



RESPONSE TO REQUEST FOR PROPOSAL 25-21
DESIGN-BUILD SERVICES FOR

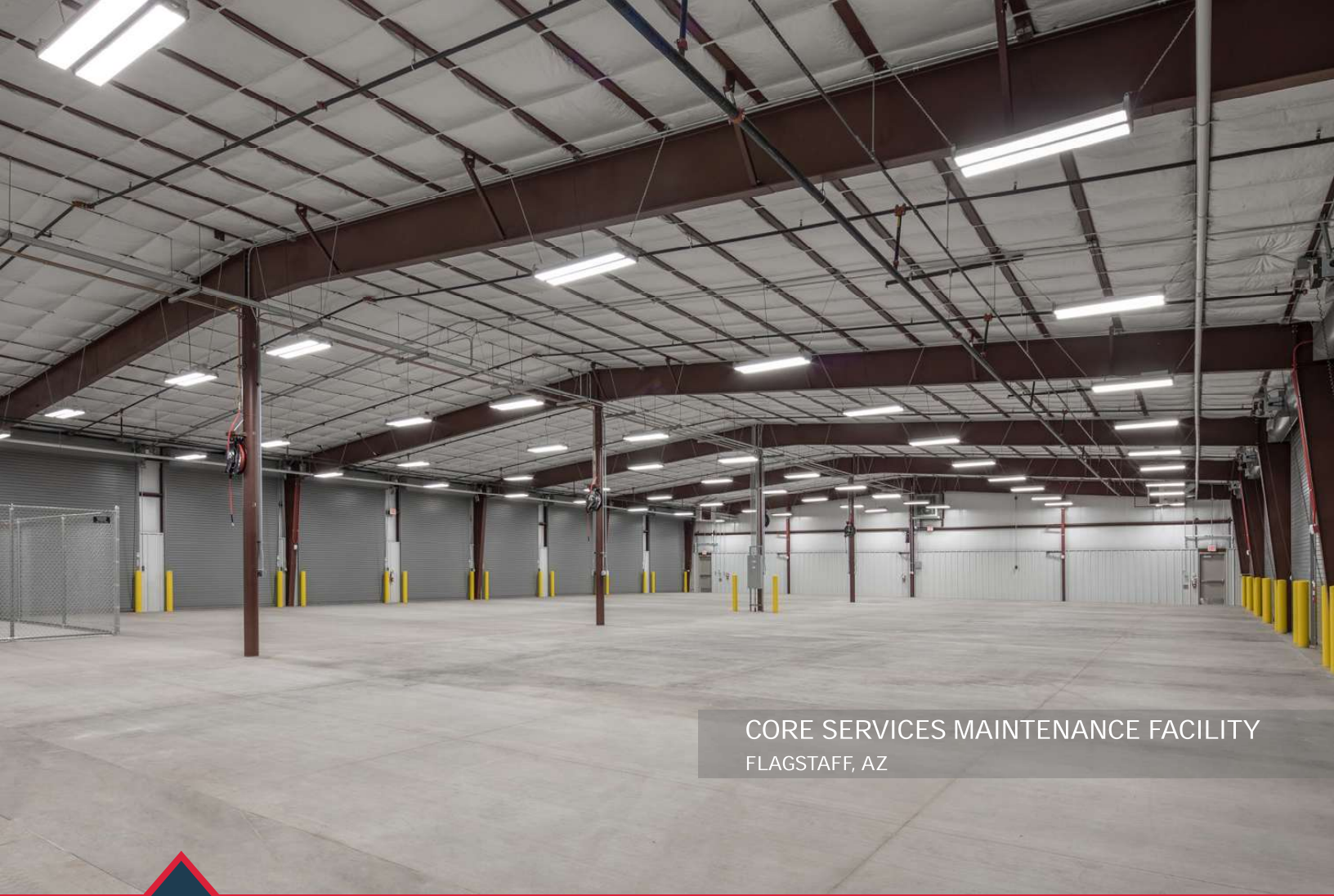
POLICE DEPARTMENT EVIDENCE BUILDING, PARKS MAINTENANCE BUILDING, AND FLEET MAINTENANCE BUILDING

STEP II

DUE: 05-23-25 | 2:00PM

CORE

BRW
ARCHITECTS



CORE SERVICES MAINTENANCE FACILITY
FLAGSTAFF, AZ

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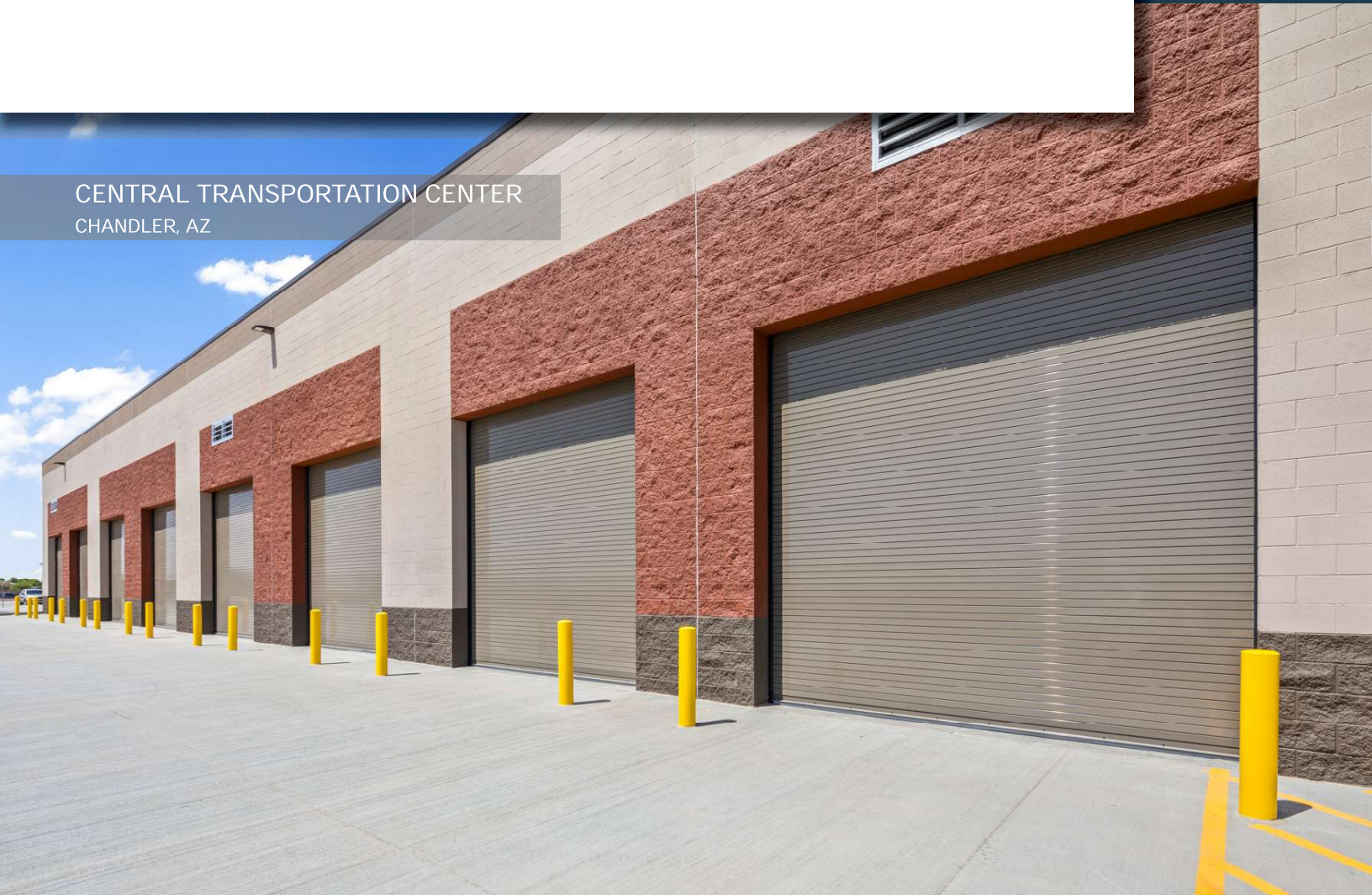
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DIVIDER #1

COVER LETTER

CENTRAL TRANSPORTATION CENTER
CHANDLER, AZ



May 23, 2025

Purchasing Division
City of Killeen
802 N 2nd St
Killeen, TX 76541

RE: RESPONSE TO REQUEST FOR PROPOSAL | 25-21 | CITY OF KILLEEN | DESIGN-BUILD SERVICES FOR POLICE DEPARTMENT EVIDENCE BUILDING, PARKS MAINTENANCE BUILDING, AND FLEET MAINTENANCE BUILDING

Dear Selection Committee Members:

The City's needs are unique, and your vision is precise. The Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building project will serve as a vital asset to the community, designed to enhance efficiency, functionality, and long-term resilience. CORE Construction and BRW Architects (CORE | BRW) are prepared to deliver an exceptional project that meets and exceeds these expectations. We are adding Sam Watkins, AIA, as an additional Project Manager to reinforce our team's capacity to meet the City's scheduling needs and ensure successful delivery, especially in the event of overlapping project timelines. His immediate availability strengthens our ability to maintain momentum and deliver with confidence. Please note that Patrick Surratt will no longer be part of the project team, as he is no longer with CORE. We will function as ONE team, enabling us to provide the City of Killeen with exceptional design, engineering, pre-construction and construction services. Below are a few reasons why our team is uniquely qualified to exceed the City of Killeen's expectations on this project.

OUR COMMITMENT TO THE CITY OF KILLEEN | CORE is committed to earning the City's trust by honoring its cultures and values. We recognize the importance of keeping local dollars in the community and will leverage our strong relationships to maximize local Trade Partner participation. We look forward to working alongside the City of Killeen, Police Department, community leaders, and staff to provide exceptional professional services that align with the community's needs.

SHARED HISTORY | In the Design-Build delivery method, the team relationship and atmosphere are the most important factors in delivering a successful project. One of the unique qualifications of our team is our shared local history together. CORE and BRW have worked together on more than 14 projects across the Nation and moreover, have personal bonds amongst team members that strengthen our team's decision-making and Design-Build bridging process. This long-lasting, trusted relationship and alignment of values has fostered many lessons learned and best practices for our team.

CIVIC FACILITIES EXPERTISE | CORE and BRW are focused on delivering world-class civic projects, and we consider this type of design and construction of these facilities our specialty. Our unwavering commitment to delivering high-quality civic facilities has earned CORE the #1 Public Safety Contractor in the Nation by **BD+C Giants**, reflecting our dedication to excellence, value, and client success both within and beyond construction. As your Design-Builder, we will utilize this experience to provide a highly secure, reliable, and durable facility that serves the community and meets the needs of the City of Killeen.

CORE is extremely excited for the opportunity to serve the City of Killeen on the Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building project. Our team has the necessary, highly specialized skills and expertise essential to perform the required services. We look forward to this opportunity, and I am dedicated as your primary point-of-contact. Please call me or email me, should you require any additional information and/or clarification.

Respectfully submitted,



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Frisco TX, 75033



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3535 Travis Street, Suite 250,
Dallas, TX 75204

DIVIDER #2

OVERALL MANAGEMENT APPROACH

NORTHWEST TRANSPORTATION CENTER
LAS VEGAS, NV



1. Describe the Finalist's overall management approach to the Project. In responding to this evaluation factor, Proposers shall identify two (2) key issues, risks, and challenges to each site, and, for each issue or challenge identified, describe how to mitigate its potential negative impacts (i.e., risk mitigation strategy) and any unique approaches or strengths the Finalist may have to implement such mitigation strategies.

POLICE EVIDENCE AND STORAGE BUILDING – MANAGEMENT APPROACH

Our approach centers on delivering a secure, climate-controlled facility with precise coordination between building systems and high-density storage. Early design alignment and proactive procurement are critical to success.

1. Integration of High-Density, Climate-Controlled Storage

Challenge: Fitting 11,250 SF of high-density storage and 2,750 SF of large-item storage within a 7,059 SF footprint requires tight coordination of MEP systems, structural elements, and storage layouts.

Mitigation Strategy:

- ★ Host early coordination workshops with MEP, architect, and storage vendor.
- ★ Use 3D modeling to align ductwork, lighting, and structural supports with storage rails.
- ★ Select zoned HVAC systems with dehumidification to maintain environmental control.

Strength: We've successfully delivered secure, climate-sensitive storage facilities and bring proven workflows and technical expertise to streamline this process.

2. Long Lead Item Procurement – PEMB and Key Components

Challenge: The PEMB structure, overhead doors, HVAC equipment, and hollow metal frames are long-lead items that could delay construction if not procured early.

Mitigation Strategy:

- ★ Finalize PEMB design parameters within 30 days of NTP to release for fabrication early.
- ★ Issue a targeted procurement schedule aligned with known manufacturer lead times.
- ★ Prioritize early submittals for key components and leverage our supplier relationships to confirm availability and expedite orders.

Strength: CORE has a 100% success rate managing PEMB procurement across fast-track public projects, supported by strong vendor relationships and proactive preconstruction planning.

MANAGEMENT APPROACH KEY RISK STRATEGIES CONTINUED

FLEET SERVICES FACILITY – MANAGEMENT APPROACH

Our approach to the Fleet Services Facility is centered on managing complex programming needs across maintenance, parts storage, and office areas. Given the scale of the 40-bay shop and 43-staff office area, precise coordination and procurement planning are key to project success.

1. Operational Flow & Functional Zoning of the Maintenance Bays

Challenge: The facility includes 40 service bays, parts storage, wash bays, and fluid areas—all requiring efficient circulation, fire separation, and utility routing. Misalignment can impact daily operations and long-term safety.

Mitigation Strategy:

- ★ Conduct operational workflow sessions with end users to map technician movement, vehicle paths, and equipment placement.
- ★ Use BIM to plan for equipment clearances, overhead door coordination, and efficient routing of MEP systems.
- ★ Select zoned HVAC systems with dehumidification to maintain environmental control.

