

City of Seguin – Police Department Restroom & Locker Room Renovations

Request for Proposal:
#AF-2025-61



Competitive Sealed Proposal
Submission Due: August 19, 2025 by 3:00 P.M.



2299 Rudeloff Road
Seguin, TX 78155

Contact:
Austin Worthy, V.P. of Operations –
South Texas District Office
830-372-3812

TABLE OF CONTENTS

- Bid Forms with Price Proposal Pages 02 – 27
- Technical Capability Page 28
- Project Management with Proposed Schedule Pages 29 - 30
- Experience Pages 31 – 41
- Municipal References Page 42



CITY OF SEGUIN TEXAS



It's real.

REQUEST FOR PROPOSALS
FOR
Seguin Police Department Restroom & Locker Room Renovations

RFP #AF-2025-61

ISSUED BY THE CITY OF SEGUIN
PURCHASING DEPARTMENT

PROPOSALS MUST BE SUBMITTED NO LATER THAN:

August 19, 2025
3:00 p.m. (Local Time)

**CITY OF SEGUIN
PUBLIC NOTICE
REQUEST FOR PROPOSALS
AF-2025-61**

The City of Seguin is soliciting sealed proposals from qualified contractors for the **Seguin Police Department Restroom and Locker Room Renovations** project, located at **350 North Guadalupe Street, Seguin, Texas**.

The scope of work includes demolition, architectural improvements, plumbing and electrical upgrades, HVAC modifications, and final cleaning. All work must comply with applicable City codes, ADA requirements, and detailed project plans.

Proposal Deadline:

Proposals must be received no later than **3:00 PM on August 19, 2025**. Late submissions will not be considered.

Submission Instructions:

Proposals will be received by the City of Seguin, electronically through <http://www.bidnetdirect.com/texas/cityofseguin> . The City will announce all proposed consulting firms publicly in the Council Chambers of City Hall at 3:00 P.M. on that date.

A **pre-bid site visit** will be held on **August 6, 2025**, at the project location. Attendance is recommended.

The full RFP document, including the scope of work and submission requirements, is available at <http://www.bidnetdirect.com/texas/cityofseguin>

The City of Seguin reserves the right to reject any or all proposals and to waive any informalities in the best interest of the City. The City Council's decision will be final.

**STEVE PARKER
CITY MANAGER
CITY OF SEGUIN, TEXAS**

Scope of Work

The scope of this project includes interior renovation and upgrades to the restroom and locker room facilities within the Seguin Police Department. All work must comply with current City of Seguin codes, ADA requirements, and the detailed specifications outlined in the project plans titled "SEGUIN PD RESTROOMS CDS1–CDS6."

Key Elements of Work

Demolition

Remove existing plumbing fixtures, partitions, lockers, lighting, ceilings, and wall finishes as indicated in the demolition plan.

Properly dispose of all demolition debris offsite in accordance with local regulations.

Architectural Renovations

Install new partitions, ceramic tile, wall finishes, ceilings, and restroom accessories per finish schedule.

Update floor finishes in men's and women's locker rooms and restrooms.

Reconfigure layout as shown in floor plan to accommodate new lockers and fixture placement.

Mechanical (HVAC)

Modify existing ductwork and grilles as shown.

Replace or update mechanical components to accommodate new layout and improve airflow.

Plumbing

Install new water closets, lavatories, urinals, showers, and floor drains.

Modify piping and drains as necessary to accommodate new fixture locations.

Ensure all plumbing is code-compliant and pressure tested.

Electrical

Provide new lighting fixtures as per lighting schedule.

Modify existing electrical circuitry to accommodate relocated and additional outlets, switches, and equipment.

Install GFCI protection where required.

Fire Protection (if applicable)

Coordinate any changes to the sprinkler system due to ceiling or wall changes.

Ensure proper fire alarm device coverage as indicated or required.

Final Cleaning and Closeout

Perform deep clean of all affected areas post-renovation.

Provide operation manuals and as-built drawings.

Schedule and pass all required inspections.

General Requirements

Work shall be performed during approved hours to avoid disruption to Police Department operations.

Contractor shall provide all labor, equipment, materials, permits, and supervision.

Contractor is responsible for securing and maintaining a safe worksite at all times.

Schedule must align with agreed project timeline. Delays must be communicated in writing immediately.

Contingency allowances and any potential change orders must be approved in advance by the City.

Pre-Bid Meeting / Site Visit

A site visit will be held on August 6, 2025, at 10:00 am at 350 N Guadalupe Street. Attendance is recommended for all proposers.

Evaluation Criteria:

Proposals submitted in response to this RFP will be evaluated based on the following criteria:

(Maximum Points: 100)

Evaluation Criteria	Included Elements	Weighting for Evaluation of Proposal
Technical Capability	Quality of proposed design, system selection, and energy efficiency strategies.	35
Project Management	Proposed project schedule and communication plan.	20
Experience	Relevant project experience and demonstrated ability to deliver similar projects on time and within budget.	25
Cost Competitiveness	Overall project cost and value proposition	20
Total Maximum		100 Points

Bidding Schedule

City of Seguin – PD Restroom & Locker Room

Tasks	Schedule
Advertisement to Bid – 2 Times	7/23 & 7/30
Pre-Bid Onsite Meeting	8/6/2025
Final Date for Questions	8/11/2025

Open Bid	8/19/2025
Award	9/2025

SELECTION AND AWARD PROCESS

All proposals received by the City of Seguin in response to this RFP will be reviewed by an evaluation team, which may include senior management representatives, a financial officer, and/or an independent consultant.

1. Selection will be based on the evaluation factors described in this RFP.
2. The evaluation team will recommend a qualified firm to the Seguin City Council. The City Council will make the final selection based on the evaluation team's recommendation and whether the qualified Offeror's proposal is determined to be the most advantageous to the City.
3. No individual City employee or any City Department has the authority to legally and/or financially commit the City to any contract or agreement for goods or services.

Submission Instructions:

- Sealed Proposals will be received by the City of Seguin electronically through <http://www.bidnetdirect.com/texas/cityofseguin> until 3:00 P.M., Tuesday, August 19, 2025. At 3:00 p.m. in the City Council Chambers, the name of all vendors submitting a Proposal will be read publicly but no contents of the Proposals will be disclosed.
- Vendors shall sign and include all documents requested and forms provided with the RFP. Also, to be included is a list of three (3) municipal or private sector references within 3 years or less with similar services were provided.
- Vendors shall submit a price proposal which indicates their full cost to provide the scope of services outlined. All costs associated with the performance of these services must be clearly delineated.

RIGHT OF THE CITY TO REQUEST FURTHER DOCUMENTATION

The City reserves the right to request additional documentation that it deems appropriate and necessary for the review and award process during both the initial proposal review process and the negotiation phase.

Questions must be received via BidNet by August 11, 2025, by 3:00 p.m. local time to be included in addendum.

