exposure questionnaire required daily before entering, additional sanitizing stations throughout the project site and the use of masks and gloves.

Thank you for the opportunity to present this proposal and considering us as an alternative to construct your project. Following your review of our qualifications and pricing, we look forward to discussing this project with you further.

AP reserves the right to discuss mutually agreeable contract terms.

Sincerely,



Terry Loreth  
Vice President Operations  
Adolfson & Peterson Construction

**Adolfson & Peterson Construction**  
1600 North Collins Blvd. | Richardson, TX 75080  
p 972.387.1700 | www.a-p.com

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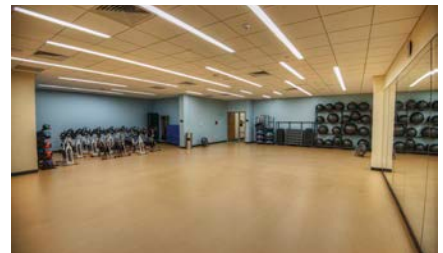
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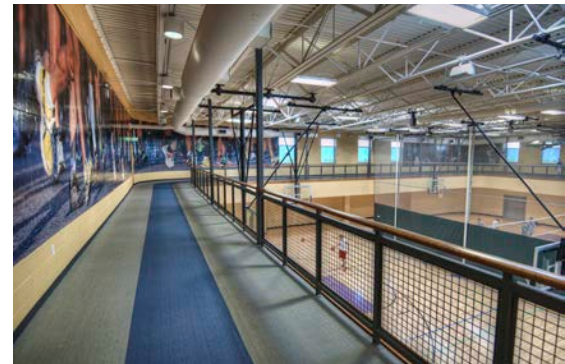


## Experience of the Proposed Team



The REC of Grapevine | Grapevine, TX | Remodel/Renovation | \$26,434,094





# THE REC OF GRAPEVINE

Grapevine, TX | \$26,434,094 | 116,000 SF

## PROJECT ADDRESS

1175 Municipal Way  
Grapevine, TX 76051

## CLIENT

City of Grapevine  
Kevin Mitchell  
Director of Parks and Recreation  
1175 Municipal Way, Grapevine, TX 76051  
(817) 410-3347  
Role Played: Owner

## ARCHITECT

Barker Rinker Seacat Architecture

## DELIVERY METHOD

CMGC/CMAR

## SCHEDULE

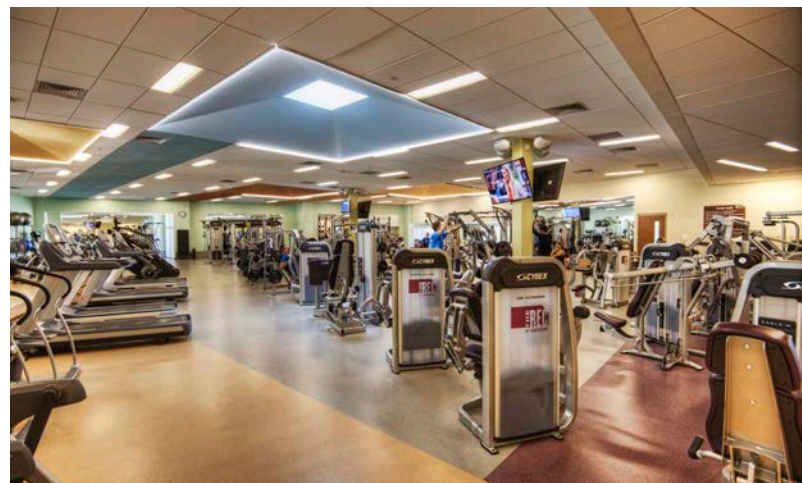
March 2014 - May 2015

## SERVICES PROVIDED

Addition, Remodel/Renovation

## PROJECT SCOPE

The REC of Grapevine combines a new 60,000-sf addition with a complete renovation and upgrade to the existing CAC facility, resulting in a best-in-class 116,000-sf REC facility. The new multi-generational facility includes a senior activities area, indoor aquatics, multi-purpose rooms, basketball courts, racquetball courts, an expanded fitness area, a dining hall and a central utility plant. The central utility plant includes: three 230 ton air-cooled chillers, 2 + 1 future 3,000,000 BTU/hr condensing boilers, multiple heat exchangers to heat the pool water, and 125 ton seresco natatorium dehumidification/heat recovery unit.





## MOODY FAMILY YMCA

Dallas, TX | \$24,819,462 | 58,000 SF

### PROJECT ADDRESS

6000 Preston Road  
Dallas, TX 75205

### CLIENT

Park Cities YMCA  
Tommy Osborne (Previously with Park Cities YMCA)  
Executive Director of Construction - Northwest ISD  
2001 Texas Drive, Justin, TX 76247  
(817) 215-0992  
Role Played: Owner

### ARCHITECT

Good Fulton and Farrell

### DELIVERY METHOD

CMGC/CMAR

### SCHEDULE

April 2015 - August 2016

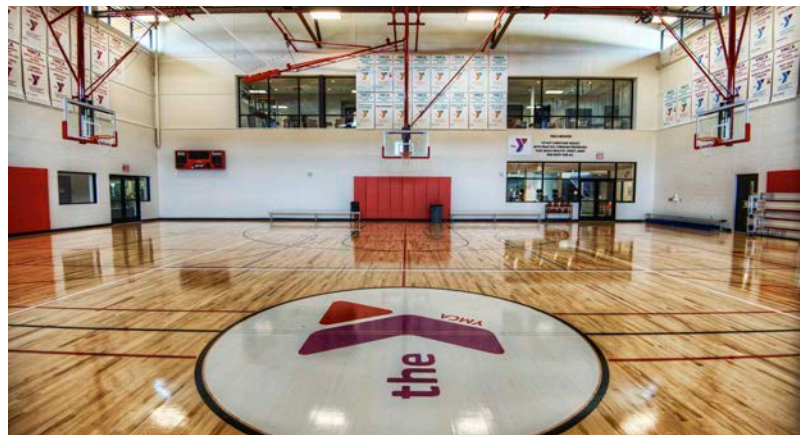
### SERVICES PROVIDED

New Construction

### PROJECT SCOPE

The state-of-the-art Moody Family YMCA was built to replace the 60-year old facility on the exact same location off Preston Road in Dallas. The facility offers the latest fitness amenities, including a full-size gym, a cycling studio, and cutting-edge workout equipment. A natatorium features two indoor pools, a therapy pool and a lap pool. The high-end facility also includes a wellness center, multipurpose space for youth programs, preschool classrooms, locker rooms, lobby area and outdoor recreation fields.

The building's design included multiple materials, stone and stucco for a modern building facade. The facility also features a 125,000-sf underground, cast in place, post-tensioned, parking garage with 281 parking spaces, nearly triple the parking places at the original building.





## ARLINGTON ISD - ARTS AND ATHLETICS COMPLEX

Arlington, TX | \$83,778,509 | 195,511 SF

### PROJECT ADDRESS

1001 E. Division Street  
Arlington, TX 76011

### CLIENT

Arlington Independent School District  
Michael Parkos  
Sr. Project Manager  
1201 Colorado Lane, Arlington, TX 76015  
(972) 837-9459  
Role Played: Owner

### ARCHITECT

HKS Architects

### DELIVERY METHOD

Bid

### SCHEDULE

September 2018 - January 2021

### SERVICES PROVIDED

New Construction

### PROJECT SCOPE

The Arlington ISD (AISD) Arts and Athletics Complex is an \$83million dollar state-of-the-art facility on more than 21 acres, that serves the district's entire student body, grades pre-kindergarten through 12. The new 97,963-sf **Center for Visual and Performing Arts**, a world-class performance and demonstration venue, features a 1,250-seat concert hall, 425-seat theater, art and dance studios, and an instrument repair center. The facility also includes an academic wing and student courtyard, as well as an art gallery next to the main lobby.

The district's Athletics Complex includes a **gymnasium**, a 13,500-sf Natatorium with an Olympic-size Myrtha competition pool, and a 2,500-sf Myrtha warm-up pool. These facilities will enable Arlington ISD to provide competition and practice venues for sports that currently lack adequate space at high school campuses.





## DALLAS COUNTRY CLUB TENNIS FACILITY

Dallas, TX | Confidential | 45,524 SF

### PROJECT ADDRESS

4155 Mockingbird Lane  
Dallas, TX 75205

### CLIENT

Pritchard Associates  
Paul Jusselin  
Principal  
2121 N. Akard St., Dallas, TX 75201  
(214) 849-0011  
Role Played: Owner's Representative

### ARCHITECT

Marsh & Associates, Inc.