Strength: CORE has delivered large-scale fleet and public works facilities and brings proven planning tools and trade knowledge to optimize functionality without compromising constructability.

2. Long Lead Item Procurement – Overhead Doors, PEMB, HVAC, Specialty Fixtures

Challenge: With 40 overhead doors, a PEMB structure, and various mechanical systems and specialty lighting, early procurement is critical to maintain schedule continuity and avoid trade stacking delays.

Mitigation Strategy:

- ★ Identify and approve key design elements (e.g., door sizing, structural layout) early to release PEMB and overhead doors quickly.
- ★ Use a targeted procurement matrix for HVAC equipment, overhead doors, and specialty lighting, tied directly to the project's critical path.
- ★ Engage preferred vendors with known lead times and capacity to deliver at scale.

Strength: We maintain strong relationships with PEMB suppliers and specialty trades, giving us real-time insight into market conditions and lead times. This ensures early alignment and avoids surprises downstream.

MANAGEMENT APPROACH KEY RISK STRATEGIES CONTINUED

PARKS PROGRAM – MANAGEMENT APPROACH

Our approach to the Parks Program facility prioritizes efficient maintenance operations combined with flexible office and support spaces. Managing a smaller footprint with multiple building entries and an exterior lean-to requires careful coordination.

1. Site Access and Lean-to Coordination

Challenge: Multiple entrances (south and west) plus a lean-to on the east side for covered equipment storage create challenges in site logistics, circulation, and weather protection.

Mitigation Strategy:

- ★ Collaborate early with landscape and civil teams to optimize site access, vehicle circulation, and covered storage detailing.
- ★ Use BIM coordination to ensure lean-to structural integration with the main building envelope and roof system.
- ★ Implement durable, weather-resistant materials and lighting in the lean-to area to maximize usability year-round.

Strength: Our team has delivered multiple municipal maintenance facilities with complex site circulation needs, bringing practical experience in integrating covered exterior storage.

2. Interior Finishes and Durability in High-Use Areas

Challenge: The facility's maintenance and locker areas require resilient finishes (wainscot plywood, ceramic tile, epoxy ceilings) to withstand heavy use, with tight coordination needed to meet durability and aesthetic goals.

Mitigation Strategy:

- ★ Specify proven durable materials and finishes based on experience with similar municipal buildings.
- ★ Coordinate sequencing to ensure finishes are protected during construction and installed to meet warranty requirements.
- ★ Engage subcontractors with expertise in resilient finish installation and quality control.

Strength: We bring a history of successful delivery of high-durability interiors tailored to heavy-use municipal maintenance buildings, ensuring functionality and longevity.

2. Confirm that the Proposed Design-Build Team are available to perform the Project. To verify this availability, provide the following information in the form of a table: 3. Recent, current and projected workloads of Proposed Design-Build Team Members;

CORE'S PROPOSED DESIGN-BUILD TEAM WORKLOAD

TEAM MEMBER	ROLE	RECENT WORKLOAD	CURRENT WORKLOAD	PROJECTED WORKLOAD
Gary Aanenson	Executive Vice President	Gary Oversees All of CORE's Recent, Current, and Projected Projects		
Nichole Kotsur*	VP Civic	Royse City Police Station City of Garland Police Property Room Cedar Hill ISD LKL Auxiliary Facility	Travis County Fire Station No. 7 and Training Center (Completes 06/25) Cedar Park Public Safety Training (Completes 02/26) Pflugerville Public Works (Completes 11/26)	City of Killeen Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building
Steven Normand	VP PreConstruction	Steven Oversees Preconstruction on All of CORE's Recent, Current, and Projected Projects		
Brandon Whipple	Senior Project Manager	Northwest Transportation Facility Army National Guard Field Maintenance Shop	Cedar Park Public Safety Training (Completes 02/26)	City of Killeen Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building
Luis Egana	Project Manager	One Oak Condo Condominiums* Al Arroyo New Baunfels* <i>*Work Performed With Another Firm</i>	Cedar Park Public Safety Training (Completes 02/26)	City of Killeen Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building
Brad Taylor*	General Superintendent	Lockhart High School Additions Mabee Hall Renovation and Addition	Travis County Fire Station No. 7 and Training Center (Completes 06/25) Cedar Park Public Safety Training (Completes 02/26)	City of Killeen Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building
Dave White	Superintendent	Lockhart High School Additions Eagle Mountain High School	Jarrell Ranch Middle School (Completes 06/25)	City of Killeen Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building

*Nichole and Brad Oversee Multiple Projects - Full Lists Available Upon Request

BRW'S PROPOSED DESIGN-BUILD TEAM WORKLOAD

ACTIVE PROJECTS	CURRENT PHASE % COMPLETE	FRED CLIFFORD	CHRIS SANO	JAMES HAMILTON	SAM WATKINS	KASI SVOBODA	KEVIN TRAVELL	STEPHEN HILT
Cedar Hill Public Work Feasibility Study	Feasibility Study							●
TCCD Welding Room Renovation	Schematic Design	●						
Federal Reserve Bank of Dallas – Critical	Schematic Design							●
Roanoke Fire Station No. 2	Schematic Design	●	●		●			
Winkler Wellness Center	Schematic Design	●	●	●				
Mesquite Building Renovations	Schematic Design			●				
Sulphur Springs City Hall Expansion	Design Development		●			●		●
Lakewood Village Town Hall	Design Development		●		●			●
Mesquite Fire Station No. 8 and Training Facility	Construction Administration	●		●		●		
Dallas Water Utilities Water Delivery Service Center	Construction Administration							●
Dallas Water Utilities Wastewater & Stormwater	Construction Administration							●
Grapevine Service Center	Construction Administration	●						
Prosper Fire Station No. 4	Construction Administration	●						
Comanche High School	Construction Administration						●	
Richardson Fire Station No. 5 Renovation	Construction Administration	●			●			
Urban One, Inc Radio Station Renovation	Construction Administration						●	
Dallas Executive Airport Signage	Construction Administration			●				

4. Location of home office of Proposed Design-Build Team Members and whether they have an office in the Killeen area; and

LOCATION OF OFFICES:

CORE

4407 S. Interstate Hwy 35, #102
Georgetown, TX 78626

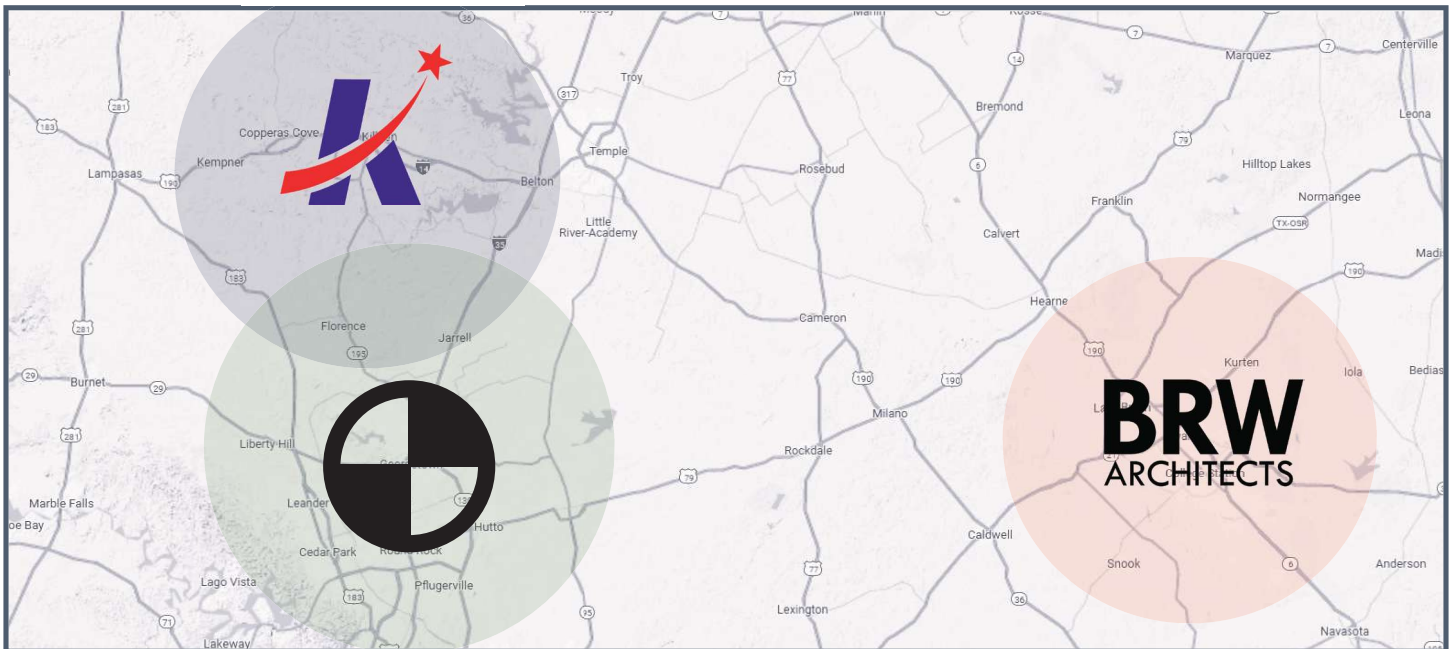
BRW

175 Century Square Drive, Suite 350
College Station, TX 77840

3535 Travis Street, Suite 250,
Dallas, TX 75204

CORE's Texas operations are supported by over 200 professionals, including experienced project managers, superintendents, estimators, and support staff. Our Georgetown office, located just 45 minutes from Killeen, will serve as the home base for this project. This allows for direct oversight and support throughout the duration of the Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building.

None of the proposed Design-Build Team members are remote or out of state. Each selected individual is based in Texas, with the majority operating from our Georgetown location. This close proximity enables our team to provide consistent on-site presence, swift response times, and active communication with City of Killeen representatives and stakeholders. Our personnel were thoughtfully selected not only for their expertise but also for their accessibility to the project site. This ensures our ability to maintain high standards of coordination, quality control, and responsiveness, ultimately delivering maximum value to the City of Killeen.



5. One of the primary goals for the Project is to create a highly functioning, collaborative and integrated team as early as possible and for the Owner and Consultants to be a part of that team. Keeping this goal in mind: 6. Explain the Design-Build Team's approach to creating a collaborative environment for the Project.

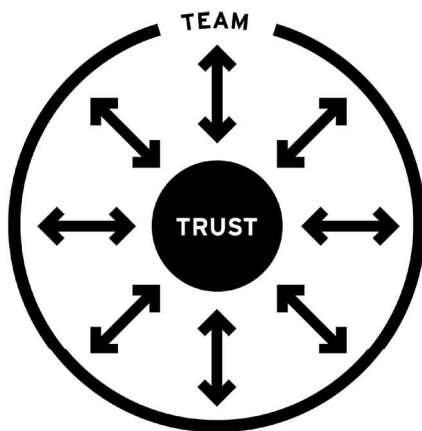
WORKING ALONGSIDE Y(OUR) TEAM

CORE will bring our fundamental elements of Team and Trust to our relationship with the City of Killeen, BRW, and the designated engineers/consultants. We work to promote mutual respect for the roles and responsibilities we each carry. We believe this creates a highly effective team that holds a tension between a desire to design the best project possible, and an unwavering commitment to stewarding the available dollars in the best way possible. We recognize that the City of Killeen believes in partnering and a team-oriented approach to building a successful project. We also know that partnering is not just a series of meetings, but an attitude based on trust, transparency, and total alignment.

CORE will maintain a running dialogue of all communications and inventory of any pending item(s) that need to be addressed, as well as deadlines for the Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building project throughout preconstruction and construction. This action items list will be updated and reviewed by the project team on a daily basis.

TEAM ALIGNMENT

Ensuring alignment among CORE, the City of Killeen, BRW, and Trade Partners is critical to project success. CORE will foster collaboration through regular meetings and transparent communication, keeping all stakeholders informed and engaged. To support this process, CORE will leverage project management software such as Procore to efficiently track progress, share updates, and manage RFIs and changes, ensuring a seamless and coordinated approach throughout the project lifecycle.



TEAM + TRUST

Our Mission is to earn the trust of our Employees, Building Partners, and Clients. Achieving this mission begins by building teams with members who have unwavering, comprehensive trust in one another.



CORE VALUES

Integrity, Fairness, Continuous Improvement, and Results are not just our CORE Values; they are the foundational elements of trust itself. We strive to achieve all four of these values every day.



THE CLIENT DECIDES

Here at CORE, The Client Decides. We know that Clients drive our economic engine. We work hard to provide the highest level of client service possible as we strive to earn the trust of our Clients.

7. Describe the tools and techniques that will be used by the Design-Build Team to encourage and foster a collaborative environment for the entire Project Team as well as for other project stakeholders. Briefly describe how responsibilities will be assigned, decisions will be made, follow-up actions will be implemented and how any disputes will be addressed.

At CORE, we believe that a collaborative environment is essential to the success of any project. From the very beginning, we focus on building trust and open communication among all members of the Project Team, including the City of Killeen, BRW, and all engineering consultants and trade partners. We promote a culture of mutual respect where each team member's role is clearly understood and valued. To foster collaboration, we implement regular team meetings, maintain continuous communication, and provide shared access to project documents and updates using tools such as Procore. This helps ensure that everyone stays informed, aligned, and involved throughout every phase of the project. We maintain a live action item list that is reviewed daily to track follow-up items, decisions, and deadlines.

Responsibilities are assigned based on each team member's expertise and role in the project. Decision-making follows a consultative approach that encourages input from all relevant stakeholders before a final decision is made. CORE believes in empowering the Owner with the information they need to make the best choices for their project.

In the rare case of a dispute, we rely on early and frequent communication to resolve concerns quickly. Our team operates with a "no-egos" mindset that allows us to address issues objectively and focus on solutions. If needed, we will bring all relevant parties together for face-to-face discussions to align on a path forward. Our guiding principle is simple: The Client Decides. Our job is to provide clarity, options, and professional guidance so that every decision is made with confidence and mutual understanding.