Right to Reject Proposal and Negotiate Contract Terms

The City reserves the right to reject any and all proposals. The City reserves the right to negotiate the terms of the contract, including reimbursement rates with the selected Consultant prior to entering into a contract. If contract negotiations cannot be concluded successfully with the highest scoring Proposer, the City may negotiate a contract with the next highest scoring Proposer and so on until an agreement is reached.

Contract

- Negotiations
 - After selection of a vendor based on qualifications, the City will then enter into negotiations as to the terms of the contract, all aspects of services, and the compensation to be paid to the vendor.
- Inability to Reach Agreement
 - In the event the negotiation between the most qualified vendor(s) selected and the City cannot be completed as a result of an inability to reach agreement on the fee or services or the scope of work to be performed, then at the option of the City, the contract may be awarded to the next most qualified Consultant. Negotiations will continue in this sequence until a contract is finalized, or all responses are rejected.
- City Council Approval
 - The final contract will be submitted to the City Council for approval.
- Final Contract
 - The selected vendor will be required to assume responsibility for all services offered in its response, whether or not such services are provided by a partnership arrangement. The successful vendor will be considered the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the contract.
 - The successful vendor will be required to enter into the contract with the City.
 - This RFQ and the successful vendor's response, or any part thereof, may be incorporated into and made a part of the final contract. The City reserves the right to negotiate the terms and conditions of the contract with the successful vendor.
- **Upon the award of this contract, profit (either %/actual cost) must be identified and negotiated as a separate element of the price for any contract in excess of \$50,000.**

Insurance

Prior to beginning work, the successful firm shall have on file with the City of Seguin a Certificate of Liability Insurance form covering worker's compensation, commercial general liability, professional liability, and business auto, listing the City as an additional insured in accordance with Exhibit A.

Questions

Respondents shall submit all questions, in writing via Bidnet. When submitting questions, please reference the solicitation name and number, as well as the page and section, if applicable. Question submissions are due by the date and time listed in the RFP Timetable. Questions submitted after the deadline do not require a response.

Point of Contact

The City of Seguin issues this Request for Proposals (RFP) and the Purchasing Manager is the sole point of contact during the solicitation and selection process.

Contact Information:

Ashley Bruns, Purchasing Manager
abruns@seguintexas.gov

Responses to Questions & Addenda

Responses to question submissions and addenda will be posted on the City's BidNet website under the referenced solicitation number/project. It is suggested that you sign up for email updates to ensure you receive all relevant information, as it is posted. It is the respondent's responsibility to ensure they have received, reviewed, and understand all posted addenda. Respondents are required to certify all Addenda were received in their proposal submission.

STANDARD CONTRACT, CONDITIONS and REQUIREMENTS

The successful Proposer and the City will enter into a contract for the services described in this RFQ. Failure of the successful Proposer to accept the obligations of a contractual agreement may result in a cancellation of award.

RESTRICTIONS ON LOBBYING ACTIVITY

The City is committed to maintaining fair and open competition as required by local, state, and federal laws and statutes. Every effort is made to maintain the highest level of ethical conduct in every aspect of the procurement process. Sharp business practice or high-pressure tactics will not be tolerated. Qualification and selection of vendors is based on those vendors who share the same high standards of ethical conduct.

Proponents are strictly prohibited from directly or indirectly communicating with City Council members regarding the Proponent's qualifications or any other matter related to the eventual award of a contract for the services requested under this RFP. Proponents are prohibited from contacting City staff members or selection committee members regarding their qualifications or the award of a contract unless in response to an inquiry initiated by a staff or committee member. Any violation will result in immediate disqualification of the Proponent from the selection process.

Upon issuance of the RFP, all proponent communications and requests for clarification or objections shall be directed in writing to Ashley Bruns, Purchasing Manager, for response, determination, and dissemination to all proponents. Any communication by proponents or their representatives toward other city officers or employees regarding this RFP or the award of a contract are prohibited and will constitute grounds for disqualification of a proponent.

A lobbyist or a proponent or any of their agents may not do any act or refrain from any act for the express purpose and intent of placing any City official under personal obligation to the lobbyist or proponent.

ADDENDUM FORM
Bid # AF-2025-61

Receipt is hereby acknowledged of the following Addenda to the Specifications:

ADDENDUM NO. 1 DATED <u>08-13-2025</u>	ADDENDUM NO. 4 DATED _____
ADDENDUM NO. 2 DATED <u>08-15-2025</u>	ADDENDUM NO. 5 DATED _____
ADDENDUM NO. 3 DATED _____	ADDENDUM NO. 6 DATED _____

- The Undersigned affirms that it is duly authorized to submit this bid, that this bid has not been prepared in collusion with any other bidder, and that the content of this bid as to prices, terms, or conditions of said bid has not been communicated to any other bidder prior to the official opening of this bid.
- The Undersigned certifies that pursuant to Section 2270.002 of the Texas Government Code, Bidder does not boycott Israel and will not boycott Israel during the term of the contract resulting from this solicitation.
- The Undersigned certifies that pursuant to S.B 19, Bidder does not boycott energy companies and will not boycott energy companies during the term of the contract.
- The Undersigned certifies that pursuant to S.B. 13, Bidder does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the contract against a firearm entity or firearm trade association.

The Pounds Group LLC,
dba Sullivan Contracting Services

Company Name

Marc Crozier

Authorized Signature

2299 Rudeloff Road

Address

Marc Crozier

Printed Name

Seguin, TX 78155

City, State, Zip Code

Marketing Manager

Title

830-372-3812

Phone No.

08-19-2025

Date

Email Address: marc.crozier@scs-tx.com

ATTACHMENT A

(Revised 5/23/23)

INSURANCE

SECTION A. Prior to the approval of this contract by the City, CONTRACTOR shall furnish a completed Insurance Certificate to the Purchasing office. The certificate shall be completed by an agent authorized to bind the named underwriter(s) to the coverages, limits, and termination provisions shown thereon, and shall furnish and contain all required information referenced or indicated thereon. CITY SHALL HAVE NO DUTY TO PAY OR PERFORM UNDER THIS CONTRACT UNTIL SUCH CERTIFICATE IS RECEIVED BY THE CITY OF SEGUIN'S PURCHASING DEPARTMENT, and no officer or employee of the City shall have authority to waive this requirement.

INSURANCE COVERAGE REQUIRED

SECTION B. CITY reserves the right to review the insurance requirements of this section during the effective period of the contract and to adjust insurance coverages and their limits when deemed necessary and prudent by CITY, based upon changes in statutory law, court decisions, or the claims history of the industry as well as the CONTRACTOR.

SECTION C. Subject to CONTRACTOR'S right to maintain reasonable deductibles in such amounts as are approved by CITY, CONTRACTOR shall obtain and maintain in full force and effect for the duration of this contract, and any extension hereof, at CONTRACTOR'S sole expense, insurance coverage written by companies approved by the State of Texas and acceptable to CITY, in the following type(s) and amount(s):

TYPE

AMOUNT

1. **Workers' Compensation and Employer's Liability**

Statutory

NOTE: For building or construction projects, and services provided at City-owned facilities, the successful Contractor shall meet the minimum requirements defined in the Texas Workers' Compensation Commission Rule 28 TAC §110.110 which follows this insurance attachment.