### DELIVERY METHOD

Bid

### SCHEDULE

June 2019 - October 2020

### SERVICES PROVIDED

HVAC, New Construction, Site Work

### PROJECT SCOPE

The Dallas Country Club Tennis Facility is like no other facility in the United States. The unique project, built on a tight site, included eight new tennis courts with four interior courts underground and four exterior courts at roof level. The rooftop has a 14 foot tall, extra half gauge, 5/8" wire mesh fencing that has never been installed at this height before. The exterior south façade that faces the clubhouse and main street has **large wood timber inlays in the stone and brick** that enhances the curb appeal of the building.

The interior building offers two main levels with courts and two levels with **walkways and galleries; high-end interior finishes** were completed throughout all levels. The interior building has a special sports liner fabric ceiling above the courts and indirect LED lighting to give the courts ideal lighting for playing tennis. These exceptional aspects enhance the tennis players' experience and play on an indoor court.

The cast-in-place concrete structure is approximately 44 feet from the **underground slab on carton form** to the cast-in-place roof slab. The tennis court post-tension slabs were poured with a new special concrete additive called **Better Mud**, an additive that helps the concrete cure by forcing all the moisture out of the concrete to eliminate surface cracking.

This is the first phase of a two-phased renovation AP is completing for Dallas Country Club.





## THE MARQ SOUTHLAKE

Southlake, TX | \$12,941,944 | 105,200 SF

### PROJECT ADDRESS

285 Shady Oaks Drive  
Southlake, TX 76092

### CLIENT

City of Southlake  
Chris Tribble  
Director of Parks  
1400 Main Street, Suite 270, Southlake, TX 76092  
(817) 215-0992  
Role Played: Owner

### ARCHITECT

Barker Rinker Seacat Architecture

### DELIVERY METHOD

CMGC/CMAR

### SCHEDULE

October 2014 - December 2015

### SERVICES PROVIDED

New Construction

### PROJECT SCOPE

The Marq Southlake is a multi-purpose building designed by Barker Rinker Seacat Architecture. The 105,200-sf center boasts a large lobby area with high-end finishes and expert craftsmanship throughout. The site is located within Bicentennial Park and included construction of a large outdoor amphitheater.

The Senior Activity Center offers members a club lounge area, game parlor, fitness room, café, and the Dick McCauley Library. The project also included 1,380-sf of covered, usable outdoor patio space with comfortable lounge seating and fire features.

The event center, Legends Hall, features 23,000 square feet of rentable meeting and function space with a catering kitchen allowing the city to providing a revenue base. The ballroom and meeting rooms were built and designed with movable partitions that can be divided into three separate spaces for a total of six conference rooms or breakout areas.



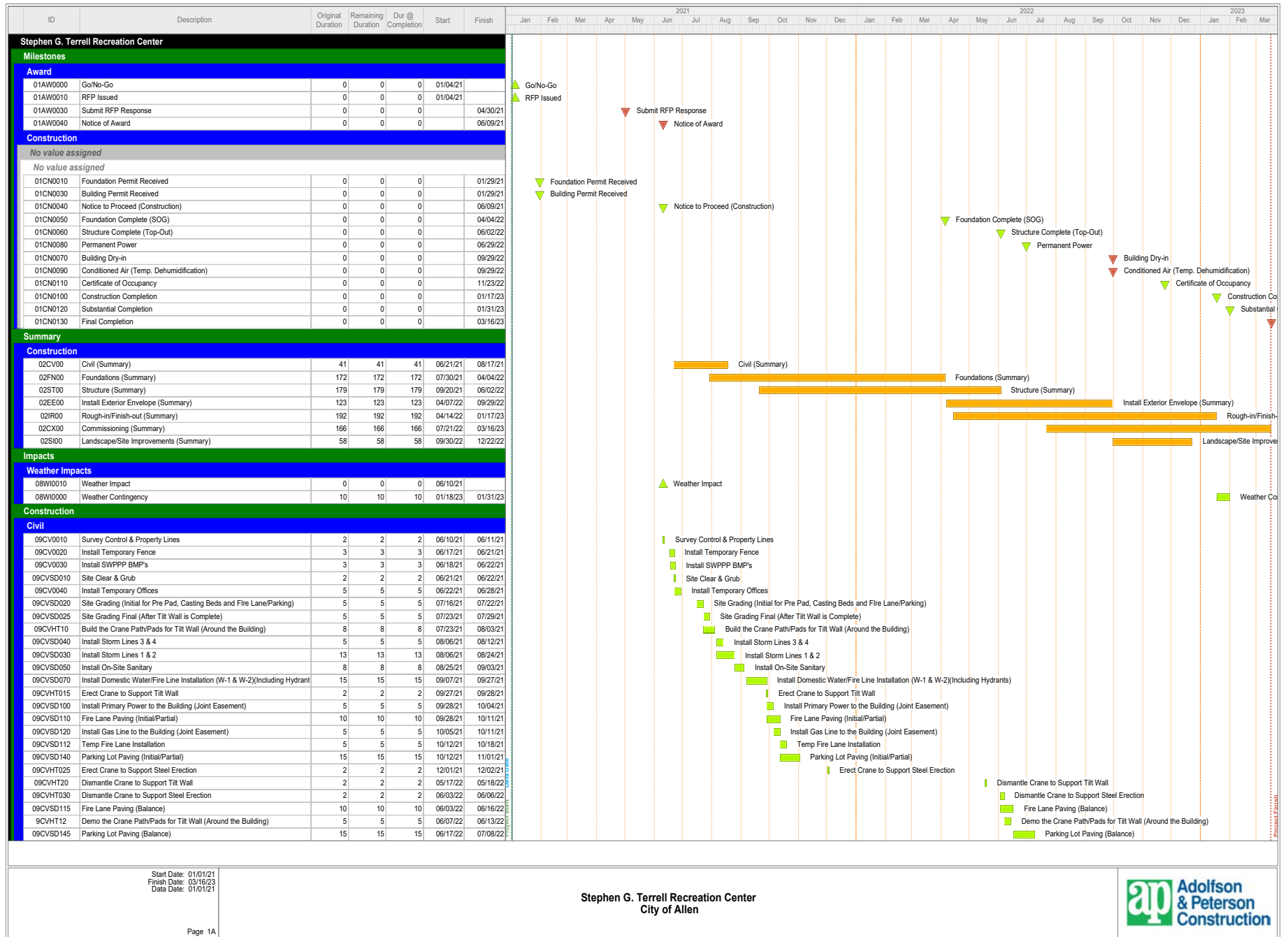
# Schedule



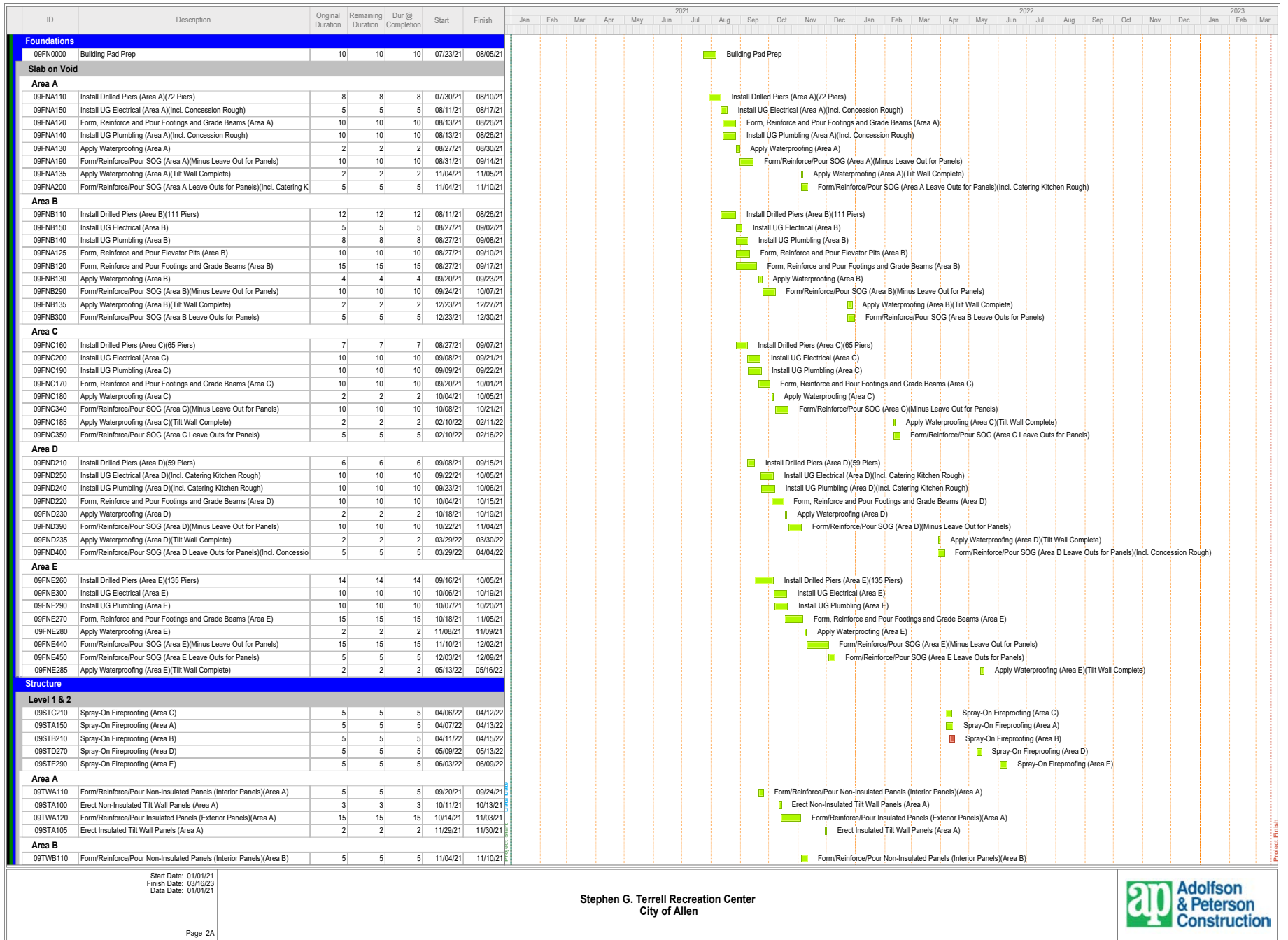
Dallas Country Club Fitness Center | Dallas, TX | New Construction