“

Throughout each of these projects CORE Construction staff have been **great partners** providing professional, high quality services while delivering **outstanding facilities**.

Jim Dulac, P.E.
City of Richardson

8. Subcontractor and Supplier Procurement Approach. The Owner and the Owner's representatives recognizes the importance of the entire design-build team, including specialty design-build subcontractors and suppliers. For those subcontractors and subconsultants not proposed as part of the Design-Build Team. 9. Describe the Design-Build Team's overall approach to subcontractor and subconsultant procurement for the Project.

TRADE PARTNER PROCUREMENT

As one of the largest qualifications-based builders in the country, we have developed strong and loyal relationships with reliable, professional Trade Partners located in virtually every construction market that we serve, including Central Texas. Our in-house database of Trade Partner firms includes project relative information on Trade Partners who provide goods and services for each of the Construction Specifications Institute (CSI) divisions. We have prequalification information on hundreds of Trade Partners, providing insight to those firms' financial stability, bonding capacity, safety record, current workload, and staff availability. We update this prequalification information regularly and continually track the performance and experience of local Trade Partners.

CORE has created a process where Trade Partner selection is based on both qualifications and cost. This process enables us to get an apples-to-apples comparison on scope cost from prequalified professionals. Our team also understands the importance of keeping work local, and will focus on outreach within the community. Our Trade Partner selection process consists of:

Use Prequalified Trade Partners

- ★ Enlist recommendations from the City of Killeen
- ★ Enlist recommendations from BRW
- ★ Utilize CORE's database of Trade Partners
- ★ Thoroughly review Trade Partner qualifications

Understanding Scope & Assembly of Pricing

- ★ Receive bids from three to five Trade Partners for each scope of work
- ★ Trade Partners' bids evaluated for completeness of scope
- ★ Identify the lowest responsible bid for each scope

Review of Scope & Pricing with Subs

- ★ Face-to-face meeting with lowest responsible bidder
- ★ Conduct an in-depth scope review
- ★ Allow Trade Partner to fix any "scope holes."
- ★ Select Trade Partners as a team



CORE PREQUALIFIES TRADE PARTNERS BASED ON

- ✓ Financial Stability
- ✓ Bonding Capacity
- ✓ Safety Record
- ✓ Current Workload
- ✓ Staff Availability

SUBCONSULTANT PROCUREMENT

In collaboration with CORE, we carefully select trusted consultants we've successfully worked with before. This ensures each team member is technically qualified and aligned with our standards, allowing for smooth coordination and communication from day one.

ESTABLISHED RELATIONSHIPS AND PERSONNEL DEPTH

Our long-standing consultant partnerships across Texas provide access to deep, experienced teams. This allows for quick staffing adjustments without compromising project quality or momentum.

COLLABORATIVE PROCUREMENT

We support Clients in selecting and integrating subconsultants, whether through our network or client recommendations, ensuring alignment through a transparent and flexible process.

KNOWLEDGE SHARING & CONTINUITY

We maintain thorough documentation and knowledge transfer practices, enabling team members to step in seamlessly and keep projects moving forward with consistent quality.

10. Identify the challenges in the selection of subcontractors and subconsultants for the Project and how the Design-Build Team will address those challenges.

Selecting the right Trade Partners and subconsultants for a design-build project presents several unique challenges. These include ensuring appropriate qualifications and relevant experience, verifying a consistent track record of quality performance, maintaining open communication, and managing alignment between design intent and execution. These factors become even more critical when introducing new team members or navigating limited availability of specialty expertise in the current market.

Our Design-Build Team addresses these challenges through a thoughtful, project-specific approach. We conduct thorough evaluations of qualifications, experience, and references to ensure each partner is the right fit. From the outset, we emphasize clear communication and early stakeholder engagement to align expectations, define deliverables, and build consensus around the project vision. Regular reviews of scope, schedule, and budget throughout each phase keep the team responsive and coordinated.

CORE brings the advantage of both local agility and national resources. We have built strong, trust-based relationships with our Trade Partners and subconsultants by operating with integrity, transparency, and professionalism. While we hold our partners to high standards for price, schedule, and quality, we foster a collaborative environment that values mutual respect. This approach enables us to consistently deliver successful design-build outcomes, even in challenging market conditions.

11. If applicable, describe in detail the Design-Build Team's approach to early subcontractor involvement, including proposed design-build and design-assist subcontractors, and identify which scopes of work are candidates for design-build or design-assist subcontracts.

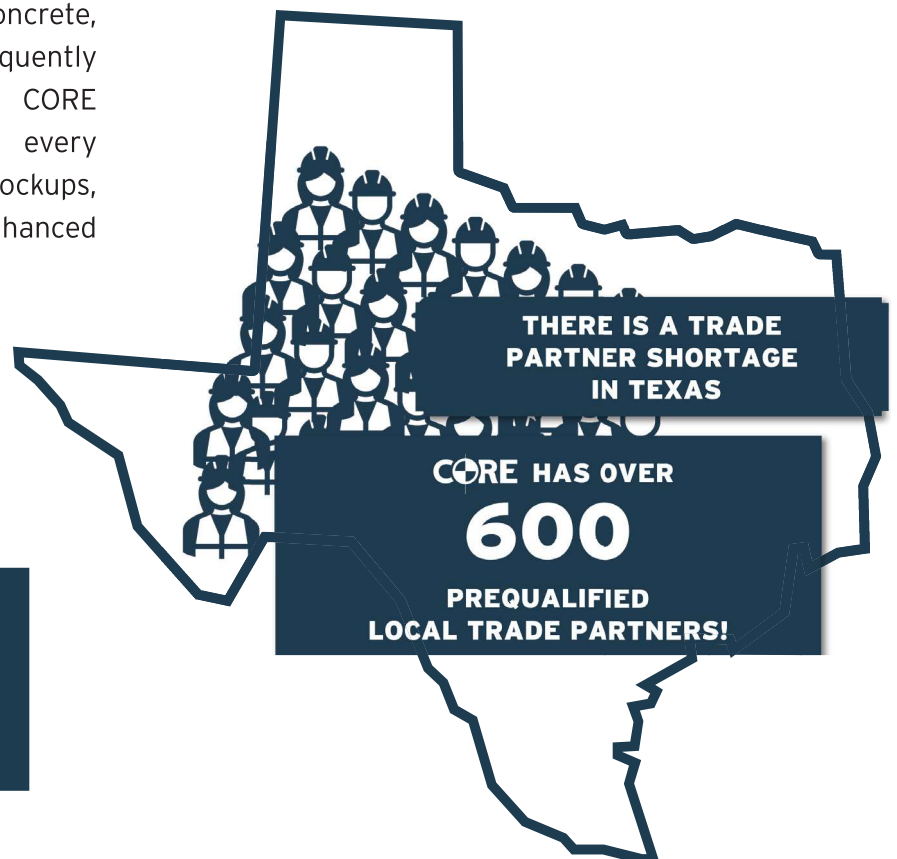
CORE believes that early involvement of Trade Partners is critical to delivering high-quality, cost effective projects. From the outset of preconstruction, we actively engage Trade Partners to leverage their industry expertise in selecting building materials and systems that provide the Best Value for the Client.

Typically, MEP trades are consulted early to review and analyze system options proposed by engineers, allowing the Client to make well-informed decisions on some of the project's most significant cost drivers. Structural trades are engaged to provide current market insight on raw material pricing and assist in developing accurate assemblies for steel, concrete, and masonry components, which frequently experience price volatility. Additionally, CORE involves a waterproofing consultant on every project to review design details and mockups, offering recommendations on alternate or enhanced

waterproofing methods to ensure building durability. At the Schematic Design Phase, CORE proposes issuing Requests for Proposals (RFPs) to select trades for design-assist roles. This approach allows for competitive bidding of each package based on a baseline scope while tentatively selecting Trade Partners to provide ongoing design support as the project progresses. We have successfully implemented this strategy on numerous projects, resulting in enhanced collaboration, cost savings, and improved constructability.

Scopes of work well-suited for design-build or design-assist subcontracting on this project include, but are not limited to, MEP systems, structural steel, concrete, masonry, and waterproofing. Engaging these Trade Partners early enables integrated solutions that optimize both design and construction efficiencies.

Our relationships with local Trade Partners will have the greatest influence on budget!



12. Describe how the Design-Builder shall exercise the appropriate standards of the industry for Integrated Project Delivery to guide its relationships to the other members of the team, and for LEAN methods in the preconstruction and construction process.

CORE is committed to applying the highest industry standards for Integrated Project Delivery and LEAN construction throughout both preconstruction and construction phases. Our team includes several staff members who have completed LEAN Construction Management training and who actively apply these principles to improve project outcomes.

Using LEAN construction techniques, CORE proactively identifies potential variations and constraints unique to the project, enabling us to create buffers that maintain a continuous flow of materials, labor, and schedule. Starting in preconstruction and continuing through construction, we design site logistics to minimize waste, such as reducing travel time and optimizing sequencing.

CORE's Virtual Construction Department plays a key role by detecting design clashes early through advanced modeling, preventing costly schedule impacts. Our detailed scheduling tools allow for just-in-time delivery and coordination of Trade Partners and materials, reducing on-site congestion and inefficiencies.

Central to CORE's culture is the principle of Continuous Improvement, which drives us to consistently question and refine our processes with the Client's best interests in mind. LEAN methods enable us to focus on delivering true value by understanding what matters most to the Client and aligning our efforts accordingly.

13. Quality Assurance/Quality Control ("QA/QC"). Provide the following information regarding the Proposed Design-Build Team's approach on QA/QC. Include the following information: 14. The overall approach to both design and construction QA/QC;

At CORE, quality begins long before a shovel hits the ground. Our QA/QC process starts with a clear understanding of project goals and remains a central focus throughout every phase of design and construction. For the Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building project, we will uphold a quality standard that exceeds expectations, minimizes re-work, and ensures long-term performance and Client satisfaction.

From the outset, we work closely with the City of Killeen and our design partner, BRW, to define key project benchmarks including functionality, code compliance, sustainability, and budget alignment. These priorities serve as guideposts, revisited at each milestone to ensure the evolving design remains consistent with project goals.

Formal QA/QC reviews are conducted at every phase of design development. In the early stages, these reviews focus on big-picture alignment and conceptual clarity. As the design progresses, attention shifts toward technical coordination, detailing, and constructibility. Prior to the final CD submission, BRW conducts a detailed review to verify completeness and coordination across all disciplines. Even during construction, BRW remains actively involved through submittal reviews, clarification responses, and field observations to maintain design fidelity.

CORE's construction-phase QA/QC process builds upon this foundation with a robust, field-tested approach modeled after the U.S. Army Corps of Engineers' Three-Phase Quality Control Plan. Before construction begins, we develop a Project-Specific Quality Plan (PSQP) tailored to the unique requirements of this project. We also prepare detailed Quality Control Manuals for each element of the scope, including relevant specifications, submittals, and Trade Partner contracts. These documents are reviewed collaboratively to ensure clarity, alignment, and accountability.

All submitted shop drawings and product data from Trade Partners are carefully reviewed prior to design approval, ensuring that only correct, approved materials arrive on-site. Before installation, each Trade Partner is briefed on scope, expectations, and quality standards to eliminate confusion and set the stage for successful execution.

Our integrated QA/QC strategy ensures a high-quality finished product and a seamless, collaborative delivery process. With CORE and BRW working in lockstep, the City of Killeen can be confident in a project that performs as designed, serves the community for decades to come, and reflects the highest standards of professionalism and care.

1

PREPARATORY PHASE

- Occurs during Preconstruction Phase
- Prior to Trade Partner Agreements
- Unique Features of Work (UFOW) identified
- Establishes quality expectations

2

INITIAL PHASE

- Occurs at onset of construction
- Generates buy-in from field personnel
- Mockup construction begins
- Re-enforces quality expectations in the field

3

FOLLOW-UP PHASE

- Occurs during Trade Partner's scope of work
- In-place work compared to mockup
- Third-party inspections as necessary
- Superintendent daily reports include quality

QUALITY CONTROL CORE | BRW

CORE's quality control program emphasizes early coordination, mockup reviews, and consistent field oversight. On the Royse City Police Department Design-Build project, the specified masonry stone mix, Weatherford Blend from Blackson Brick, did not meet the City's expectations during the mockup review. Although the product was part of the approved documents, CORE paused the installation to ensure quality standards were met.

We facilitated coordination meetings with BRW, the City, and our Trade Partner, Artisan, to review alternatives and finalize a revised selection. To maintain the schedule and quality, Artisan increased manpower, while CORE's field team conducted regular inspections to ensure consistency in finish and installation. This approach reflects our commitment to maintaining design intent and quality through proactive problem-solving and hands-on supervision.

15. The Proposed Design-Build Team's processes and tools to facilitate QA/QC; and

Quality control at CORE begins in Preconstruction and is actively managed throughout construction. We use Predictive Solutions (P.S.), a mobile app that allows our operations team to log quality issues immediately with photos, locations, descriptions, and responsible Trade Partners. Notifications with completion deadlines are sent promptly, and reports are reviewed daily with Trade Partners to prevent overlooked or covered-up deficiencies. This process ensures work meets plans, specs, and Client expectations.

BRW supports quality assurance through internal processes, digital tools, and ongoing staff training. Using Revit and BIM 360 for modeling and clash detection, plus Bluebeam Studio for collaborative design reviews, the team tracks and resolves issues in a centralized platform. Customized design checklists and milestone review sessions ensure feedback is addressed before finalizing documents. BRW's senior staff lead training and mentorship to foster a culture of quality beyond just tools and procedures.

16. The reporting and functional relationship(s) between the Quality Management personnel and the Proposed Design-Build Team as a whole.