2. **Commercial General (public) Liability**
including coverage for the following:

- | | | |
|----|---|----------------------------|
| a. | Premises operations | \$1,000,000 per occurrence |
| b. | Independent contractors | \$2,000,000 aggregate |
| c. | Products/completed operations | |
| d. | Personal injury | |
| e. | Advertising injury | |
| f. | Contractual liability | |
| g. | Medical payments | |
| h. | Professional liability* | |
| i. | Underground hazard* | |
| j. | Explosion and collapse hazard* | |
| k. | Liquor liability* | |
| l. | Fire legal liability* | |
| m. | City's property in Contractor's*
care, custody, or control | |
| n. | Asbestos specific liability* | |

* **Not required for this contract**

3. **Comprehensive Automobile Liability** \$1,000,000 per occurrence
insurance, including coverage for loading
and unloading hazards, for:

- a. Owned/leased vehicles

- b. Non-owned vehicles
 - c. Hired vehicles
4. **Errors and Omissions** \$1,000,000 per occurrence or claim
 insurance policy \$2,000,000 aggregate
 (when applicable) for the willful or negligent acts or omissions of any no less than
 officers, employees or agents thereof
5. **Cyber** \$2,000,000
 (when applicable)

ADDITIONAL POLICY ENDORSEMENTS

CITY shall be entitled, upon request, and without expense, to receive copies of the policies and all endorsements thereto and may make any reasonable request for deletion, revision, or modification of particular policy terms, conditions, limitations, or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any of such policies). Upon such request by CITY, CONTRACTOR shall exercise reasonable efforts to accomplish such changes in policy coverages, and shall pay the cost thereof.

REQUIRED PROVISIONS

CONTRACTOR agrees with respect to the above required insurance, all insurance contracts and certificate(s) of insurance will contain and state, in writing, on the certificate or its attachment, the following required provisions.

- a. Name the City of Seguin and its officers, employees, and elected representatives as an Additional Insured(s), (as the interest of each insured may appear) to all applicable coverage.
- b. Provide for 30 days notice to City for cancellation, non-renewal, or material change.
- c. Provide for notice to City at the address shown below by registered mail.
- d. CONTRACTOR agrees to waive subrogation against the City of Seguin, its officers, employees, and elected representatives for injuries, including death, property damage, or any other loss to the extent same may be covered by the proceeds of insurance.
- e. Provide that all provisions of this agreement concerning liability, duty, and standard of care together shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.
- f. For coverages that are **only** available with claims made policies, the required period of coverage will be determined by the following formula: Continuous coverage for the life of the contract, plus one year (to provide coverage for the warranty period) and an extended discovery period for a minimum of five years which shall begin at the end of the warranty period.

NOTICES

CONTRACTOR shall notify CITY in the event of any change in coverage and shall give such notices not less than thirty (30) days prior to the change, which notice must be accompanied by a replacement CERTIFICATE OF INSURANCE. All notices shall be given to CITY at the following address:

Purchasing Department
 City of Seguin
 P.O. Box 591
 Seguin, Texas 78156

SECTION D. Approval, disapproval, or failure to act by CITY regarding any insurance supplied by CONTRACTOR shall not relieve CONTRACTOR of full responsibility or liability for damages and accidents as set forth in the contract documents. Neither shall the bankruptcy, insolvency, or denial of liability by the insurance company exonerate CONTRACTOR from liability.

WORKERS COMPENSATION INSURANCE
for
Building or Construction Projects and Services Provided at City-Owned Facilities

TEXAS WORKERS' COMPENSATION COMMISSION RULE 28 § 110.110

As required by the Texas Workers' Compensation Rule 28, §110.110, the Contractor shall accept the following definitions and comply with the following provisions:

Workers' Compensation Insurance Coverage

A. Definitions:

1. Certificate of coverage ("certificate")-A copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the project.
2. Duration of the project-includes the time from the beginning of the work on the project until the Contractor's/person's work on the project has been completed and accepted by the City of Seguin.
3. Persons providing services on the project ("subcontractor" in Section 406.096) - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the project, regardless of whether that person contracted directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent Contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

B. The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the Contractor providing services on the project, for the duration of the project.

C. The Contractor must provide a certificate of coverage to the City of Seguin prior to being awarded the contract.

D. If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the City of Seguin showing that coverage has been extended.

E. The Contractor shall obtain from each person providing services on a project, and provide to the City of Seguin:

1. A certificate of coverage, prior to that person beginning work on the project, so the City of Seguin will have on file certificates of coverage showing coverage for all persons providing services on the project; and
2. No later than seven (7) days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

F. The Contractor shall retain all required certificates of coverage for the duration of the project and for one (1) year thereafter.

G. The Contractor shall notify the City of Seguin in writing by certified mail or personal delivery, within ten (10) days after the Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project.

H. The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

- I. The Contractor shall contractually require each person with whom it contracts to provide services on a project, to:
1. Provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;
 2. Provide to the Contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the project, for the duration of the project.
 3. Provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 4. Obtain from each other person with whom it contracts, and provide to the Contractor:
 - a. A certificate of coverage, prior to the other person beginning work on the project; and
 - b. A new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project.
 5. Retain all required certificates of coverage on file for the duration of the project and for one (1) year thereafter;
 6. Notify the City of Seguin in writing by certified mail or personal delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project; and
 7. Contractually require each person with whom it contracts, to perform as required by paragraphs (1) - (7), with the certificates of coverage to be provided to the person for whom they are providing services.
- J. By signing this contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the City of Seguin that all employees of the Contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.
- K. The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor which entitles the City of Seguin to declare the contract void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the City of Seguin.

As defined by the Texas Labor Code, Chapter 269, Section 406.096(e), building or construction is defined as:

1. Erecting or preparing to erect a structure, including a building, bridge, roadway, public utility facility, or related appurtenance;
2. Remodeling, extending, repairing, or demolishing a structure; or
3. Otherwise improving real property or an appurtenance to real property through similar activities.

The employment of a maintenance employee who is not engaging in building or construction as the employer's primary business does not constitute engaging in building or construction.

**CITY OF SEGUIN
INSURANCE REQUIREMENT AFFIDAVIT**

**To be Completed By Appropriate Insurance Agent
and submitted with bid proposal.**

I, the undersigned Agent/Broker, certify that the insurance requirements contained in this bid document have been reviewed by me with the below identified Contractor. If the below identified Contractor is awarded this contract by the City of Seguin, I will be able to, within ten (10) days after being notified of such award, furnish a valid insurance certificate to the City meeting all of the requirements defined in this bid.