# Schedule



# Schedule



Stephen G. Terrell Recreation Center  
City of Allen



























# Key Personnel



Carla Madison Recreation Center | Denver, CO | New Construction | \$33,779,725

*LEED Gold*





## Key Personnel

Submit resumes and current workload (i.e. other projects on which the personnel are presently working or anticipate working during the period the Work is progressing) for the Project Manager, Project Engineer and Superintendent to be assigned to the Project.

Please reference all key personnel resumes on the following pages.

Current Workload		
Personnel	Current/Anticipated Project(s)	Availability
<b>Stanley Morgan,</b> Sr. Project Manager	Rockwall County Jail	Available
<b>Matt Humphries,</b> Sr. Superintendent	Available	Available
<b>Buckley Huffman,</b> Project Engineer	Midlothian ISD - Midlothian Heritage High School	Available
<b>Cole Edwards,</b> Assistant Superintendent	Available	Available

Garland Audubon Recreation Center | Garland, TX | Remodel/Renovation | \$4,500,000





**24** YEARS OF  
EXPERIENCE

## Granger Hassmann

VP OF PRECONSTRUCTION & ESTIMATING

Granger leads the preconstruction and estimating departments including the development of preconstruction strategies on large, complex and high-risk projects while ensuring alignment with the client's strategic goals. He is responsible for developing an environment of accountability to ensure that the preconstruction department performs consistent with project planning, scope and budget. He maintains open lines of communication with the client throughout the project life cycle to maintain seamless communication and deliver a consistent message throughout the project.

### EDUCATION

B.S., Business Administration,  
Management,  
Texas A&M University

### REFERENCES

Kevin Mitchell  
City of Grapevine  
(817) 410-3347

John Gardiner  
Billingsley Company  
(214) 270-0950

Paul Jusselin  
Pritchard Associates  
(214) 849-0007

Phillip Sharp  
KDC Real Estate Dev &  
Investments  
(214) 696-1700

Ross Rivers  
VLK Architects  
(817) 633-1600

## RELEVANT PROJECT EXPERIENCE

### Arlington ISD - Arts and Athletics Complex

Arlington, TX | \$83,778,509 | 195,511 sf | New Construction

### Dallas Country Club Fitness Center

Dallas, TX | Cost Confidential | 77,000 sf | HVAC, New Construction, Remodel/Renovation, Site Work

### The REC of Grapevine

Grapevine, TX | \$26,434,094 | 116,000 sf | Addition, Remodel/Renovation

### Moody Family YMCA

Dallas, TX | \$24,819,462 | 58,000 sf | New Construction

### Dallas Country Club Tennis Facility

Dallas, TX | Cost Confidential | 45,524 sf | HVAC, New Construction, Site Work

### The Marq Southlake

Southlake, TX | \$12,941,944 | 105,200 sf | New Construction

### Garland Audubon Recreation Center

Garland, TX | \$4,500,000 | 14,818 sf | MEP Upgrades, Addition, HVAC, Remodel/Renovation, Site Work

### Cowtown Place Parking Garage

Fort Worth, TX | \$19,352,916 | 312,000 sf | New Construction

### Town of Little Elm - City Facilities

Little Elm, TX | \$15,028,339 | 39,000 sf | New Construction

### Preston Parking Garage

Dallas, TX | \$10,476,922 | 33,000 sf | HVAC, New Construction, Site Work

### North Dallas Government Center

Dallas, TX | \$9,023,147 | 78,248 sf | Remodel/Renovation

### North Dallas Government Center COVID Modifications

Dallas, TX | \$4,395,869 | 78,000 sf | HVAC, Remodel/Renovation, Site Work

### Frisco Aquatics Swim Center

Frisco, TX | \$4,097,933 | 29,430 sf | New Construction



**15** YEARS OF  
EXPERIENCE

## Clif Eddington

SENIOR PRECONSTRUCTION MANAGER

Clif will understand the detailed costs it takes to build your project. He will work with the Preconstruction Manager to develop effective subcontractor scopes of work and contracts, as well as the Superintendent to recommend effective and feasible cost options. His responsibilities will include: Work to ensure that your goals are met while maintaining your budget, Perform estimating, scheduling and value engineering during preconstruction, Confirm that the scope of all subcontractor bid packages is properly defined, and Provide necessary cost estimating and control assistance as the project moves through construction.

### EDUCATION

B.S., Construction Engineering  
Technology,  
Texas Tech University

### TRAINING

CPR, First Aid, AED  
OSHA 30

### REFERENCES

Zach Edwards  
Gensler  
(214) 273-1638

Angela Robinson  
Corgan Associates, Inc.  
(214) 642-7320

Scott Thompson  
Powers Brown Architecture  
(773) 569-6756

## RELEVANT PROJECT EXPERIENCE

### Midlothian ISD - Midlothian Heritage High School

Midlothian, TX | \$53,033,000 | 183,000 sf | MEP Upgrades, Addition, HVAC, Move Management, New Construction, Remodel/Renovation, Site Work

### Potter County District Court Building

Amarillo, TX | \$51,175,980 | 158,000 sf | HVAC, Move Management, New Construction, Site Work

### Cowboy Alley - The STAR

Frisco, TX | \$45,000,000 | 175,000 sf | New Construction

### Birdville ISD - New Haltom Middle School

Haltom City, TX | \$48,739,796 | 181,858 sf | HVAC, New Construction, Site Work

### Birdville ISD - New Richland Middle School

Richland Hills, TX | \$49,328,204 | 174,142 sf | HVAC, New Construction, Site Work

### Alpha West

Farmers Branch, TX | \$32,000,000 | 800,000 sf | 7-story Office Building | 7-story Parking Garage  
Multi-level Shopping Center | New Construction

### High Point Shopping Center

Dallas, TX | \$25,000,000 | 170,000 sf | New Construction | Tilt-Wall

### City of Pearland Public Safety

Pearland, TX | \$20,500,000 | 79,000 sf | New Construction

### Brazoria County Adult Center

Brazoria, TX | \$6,340,000 | 71,000 sf | New Construction/Renovation

### Cinemark Takeovers

El Paso, TX | \$5,000,000 | 74,000 sf | Renovation

### YMCA Northwest Additions and Renovations

Houston, TX | \$1,950,000 | 9,430 sf | New Construction/Renovation

### Hilton Anatole Nana Grill Restaurant Renovation

Dallas, TX | \$1,760,000 | 16,650 sf | Renovation

### Westover Retail J

San Antonio, TX | \$1,600,000 | 12,500 sf | New Construction

### Lincoln Centre Café Renovation

Dallas, TX | \$650,000 | 8,000 sf | Tenant Improvement



**13 YEARS OF EXPERIENCE**

## Jason Jones SENIOR PRECONSTRUCTION MANAGER

Jason will understand the detailed costs it takes to build your project. He will work with the Preconstruction Manager to develop effective subcontractor scopes of work and contracts, as well as the Superintendent to recommend effective and feasible cost options. His responsibilities will include: Work to ensure that your goals are met while maintaining your budget, Perform estimating, scheduling and value engineering during preconstruction, Confirm that the scope of all subcontractor bid packages is properly defined, and Provide necessary cost estimating and control assistance as the project moves through construction.