As Director of Quality Assurance/Quality Control (QA/QC), Matt Stepanian will be responsible for leading the implementation and continuous improvement of CORE's Quality Control Plan. In the Preconstruction Phase, he will ensure the accuracy and coordination of project documents, playing a critical role in assessing biddability, constructability, and the relevance of specifications. During construction, Matt will be onsite working closely with the Project Manager, Luis Egana, and Superintendent, Dave White, to ensure adherence to quality standards. He will assist in submittal reviews to ensure design intent aligns with the contract documents, perform inspections of installed materials, and inspect general workmanship, installation, and site safety. Matt will also collaborate with CORE's Safety Director, John LaPorte, to manage all necessary on-site training, safety policy implementation, daily safety inspections, and collection of Trade Partner safety data.

BRW's Quality Control Manager, Stephen Hilt, functions as an independent reviewer fully integrated into the project team's communication structure. This setup enables objective milestone reviews without daily involvement in document production, ensuring unbiased assessments. Stephen works closely with the Project Manager and Project Architect to identify, prioritize, and resolve issues. Feedback is communicated through structured coordination meetings and documented in a centralized issue log. Fred Clifford, BRW's Principal-in-Charge, provides final sign-off at each submission stage and supports QA/QC by aligning project outcomes with overall goals. Consultants and other team members are engaged as needed to maintain interdisciplinary coordination.

MATT STEPANIAN

Director of Quality Control
CORE's Director of Quality Control will oversee the implementation of CORE's Quality Control Plan, ensuring document accuracy, site inspections, safety coordination with CORE's Safety Director, and overall adherence to project quality and safety standards.



17. The information provided in response to this Section of the RFP will be scored based on the following: 18. The Proposed Design-Build Team's understanding of the delivery method;

Our Design-Build management philosophy is rooted in a collaborative, transparent, and goal-oriented approach, aligning the Owner, Design Team, and Contractor toward shared project goals from day one. CORE | BRW's depth of experience serving civic Clients through the Design-Build delivery method reinforces our conviction that each team member's role should be clear and accountable, while remaining interdependent. This is accomplished by the following key approaches:

- ★ **Clear Decision-Making Channels:** We identify City of Killeen's key stakeholders to streamline communication and ensure prompt approvals.
- ★ **Goal Alignment:** Early sessions with the City of Killeen to define priorities in Cost Control, Design Quality, Safety, and Schedule, aligning our strategies with City of Killeen's long-term vision.
- ★ **Program Development and Verification:** We develop and review a comprehensive list of required spaces with City of Killeen, balancing innovation with budget and schedule considerations.
- ★ **Constructability and Feasibility Review:** Our team conducts preconstruction reviews to address constructability, scope options, cost management, and scheduling, minimizing risks and mitigating challenges proactively.
- ★ **Consistency and Transparency:** Our philosophy emphasizes clear, consistent communication throughout the process. We coordinate design and estimates simultaneously to avoid bringing you design concepts that are not aligned with your budget.

Strong team relationships are essential to project success, and CORE's long-standing partnership with BRW is a key advantage. Having worked together on 14 projects nationwide, our teams share a deep understanding of each other's strengths, fostering seamless communication, efficient problem-solving, and a collaborative approach to Design-Build execution.

Our proven history ensures clear coordination, informed decision-making, and alignment of project goals. This foundation of trust and shared experience allows us to deliver projects with precision, meeting both aesthetic and functional requirements. With this expertise, the CORE | BRW team is fully prepared to deliver the City of Killeen's project on time, within budget, and with the highest value.

ROYSE CITY POLICE STATION



19. The degree to which the Proposed Design-Build Team understands the Owner's goals and objectives with respect to the Project; and 20. The strength of the Proposed Design-Build Team's management plan for the Project, including not only the specific topics and specialized components outlined in the RFP but also any other component or element that the Proposed Design-Build Team deems essential to the success of the Project.

UNDERSTANDING OF THE OWNER'S GOALS

The City's objectives for this program are clear: deliver durable, efficient, and cost-effective facilities that support essential public services—Police, Fleet, and Parks—with long-term operational functionality, minimal maintenance burden, and thoughtful site utilization. Each facility must be:

Program-Driven: Spaces must align with operational needs—from evidence storage layouts and maintenance bays to locker rooms and shared-use office areas.

Low Maintenance & Durable: Finishes such as sealed concrete, ceramic tile, exposed structure ceilings, and pre-finished metal panels reflect a priority on lifecycle value.

Schedule-Sensitive: With varied but overlapping scopes, long lead item management and early design alignment are critical.

Efficient & Scalable: Flexibility is key—systems, structures, and layouts must support long-term adaptability, especially for growing service departments.

We understand the City seeks partners who bring more than technical delivery and are looking for teams who can think strategically, guide key decisions early, and advocate for value without compromise.

MANAGEMENT PLAN: Our management plan is built on four proven strategies that align directly with your goals:

1. **Early Stakeholder Engagement and Design Validation** - We prioritize user engagement to confirm adjacencies, circulation paths, equipment layout, and MEP requirements before design is locked in. This is particularly critical for:

- ★ **Police Evidence:** Aligning MEP routing with high-density storage and climate control.
- ★ **Fleet:** Confirming bay spacing, parts storage flow, and utility needs for fluid systems.
- ★ **Parks:** Ensuring functional movement between shop space, lean-to storage, and office zones.

2. **Long Lead Item Strategy** - Given today's procurement climate, we will fast-track design packages to release critical components early, especially the PEMB structures, overhead doors, mechanical equipment, and specialty lighting. CORE's relationships with top suppliers allow us to secure production slots quickly and mitigate schedule risk.

3. **BIM Coordination and Quality Control** - We will leverage 3D modeling to coordinate structural systems with MEP, lighting, and equipment layouts—avoiding costly rework and ensuring clean, efficient installation. BIM will be used to resolve tight conditions like overhead clearances in the Fleet bays and equipment zones in Police and Parks.

4. **Construction Sequencing and Site Management** - Each site has unique access and operational challenges from multiple entrances in the Parks facility to service vehicle movement in Fleet. Our site logistics planning will maintain safe, clear access for all trades while preserving space for future operations. We phase work zones with flexibility for weather and supply chain delays.

5. **Single-Source Accountability** - As an integrated Design-Build team, we provide a single point of accountability, ensuring decisions are made collaboratively and quickly, and that the Owner always has clear visibility into cost, schedule, and design alignment. Our culture of transparency and responsiveness is a key reason public owners trust CORE with critical service facilities.

DIVIDER #3

GMP DEVELOPMENT PLAN

EAST CHICAGO TRANSPORTATION AND MAINTENANCE FACILITIES
EAST CHICAGO, IN



1. Describe the Design-Builder's processes and tools for monitoring, reporting and managing cost, including but not limited to:

2. Scope, cost, and schedule baseline development; change control processes; and the participation and interaction among the scheduling and estimating teams, and the project, design, construction and operations management teams to execute these processes;

DESIGN-TO-BUDGET MANAGEMENT

At CORE, we believe an exceptional Client experience begins with early alignment of budget, schedule, and quality during the design phase. Through our Design-Build / Target-Budget Design Approach, we actively engage the City of Killeen, stakeholders, consultants, permitting agencies, and other team members to ensure every voice is heard and every goal is aligned from the start.

As the Design-Builder, CORE | BRW will develop and manage a Guaranteed Maximum Price (GMP) based on transparent, collaborative processes. Once the GMP is established and agreed upon, we guarantee that the contract price will not be exceeded, except in the case of significant Client-directed scope changes not funded by Owner Contingency.

COST MONITORING AND REPORTING

CORE maintains a consistent estimate format throughout design and preconstruction. As the design evolves, cost updates are clearly tracked, and all changes are presented transparently to the City of Killeen. Our PreConstruction Team updates pricing at each design milestone using real-time market data, historical project information, and Trade Partner input. CORE provides full transparency into all cost data during design and construction. We maintain an open-book approach and share all estimating, procurement, and cost-tracking information with the City of Killeen and BRW. Our goal is to serve as an extension of your team and act in your best interest every step of the way.

SCOPE, COST, AND SCHEDULE DEVELOPMENT

During early design, our PreConstruction and Operations Teams collaborate to develop detailed scope narratives, milestone schedules, and baseline estimates that align with project goals. We facilitate milestone reviews with stakeholders to ensure alignment and accountability across all baseline elements.

CHANGE CONTROL PROCESSES

CORE uses structured logs and reporting systems to track any scope or budget changes. We initiate impact analysis and collaborate with the City of Killeen and BRW before moving forward with modifications. Our change control workflow ensures all adjustments are intentional, approved, and documented.

TECHNOLOGY INTEGRATION

CORE | BRW's use of Building Information Modeling (BIM) is a critical component of our design-to-budget management. We develop a BIM Execution Plan at project initiation to ensure all teams are aligned on modeling workflows, file standards, and coordination strategies.

BIM ALLOWS OUR TEAMS TO:

- ★ Extract accurate quantities for model-based estimating
- ★ Visualize and coordinate systems for early clash detection
- ★ Produce coordinated 2D plans from integrated 3D models

As the model evolves, our estimating team extracts quantities directly from Revit, increasing pricing accuracy and confidence. This modeling effort ensures design decisions are rooted in real-time cost awareness.

3. Risk identification and management processes and how quantified risk cost and schedule values are factored into the cost and schedule baseline, projected cost and schedule performance, and cash flow reporting;

At CORE, our approach to risk management is built on early identification, transparent evaluation, and proactive mitigation. We integrate cost and schedule-based risk values directly into our project planning, budgeting, and forecasting processes to protect the Owner from potential overruns and ensure overall project success.

RISK IDENTIFICATION AND EVALUATION

Risk management begins during the Preconstruction Phase, where our team leads a collaborative risk assessment with the City of Killeen, BRW, and key Trade Partners. We systematically identify potential risks including scope creep, supply chain instability, labor shortages, long lead items, and unforeseen conditions and categorize them by impact and likelihood. We assign quantified dollar values to these risks using industry benchmarks, recent project data, and expert input. These values are then factored into the cost baseline in the form of contingencies and allowances, and the schedule baseline, in the form of added float or phased milestone flexibility. This ensures that both our budget and project timeline reflect a realistic, risk informed foundation.

RISK MITIGATION STRATEGIES

- ★ **Scope Creep:** We include a contingency in our GMP to account for design evolution and ensure flexibility without affecting the Owner's overall budget.
- ★ **Supply Chain Delays:** We release long lead material packages early, influence design to favor available materials, and monitor the market for pricing trends.
- ★ **Labor Shortages:** We divide large scopes between multiple Trade Partners to reduce reliance on a single Trade Partner and confirm workforce capacity during prequalification.
- ★ **Unforeseen Conditions:** We carry construction contingencies and coordinate subsurface investigations early to minimize surprises and delays.
- ★ **Scope Gaps:** Our GMP is based on a detailed, unit price estimate aligned with design intent. We meticulously scope trade packages to eliminate ambiguity and ensure complete coverage.

RISK COMMUNICATION, CASH FLOW INTEGRATION AND CULTURE

Risks and their associated costs are actively tracked in our project management system and communicated through monthly reporting to the Owner. As risks are retired or realized, we adjust forecasts and proactively update cash flow projections to reflect both committed and potential expenditures. To support timely, cost conscious decision making, we provide option studies that evaluate materials and methods based on upfront cost, long term value, and constructability. By embedding risk management throughout design and construction, we drive more competitive trade pricing, minimize change orders, and deliver predictable outcomes that ensure Best Value for the City of Killeen.

4. Cash flow reporting processes and basis for monthly cash flow estimated values;

At CORE, we develop monthly cash flow estimates based on the construction schedule, Trade Partner input, procurement timelines, and anticipated progress. These estimates are refined each month using job cost reports and committed costs. We report cash flow as part of our monthly billing cycle, using a standardized template aligned with the schedule of values. This process allows us to provide reliable projections, track performance, and communicate clearly with Owners and stakeholders throughout the project.

5. Document control system integration with work breakdown structure and responsibility assignment matrix or organizational structure;

CORE uses a centralized document control system, Procore, that is fully integrated with our work breakdown structure (WBS) and project team assignments. All project documentation including RFIs, submittals, meeting minutes, and drawings is organized by WBS codes aligned with trade scope, CSI division, and schedule activity. Each document is assigned to a specific team member based on our Responsibility Assignment Matrix (RAM), which clearly defines who is responsible, accountable, consulted, and informed (RACI) for each activity or package. This structure ensures accountability, streamlines approvals, and enables real-time tracking of outstanding items. The system also supports audit trails and full transparency for the City of Killeen throughout the design and construction phases.

6. The Design-Builder's conceptual estimating process;

CORE's conceptual estimating process is designed to provide the City of Killeen with accurate, early stage cost information that drives informed decision making throughout design. At the outset of preconstruction, we utilize our proprietary 10-Group Study to analyze historical cost data from similar projects in terms of scope, size, systems, and program. This database driven approach allows us to develop high level cost opinions even in the absence of full design documents.

We combine this with our extensive experience in civic construction and strong relationships with local Trade Partners to ground our early estimates in current market conditions. These estimates are refined through continuous collaboration with the design team and are structured according to CSI divisions or project specific WBS categories for clarity and alignment with construction scope.

CORE's "Living Estimate" approach replaces traditional static milestone estimating by providing real-time budget feedback throughout design development. This method minimizes redesign by allowing BRW to design to the budget, not after it. As design details become more defined, our estimating process transitions from conceptual to detailed, using tools like ConstructConnect, On-Screen Takeoff, Bluebeam, and Assemble to extract quantities from both 2D drawings and 3D Revit models. This process ensures a seamless transition into GMP development, with cost estimates that evolve with the project and support budget alignment from concept through construction.



7. Input from specialty contractors;

We engage our Trade Partners early in the Preconstruction Phase to provide industry expertise in selecting Best Value materials and systems. MEP trades are typically consulted during early design discussions to analyze proposed systems, allowing the City of Killeen to make informed decisions about one of the most cost intensive areas of the project. Structural trades provide insight on current raw material pricing and help assemble accurate scopes for steel, concrete, and masonry trades that often experience significant price fluctuations.