Wade Vielock (Aug 14, 2025 08:13:26 CDT)

Agent (Signature)

Wade Vielock

Agent (Print)

Name of Agency/Broker: Employer Flexible Benefit Services

Address of Agent/Broker: 7102 N Sam Housotn Pkwy W Ste 200

City/State/Zip: Houston, TX 77064

Agent/Broker Telephone #: (281) 377-7629

CONTRACTOR'S NAME: Sullivan Contracting Services
(Print or Type)

NOTE TO AGENT/BROKER

If this time requirement is not met, the City has the right to invalidate the bid award and award the contract to the next lowest bidder meeting specifications. Should an awarded bid be invalidated the Contractor may be liable for breach of contract. If you have any questions concerning these requirements, please contact the Purchasing Manager for the City of Seguin at (830) 401-2451

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

The Pounds Group LLC, dba Sullivan Contracting Services
Seguin, TX United States

Certificate Number:
2025-1349862

Date Filed:
08/14/2025

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Seguin

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

AF-2025-61
Seguin Police Department Restroom & Locker Room Renovations

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Pounds, Trey	Seguin, TX United States	X	
	Pounds, Kimberly	Seguin, TX United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is Jesse Hoover, and my date of birth is 01/24/1993.

My address is 2299 Rudeloff Rd., Seguin, TX, 78155, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Guadalupe County, State of Texas, on the 14 day of August, 2025.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

The Pounds Group LLC, dba Sullivan Contracting Services
has NO relationship with any local government entity.

- 2** ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

- 6** ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Marc Crozier 08-19-2025
Signature of vendor doing business with the governmental entity Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

That The Pounds Group, LLC dba Sullivan Contracting Services Contractor, as Principal,
and Nationwide Mutual Insurance Company as Surety,
are held and firmly bound unto City of Seguin, Texas, herein called Owner, in the
sum of \$ (5% G.A.B) (Figure)
Five Percent of the Greatest Amount Bid (Written Form)
(not less than 5 percent of the largest total amount of the bid)

for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors,
administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has submitted a Bid to said Owner to perform the Work required under the
Bidding Schedule(s) of the Owner's Contract Documents entitled:

FP AF-2025-61, CITY OF SEGUIN –
Police Department Restroom & Locker Room Renovations

NOW THEREFORE, if said Principal is awarded a contract by said Owner, and, within the time, and in the
manner required in the Notice Inviting Bids and the Instructions to Bidders, enters into a written Agreement
on the form of agreement bound with said Contract Documents, furnishes the required Certificates of
Insurance, and furnishes the required Performance Bond and Payment Bond, then this obligation shall be
null and void, otherwise it shall remain in full force and effect. In the event suit is brought upon this bond
by said Owner and Owner prevails, said Surety shall pay all costs incurred by said Owner in such suit,
including a reasonable attorney's fee to be fixed by the court.

SIGNED AND SEALED, this 19th day of August, 2025.

J.M.H.
(Witness) Jesse Hoover - VP of Procurement

The Pounds Group, LLC dba Sullivan Contracting Services (Seal)
(Principal)

Marc Crozier
(Title) Marc Crozier - Marketing Manager

Nationwide Mutual Insurance Company (Seal)
(Surety)

Agathe Baluti
(Witness) Agathe Baluti

Neira Hernandez
(Title) Neira Hernandez, Attorney-in-Fact

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

BRADY K COX; BRENT BALDWIN; BROCK BALDWIN; CYNTHIA ALFORD; JOHN ABOUMRAD;
KATHERINE VANIKIOTIS; KRISTI DALE; NEIRA HERNANDEZ; RUSS FRENZEL;
WILLIAM D BALDWIN; YAMILLEC RAMOS;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 1st day of April, 2024.



Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF KINGS: ss

On this 1st day of April, 2024, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



Sharon Laburda
Notary Public, State of New York
No. 01LA6427697
Qualified in Kings County
Commission Expires January 3, 2026



Notary Public
My Commission Expires
January 3, 2026

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 19th day of

August 2025


Assistant Secretary

Nationwide Mutual Insurance Company

IMPORTANT NOTICE—TEXAS

To obtain information or make a complaint:

You may contact your agent or you may call Nationwide Mutual Insurance Company's toll-free number for information or to make a complaint at:

1-888-800-0147

You may also write to Nationwide Mutual Insurance Company at:

Nationwide Mutual Insurance Company
1100 Locust Street
Department 2006
Des Moines, IA 50391-2006

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

1-800-252-3439

You may write the Texas Department of Insurance at:

Texas Department of Insurance
P.O. Box 149104
Austin, Texas 78714-9104
1-512-490-1007 (Fax)
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE—TEXAS

Para obtener información o para someter una queja:

Usted puede comunicarse con su agente o usted puede llamar al número de teléfono gratuito de Nationwide Mutual Insurance Company para información o para someter una queja al:

1-888-800-0147

Usted también puede escribir a Nationwide Mutual Insurance Company:

Nationwide Mutual Insurance Company
1100 Locust Street
Department 2006
Des Moines, IA 50391-2006

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información acerca de compañías, coberturas, derechos o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas:

Texas Department of Insurance
P.O. Box 149104
Austin, Texas 78714-9104
1-512-490-1007 (Fax)
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con el agente primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para propósito de información y no se convierte en parte o condición del documento adjunto.



Nationwide Mutual Insurance Company

1100 Locust St, Dept. 2006
Des Moines, Iowa 50391-2006
Attn: Surety Claims Manager
Tel. 866-387-0457

Surety Claim Notification

Claim notices should be sent to the attention of the Surety Claims Manager via e-mail to bondclms@nationwide.com or via mail to the address above.

All other notices should be sent to the attention of the Surety Underwriting Department via e-mail to bondcomm@nationwide.com or via mail to the address above.

Thank you for your cooperation.

Nationwide Mutual Insurance Company, Surety Department



Sullivan Contracting Services
2299 Rudeloff Rd. East
Seguin, TX
78155, US
(830) 372-3812

Prepared By:
Jaime Garcia
(830) 340-1375
jaime@scs-tx.com

Project: **AF-2025-61 - Seguin Police Department Restroom & Locker Room Renovations**

Scope of Work

ATTENTION: Steve Parker

Scope of Work:

- **1st Floor Women's Locker Room Expansion**
 - **General Conditions -**
 - Provide all labor, materials, equipment, and supervision required to perform the scope of work for the Women's Locker Room expansion.
 - Comply with applicable building codes, safety regulations, and site protocols.
 - Protect adjacent areas during construction. Provide and maintain temporary walls and floor protection from the lobby to the dumpster/laydown area.
 - **Demolition and Salvage -**
 - Construct temporary containment around the work area.
 - Remove and salvage the following items for relocation:
 - Fire extinguisher cabinet.
 - Card reader access device (2 total).
 - Existing doors, hardware, frames, glazing, and signage.
 - Existing door hardware for reuse.
 - Shower accessories including seat, grab bar, recessed soap dish, rod, curtain, and hooks.
 - Return air and supply air devices.
 - Exhaust air device.
 - Light fixture in Roll Call area and (2) exit light devices.
 - Perform demolition of the following components:
 - Door to Women's Locker Room.
 - Existing ceiling grid in Roll Call area as necessary.
 - Gyp board wall assemblies in adjacent closet.
 - CMU walls within and around the locker room.