### EDUCATION

B.S., Construction Engineering Technology,  
University of North Texas

### TRAINING

Confined Space  
CPR, First Aid, AED  
IIF Training  
LEED AP  
OSHA 30  
Silica Awareness

### REFERENCES

Rod Vilhauer  
Vilhauer Enterprises  
(214) 505-1195

John Gardiner  
Billingsley Company  
(214) 270-0950

Kyle Nix  
Pritchard Associates  
(214) 849-0011

## RELEVANT PROJECT EXPERIENCE

### Arlington ISD - Arts and Athletics Complex

Arlington, TX | \$83,778,509 | 195,511 sf | New Construction

### The REC of Grapevine

Grapevine, TX | \$26,434,094 | 116,000 sf | Addition, Remodel/Renovation

### Moody Family YMCA

Dallas, TX | \$24,819,462 | 58,000 sf | New Construction

### Dallas Country Club Tennis Facility

Dallas, TX | Cost Confidential | 45,524 sf | HVAC, New Construction, Site Work

### Dallas Country Club Fitness Center

Dallas, TX | Cost Confidential | 77,000 sf | HVAC, New Construction, Remodel/Renovation, Site Work

### The Marq Southlake

Southlake, TX | \$12,941,944 | 105,200 sf | New Construction

### North Dallas Government Center

Dallas, TX | \$9,023,147 | 78,248 sf | Remodel/Renovation

### American Airlines Credit Union

Fort Worth, TX | Cost Confidential | 164,200 sf | New Construction

### Midlothian ISD - Midlothian Heritage High School

Midlothian, TX | \$53,033,000 | 183,000 sf | MEP Upgrades, Addition, HVAC, Move Management, New Construction, Remodel/Renovation, Site Work



**23** YEARS OF EXPERIENCE

**Zack Rogers**  
VP/PROJECT EXECUTIVE

Zack brings executive-level management to your project and provides overall support for the project team. As Vice President/Project Executive, he is responsible for strategic planning and leadership for the region, risk management and operational decisions. He will work with the regional leadership team to develop and implement strategy, develop business plans, and drive business results. Additionally, Zack will be deeply rooted in ensuring satisfaction for all stakeholders and confirming success at every phase of your project. His responsibilities will include: Providing leadership and a principal-level of commitment to your project, ensuring that the resources necessary to meet your expectations are provided, closely monitoring the preconstruction, construction and close-out phase of your project.

### EDUCATION

B.A., Marketing and Real Estate,  
Baylor University

### TRAINING

Confined Space  
CPR, First Aid, AED  
IIF Training  
OSHA 30  
Silica Awareness

### REFERENCES

John Bunten  
Provident Realty Advisors  
(214) 212-2043

Michael Parkos  
Arlington Independent School  
District  
(972) 837-9459

Tommy Osborne  
Northwest Independent School  
District  
(817) 215-0992

## RELEVANT PROJECT EXPERIENCE

### Arlington ISD - Arts and Athletics Complex

Arlington, TX | \$83,778,509 | 195,511 sf | New Construction

### Moody Family YMCA

Dallas, TX | \$24,819,462 | 58,000 sf | New Construction

### Dallas Country Club Fitness Center

Dallas, TX | Cost Confidential | 77,000 sf | HVAC, New Construction, Remodel/Renovation, Site Work

### Dallas Country Club Tennis Facility

Dallas, TX | Cost Confidential | 45,524 sf | HVAC, New Construction, Site Work

### Dallas Athletic Club

Dallas, TX | \$2,900,000 | 30,000 sf | Renovation/Addition

### Baylor Scott & White Sports Medicine Building

Waco, TX | \$34,121,902 | 110,000 sf | New Construction, Site Work, Recreation Lease Space

### Preston Parking Garage

Dallas, TX | \$10,476,922 | 33,000 sf | HVAC, New Construction, Site Work

### Midlothian ISD - Midlothian Heritage High School

Midlothian, TX | \$53,033,000 | 183,000 sf | MEP Upgrades, Addition, HVAC, Move Management, New Construction, Remodel/Renovation, Site Work

### Birdville ISD - New Richland Middle School

Richland Hills, TX | \$49,328,204 | 174,142 sf | HVAC, New Construction, Site Work

### Birdville ISD - New Haltom Middle School

Haltom City, TX | \$48,739,796 | 181,858 sf | HVAC, New Construction, Site Work

### Fort Worth ISD - Benbrook Middle-High School

Benbrook, TX | \$15,688,915 | 37,623 sf | MEP Upgrades, Addition, HVAC, Move Management, New Construction, Remodel/Renovation, Site Work



**30 YEARS OF EXPERIENCE**

**Stanley Morgan**  
SENIOR PROJECT MANAGER

Stanley will lead daily activities required to ensure the effective application of our knowledge and resources during the preconstruction phase, followed by the accurate in-field execution of contract documents from groundbreaking to opening on this important project. Along with the Superintendent, he will lead the construction team and maintain regular communication with the owner and design team. His responsibilities will include: Understanding the financial goals for your project to control subcontracts and budgets, Overseeing trade contractors and supplier coordination, Participating in the preparation of bid packages and defining the scope of work, Ensuring the resources necessary to meet your expectations are provided, and Working closely with you and the project team while ensuring that the daily performance is meeting the overall goals of the project.

**EDUCATION**

B.S., Construction Science,  
Texas A&M University

**TRAINING**

Confined Space  
CPR, First Aid, AED  
IIF Training  
OSHA 30  
OSHA 500  
Silica Awareness

**REFERENCES**

Michael Parkos  
Arlington Independent School  
District  
(972) 837-9459

Dennis Bailey  
Rockwall County  
(214) 794-4076

Jim Stephens  
VLK Architects  
(817) 633-9620

**RELEVANT PROJECT EXPERIENCE**

**Arlington ISD - Arts and Athletics Complex**

Arlington, TX | \$83,778,509 | 195,511 sf | New Construction

**Rockwall County Jail**

Rockwall, TX | \$44,098,343 | 82,943 sf | MEP Upgrades, Addition, HVAC, New Construction, Remodel/Renovation, Site Work

**North Crowley High School & Fine Arts Facility**

Fort Worth, TX | \$39,000,000 | 325,000 sf | New Construction

**Park Cities Presbyterian Church**

Dallas, TX | \$34,494,042 | 134,000 sf | Addition, Historical Renovation/Preservation, New Construction, Site Work

**Arlington ISD - Arlington High School**

Arlington, TX | \$10,813,869 | 530,000 sf | Remodel/Renovation, Site Work

**Waxahachie Fine Arts Center**

Waxahachie, | \$7,500,000 | 35,000 sf | 1,000 Seat Auditorium | New Construction

**Garland ISD Bid Package 3.3 - Hudson Middle School**

Sachse, TX | \$6,785,573 | 133,976 sf | MEP Upgrades, Addition, HVAC, Remodel/Renovation, Site Work

**Arlington ISD - Bowie High School**

Arlington, TX | \$6,117,549 | 660,302 sf | MEP Upgrades, HVAC, Move Management, Remodel/Renovation, Site Work

**Arlington ISD - South Davis Elementary School**

Arlington, TX | \$3,420,678 | 98,000 sf | Remodel/Renovation, Site Work

**Arlington ISD - Morton Elementary School**

Arlington, TX | \$3,196,320 | 95,000 sf | Remodel/Renovation, Site Work

**Arlington - ISD Ashworth Elementary**

Arlington, TX | \$1,687,180 | 72,504 sf | MEP Upgrades, HVAC, Move Management, Remodel/Renovation, Site Work



**25 YEARS OF EXPERIENCE**

## Matt Humphries

SENIOR SUPERINTENDENT

Matt will be the leader and main point of contact for field management. He will work directly with the project team to ensure quality construction, diligent schedule management and subcontractor coordination and control. His responsibilities will include: Supervising physical construction in strict accordance with the contract documents, Verifying necessary compliance with all trades, Maintaining and planning of reports, Scheduling and managing work-arounds, shutdowns and tie-ins, Enforcement of safety and quality-control policies, Senior-level direction and day-to-day coordination of trade contractors, Ensuring high-quality work that meets the approved project schedule.