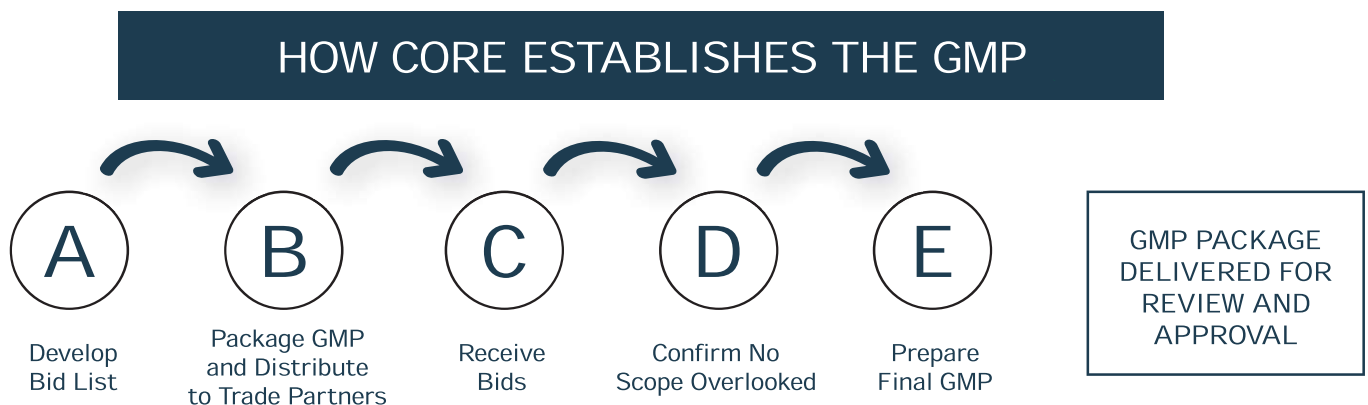
In addition, we engage a third-party waterproofing consultant on every project to review design details and provide feedback on methods to ensure long term durability and weather tightness. This includes reviewing mockups and identifying alternate solutions where needed. By actively involving our specialty contractors during design, CORE enhances accuracy in budgeting, reduces constructability issues, and ensures the design reflects real-world conditions ultimately protecting the project's quality, cost, and schedule.

8. The primary challenges in establishing the GMP for this Project; and

One of the main challenges in establishing the GMP will be the anticipated inclusion of pre-engineered building (PEB) structures. While PEB systems provide a cost-effective solution for the building structure, they also come with extended lead times. To address this, we plan to move forward with a GMP early in the process, specifically through a site and long-lead procurement package. This approach will help us secure materials in a timely manner and keep the overall project on schedule.

9. The differentiating resources of the Proposed Design-Build Team that will meet the challenges of establishing the GMP.

CORE recommends engaging the pre-engineered building Trade Partner early during the design phase. This proactive involvement will help streamline the design process, facilitate faster decision-making, and ensure alignment with the budget and schedule. Early trade partner collaboration is a key strength of our Design-Build approach and enables better risk mitigation and delivery efficiency.



10. The Design-Builder's process and frequency for keeping the Owner informed on all of the above.

CORE's approach to keeping the City of Killeen informed throughout the GMP development process is built on proactive communication, transparency, and collaboration. Our philosophy is rooted in the 80/20 rule: 80% of a project's cost-impacting decisions occur in the first 20% of the project. For this reason, we place significant emphasis on early and ongoing engagement with the Owner.

We establish regular communication at a time and format that suits all stakeholders. These meetings are used to review cost models, discuss scope developments, address schedule impacts, and ensure that all decisions are documented and aligned with the City of Killeen's goals. The CORE team will also provide monthly cash flow reports, integrated with our cost and schedule tools, to forecast expenditures and inform financial planning.

To support clarity and alignment, CORE facilitates collaborative workshops that bring together the Owner, design team, estimating team, and Trade Partners.

THESE WORKSHOPS ARE STRUCTURED TO:

- ★ Prioritize the City of Killeen's programmatic goals
- ★ Explore options for value analysis and lifecycle cost evaluations
- ★ Address key risk factors and mitigation strategies
- ★ Promote coordination between cost, schedule, and scope

Anytime a scope change or design evolution occurs, our estimating team will provide reconciliations showing the cost impacts and rationale for the change. Our document control platform, integrated with the WBS and RAM, ensures that all communications and updates are traceable and accessible to the team.

We believe that consistent engagement through structured updates, stakeholder workshops, and transparent reporting not only keeps the Owner informed but also prevents costly surprises. Our process ensures the City of Killeen remains a collaborative partner in every step of GMP development and execution.



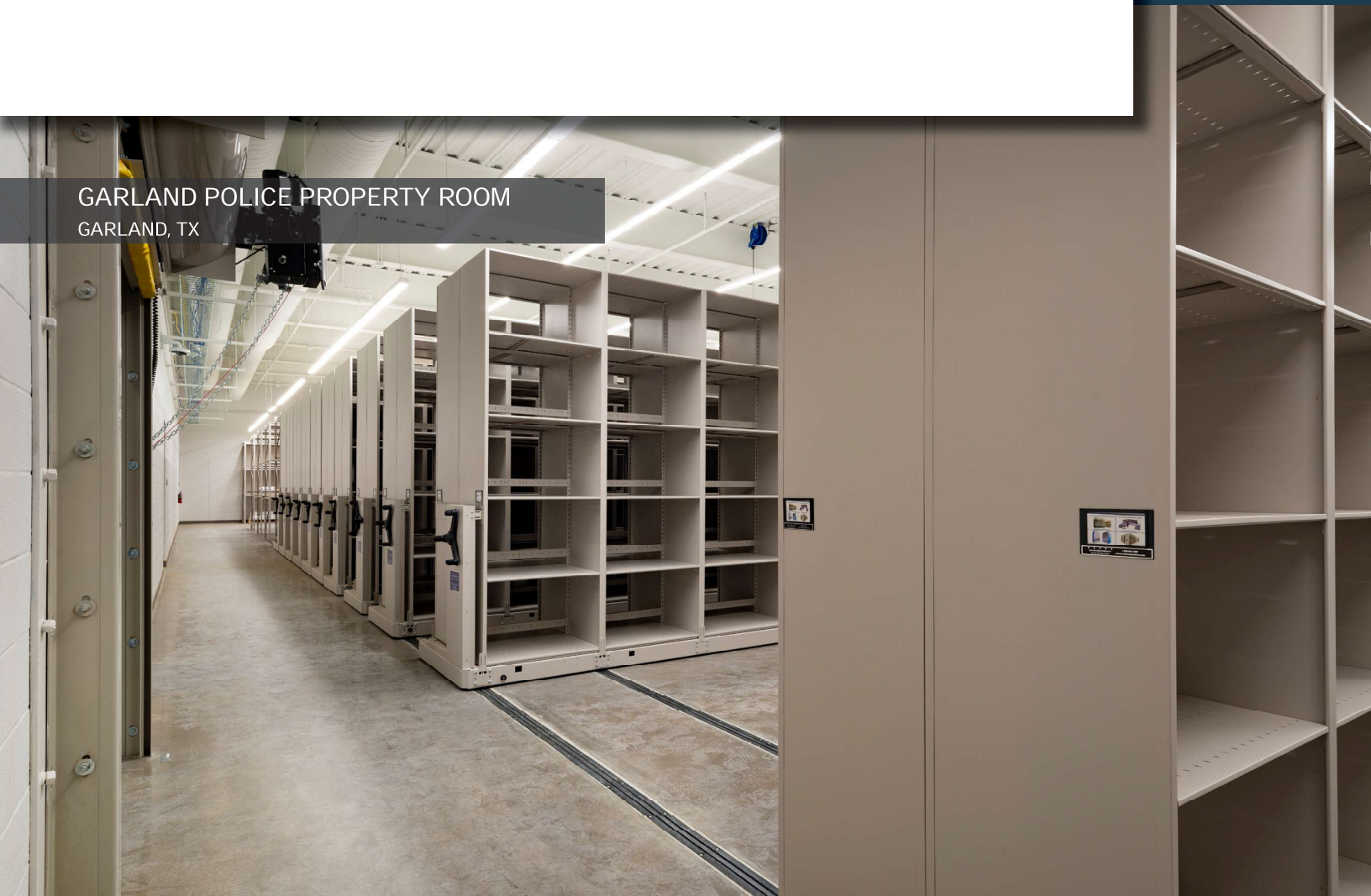
CORE has provided **professional** services that have made the construction process very **effective and stress-free**. Their team has been very **communicative and honest** about schedules, costs, escalation, and potential delays.

Andre Smith, South Patrol Commander
Fort Worth Police Department

DIVIDER #4

DESIGN DEVELOPMENT AND MANAGEMENT

GARLAND POLICE PROPERTY ROOM
GARLAND, TX



1. In developing the design for the Project, the Design-Builder will be required to assist the Owner to exceed the Project Goals; obtain and incorporate design input from multiple external stakeholders as well as multiple stakeholders within the Owner; and satisfy the Owner's budget and schedule. 2. Describe the Design-Build Team's overall approach to design development and management for the Project. Include a description of the design management process and the communications between the Owner, the Design-Builder, and the Designer during this process.

At BRW Architects, our approach to design development is grounded in collaboration, responsiveness, and alignment with the City of Killeen's goals. As part of the integrated CORE | BRW Design-Build team, we prioritize open communication and active listening to ensure the design reflects both the Owner's priorities and the practical needs of construction.

The design development process begins with early, structured engagement. Working closely with CORE and the City, we establish shared objectives around function, budget, and schedule. Through joint workshops and regular coordination meetings, we aim to create space for dialogue, allowing input from all stakeholders to guide the project from concept through execution.

Our design management process includes scheduled touchpoints to maintain progress and clarity: recurring design meetings, milestone planning sessions, and real-time coordination using platforms such as Revit for model sharing and Bluebeam Studio for document markups. These tools support collaborative review, timely feedback, and early issue resolution among the City, CORE, and BRW.

Throughout the process, CORE and BRW stay closely aligned to ensure that design intent, constructability, and cost remain in balance. The Owner remains an active partner through transparent communication and shared decision-making. At each milestone, we conduct dedicated review sessions to verify that City feedback is fully integrated and the design continues to meet established goals.

At every stage, our priority is to foster an inclusive, responsive process that results in a thoughtful, high-performing design—one that embodies the City of Killeen's vision and long-term objectives.

GARLAND POLICE DEPARTMENT



3. Provide the Design-Build Team's concepts and suggestions for sustainable materials and systems that would be beneficial to the Project.

The construction industry has a significant impact on the environment, which is why CORE | BRW believe it is our obligation to be good stewards of our natural resources. Through a deep understanding and working knowledge of sustainable practices and renewable alternatives we are able to collaborate with Clients, Architects and the end users to provide green solutions to both sophisticated systems and everyday issues.

BRW Architects integrates sustainability into public safety design with a focus on durability, energy efficiency, and operational resilience. Our strategies are built around the demanding, 24/7 nature of law enforcement facilities.

We prioritize durable, low-maintenance materials such as reinforced masonry, epoxy flooring, and anti-microbial finishes that stand up to heavy use and reduce lifecycle costs. Low-VOC products are standard to maintain indoor air quality. Building systems are designed for high performance. Energy-efficient HVAC and LED lighting with zone controls reduce energy loads, while backup generators and UPS systems ensure operational continuity. Water-saving plumbing fixtures and native landscaping reduce water use and maintenance needs.

Where possible, we integrate stormwater management, solar orientation, and secure daylighting strategies—balancing sustainability with security. In staff areas, we enhance well-being through daylighting, acoustic control, and fitness spaces, recognizing the mental and physical toll of public safety work. All systems and materials align with ICC 500 and life-safety codes, designed to perform in critical events and support long-term facility resilience.

In short, our sustainable approach for police and public safety projects delivers practical performance—protecting people, resources, and mission-critical operations.

4. Describe the Proposed Design-Build Team's process for managing quality assurance and quality control during the design process and identify the Key Team Members that will be tasked with the review and coordination of all phases of design documents.

At BRW Architects, quality control is integrated into the project workflow from the earliest stages of design through final documentation. Our process includes a series of structured, milestone-based reviews that ensure design intent is maintained, technical coordination is complete, and documents are ready for construction.