- Existing lockers and concrete bench area.
- Flooring finishes, including VCT, mastic paint, and base materials in closet, Roll Call, and locker room.
- Porcelain tile (partial) in corridor.
- Wall and floor tile in the shower area.
- Floor drain and associated plumbing.
- Fire A/V device, power devices, light fixtures, switches, and recessed downlight in the affected areas.
- **Construction -**
 - Provide and install new CMU walls to accommodate locker room expansion.
 - Rework floor slope for new shower drain installation.
 - Provide and install new gypsum board assemblies and ceiling grid (Roll Call area).
 - Tape, float, texture, and paint to match existing finishes.
 - Reinstall salvaged and new doors, hardware, frames, and glazing.
 - Provide and install new Women's Locker Room entrance door with salvaged hardware.
 - Reinstall salvaged signage at the new entrance.
- **Finishes and Fixtures -**
 - Construct new bench with CMU core and concrete top with chamfer edge. Prime and paint to match existing finishes.
 - Provide and Install:
 - New ceramic tile in shower (wall and floor) with mastic base.
 - Latex mastic flooring and base in the locker room.
 - LVT and rubber base in the Roll Call area.
 - Wall stop, toilet tissue dispenser, and sanitary napkin disposal matching adjacent finishes.
 - New toilet stall (24" door) and accessories.
 - New metal lockers matching existing.
 - New soap dish, shower rod, curtain, and hooks as required.
- **Plumbing -**
 - Provide and install the following new plumbing fixtures:
 - Water Closet (P-1).
 - Shower (P-2) and ADA Shower (P-2A).
 - Floor drain (P-3).
 - Provide and install all new supply and drain piping, including saw cutting and concrete pour-back.
- **HVAC -**
 - Reinstall salvaged return air, supply air, and exhaust air devices in the Women's Locker Room.
 - Provide and install new 9"x9" 4-way throw supply air grille.
- **Electrical -**
 - Provide and install:
 - GFI outlet in Women's Locker Room.

- Lighting wall switches at Roll Call and locker room entries.
 - New lighting fixtures and occupancy sensor.
 - Reinstall salvaged and new electrical fixtures as noted.
- **Closeout -**
 - Remove temporary walls and floor protection.
 - Patch and paint affected areas as necessary.
 - Final site cleaning and debris removal.
- **2nd Floor – New Men’s Restroom (in former D.A.R.E. Room)**
 - **General Conditions -**
 - Provide all labor, materials, equipment, and supervision to complete the new Men’s Restroom construction in the current D.A.R.E. room location.
 - Construct temporary wall at corridor opening and install floor protection from lobby to dumpster area.
 - **Demolition and Salvage -**
 - Remove and salvage the following:
 - Fire A/V device.
 - Supply air device.
 - Light fixture.
 - **Demolish -**
 - Lever lockset from existing door.
 - Gyp board on two D.A.R.E. room walls.
 - Ceiling grid and tiles.
 - VCT flooring and rubber base.
 - Existing power device.
 - Return air device.
 - **Construction -**
 - Construct (2) new metal stud and gypsum board partitions with 5/8" gypsum board.
 - Provide and install 3-1/2" unfaced insulation from floor to roof deck on (3) walls.
 - Provide and install new 2"x2" ceramic floor tile and 4.25"x4.25" ceramic wall tile (floor to ceiling).
 - Provide and install new 2"x2" white ceiling grid and tiles.
 - Modify existing door with new lever passage hardware and door closer.
 - **Plumbing -**
 - Provide and install the following new plumbing fixtures:
 - Water Closet (P-1A).
 - Lavatory (P-4A).
 - Urinal (P-5A).
 - Floor Drain (P-3).
 - Install new water supply (hot and cold) from the adjacent restroom above.
 - Install new drainage through the chase adjacent to the 1st floor Women’s Locker Room.



- **Accessories & Fixtures -**

- Provide and Install:
 - Toilet partition with 34" door.
 - 36" and 42" grab bars.
 - Mirror with bottom reflecting surface.
 - Owner-provided soap dispenser and paper towel dispenser.

- **HVAC -**

- Reinstall salvaged supply air device.
- Install new 6"x6" grille with 9"x6" duct connecting to the existing duct in the adjacent chase.

- **Electrical -**

- Reinstall salvaged light fixture.
- Install:
 - New GFI outlet.
 - Occupancy sensor.
 - New can light over lavatory.
 - Exit light fixture.

- **Closeout -**

- Remove temporary wall and flooring protection.
- Patch and paint disturbed areas.
- Final site cleaning and debris removal.

Excluded (-)

1. After Hours, Design, Electrical, HVAC, Plumbing, Fire Sprinkler/Alarm, Permitting, Testing, any items not listed above.
2. Price excludes any owner mandated COVID-19 Testing, Procedures, and/or changes to normal work practices not covered above.
3. Due to current volatility in the market, proposal has potential to only be guaranteed for 30 days

Notes



Summary

Subtotal	\$269,210.23
Taxes	\$0.00
Bonding	\$5,384.20
Owner's Contingency	\$25,000.00

\$299,594.44

Accepted By

Date

.....

.....

Technical Capability

Sullivan Contracting Services will work in close partnership with the **City of Seguin** and the project design team to ensure the restroom and locker room renovations within the **Police Department** fully align with the **City's** design standards, ADA requirements, and building codes. Our team's approach emphasizes collaboration, clear communication, and attention to detail so that the finished space meets both the functional needs of daily operations and the quality expectations of ownership.