### EDUCATION

B.S., Environmental and Construction Science, University of Oklahoma

### TRAINING

AGC STP Training Program  
CPR, First Aid, AED  
Crane Safety for Supervisors  
Excavation Training  
OSHA 30  
Scaffolding Competent Person Training  
Silica Awareness

### REFERENCES

Randy Grimes  
National Archives and Records Administration  
(501) 743-9307

Michael Parkos  
Arlington Independent School District  
(972) 837-9459

Tommy Osborne  
Northwest Independent School District  
(817) 215-0992

## RELEVANT PROJECT EXPERIENCE

### Arlington ISD - Arts and Athletics Complex

Arlington, TX | \$83,778,509 | 195,511 sf | New Construction

### George W. Bush Presidential Center

Dallas, TX | \$300,000,000 | 226,000 sf | New Construction

### Saint Ann Court

Dallas, TX | \$52,000,000 | 623,694 sf | New Construction

### Dallas ISD - W. H. Adamson High School

Dallas, TX | \$40,900,000 | 229,000 sf | Baseball/ Softball Complex, Tennis Courts, Outdoor Basketball Courts, Soccer Field, Auditorium | New Construction

### Northwest ISD - Haslet Elementary School

Haslet, TX | \$27,329,000 | 100,431 sf | HVAC, New Construction, Site Work

### TCU Football End Zone

Fort Worth, TX | \$13,100,000 | 216,000 sf | Renovation/Addition

### Northside ISD - John Marshall High School

San Antonio, TX | \$10,000,000 | 8,000 sf | Included an Auditorium | Addition

### Garland ISD Bid Package 3.3 - Hudson Middle School

Sachse, TX | \$6,785,573 | 133,976 sf | MEP Upgrades, Addition, HVAC, Remodel/Renovation, Site Work

### USPI North Central Surgery Center

Dallas, TX | \$3,972,964 | 50,000 sf | Remodel/Renovation

### Garland ISD Bid Package 3.3 - Luna Elementary School

Garland, TX | \$2,616,346 | 70,156 sf | MEP Upgrades, HVAC, Remodel/Renovation

### North Park Heart and Vascular Center

Dallas, TX | \$2,307,164 | 7,200 sf | Tenant Improvement, MEP Upgrades, HVAC, Remodel/Renovation

### Garland ISD Bid Package 3.3 - Abnett Elementary School

Garland, TX | \$1,798,655 | 71,290 sf | MEP Upgrades, HVAC, Remodel/Renovation, Site Work



**12 YEARS OF EXPERIENCE**

## **Buckley Huffman** PROJECT ENGINEER

As Project Engineer, Buckley is a key asset to project support. Buckley will be responsible for the daily organization and control of project elements to ensure that your project moves smoothly. Learning from the Project Manager, he will be a solid support to manage field operations with the Superintendent. He will be familiar with the project contracts, project plans and the owner's goals. His responsibilities will include; assisting the Project Manager through research and documentation of financial transactions and submittals, assisting the preconstruction effort through soft estimating and pricing exercises, and assisting the Superintendent by managing day-to-day operations flow.

### **TRAINING**

Confined Space  
OSHA 30  
Silica Awareness

### **REFERENCES**

Michael Parkos  
Arlington Independent School  
District  
(972) 837-9459

Taylor Ricks  
Divine Design & Construction  
(208) 715-0959

Rick Hart  
Newland Interiors  
(417) 861-0652

Tabitha Horton  
Nudge Realty  
(801) 669-4857

## **RELEVANT PROJECT EXPERIENCE**

### **Arlington ISD - Arts and Athletics Complex**

Arlington, TX | \$83,778,509 | 195,511 sf | New Construction

### **Midlothian ISD - Midlothian Heritage High School**

Midlothian, TX | \$53,033,000 | 183,000 sf | MEP Upgrades, Addition, HVAC, Move Management, New Construction, Remodel/Renovation, Site Work

### **Harwood No.10**

Dallas, TX | \$41,000,000 | 385,000 sf | New Construction

### **The Condado Plaza Hilton**

San Juan, PR | \$14,000,000 | 35,000 sf | Remodel

### **The Four Seasons**

Irving, TX | \$5,500,000 | 30,000 sf | Remodel

### **Funk Studios**

Salt Lake City, UT | \$3,400,000 | 7,500 sf | New Construction

### **Marriott Hotel**

Irvine, CA | \$3,000,000 | 35,000 sf | Remodel

### **Double Tree Hotel**

Denver, CO | \$2,700,000 | 165,000 sf | Remodel

### **Hotel Del Coronado**

San Diego, CA | \$1,800,000 | 40,000 sf | Indoor Office Spaces, Ballroom, Crown Room, Corridors, and Lobby | Tenant Improvement

### **Marriott Hotel**

Oakland, CA | \$1,800,000 | 20,000 sf | Remodel





**2 YEARS OF EXPERIENCE**

**Cole Edwards**  
ASSISTANT SUPERINTENDENT

Cole will work under the Superintendent, supporting the scheduling and construction goals of your project. He will assist in managing personnel, materials and allocation of the project budget in keeping with the larger objectives of your project. He will maintain regular, daily communication with the overall AP team and serve as an on-site resource to the client and design team on a continual basis. His responsibilities will include: Coordinating subcontractor oversight including scheduling and materials delivery by preparing, managing and updating the detailed project schedule, Responding timely to purchase requests, change orders and architectural supplemental instruction, Participating in OAC meetings and leading regular on-site safety meetings, and Establishing and managing the close-out process with the project manager as the project reaches completion.

**EDUCATION**

B.S., Architectural Engineering,  
Oklahoma State University

**TRAINING**

EIT Certification

**REFERENCES**

Michael Parkos  
Arlington Independent School  
District  
(972) 837-9459

Robby Vogel  
Stantec  
(214) 473-2606

Scott Dunning  
HKS Architects  
(214) 969-5599

**RELEVANT PROJECT EXPERIENCE**

**Arlington ISD - Arts and Athletics Complex**

Arlington, TX | \$83,778,509 | 195,511 sf | New Construction

# Ability to Accomodate Current Workload



Johnstown Recreation Center | Johnstown, CO | New Construction | \$28,848,238



## Ability to Accomodate Current Workload

**Provide a list of projects completed in the past year by the company office that will be tasked with handling the construction of the Project.**

Project Name	Basic Project Type	Final Construction Price	Completed
Park Cities Presbyterian Church	67,000-sf expansion and 66,982-sf renovation to existing church space	\$34,291,684	3/10/2021
Arlington ISD - Arts and Athletics Complex	New Center for Visual and Performing Arts and Athletics Complex	\$83,778,509	1/14/2021
University of Texas at Austin - Brackenridge Apartments	Renovation of five apartment buildings that contain 22 unique apartments	\$1,956,067	3/1/2021
Raytheon Pecan Lab	Design/build project that including 2,400-sf finish-out of new lab space	\$475,368	11/13/2020
Dallas Country Club Tennis Facility	New construction of four interior tennis courts and four exterior tennis courts at roof level	Cost Confidential	10/16/2020
Knox Park	Complete renovation of the building skin including interior demolition	\$904,801	9/1/2020
Southwest Transplant Alliance	New 77,000-sf medical/office building and parking garage	\$27,508,722	8/28/2020
St. Monica Catholic School Renovation	School renovation, including interior renovation of corridors, restrooms and 36 classrooms	\$3,655,650	8/17/2020
Northwest ISD - Haslet Elementary School	New construction of a replacement school for Northwest ISD	\$27,329,000	7/15/2020
Vistaprint	Tenant improvements within an existing 200,000-sf warehouse	\$3,130,306	6/30/2020
International Business Park 17	New 4-story, core/shell office building	\$22,946,851	6/18/2020
SRS Distribution	Ground-up, 100,000-sf, four story commercial office building	\$24,929,773	6/10/2020
Garland ISD - Garland High School Renovation and Addition	Renovations and additions to high-school campus	\$17,545,000	5/8/2020
American Airlines Credit Union	164,200-sf ground-up office building with full interior finish-out and surface parking	Cost Confidential	4/17/2020
Garland ISD Bid Package 3.3 - Hudson Middle School	Multi-campus addition and renovation project	\$6,878,969	3/11/2020
TD Ameritrade Data Center Renovation	14,000-sf of interior office space and the build-out of a 10,000-sf data hall	\$12,556,294	1/16/2020

**Provide sum of the total volume of work in construction dollars performed during the past year by the proposer.**

Regional: \$565M

National: \$2.33B

**Provide the total volume of work in construction dollars currently under contract for the company office that will be tasked with handling the construction of the Project.**

\$521.5M

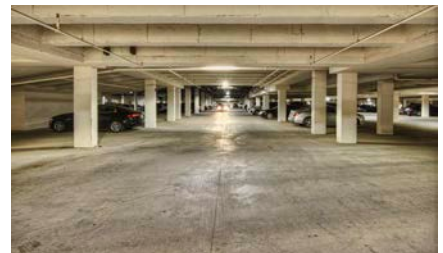
**Proposers to submit an explanation of the relationship between current workload and past workload.**

Including this project, AP's value of bonded projects will be approximately \$428,000,000 with an available capacity of \$572,000,000. Considering AP's current work load and our capacity, AP is more than capable of completing this project for the City of Allen.