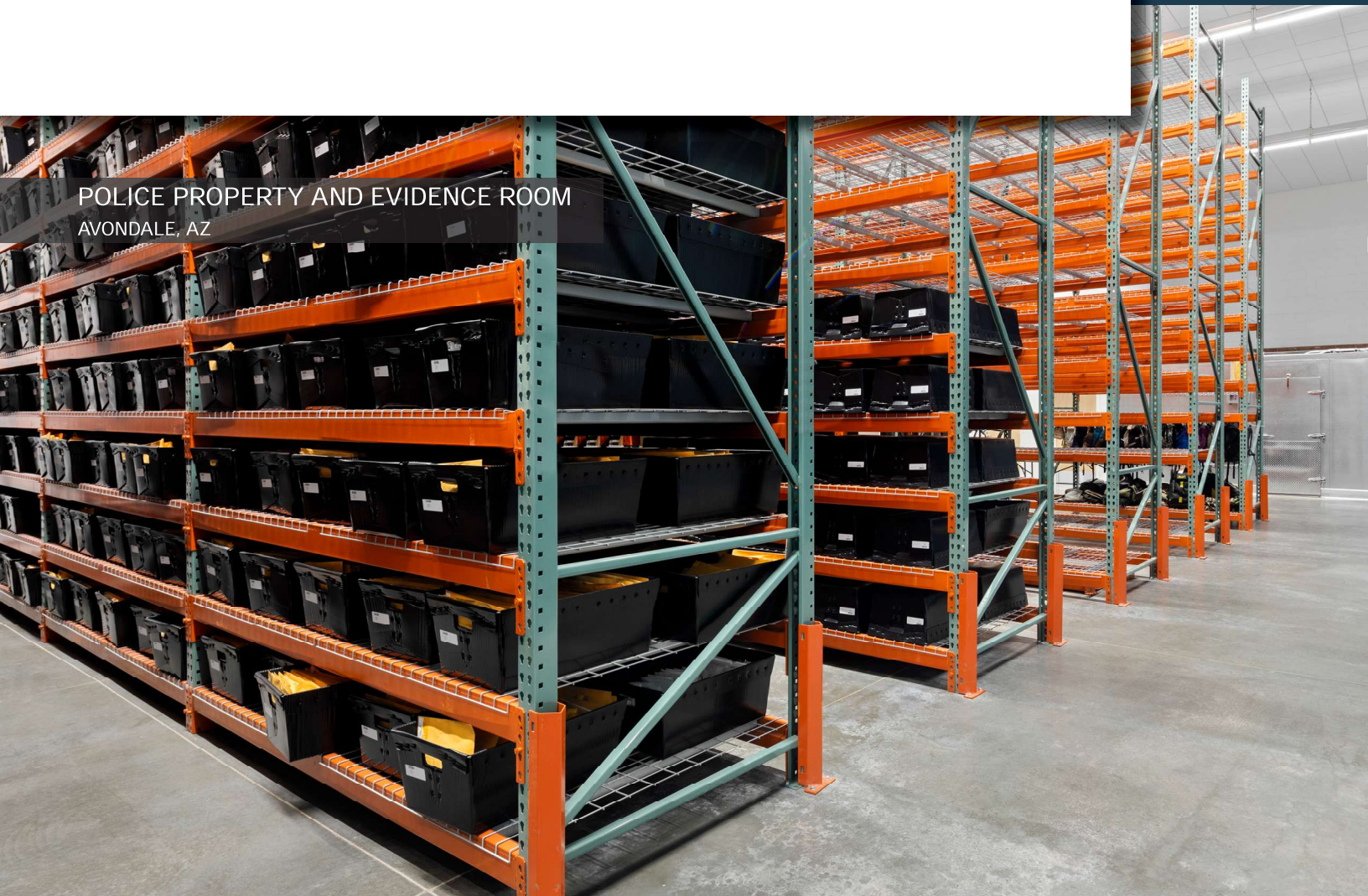
Each phase of design is reviewed by a combination of internal and leadership-level staff. Our proposed Project Manager, James Hamilton, oversees the development and coordination of all documentation. Our proposed Project Architect, Kasi Svoboda, AIA, leads technical development and manages integration with consultants. Stephen Hilt, serving as BRW's proposed Quality Control Manager is responsible for performing milestone reviews independently of the production team. These reviews provide an impartial perspective focused on accuracy, cross-disciplinary coordination, and constructibility. Fred Clifford, as BRW's proposed Principal-in-Charge, offers high-level oversight and guidance throughout the design process.

Each design milestone is reviewed using BRW's internal standards and customized checklists. These tools guide the review process and help ensure consistency across disciplines. By assigning distinct roles and embedding QA/QC within the workflow, we are able to produce coordinated documents that reduce risk and support efficient delivery.

DIVIDER #5

PROJECT SEQUENCING AND SCHEDULING

POLICE PROPERTY AND EVIDENCE ROOM
AVONDALE, AZ



1. The construction schedule should meet the Owner's estimated completion date, promote efficiency and have the least amount of impact on Owner's operations and the Project Stakeholders as possible. 2. Describe the Proposed Design-Build Team's overall approach to scheduling and construction sequencing for the Project.

At CORE, we set a very simple schedule goal for every project: Build it on or ahead of schedule. To meet this goal, we've developed a disciplined, collaborative approach to schedule development, management, and communication.

CORE will utilize Microsoft Project as our scheduling software tool for this project. During our Kick-off Meeting with the City of Killeen and BRW, we will bring a Preliminary Schedule for review and discussion. This schedule will integrate all key activities during the Design Phase, including milestone deadlines for BRW and Owner deliverables.

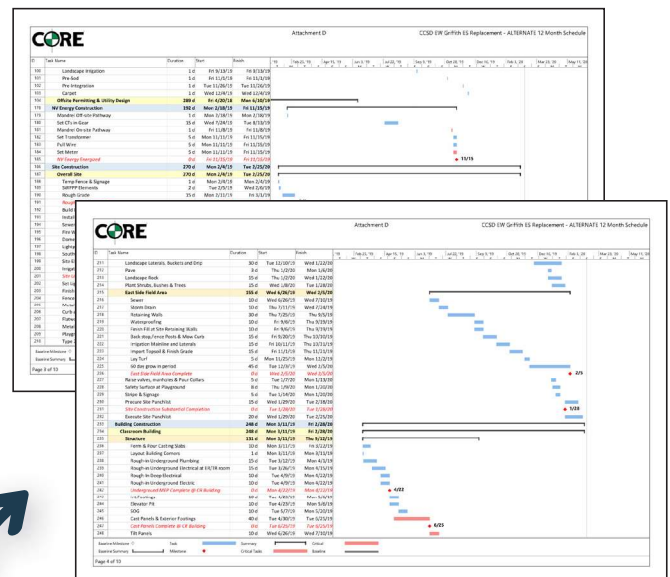
Following that, we will develop a Master Schedule that itemizes key milestones, trade partner activities, responsibilities, procurement timelines, and all critical meetings. The schedule will incorporate deliverables from BRW, CORE, and the City of Killeen, and will account for long-lead items to avoid delays.

From this Master Schedule, we generate additional working tools:

- ★ **Trade Partner Schedules:** which reflect each Trade Partner's scope and allow for buy-in and feedback before contract execution
- ★ **Milestone Schedule:** used to identify schedule slippage indicators
- ★ **Six- and Three-week Look-ahead Schedules:** updated regularly to coordinate on-site activities in real time

CORE believes strongly in transparency and buy-in. Every activity in the Master Schedule is assigned to a responsible party. Before finalizing, we meet with our Trade Partners to gather their input on sequencing and durations, ensuring they are invested in the plan. This collaborative process builds accountability and fosters a team-first culture between CORE, the City, BRW, and our Building Partners.

Schedules are reviewed and updated regularly to track performance, manage progress, and ensure clear communication across all project stakeholders.



The Master Schedule brings everything together to confirm and track that the overall schedule will be met.

3. Identify the challenges in scheduling the construction for the Project and how the Design-Build Team will address those challenges.

SCHEDULING CHALLENGES AND MITIGATION STRATEGY

One of the primary scheduling challenges for this Project is the delay in issuance of Step 2 relative to the City's original timeline. This compression between procurement and expected delivery puts pressure on design progression, permitting, procurement, and construction sequencing, especially for long lead items like pre-engineered metal buildings (PEMBs), overhead doors, and specialized MEP equipment.

KEY CHALLENGES:

Reduced Design-to-Construction Turnaround: Delayed issuance of Step 2 reduces the time available for iterative design development and stakeholder input without impacting the City's end-date goals.

Procurement Lead Times: Critical materials such as PEMB, mechanical systems, and specialty finishes require early release to avoid downstream impacts.

HOW WE'LL ADDRESS THESE CHALLENGES:

Fast-Track Critical Path Elements: We will break out early design packages for PEMB, civil, and site utilities to begin procurement and permitting ahead of the full design set.

Phased Permitting & Construction: By working closely with the City of Killeen, we'll seek early approvals for foundational scopes while finalizing interiors and system details, allowing us to move dirt while still designing finishes.

Detailed Procurement Tracking: Our team will implement an aggressive procurement schedule with bi-weekly tracking and contingency planning for any item with greater than 10-week lead time.

Dedicated City Coordination: We will engage with the City early and often to validate schedule assumptions, align on milestone dates, and ensure shared ownership of any scope-driven changes that may affect delivery.

PFLUGERVILLE PUBLIC WORKS FACILITY



4. Provide details regarding the tools used in developing optimal sequencing and coordination of the Work and how those tools will assist the Design-Builder in achieving those goals including but not limited to:
5. Building Information Modeling; and

CORE uses a suite of advanced construction technologies to enhance project planning, streamline coordination, and ensure seamless integration between design and field execution throughout all phases of the project.

3D DRONE SCANNING AND ASSESSMENT

To understand the overall surroundings for logistics, staging, circulation and phasing, CORE's Virtual Construction Department will drone scan the site prior to any work taking place.

LASER SCANNING AND HAZMAT ASSESSMENTS

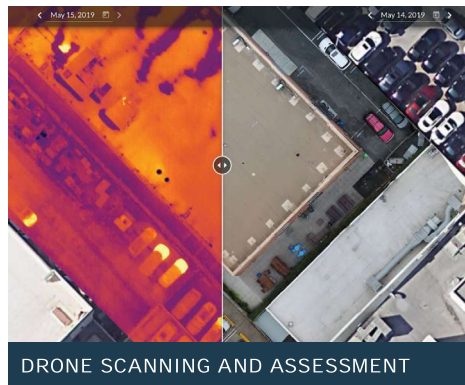
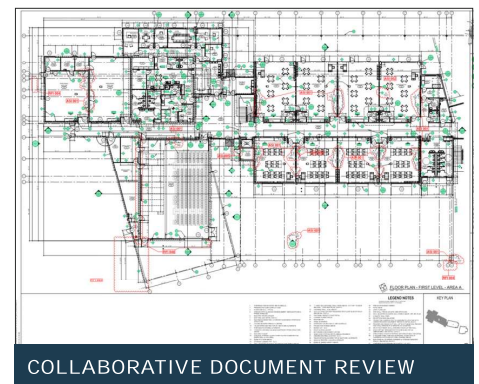
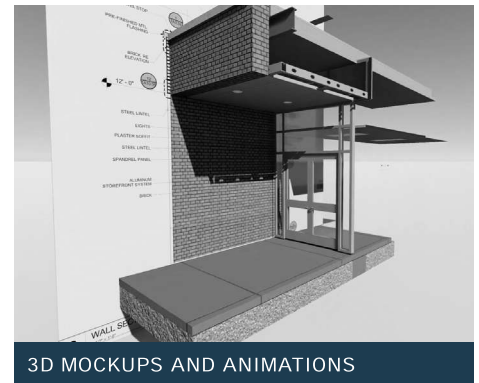
Our team will perform extensive investigations using tools such as laser scanning to review existing conditions. We will document and communicate all interior challenges and abatement considerations using this data.

CLASH DETECTION AND AVOIDANCE

Our Virtual Construction Department will analyze the Architect's Revit model with all systems and layers at minimum BIM level 300. This analysis will ensure that any conflicts that are detected are mitigated prior to construction.

VIRTUAL 3D MOCKUPS AND ANIMATIONS

Our Virtual Construction Department can create 3D mockups and animations to ensure all stakeholders visually understand the design intent. These visualizations are also extremely helpful to ensure constructability sequencing, compatibility and material objectives are met.



6. Administration of the consultants, subconsultants, and subcontractors.

During preconstruction, CORE breaks the project down by Trade Partner scope and creates preliminary schedules aligned with each trade's responsibilities. We review these schedules directly with the applicable Trade Partners to gain early buy-in and gather their input on durations, sequencing, and long-lead material availability. This collaborative effort ensures our construction schedule reflects real world constraints and opportunities.

We will work closely with BRW and their subconsultants to align design deliverables with construction milestones. Regular coordination meetings will be held to review progress, manage expectations, and ensure timely responses to design decisions that could impact procurement or construction activities. This structured communication approach will allow us to manage all team members effectively, avoid schedule impacts, and promote accountability across disciplines. The result will be a proactive, team first culture that supports both design and construction success.

7. Describe the tools and methodology of the development of the baseline schedule including durations, sequencing and logic

CORE takes great pride in knowing we have never missed a project deadline. We have consistently delivered high-quality results on schedule and within budget, and we are fully committed to doing whatever it takes to deliver the project on time.

PRELIMINARY SCHEDULE DEVELOPMENT

At project kick-off, we present a Preliminary Schedule for review and input from the Owner and Design Team. This schedule incorporates key design milestones, permitting, early procurement, and long-lead item tracking to establish early alignment between stakeholders.

BASELINE SCHEDULE METHODOLOGY

We develop the Baseline Schedule using Microsoft Project, building it from the ground up by analyzing the WBS, project phasing, and known constraints. Activity durations are established using a combination of:

- ★ Historical production rates from similar projects
- ★ Input from Trade Partners and vendors
- ★ Material lead times
- ★ Available labor resources

Each activity is logically linked using CPM to reflect the real sequence of work and identify dependencies, float, and risk areas. The schedule is reviewed internally by CORE's field and preconstruction teams, and then validated externally with input from the Design Team and Owner.

TRADE PARTNER INPUT

During preconstruction, we create scope-based schedules and review them with applicable Trade Partners. Their input on sequencing, durations, and material availability is essential to building a reliable schedule and gaining buy-in.