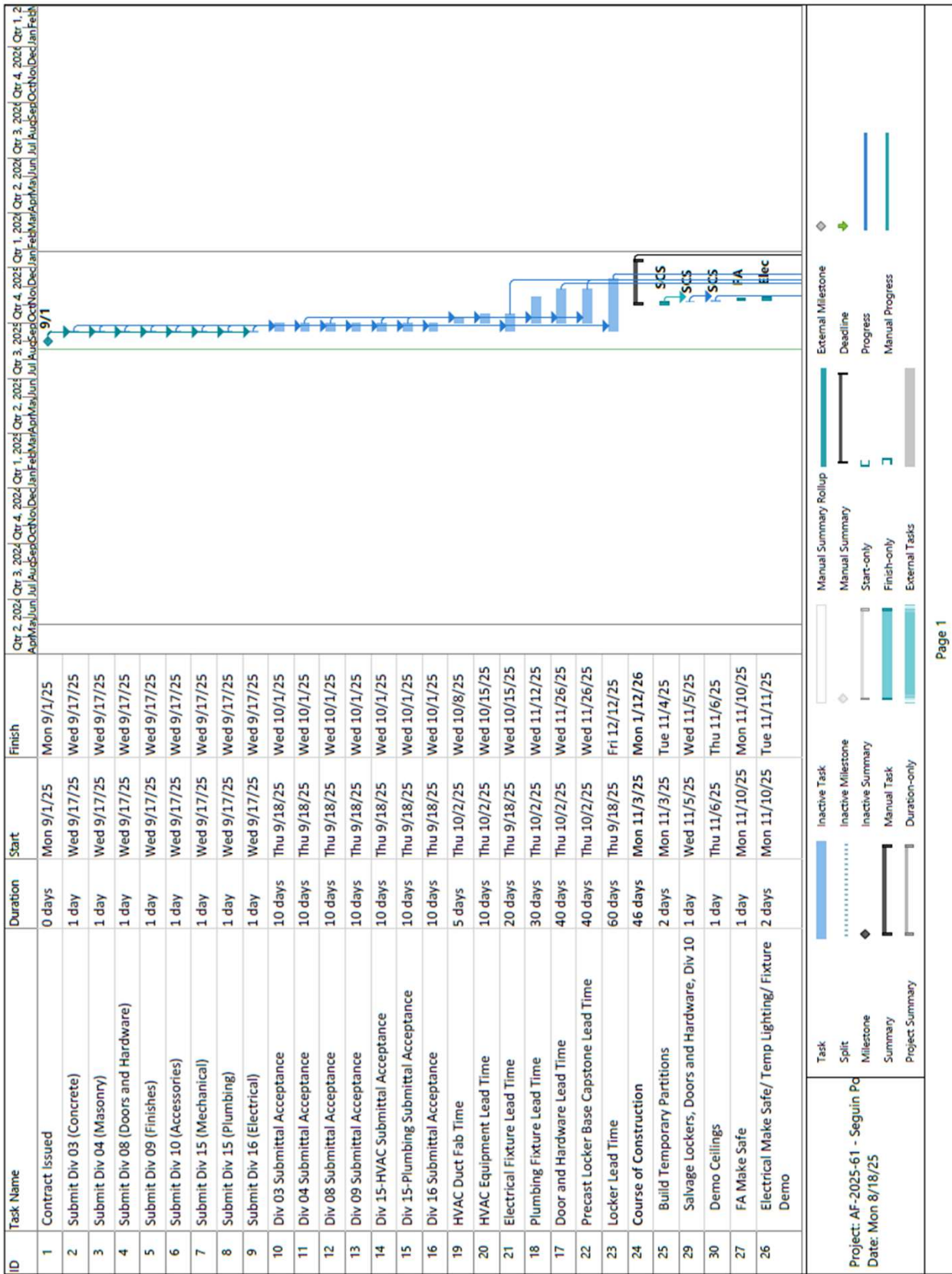
We will adhere strictly to the project plans titled *"SEGWIN PD RESTROOMS CDS1–CDS6"* and will implement all specified architectural, plumbing, HVAC, electrical, and finish upgrades in accordance with the approved design. All selections for fixtures, finishes, and equipment will follow the **City's** direction, ensuring that the renovated restrooms and locker rooms reflect both the desired aesthetics and long-term durability.

Energy efficiency will be incorporated through the installation of modern, code-compliant plumbing fixtures designed to reduce water consumption, high-efficiency lighting fixtures with appropriate controls, and mechanical system updates to optimize airflow and energy use. These measures will not only meet project specifications but also reduce long-term operating costs for the facility. If any other opportunities arise for Sullivan Contracting Services to increase energy efficiency, the necessary steps will be taken to ensure energy efficiency can be increased.

Our proven ability to deliver precise, code-compliant renovations—while maintaining close alignment with the owner's standards and design intent—ensures that this project will be completed with the highest level of quality, efficiency, and reliability.



Project Management with Proposed Schedule



Schedule – Continues on next page.

Note - The start date of the project is being driven by the procurement of lockers, doors and hardware, and pre-cast capstone locker base cap.

Project Management with Proposed Schedule

ID	Task Name	Duration	Start	Finish	Qtr 1, 2 Apr-May-Jun-Jul	Qtr 3, 2024 Aug-Sep-Oct-Nov	Qtr 4, 2024 Dec-Jan-Feb	Qtr 1, 2025 Mar-Apr-May-Jun-Jul	Qtr 2, 2025 Aug-Sep-Oct-Nov	Qtr 3, 2025 Dec-Jan-Feb	Qtr 4, 2025 Mar-Apr-May-Jun-Jul	Qtr 1, 2026 Aug-Sep-Oct-Nov	Qtr 2, 2026 Dec-Jan-Feb
28	Plumbing Make Safe/ Fixture Demo	2 days	Mon 11/10/25	Tue 11/11/25									
31	Demo Walls, Locker Bases, Floor Tile	5 days	Fri 11/7/25	Thu 11/13/25									
34	Sawcut and Demo Plumbing Trench	1 day	Fri 11/14/25	Fri 11/14/25									
32	2nd Floor Plumbing In-Wall	2 days	Fri 11/14/25	Mon 11/17/25									
33	2nd Floor Plumbing In-Wall Rough Inspection	1 day	Tue 11/18/25	Tue 11/18/25									
35	UG Plumbing Rough-in	5 days	Tue 11/18/25	Mon 11/24/25									
36	UG Rough-in Inspection	1 day	Tue 11/25/25	Tue 11/25/25									
37	Backfill/Pourback Plumbing Trenches	2 days	Wed 11/26/25	Mon 12/1/25									
38	Install Door Frames	3 days	Mon 12/1/25	Wed 12/3/25									
39	Frame 2nd Floor Walls	1 day	Thu 12/4/25	Thu 12/4/25									
40	Inspect 2nd Floor Framing	1 day	Fri 12/5/25	Fri 12/5/25									
41	Insulate and Sheetrock 2nd Floor	1 day	Mon 12/8/25	Mon 12/8/25									
42	Fire Tape 2nd Floor sheetrock	1 day	Tue 12/9/25	Tue 12/9/25									
43	Build CMU Walls/In-wall Electrical/Plumbing	5 days	Thu 12/4/25	Wed 12/10/25									
45	Install Locker Bases	1 day	Thu 12/11/25	Thu 12/11/25									
46	Blockfill/Paint Walls	3 days	Thu 12/11/25	Mon 12/15/25									
48	Install Lockers and Accessories	3 days	Mon 12/15/25	Wed 12/17/25									
49	Frame Hard-Lid Ceiling/Tie in ACT Grid	2 days	Tue 12/16/25	Wed 12/17/25									
50	Top-Out MEP	5 days	Thu 12/11/25	Wed 12/17/25									
51	OH MEP Inspection	1 day	Thu 12/18/25	Thu 12/18/25									
52	Hang Sheetrock Ceiling	1 day	Fri 12/19/25	Fri 12/19/25									
53	TFP Sheetrock Ceiling	3 days	Mon 12/22/25	Wed 12/24/25									
47	Install Floor/Base/Wall Tile	7 days	Mon 12/29/25	Wed 1/7/26									
54	Install ACT	1 day	Fri 1/9/26	Fri 1/9/26									
55	Trim Out MEP	2 days	Thu 1/8/26	Fri 1/9/26									
44	Top-out/Brace CMU walls	4 days	Wed 1/7/26	Mon 1/12/26									
56	Owner Punch	1 day	Tue 1/13/26	Tue 1/13/26									
57	Abate Owner Punch	10 days	Wed 1/14/26	Tue 1/27/26									

Task

Split

Milestone

Summary

Project Summary

Task

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

Project: AF-2025-61 - Seguin Po

Date: Mon 8/18/25

Page 2

Schedule – Continued from previous page.