# Required Forms



Moddy Family YMCA | Dallas, TX | New Construction | \$24,819,462





**EXHIBIT 2**

**AFFIDAVIT OF NO PROHIBITED INTEREST**

I, the undersigned, declare and affirm that no person or officer in this sole proprietorship, partnership, corporation, or board has or will have during the term of this contract a prohibited interest as that is defined in City Charter Section 10.05.

I further understand and acknowledge that the existence of a prohibited interest at any time during the term of this contract will render the contract voidable.

AP Gulf States, Inc. d.b.a. Adolfson & Peterson Construction

**Name of Contractor**

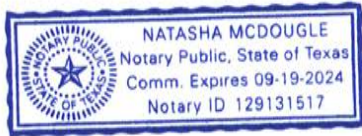
By: Granger Hassmann  
Signature

Granger Hassmann  
(Print Name)

VP of Preconstruction & Estimating  
(Title)

STATE OF TEXAS §  
COUNTY OF Dallas §

**SUBSCRIBED AND SWORN TO** before me this 30 day of April 2021



[Signature]  
Notary Public, State of Texas

## Required Forms

### EXHIBIT 4

#### **BIDDERS QUALIFICATION STATEMENT**

Project: Bid No. 2021-12-31

Contractor: AP Gulf States, Inc. d.b.a Adolfsen & Peterson Construction

Indicate One:  Sole Proprietor  Partnership  Corporation

Name: Granger Hasssmann Partner: \_\_\_\_\_

Title: VP of Preconstruction & Estimating Title: \_\_\_\_\_

Address: 1600 North Collins Blvd Suite 2000 Address: \_\_\_\_\_

City: Richardson City: \_\_\_\_\_

State & Zip: TX, 75080 State & Zip: \_\_\_\_\_

Phone: (972) 387-1700 Phone: \_\_\_\_\_

State and Date of Incorporation, Partnership, Ownership, Etc. February 2, 2009

Location of Principal Office: Richardson, Texas

Contact and Phone at Principal Office: Granger Hasssmann - (972) 387-1700

Liability Insurance Provider and Limits of Coverage: Willis Towers Watson Midwest, Inc. - See application for limits.

Workers compensation Insurance Provider: Willis Towers Watson Midwest, Inc..

Address: c/o 26 Century Blvd., P.O. Box 305191, Nashville, TN 372305191

Contact and Phone: 1(877) 945-7378

Number of Years in Business as a Contractor on Above Types of Work:

Claims and Suits (If the answer to any of the questions is yes, please attach details):

Has your organization ever failed to complete any work awarded to it? **No**

Are there any judgments, claims, arbitration proceedings, or suits pending or outstanding against your organization or its officers? **No**

Has your organization filed any lawsuits or requested arbitration regarding construction contracts within the last five years?

**At any given time, AP may have outstanding issues arising out of the normal business practices of general contracting, but none that would affect the performance of AP under any contract with the City of Allen on this project, or would have a material financial impact on the company.**

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? **No**

## Required Forms

List your most current agreements/contracts, with information, like the type of work bid.  
(Use Additional Sheets if Necessary)

**Project:** Northside ISD - Coke R. Stevenson MS Athletic Upgrades

Project Description: Replacement of campus's existing athletic building, including two gyms and two locker rooms. Bid work includes: Site work, concrete, masonry, steel, wood, waterproofing, roofing, metal panels, doors, glass, all finishes, all specialties, all equipment, all furnishings, elevators, plumbing, fire sprinklers, hvac, electrical, technology.

Owner/Agency: Northside ISD

Contact Person: James Evans, PMP Contract Price: \$8,318,000

Phone: (210) 397-1221 Email james.evans@nisd.net

**Project:** VariSpace Coppell

Project Description: 180,000-sf tilt wall building located on a 10-acre site with surface parking in Coppell. Bid work includes: Site work, concrete, masonry, steel, wood, waterproofing, roofing, metal panels, doors, glass, all finishes, all specialties, all equipment, all furnishings, elevators, plumbing, fire sprinklers, hvac, electrical, technology.

Owner/Agency: Vari

Contact Person: Scott Cherry Contract Price: \$36,000,000

Phone: (214) 415-2409 Email r.scott.cherry@gmail.com

**Project:** Potter County District Court Building

Project Description: A 5-story, 158,000-sf courthouse building with detention areas. Bid work includes: Site work, concrete, masonry, steel, wood, waterproofing, roofing, metal panels, doors, glass, all finishes, all specialties, all equipment, all furnishings, elevators, plumbing, fire sprinklers, hvac, electrical, technology.

Owner/Agency: Potter County

Contact Person: Nicholas Wade Contract Price: \$51,175,980

Phone: (806) 349-4952 Email nicholaswade@co.potter.tx.us

Bank References (List Institution, Address, Contact Person, and Phone):

Robert C. Bridgman - (312) 904-7281

Bank of America

135 South LaSalle, Chicago, IL 60603



**Required Forms**

**EXHIBIT 5**  
**SUPPLEMENTAL INFORMATION**

Please provide the following information for contract development:

- |                  |    |                     |                                     |     |                                     |       |     |
|------------------|----|---------------------|-------------------------------------|-----|-------------------------------------|-------|-----|
| Is the company a | 1  | Sole Proprietorship | _____                               | Yes | <input checked="" type="checkbox"/> | _____ | No? |
|                  | 2. | General Partnership | _____                               | Yes | <input checked="" type="checkbox"/> | _____ | No  |
|                  | 3. | Limited Partnership | _____                               | Yes | <input checked="" type="checkbox"/> | _____ | No  |
|                  | 4. | Corporation         | <input checked="" type="checkbox"/> | Yes | _____                               | _____ | No  |
|                  | 5. | Other               | _____                               | Yes | <input checked="" type="checkbox"/> | _____ | No  |

If the company is a **sole proprietorship**, please list the owner's full legal name, the name under which business is conducted (i.e. d/b/a), the address for the company, including the state and county in which your business is located:

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If the company is a **general partnership**, please list the exact name of the partnership, whether it is a partnership formed under the laws of the State of Texas or another state, the business address for the partnership, including the state and county, and list of the names of all of the partners for the partnership:

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If the company is a **limited partnership**, please list the exact name of the limited partnership, whether it is a limited partnership formed under the laws of the State of Texas or another state, the business address for the limited partnership, including the state and county, and list the names of all the general partners for the partnership:

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If the company is a **corporation**, please list the exact name of the corporation, whether it is a corporation formed under the laws of the State of Texas or another state, the business address for the corporation, including the state and county, and list the names of all of the officers for the corporation:

AP Gulf States, Inc., d.b.a. Adolfson & Peterson Construction

1600 North Collins Blvd., Suite 2000, Richardson, TX 75080 - Dallas County

Jeff Hansen (CEO), Brenna Mann (EVP), Granger Hassmann (VP), Terry Loreth (VP)

If the company is **another entity** not listed above, please list the exact name and type of company, the state under which it is formed, the business address for the company, including the state and county, and list the names of all of the persons authorized to act on the company's behalf:

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Is the company a minority, or woman owned business enterprise?

No    \_\_\_\_\_ Yes    if yes, specify \_\_\_\_\_ MBE    \_\_\_\_\_ WBE

Has the company been certified as a minority/woman owned business by any governmental agency?

No    \_\_\_\_\_ Yes

If yes, specify the governmental agency: \_\_\_\_\_

Date of certification: \_\_\_\_\_

## Required Forms

### BID ENDORSEMENT

The undersigned, in submitting this bid proposal and their endorsement of same, represents that they are authorized to obligate their firm, that they have read this entire bid proposal package, is aware of the covenants contained herein and will abide by and adhere to the expressed requirements.

Submittals will be considered as being responsive only if entire Bid Package plus any/all attachments is returned with all blanks filled in.