MASTER SCHEDULE AND REPORTING TOOLS

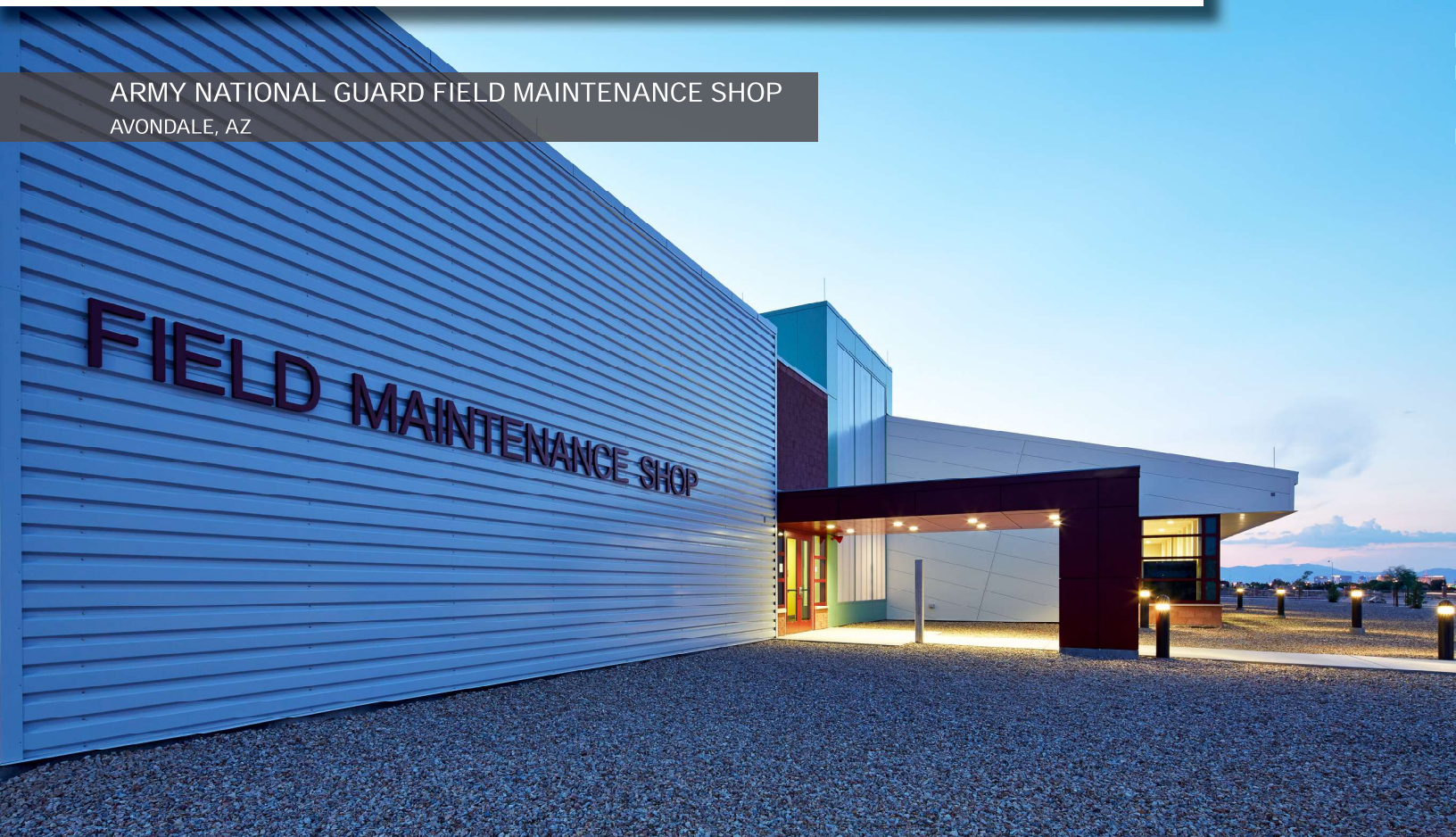
The approved Baseline Schedule becomes the Master Schedule, which includes all project activities, relationships, and milestones. From this, we generate supporting tools including the Milestone Schedule and Six- and Three-Week Look-Ahead Schedules to manage day-to-day progress. Our team uses these breakdowns to monitor key deliverables, forecast potential delays, and keep field operations and Trade Partners aligned.

This detailed, logic-driven approach allows CORE to maintain control of the schedule, proactively manage risk, and ensure on-time delivery.

DIVIDER #6

SAFETY

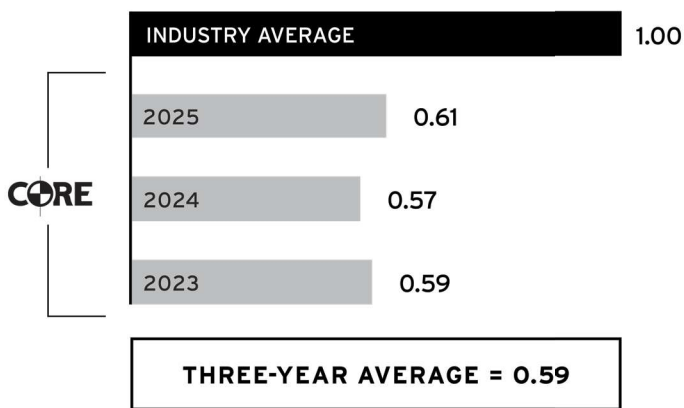
ARMY NATIONAL GUARD FIELD MAINTENANCE SHOP
AVONDALE, AZ



1. Describe the safety record of the Builder member of your team. If the Design-Builder is a joint venture, submit the requirements of this section for each builder member firm of the joint venture.

CORE currently maintains a .59 Experience Modification Rate (EMR) over the past three years; well below the industry average of 1.0.

Experience Modification Rate



2. Describe the Design-Build Team's commitment to safety and what innovations the Team will bring to the Project to enhance safety.

Nothing is more crucial than the safety of our Employees, Building Partners, and Clients. The protection of people, property, and environment is a core value of our business philosophy. Our daily goal is to send everyone home safely, and we plan and manage for that. We recognize we are accountable for protecting people, and develop our safety culture around the importance of this foundational imperative. Because of our dedication to safety, we have maintained our commitment to zero incidents, zero accidents. From our Daily Activity Hazards Analysis (DAHA) reports, to our consistently low EMR, to our daily site inspections, we act as stewards of safety for the benefit of our Clients, our communities, and our team members.

CORE's Safety Culture centers around the idea that ALL injuries are preventable when you take a proactive approach.

WHY do we care about safety?

CORE takes a comprehensive, ALL-IN approach to safety. For us, it is not about OSHA, minimizing lawsuits, or keeping insurance costs down. It is about ensuring that human life is preserved, and families remain together.

WHAT role does a Superintendent play in project safety?

Superintendents are essential to ensuring a safe site. As the Safety Champion on a project, they must develop, lead, and implement a safety culture on their site through:

- ★ Project Planning
- ★ Site-specific Safety Orientations
- ★ Coaching and Training
- ★ Mentoring
- ★ Daily Huddles
- ★ Daily Safety Walks
- ★ Identifying Deficiencies
- ★ DAHA Management
- ★ Safety Stand-Downs
- ★ Safety Meetings

WHAT are some of the tools CORE uses to promote safety on-site?

- ★ Predictive Solutions
- ★ SafetyNet
- ★ Logistics Plans
- ★ Virtual Construction
- ★ Drone Inspections

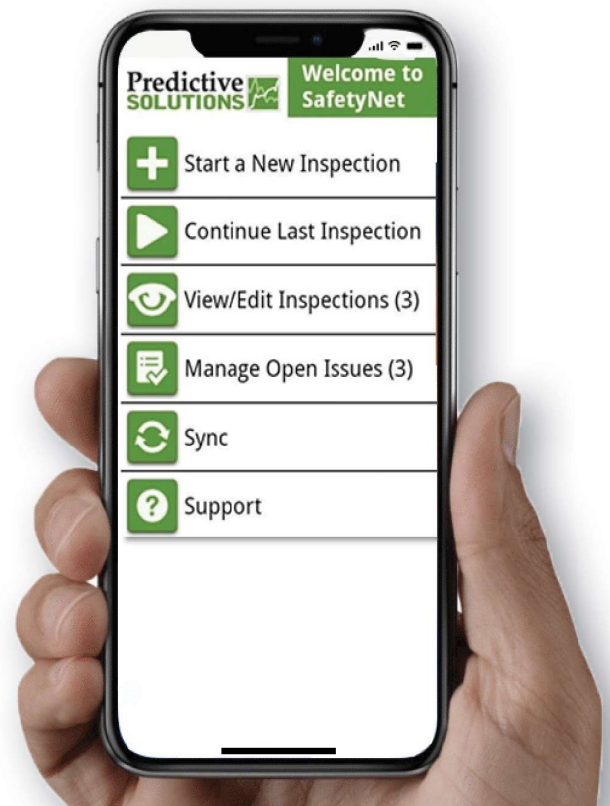
3. Provide a summary of your accident prevention program and an overview of its implementation.

CORE has the resources of a Safety Department that serves at both the local and national levels. Recognizing that the construction profession is one of substantial risk, we take all aspects of the business, from safety to contract compliance, very seriously. CORE's 2025 EMR rate is .61 and we have an average rate of .59 for the years 2022-2025. We have consistently maintained an EMR rate average well below the industry average of 1.0.

Life safety plans will be visibly posted throughout the project's site, indicating proposed escape routes and fire extinguisher locations. Preconstruction meetings will be conducted to identify potential safety hazards and fire department access routes throughout construction. Jobsite fencing and warning signs will be installed prior to the start of any construction activities. Daily inspections of temporary power and barricades will be conducted by CORE's on-site project team.

All CORE Superintendents use Predictive Solutions safety software which allows CORE to identify potential hazards on-site, and ultimately prevent workplace injuries. Predictive Solutions is installed on Superintendents' electronic devices to evaluate and report on safety conditions throughout the day. These reports are directed to our local and national Safety Departments so issues can be addressed internally or with our Trade Partners in an expeditious manner. Through our regular review of design progress documents and construction documents we will develop a comprehensive Master Safety Plan specific to the Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building project.

Preventive measures required to rectify potential safety hazards will be identified in the project's Master Safety Plan. All Trade Partners providing goods and services on the project will be required to participate in a mandatory Preconstruction Project Safety Meeting. A detailed presentation of the Project Master Safety Plan outlining the requirements for each individual Trade Partner will be presented during the Preconstruction Project Safety Meeting and again on a monthly basis at the jobsite. All Trade Partners are contractually required to indicate their written understanding of, and agreement with, the Project Master Safety Plan prior to starting their construction activities. Trade Partners performing work on the project will be required to submit copies of their firm's Safety and HAZMAT programs to be filed at CORE's jobsite office trailer. Please also note that all CORE employed on-site personnel are OSHA 30-Hour and First Aid/CPR Certified and are required to attend ample amounts of ongoing training in safe construction practices.



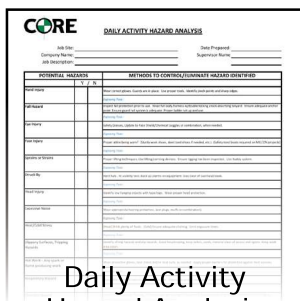
A secure construction site is a top priority for CORE. We are prepared to implement the following items on the Police Department Evidence Building, Parks Maintenance Building, and Fleet Maintenance Building project:

- ★ Single point of entry/exit
- ★ Designated parking area for construction personnel
- ★ Screened fencing
- ★ Visitor check-in at CORE's jobsite trailer
- ★ Fingerprinting

At CORE, we are never complacent with our efforts towards safety and continually strive to better our safety programs, practices, and culture. Over the last few years, CORE has worked harder than ever to make sure safety is at the forefront of everything we do. Some of our new initiatives include the following:

- ★ A Risk Management Committee comprised of employees from all departments. The committee meets monthly to generate new ideas regarding safety and safe practices.
- ★ DAHA reports done by every Trade Partner, every day. These reports encourage daily safety planning by all on-site personnel.
- ★ Weekly executive reporting meetings in which the status of each project, regarding safety, is reported directly to CORE's CEO. This level of accountability strongly enforces CORE's Safety Culture.

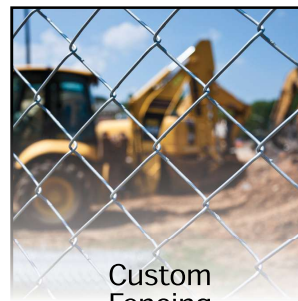
OUR SAFETY PROGRAM



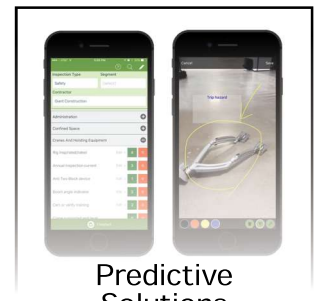
Daily Activity
Hazard Analysis



Safety
Stand-Downs



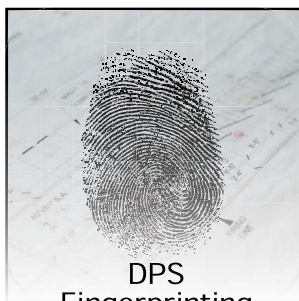
Custom
Fencing



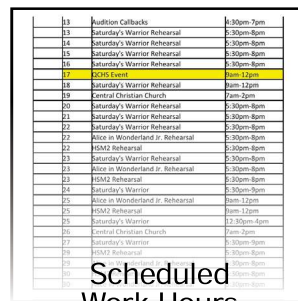
Predictive
Solutions



Hard Hat
Identification



DPS
Fingerprinting



Scheduled
Work Hours



Clear Signage &
Separation

DIVIDER #7

PRICE PROPOSAL FORM

PFLUGERVILLE PUBLIC WORKS
Pflugerville, TX



PRICE PROPOSAL FORM**Design Build Projects - PD Evidence Building, Parks Maintenance Building &
Fleet Maintenance Building****ARTICLE 1 – PRICE PROPOSAL RECIPIENT**

- 1.01 This Price Proposal is submitted to:

City of Killeen

Attn: Engineering Services

3201-A South W.S. Young Drive

Killeen, Texas 76542

- 1.02 The undersigned Proposer proposes and agrees, if this Price Proposal is accepted and Owner awards the design-build contract to Proposer, to enter into the design-build contract with Owner in the form included in the RFP Documents, to perform all Work as specified or indicated in the RFP Documents for the prices and within the times indicated in this Price Proposal and in accordance with the other terms and conditions of the RFP Documents.

ARTICLE 2 – PROPOSER'S ACKNOWLEDGEMENTS

- 2.01 Proposer accepts all of the terms and conditions of the Request for Proposals, including without limitation those dealing with the disposition of Price Proposal security. This Price Proposal will remain subject to acceptance for 60 days after the Price Proposal opening, or for such longer period of time that Proposer may agree to in writing upon request of Owner.

ARTICLE 3 – PROPOSER'S REPRESENTATIONS

- 3.01 In submitting this Price Proposal, Proposer represents that:

- A. Proposer has examined and carefully studied the RFP Documents, and any data and reference items identified in the RFP Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.