Note - The start date of the project is being driven by the procurement of lockers, doors and hardware, and pre-cast capstone locker base cap.

Relevant Project Experience within the last Three (3) years

The following pages show Six (6) completed Sullivan municipal, commercial, and educational renovation projects similar to this **City of Seguin – Police Department Restroom & Locker Room Renovations** project.

Being a local General Contractor and having worked with the **City of Seguin** multiple times over the last 10 years, we are confident we can continue to serve you well and are excited about the opportunity to begin a new project that serves our greater community.

- Rolling Mill –
Restroom Renovation | 2025
- City of Seguin -
Pickleball Site Work & Restroom Tie-In | 2024
- University of Texas at San Antonio –
H-E-B Student Union – First Floor Restrooms | 2023
- Brown County Appraisal District –
Interior Renovation | 2024
- Guadalupe County –
Justice Center 3rd Floor Renovation | 2024
- Guadalupe County –
Jail Lobby Renovation | 2024



Relevant Project Experience within the last Three (3) years

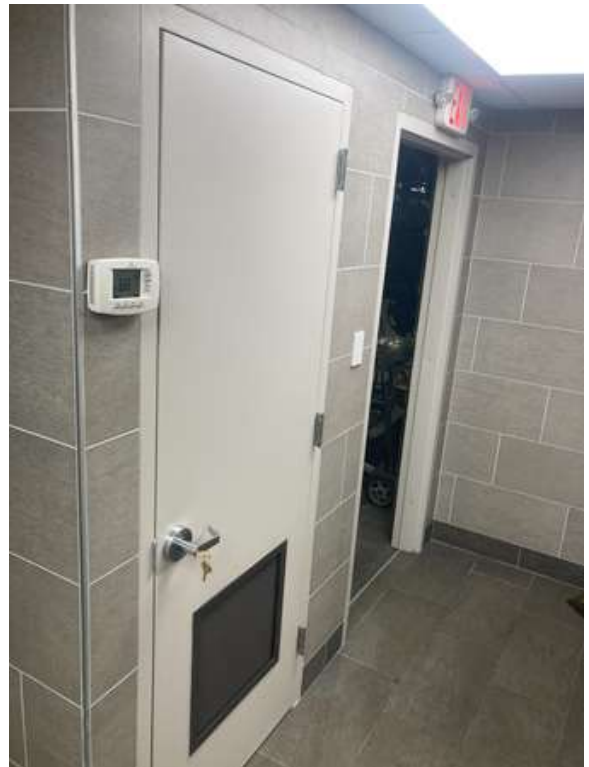
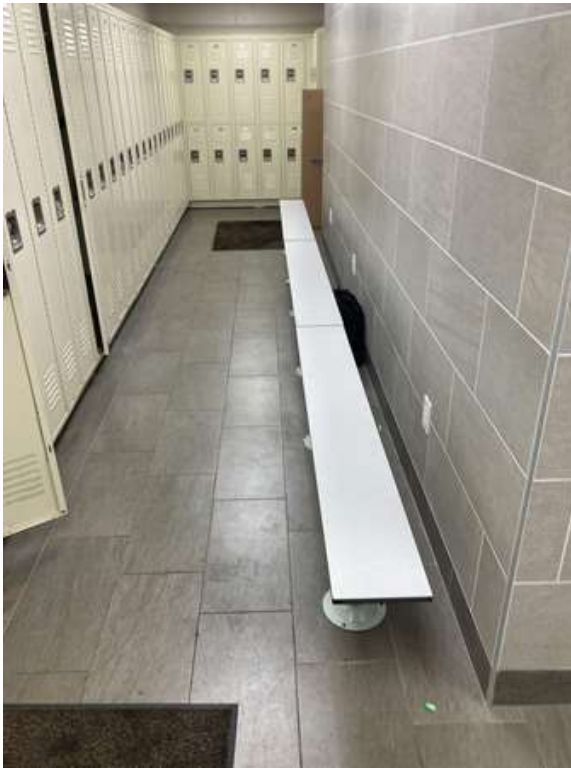
- Project: **Rolling Mill Restroom Renovation**
- Client: **Commercial Metals Company**
- Delivery Method: General Contracting
- Description: This project consisted of the demo of all lighting, plumbing systems, floor and wall tile, drop ceiling grid, walls, partitions, lockers, and benches. Full renovation then included new tile, plumbing, toilet partitions, lighting, lockers, benches, ceiling grid, doors, mirrors, and accessories.
- Final Contract: \$290,095.69
- Type of Construction: Renovation
- Notice to Proceed: September 01, 2024
- Final Completion: March 01, 2025



Continued To Next Page

Relevant Project Experience within the last Three (3) years

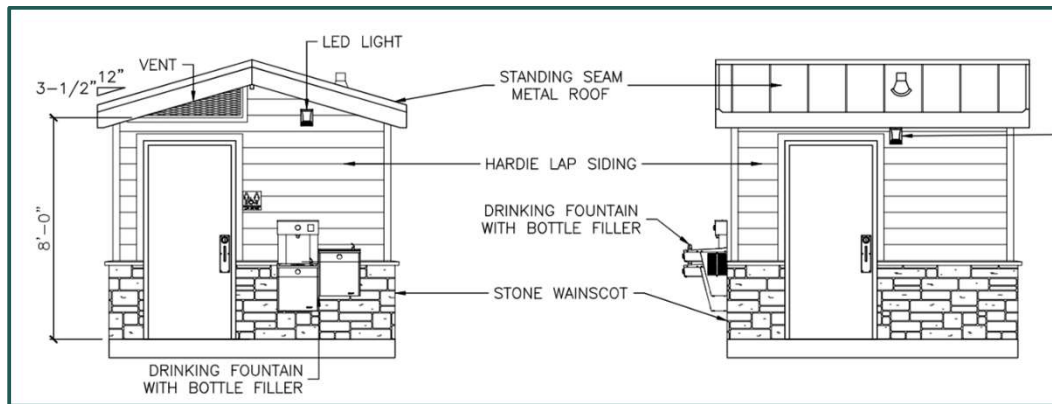
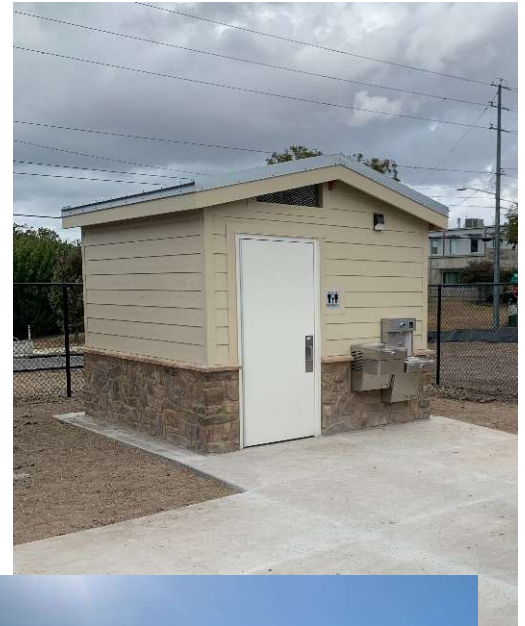
- Project: **Rolling Mill Restroom Renovation**
- Client: **Commercial Metals Company**
- Client Representative: Shane Schulz (830) 372-8200
shane.schulz@cmc.com
- Length of Business Relationship with Commercial Metals Company: 10+ years
- Sullivan Project Superintendent: David Dunn
- Sullivan Project Manager: Shayne Henricksen
- Subcontractors: Masters Electrical Services, Dees Construction, Sun Masters, Gomez Floors, TexDoor, ME Plumbing