SUBMITTED BY: AP Gulf States, Inc. d.b.a. Adolfsen & Peterson Construction

(OFFICIAL Firm Name)

By:

Granger Hassmann

(Original Signature) **Must be signed to be considered responsive**

Granger Hassmann

(Typed or Printed Name)

VP of Preconstruction and Estimating  
(Title)

4/30/2021  
(Date)

Address: 1600 North Collins Blvd., Suite 2000		
City Richardson	State TX	Zip Code 75080
Phone # (972) 387-1700	Fax #: (972) 387-1087	
E-Mail Address ghasmann@a-p.com		

If an addendum is issued for this bid, please acknowledge receipt.

### ADDENDUMS/AMENDMENTS:

- 1) Addendum 1 - 4/9/2021 \_\_\_\_\_ date acknowledged
- 2) Addendum 2 - 4/15/2021 \_\_\_\_\_ date acknowledged
- 3) Addendum 3 - 4/22/2021 \_\_\_\_\_ date acknowledged
- Addendum 4 - 4/27/2021 \_\_\_\_\_
- Addendum 5 - 4/27/2021 \_\_\_\_\_

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

**CONTRACTOR:**

*(Name, legal status and address)*

AP Gulf States, Inc. dba  
Adolfson & Peterson Construction  
1600 N Collins Blvd., Suite 2000  
Richardson, TX 75080

**SURETY:**

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

Continental Casualty Company  
151 N. Franklin Street  
Chicago, IL 60606  
**Mailing Address for Notices**

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

**OWNER:**

*(Name, legal status and address)*

City of Allen  
305 Century Parkway  
Allen, TX 75013

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT:** Five Percent of the Amount Bid (5%)

**PROJECT:**

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

Solicitation #2021-12-31; Stephen G. Terrell Recreation Center

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

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

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

Signed and sealed this 30th day of April, 2021.

  
\_\_\_\_\_  
*(Witness)*

AP Gulf States, Inc. dba Adolfson & Peterson Construction  
*(Principal)* \_\_\_\_\_ *(Seal)*

  
\_\_\_\_\_  
*(Title)*

  
\_\_\_\_\_  
*(Witness)*

Continental Casualty Company  
*(Surety)* \_\_\_\_\_ *(Seal)*

  
\_\_\_\_\_  
*(Title)* Michelle Halter, Attorney-in-Fact

S-0054/AS 8/10

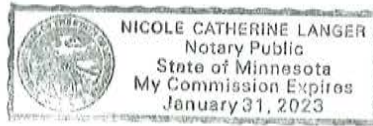
# Surety Acknowledgment

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State of Minnesota }  
County of Hennepin } ss.

On this 30<sup>th</sup> day of April, 2021, before me personally came Michelle Halter, to me known, who being by me duly sworn, did depose and say that she is the Attorney-in-Fact of Continental Casualty Company described in and which executed the above instrument; that she/he knows the seal of said corporation; that the seal affixed to said instruments is such corporate seal, that it was so affixed by order of the Board of Directors of said corporation, and that she/he signed her/she/his name to it by like order.

  
Notary Public



**POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT**

Know All Men By These Presents, That Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company (herein called "the CNA Companies"), are duly organized and existing insurance companies having their principal offices in the City of Chicago, and State of Illinois, and that they do by virtue of the signatures and seals herein affixed hereby make, constitute and appoint

**Laurie Pflug, Brian D. Carpenter, Jessica Hoff, Nicole Langer, Craig Olmstead, Trisha Kasper, Blake S. Bohlig, Heather R. Goedel, Kelly Nicole Enghauser, Michelle Halter, Individually**

of Bloomington, MN, their true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on their behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of their insurance companies and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Boards of Directors of the insurance companies.

In Witness Whereof, the CNA Companies have caused these presents to be signed by their Vice President and their corporate seals to be hereto affixed on this 2nd day of December, 2019.



Continental Casualty Company  
National Fire Insurance Company of Hartford  
American Casualty Company of Reading, Pennsylvania

*Paul T. Bruflat*  
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 2nd day of December, 2019, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company described in and which executed the above instrument; that he knows the seals of said insurance companies; that the seals affixed to the said instrument are such corporate seals; that they were so affixed pursuant to authority given by the Boards of Directors of said insurance companies and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance companies.



My Commission Expires June 23, 2021

*J. Mohr*  
J. Mohr Notary Public

**CERTIFICATE**

I, D. Johnson, Assistant Secretary of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance companies printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance companies this 30th day of April, 2021.



Continental Casualty Company  
National Fire Insurance Company of Hartford  
American Casualty Company of Reading, Pennsylvania

*D. Johnson*  
D. Johnson Assistant Secretary

Form F6853-4/2012

Go to [www.cnasurety.com](http://www.cnasurety.com) > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

### Authorizing By-Laws and Resolutions

#### ADOPTED BY THE BOARD OF DIRECTORS OF CONTINENTAL CASUALTY COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 12, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Paul T. Bruffat, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of Continental Casualty Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25<sup>th</sup> day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

#### ADOPTED BY THE BOARD OF DIRECTORS OF NATIONAL FIRE INSURANCE COMPANY OF HARTFORD:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company by unanimous written consent dated May 10, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Paul T. Bruffat, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of National Fire Insurance Company of Hartford.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25<sup>th</sup> day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

#### ADOPTED BY THE BOARD OF DIRECTORS OF AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company by unanimous written consent dated May 10, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Paul T. Bruffat, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of American Casualty Company of Reading, Pennsylvania.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25<sup>th</sup> day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."



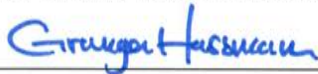
**REQUEST FOR PROPOSAL  
STEPHEN TERRELL RECREATION CENTER**

**SOLICITATION 2021-12-31  
ADDENDUM 1**

The following items take precedence over the initial bid specifications, where supplemented here. The original requirements, not affected by this addendum, shall remain in effect.

1. The City of Allen will remove Security: Surveillance and Door Security from the Request for Proposal. The City of Allen has a contracted vendor that will assume the responsibility to provide and install cameras and card key access in the Stephen Terrell Recreation Center and match existing equipment previously installed in other City facilities.
2. A DRAFT contract has been included for review. This template has been written by a City Attorney. It is our intent to support the language as written.

***AN ACKNOWLEDGED RECEIPT OF THIS ADDENDUM IS REQUIRED TO BE CONSIDERED A RESPONSIVE PROPOSER. RETURN 1 SIGNED COPY OF THIS ADDENDUM WITH YOUR PROPOSAL***



Signature of Officer

4/30/2021

Date



**REQUEST FOR PROPOSAL**  
**STEPHEN TERRELL RECREATION CENTER**  
**SOLICITATION 2021-12-31**  
**ADDENDUM 2**  
**THURSDAY, APRIL 15, 2021**

The following items take precedence over the initial bid specifications, where supplemented here. The original requirements, not affected by this addendum, shall remain in effect.

**SPECIFICATION MODIFICATIONS**

The City of Allen will remove the section on Fiber. For consistencies, the City will utilize a contract vendor to install fiber.

**SEPARATE ATTACHMENTS TO THE RFP INCLUDE:**

- 1. Clarifications and answers to questions received prior to the issuance of this addendum**
- 2. Bidder Form Revisions**
- 3. Scope Area Delineation Mark-up**
- 4. Pre-Proposal Attendance**

Signature of Officer

4/30/2021

Date

Please acknowledge receipt of all addendum to be considered a responsive bidder.

Thank you,  
Debra Morris  
[dmorris@cityofallen.org](mailto:dmorris@cityofallen.org)





**REQUEST FOR PROPOSAL**  
**STEPHEN TERRELL RECREATION CENTER**  
**SOLICITATION 2021-12-31**  
**ADDENDUM 3**  
**THURSDAY, APRIL 22, 2021**

The following items take precedence over the initial Proposal specifications, where supplemented here. The original requirements, not affected by this addendum, shall remain in effect.

**Clarification on Issuance of Addenda**

The purpose of Addenda is to provide additional information as we develop and modify specifications following the release of the Request for Proposal. The City of Allen has issued two addendums for this project:

Addendum 1 issued by the City of Allen on April 9, 2021. **Required to be signed and returned with RFP submittal.**

Addendum 2 issued by the City of Allen on April 15, 2021. **Required to be signed and returned with RFP submittal.**

Addendum 3 issued by the City of Allen on April 22, 2021. **Required to be signed and returned with RFP submittal.**

The following additional details were included with the release of the proposal. This information will not require an acknowledgment and will not need to be returned with RFP submittal.

1. 21-0312 STRC Addendum #1 Narrative & Permit Response
2. 21-0322 STRC Addendum #2 Narrative & Comments to site grading, storm sewer, landscape storm sewer, and irrigation.
3. 21-0312 STRC Addendum #3 Narrative & Comments to the Procurement Process and Requirements including Insurance, retainage, bid bond, General Terms and Conditions and a Draft Standard Fixed Price Agreement.