Addendum Date

_____	_____
_____	_____
_____	_____
_____	_____

- B. Proposer has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

- C. Proposer is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Proposer has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site, and all drawings (if any) of physical conditions relating to existing surface or subsurface structures at the Site, that Owner has identified or made available to Proposer, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that Owner has identified or made available to Proposer, especially with respect to Technical Data in such reports and drawings.
- E. Proposer has considered the information known to Proposer itself, and to members of Proposer's design-build team; information commonly known to design professionals, design-builders, and contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the RFP Documents; and the Site-related reports and drawings (if any) identified in the RFP Documents or otherwise made available to Proposer, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the project design; (3) the means, methods, techniques, sequences, and procedures of construction to be employed by Proposer; and (4) Proposer's safety precautions and programs.
- F. Proposer agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the preparation of its Proposal for performance of the Work at the prices stated and within the times required, and in accordance with the other terms and conditions of the RFP Documents.
- G. Proposer is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the RFP Documents.
- H. Proposer has given Engineer written notice of all conflicts, errors, ambiguities, and discrepancies that Proposer has discovered in the RFP Documents, and confirms that the written response from Owner is acceptable to Proposer.
- I. The RFP Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Price Proposal constitutes an incontrovertible representation by Proposer that Proposer has complied with every requirement of this Article, and that without exception the Price Proposal and all prices in the Price Proposal are premised upon performing and furnishing the Work required by the RFP Documents.

ARTICLE 4 – PROPOSER'S CERTIFICATION

4.01 Proposer certifies that:

- A. This Price Proposal is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham Price Proposal;

- C. Proposer has not solicited or induced any individual or entity to refrain from submitting a Price Proposal; and
- D. Proposer has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
1. “corrupt practice” means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the proposal process to the detriment of Owner, (b) to establish prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 3. “collusive practice” means a scheme or arrangement between two or more Proposers, with or without the knowledge of Owner, a purpose of which is to establish prices at artificial, non-competitive levels; and
 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the proposal process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF PRICE PROPOSAL

- 5.01 Proposer will complete the Work in accordance with the Contract Documents for the following price(s):

STIPULATED PRICE PROPOSAL FORMAT

A. Stipulated Price for Parks Maintenance Building	\$ 2,944,875
B. Stipulated Price for Fleet Maintenance Building	\$ 16,689,753
C. Stipulated Price for PD Evidence Building	\$ 4,255,650

Total of All Stipulated Prices (Line items 5.01.A through 5.01.C. \$ 23,890,278

FORMAT FOR UNIT PRICE PROPOSAL

Item No.	Description	Unit	Estimated Quantity	Proposed Unit Price	Extended Price
	Design of Park Maintenance Building				
1	Design Development	LS	1	82,425	82,425
2	Construction Documents	LS	1	82,425	82,425
3	As-Built Drawings	LS	1	70,875	70,875
	Design of Fleet Maintenance Building				
4	Design Development	LS	1	437,025	437,025
5	Construction Documents	LS	1	437,025	437,025
6	As-Built Drawings	LS	1	405,300	405,300
	Design of PD Evidence Building				
7	Design Development	LS	1	122,325	122,325
8	Construction Documents	LS	1	122,325	122,325
9	As-Built Drawings	LS	1	105,000	105,000
Total of All Unit Price Items					\$1,936,725

Proposer acknowledges that (1) each Proposed Unit Price includes an amount considered by Proposer to be adequate to cover Design-Builder's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Price Proposals, and final payment for all unit price items will be based on actual quantities, determined as provided in the Contract Documents.

Total of All Stipulated Price Items = Total Price Proposal \$ 23,890,278

ARTICLE 6 – ATTACHMENTS TO THIS PRICE PROPOSAL

6.01 The following documents are submitted with and made a condition of this Price Proposal:

- A. Required Price Proposal security.

EJCDC® D-425, Price Proposal Form—Design-Build Project.
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and American Society of Civil Engineers. All rights reserved.

Page 4 of 5

**Modifications to the building sizes may be required to accommodate the published construction budgets.*

ARTICLE 7 – DEFINED TERMS

7.01 The terms used in this Price Proposal with initial capital letters have the meanings stated in the RFP, the General Conditions, and the Supplementary Conditions.

ARTICLE 8 – PRICE PROPOSAL SUBMITTAL

PROPOSER:

CORE Construction

By:

Signature: 

Printed name:

Nichole Kotsur

(If Proposer is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

Signature: 

Printed name:

Gary Aanenson

Title:

Executive Vice President

Submittal Date:

05/23/25

Address for giving notices:

6320 Research Rd.

Frisco, TX 75033

Telephone Number:

972-668-9340

Fax Number:

N/A

Contact Name and e-mail address:

Gary Aanenson

garyaanenson@coreconstruction.com

Proposer's License No.:

N/A



6320 Research Rd.
Frisco, TX 75033
T 972.668.9340

April 15, 2025

To Whom it May Concern,

CORE Construction Services of Texas Inc., a corporation pursuant to the Texas Corporations Act (currently Chapter 21 of Title 2 of the Texas Business Organizations Code), has granted signatory authority, pursuant to the Corporation By-laws, Articles of Incorporation, and unanimous consent of the Board of Directors, to all the official Officers of the Corporation.

Those individuals as of April 15 include:

<u>Title</u>	<u>Name</u>
President	Gary Frazier
Vice-President	Gary Aanenson
Secretary	Mark A. Steffen
Treasurer	Mark A. Steffen

The above listed Officers can sign on behalf of the Corporation and have the legal authority to bind the Corporation to contractual obligations arises from their signature in each Officer's stated capacity.

If you have any questions, please do not hesitate to reach out to me at 972-668-9340.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Steffen", is written over a horizontal line.

Mark A. Steffen
Corporate Secretary
CORE Construction Services of Texas, Inc.

www.coreconstruction.com

BID BOND**Travelers Casualty and Surety Company
Hartford, CT 06183****CONTRACTOR:***(Name, legal status and address)***CORE Construction Services of Texas, Inc.
6320 Research Rd
Frisco, TX 75033****SURETY:***(Name, legal status and principal place of business)***Travelers Casualty and Surety Company
One Tower Square
Hartford, CT 06183****OWNER:***(Name, legal status and address)***City of Killeen
3201 - A South W.S. Young Dr
Killeen, TX 76542****BOND AMOUNT: Five Percent of Amount Bid (5%)****PROJECT:***(Name, location or address, and Project number, if any)***Design Build Services for Police Department Evidence Building, Parks Maintenance Building,
and Fleet Maintenance Building**

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.

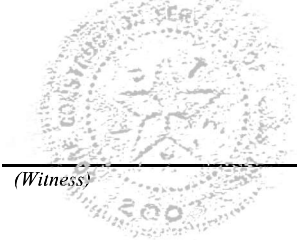
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

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.

The Company executing this bond vouches that this document conforms to American Institute of Architects Document A310, 2010 edition

1

Signed and sealed this 23rd day of May, 2025.



CORE West, Inc.

G. Frazier

(Principal)

(Seal)

Gary Frazier, President

(Title)

Travelers Casualty and Surety Company

Jacqueline Gurney

(Surety)



See Attached Notary Page

(Witness)

Jacqueline Gurney, Attorney-in-Fact

(Title)

The Company executing this bond vouches that this document conforms to American Institute of Architects Document A310, 2010 edition

STATE OF ARIZONA

COUNTY OF MARICOPA

On this 23rd day of May, 2025 before me personally appeared Jacqueline Gurney with whom I am personally acquainted, who, being by me duly sworn said: That he/she is Attorney-in-Fact of Travelers Casualty and Surety Company, Hartford, CT and that said seal affixed to said instrument is such corporate seal; that was so affixed by authority of the Board of Directors thereof and of his/her office under the Standing Resolutions of said Company; and that he/she signed his/her name thereto as Attorney-in-Fact by like authority.

Claire M Fabrizio
Claire M Fabrizio

NOTARY STAMP

My commission expires:





Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY


KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Jacqueline Gurney** of **FRISCO, Texas**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.



State of Connecticut

City of Hartford ss.

By: 
 Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**




 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **23rd** day of **May**, **2025**.




 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



www.coreconstruction.com

BRW
ARCHITECTS

www.brwarch.com

PRICE PROPOSAL FORM

25-21

DESIGN BUILD POLICE DEPARTMENT EVIDENCE BUILDING, PARKS
MAINTENANCE BUILDING & FLEET MAINTENANCE BUILDING

City of Killeen
3201-A South W.S. Young Drive
Killeen, Texas 76542



RESPONSE DEADLINE: May 23, 2025, 2:00 pm

PRICE PROPOSAL FORM

Design Build Projects - PD Evidence Building, Parks Maintenance Building & Fleet Maintenance Building

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PRICE PROPOSAL FORM

Design Build Projects - PD Evidence Building, Parks Maintenance Building & Fleet Maintenance Building

ARTICLE 1 – PRICE PROPOSAL RECIPIENT

1.01 This Price Proposal is submitted to:

City of Killeen

Attn: Engineering Services

3201-A South W.S. Young Drive

Killeen, Texas 76542

1.02 The undersigned Proposer proposes and agrees, if this Price Proposal is accepted and Owner awards the design-build contract to Proposer, to enter into the design-build contract with Owner in the form included in the RFP Documents, to perform all Work as specified or indicated in the RFP Documents for the prices and within the times indicated in this Price Proposal and in accordance with the other terms and conditions of the RFP Documents.

ARTICLE 2 – PROPOSER’S ACKNOWLEDGEMENTS

2.01 Proposer accepts all of the terms and conditions of the Request for Proposals, including without limitation those dealing with the disposition of Price Proposal security. This Price Proposal will remain subject to acceptance for 60 days after the Price Proposal opening, or for such longer period of time that Proposer may agree to in writing upon request of Owner.

ARTICLE 3 – PROPOSER’S REPRESENTATIONS

3.01 In submitting this Price Proposal, Proposer represents that:

A. Proposer has examined and carefully studied the RFP Documents, and any data and reference items identified in the RFP Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.

Addendum Date

B. Proposer has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

- C. Proposer is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Proposer has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site, and all drawings (if any) of physical conditions relating to existing surface or subsurface structures at the Site, that Owner has identified or made available to Proposer, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that Owner has identified or made available to Proposer, especially with respect to Technical Data in such reports and drawings.
- E. Proposer has considered the information known to Proposer itself, and to members of Proposer's design-build team; information commonly known to design professionals, design-builders, and contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the RFP Documents; and the Site-related reports and drawings (if any) identified in the RFP Documents or otherwise made available to Proposer, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the project design; (3) the means, methods, techniques, sequences, and procedures of construction to be employed by Proposer; and (4) Proposer's safety precautions and programs.
- F. Proposer agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the preparation of its Proposal for performance of the Work at the prices stated and within the times required, and in accordance with the other terms and conditions of the RFP Documents.
- G. Proposer is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the RFP Documents.
- H. Proposer has given Engineer written notice of all conflicts, errors, ambiguities, and discrepancies that Proposer has discovered in the RFP Documents, and confirms that the written response from Owner is acceptable to Proposer.
- I. The RFP Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Price Proposal constitutes an incontrovertible representation by Proposer that Proposer has complied with every requirement of this Article, and that without exception the Price Proposal and all prices in the Price Proposal are premised upon performing and furnishing the Work required by the RFP Documents.

ARTICLE 4 – PROPOSER'S CERTIFICATION

4.01 Proposer certifies that:

- A. This Price Proposal is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham Price Proposal;

- C. Proposer has not solicited or induced any individual or entity to refrain from submitting a Price Proposal; and
- D. Proposer has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
 - 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the proposal process to the detriment of Owner, (b) to establish prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. “collusive practice” means a scheme or arrangement between two or more Proposers, with or without the knowledge of Owner, a purpose of which is to establish prices at artificial, non-competitive levels; and
 - 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the proposal process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF PRICE PROPOSAL

- 5.01 Proposer will complete the Work in accordance with the Contract Documents for the following price(s):

STIPULATED PRICE PROPOSAL FORMAT

A. Stipulated Price for Parks Maintenance Building	\$ 2,944,875
B. Stipulated Price for Fleet Maintenance Building	\$ 16,689,753
C. Stipulated Price for PD Evidence Building	\$ 4,255,650

Total of All Stipulated Prices (Line items 5.01.A through 5.01.C. \$ 23,890,278

FORMAT FOR UNIT PRICE PROPOSAL

Item No.	Description	Unit	Estimated Quantity	Proposed Unit Price	Extended Price
	Design of Park Maintenance Building				
1	Design Development	LS	1	82,425	82,425
2	Construction Documents	LS	1	82,425	82,425
3	As-Built Drawings	LS	1	70,875	70,875
	Design of Fleet Maintenance Building				
4	Design Development	LS	1	437,025	437,025
5	Construction Documents	LS	1	437,025	437,025
6	As-Built Drawings	LS	1	405,300	405,300
	Design of PD Evidence Building				
7	Design Development	LS	1	122,325	122,325
8	Construction Documents	LS	1	122,325	122,325
9	As-Built Drawings	LS	1	105,000	105,000
Total of All Unit Price Items					\$ 1,936,725

Proposer acknowledges that (1) each Proposed Unit Price includes an amount considered by Proposer to be adequate to cover Design-Builder's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Price Proposals, and final payment for all unit price items will be based on actual quantities, determined as provided in the Contract Documents.

Total of All Stipulated Price Items = Total Price Proposal \$ 23,890,278

ARTICLE 6 – ATTACHMENTS TO THIS PRICE PROPOSAL

6.01 The following documents are submitted with and made a condition of this Price Proposal:

- A. Required Price Proposal security.

ARTICLE 7 – DEFINED TERMS

7.01 The terms used in this Price Proposal with initial capital letters have the meanings stated in the RFP, the General Conditions, and the Supplementary Conditions.

ARTICLE 8 – PRICE PROPOSAL SUBMITTAL

PROPOSER:

CORE Construction

By:

Signature:



Printed name:

Nichole Kotsur

(If Proposer is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

Signature:



Printed name:

Gary Aanenson

Title:

Executive Vice President

Submittal Date:

05/23/25

Address for giving notices:

6320 Research Rd.

Frisco, TX 75033

Telephone Number:

972-668-9340

Fax Number:

N/A

Contact Name and e-mail
address:

Gary Aanenson

garyaanenson@coreconstruction.com

Proposer's License No.:

N/A