Relevant Project Experience within the last Three (3) years

- Project: **City of Seguin – Pickleball Site Work & Restroom Tie-In**
- Owner/Municipality: **City of Seguin**
- Description: As part of the American Rescue Plan Act (ARPA) funding, Phase 2 work at the Seguin-Saegert Pickleball Complex included demo & dirt work, installation of a restroom, sidewalk, and a shade structure on the west side of the pickleball courts near Guadalupe St. Sullivan managed the placement and installation of the 10' x 10' unisex prefabricated restroom building. In addition, a 24' x 36' shade structure was installed.
- Final Contract: \$202,506.82
- Project Sq Footage: ~555 sq ft
- Notice to Proceed: August 2024
- Final Completion: October 2024
- Contact: Jack Jones, 830-401-2480

jjones@seguintexas.gov



Relevant Project Experience within the last Three (3) years

- Project: **H-E-B Student Union - First Floor Restrooms**
- Client: **University of Texas at San Antonio**
- Delivery Method: JOC
- Scope: The scope of this project includes a renovation of the Main Campus H-E-B Student Union Building to replace existing Family Toilet Rooms and Men's & Women's Toilet Rooms on the first floor. Scope included demolition, renovation, and new work on finishes, wall partitions, ceiling, and lighting.
- Final Contract: \$876,231.24
- Type of Construction: Renovation
- Notice to Proceed: December 2022
- Final Completion: May 2023



Relevant Project Experience within the last Three (3) years

- Project: **Brown County Appraisal District** – Interior Renovation
- Client: **Brown County**
- Client Representative: Patrick Mooney – Deputy Chief Appraiser
(325) 643-5676 ext 120 pmooney@brown-cad.org
- Project Cost: \$547,676.91
- Project Start through Completion Date: April 2024 - September 2024
- Project Description: General Contracting – Comprehensive interior renovation to accommodate needs of new owner. Scope of work included demolition of existing office walls and flooring, followed by reframing and reconfiguration of interior partitions to create new office layout. Restrooms were restructured to comply with ADA accessibility standards. The renovation was completed with the installation of new flooring, millwork, countertops, updated fixtures, and new paint throughout



Continued To Next Page



Relevant Project Experience within the last Three (3) years

- Project: **Brown County Appraisal District – Interior Renovation**
- Client: **Brown County**
- Client Representative: Patrick Mooney – Deputy Chief Appraiser
(325) 643-5676 ext 120 pmooney@brown-cad.org
- Project Cost: \$547,676.91
- Project Start through Completion Date: April 2024 - September 2024



Relevant Project Experience within the last Three (3) years

- Project: **Jail Lobby Renovation**
- Client: **Guadalupe County**
- Delivery Method: General Contracting
- Description: Demo and replace existing ceiling tiles in lobby, Demo and replace lighting. Provide metal framing wall in new reception area. Install new 4' of solid surface. Install lvl 3 bullet proof glass and panels in front reception area. Install 3 hollow metal doors and frames. Install new CPT Flooring overlay. Install 7 HVAC Grate and flex to connect HVAC System to new reception office. Provide and install 8 new 120v 20 receptacles. Provide and install 8 data stub ups.
- Final Contract: \$137,345.22
- Type of Construction: Renovation
- Notice to Proceed: September 18, 2024
- Final Completion: December 01, 2024



Continued To Next Page



Relevant Project Experience within the last Three (3) years

- Project: **Jail Lobby Renovation**
- Client: **Guadalupe County**
- Client Representative: Drew Engelke (830) 303-4188
drew.engelke@co.guadalupe.tx.edu
- Length of Relationship with Guadalupe County: 10+ years
- Sullivan Project Superintendent: Wiley Eckols
- Sullivan Project Manager: Shayne Henricksen
- Subcontractors: Masters Electrical Services, Tex Door LLC, Sun Masters, S & S Custom Cabinets, Tmech, Stephen Kramer Architecture & Design, Texas Lock & Door



Relevant Project Experience within the last Three (3) years

- Project: **Justice Center 3rd Floor Renovation**
- Client: **Guadalupe County**
- Delivery Method: General Contracting
- Description: This project consisted of: Demo to rollup customer service windows. Demo 20" of gyp board wall. Add 12" recessed lights, furnish and install 2 storefront windows, new countertops, store front door, and infill openings.
- Final Contract: \$70,144.07
- Type of Construction: Renovation
- Notice to Proceed: May 15, 2024
- Final Completion: September 01, 2024
- Final Payment: September 30, 2024



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Relevant Project Experience within the last Three (3) years

- Project: **Justice Center 3rd Floor Renovation**
- Client: **Guadalupe County**
- Client Representative: Ricky Vasquez (830) 303-4188
ricky@co.guadalupe.tx.us
- Length of Business Relationship with Guadalupe County: 10+ years
- Sullivan Project Superintendent: Wiley Eckols
- Sullivan Project Manager: Shayne Henricksen
- Subcontractors: Sun Masters, United Door Services LLC,
S & S Custom Cabinets



Sullivan – Three (3) Municipal References

Below is a list of Three (3) Sullivan - Municipal references for this **City of Seguin – Police Department Restroom & Locker Room Renovations** project.

- Brown County Appraisal District –

Patrick Mooney – Deputy Chief Appraiser
325-643-5676 ext. 120
pmooney@brown-cad.org

- City of San Marcos –

Pete Binion – Assistant Director of Public Works
512-395-4857
Pbinion@sanmarcostx.gov

- Guadalupe County –

Ricky Vasquez – Director of Building Maintenance
830-303-4188
ricky@co.Guadalupe.tx.us