All additional information is attached in the electronic bidding system Ionwave.

## Required Forms

1. Security Systems: Attached is the Division 08 door hardware schedule with the items that Allied Universal (contracted to the City) are providing, highlights green for access control and yellow for the monitored only doors.

Allied will provide any hardware on an access-controlled door that has a wire connected to it. This shall include the electrified locksets, wire transfer hinges, request to exits, power supplies and card readers. Any mechanical components not tied into the access control system shall be by the General Contractor.

2. Preliminary Plat: The plat included in this addendum is PRELIMINARY and provided solely for information purposes and to accommodate the bidding process. It is not/shall not be recorded as is nor relied upon as a final survey. The City anticipates the final plat to be approved in May.
3. There has been a request for information pertaining to an Emergency Responder Radio System. Since the need for such system is not known and will not be known until there is building enclosure, Bidders are to include an allowance of \$25,000.00 for such system in their Price for the Division 27 - Communications portion of the Work. Testing will be arranged for and paid by the City of Allen.
4. With respect to unit pricing for drilled piers dated 4/15, no unit prices have been included on the proposal form. Structural updated notes to address the pier questions are included in today's drawing ADD#3.
5. With respect to the response to utilize Weardeck reinforced composite lumber in lieu of Trex, the Trex decking is shown as part of the guardrail system above the gravity wall on sheet L409. Further, it appears it may be required above the North Plaza walls shown on L408 but we do not have enough information on the drawing to determine what is required. Please confirm the locations of the guardrails to receive the reinforced composite decking and advise if Weardeck is an acceptable product as well. Any necessary adjustments to Sheets L408 and L409 are now made and included in today's ADD #3. There was no submitted Substitution Request form or product data for Trex.

### Clarification on Procurement Process

1. Prevailing Wage Scale (Attached)  
[https://ftp.dot.state.tx.us/pub/txdot-info/mnt/plans\\_specs/wage\\_rates/various.pdf](https://ftp.dot.state.tx.us/pub/txdot-info/mnt/plans_specs/wage_rates/various.pdf)
2. Insurance Requirements for Projects greater than \$8,000,000  
Same as the amounts of the \$8 million.
  - Broad form CGL: \$2,000,000 each occurrence, \$4,000,000 general aggregate
  - Business Auto: \$1M per occurrence, \$2m aggregate
  - WC: Statutory Limits
  - Builders Risk: 100% of Construction Total
  - Blanket additional insured status with waiver of subrogation
  - 30-day notice of cancellation
3. Liquidated damages  
\$1,000 per day

## Required Forms

4. Are any hard copies required for any portion of the submittal, including forms, price form, and statement of qualifications? Or is everything to be submitted electronically only?

Electronic submission is encouraged. If you prefer to submit a paper response, follow directions provided in the RFP.

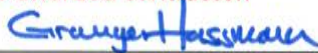
5. Will there be an FF&E bid package forthcoming for this facility?

The purchase of Furniture, Fixtures and miscellaneous equipment will follow. A list of FF&E has not been finalized.

6. Schedule for Questions and Addendum

SUBMISSION OF WRITTEN QUESTIONS	Tuesday - April 13, 2021 5:00 PM
ISSUANCE OF ADDENDA I	Thursday - April 15, 2021 5:00 PM
DEADLINE FOR WRITTEN QUESTIONS	Tuesday - April 20, 2021 5:00 PM
ISSUANCE OF ADDENDA II	Thursday - April 22, 2021 5:00 PM

7. Contract Article 5.2.3 – The clause says contractor can bill up to 90% of a line item but know where specifically discusses retainage. Is this to imply there is 10% retainage on this project? Please confirm that for public work retainage should not exceed 5%. Retainage will be held at 5%
8. The detailed schedule will take up a large portion of the allowed 15 pages—is it possible to exclude the detailed schedule from the page count?  
Yes, within reason
9. I received add #2 and it still hasn't addressed the irrigation question I already submitted. The spray heads on the legend are called out as Rainbird RD 1806-S-P30 W/ Van nozzles or MPR nozzles. To clarify, 4" pop up height sprinklers are to be used for turf areas (1804's); 12" pop up height sprinklers are to be used for shrubs, groundcover, and annual beds (1812's).
10. Will this project be classified for E-Verify, please confirm? The City of Allen does not utilize E-Verify.
11. A Scanned copy of the bid bond is acceptable for the RFP submittal. The selected vendor will be required to provide the actual bond immediately upon request.
12. General Terms and Conditions apply to various projects issued by the City of Allen. The General Terms and Conditions may include instruction that may not apply to this specific project. Items 2.25 and 2.53 are not specific to this project.
13. Standard Fixed Price Agreement (Draft) has been provided and will be executed with the awarded contractor.



Signature of Officer

4/30/2021

Date

Please sign to acknowledge receipt of all addendum to be considered a responsive bidder. A copy of all addendum must be signed and returned with the bid submittal.

Thank you,  
Debra Morris  
[dmorris@cityofallen.org](mailto:dmorris@cityofallen.org)



**REQUEST FOR PROPOSAL  
STEPHEN TERRELL RECREATION CENTER**

**SOLICITATION 2021-12-31**

**ADDENDUM 4**

**Issued on Tuesday, April 27, 2021**

The following items take precedence over the initial bid specifications, where supplemented here. The original requirements, not affected by this addendum, shall remain in effect.

***AN ACKNOWLEDGED RECEIPT OF THIS ADDENDUM IS REQUIRED TO BE CONSIDERED A RESPONSIVE PROPOSER. RETURN 1 SIGNED COPY OF THIS ADDENDUM WITH YOUR PROPOSAL***



Signature of Officer

4/30/2021

Date



**REQUEST FOR PROPOSAL  
STEPHEN TERRELL RECREATION CENTER**

**SOLICITATION 2021-12-31**

**ADDENDUM 5**

**Issued on Tuesday, April 27, 2021**

The following items take precedence over the initial bid specifications, where supplemented here. The original requirements, not affected by this addendum, shall remain in effect.

**Added Alternates for final bid form:**

Alternate #8: Environmental Graphics - (Sheet reference: A302, A303, A901, A911-A924) • Base Bid: Eliminate Environmental Graphics. • Alternate: Provide Environmental Graphics as shown in drawings.

Alternate #9: Metal Screens - (Sheet reference: A308) • Base Bid: Provide Standard pattern 50% Open Metal Mesh Screens. • Alternate: Provide Custom Metal Mesh Screens as shown in the drawings.

Alternate #10: Event Lawn - (Sheet reference: L000) • Base Bid: Eliminate the Event Lawn scope including permanent irrigation and hardscape scope from the building package. Provide seed and temporary irrigation. • Alternate: Provide Event Lawn scope as shown in drawings.

Alternate #11: Fire Pump (DEDUCT) - (Sheet reference: FP000, E001) Base Bid: Provide Fire Pump and Generator as shown on FP and E Drawings. Alternate Bid: Eliminate Fire Pump Equipment and Adjust Generator per FP and E Drawings.

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Signature of Officer

4/30/2021

Date

# Required Forms

<b>CONFLICT OF INTEREST QUESTIONNAIRE</b> <b>For vendor doing business with local governmental entity</b>		<b>FORM CIQ</b>
<p><b>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</b></p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	<b>OFFICE USE ONLY</b>  Date Received	
<b>1 Name of vendor who has a business relationship with local governmental entity.</b>  N/A		
<b>2 Check this box if you are filing an update to a previously filed questionnaire.</b> (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)		
<b>3 Name of local government officer about whom the information is being disclosed.</b>  <div style="text-align: center; border-bottom: 1px solid black; width: 50%; margin: 0 auto;"> <span style="font-size: small;">Name of Officer</span> </div>		
<b>4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</b>  <div style="margin-left: 40px;"> <p>A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="text-align: center;"> <input type="checkbox"/> Yes      <input type="checkbox"/> No      N/A                 </p> <p>B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="text-align: center;"> <input type="checkbox"/> Yes      <input type="checkbox"/> No      N/A                 </p> </div>		
<b>5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.</b>  No such relationship exists		
<b>6</b> <input type="checkbox"/> Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).		
<b>7</b>  <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <div style="border-top: 1px solid black; width: 100%; margin: 0 auto;"></div> <span style="font-size: x-small;">Signature of vendor doing business with the governmental entity</span> </div> <div style="text-align: center;"> <div style="border-top: 1px solid black; width: 100%; margin: 0 auto;"></div> <span style="font-size: x-small;">Date</span> </div> </div>		

