

DUDLEY CONSTRUCTION, LLC
11370 SH 30
CS, TX 77845

BRAZOS VALLEY GCD OFFICE RENOVATIONS
MARCH 19, 2026 - 10:00AM

Brazos Valley GCD
112 W. 3rd Street
77808

SECTION 00 42 00

PROPOSAL FORM

To: BRAZOS VALLEY GCD

Project: GCD OFFICE RENOVATIONS

Date: MARCH 19, 2026

Submitted by: DUDLEY CONSTRUCTION, LLC
(Full name)

(Full address) 11370 STATE HIGHWAY 30
COLLEGE STATION, TX 77845

1.0 OFFER

Having examined the Place of The Work and all matters referred to in the Instructions to Proposers, Proposal Documents and Contract Documents prepared by Goodwin-Lasiter-Strong, for the above mentioned project, we the undersigned, hereby offer to enter into a Contract to perform the Work for the Contract Sum of: \$ 301,406 dollars in words, Three hundred One thousand four hundred dollars in lawful money of the United States of America.

We have included the required security Proposal Security Deposit as required by the Instructions to Proposers.

All applicable taxes are included in the Proposal Sum.

All Cash and Contingency Allowances described in Section 01001 - Basic Requirements are included in the Proposal Sum.

2.0 ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for thirty days from the proposal closing date.

If this proposal is accepted by the Owner within the time period stated above, we will:

- Execute the Agreement within 10 days of receipt of the Agreement.
- Furnish the required bonds within 10 days of receipt of the Agreement.
- Commence work within 10 days after written Notice to Proceed.

If this proposal is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond, the security deposit shall be forfeited as damages to the Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this proposal and the proposal upon which the Contract is signed.

3.0 CONTRACT TIME

If this proposal is accepted, we will complete the Work in NINETY (90) calendar days from Notice to Proceed.

4.0 ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Proposal Sum.

Addendum No. 1 Dated 03/11/2026

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

5.0 APPENDICES

A List of Subcontractors is appended hereto and identified as Appendix A.

A List of Alternates is appended hereto and identified as Appendix B.

6.0 Proposal BOND

Proposal bond of 5% of the offer is to be attached with the proposal form.

7.0 Proposal FORM SIGNATURE(S)

The Corporate Seal of

DUDLEY CONSTRUCTION, LLC

(Proposer - please print the full name of your Proprietorship, Partnership or Corporation)

was hereunto affixed in the presence of:

Steve Dudley

(Authorized signing officer)

PRESIDENT

(Title)

(Seal)

(Authorized signing officer)

(Title)

(Seal)

If the proposal is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

APPENDIX-A – LIST OF SUBCONTRACTORS

The following is the list of Subcontractors referenced in the Proposal Form submitted by:

(Proposer) DUDLEY CONSTRUCTION, LLC

(Owner) BRAZOS VALLEY GCD

Dated MARCH 19, 2026 and which is an integral part of the Proposal Form.

The following work will be performed (or provided) by Subcontractors and coordinated by us:

WORK SUBJECT	NAME
Masonry	<u>DUDLEY CONSTRUCTION</u>
Concrete	<u>DUDLEY CONSTRUCTION</u>
Mechanical	<u>Air Tech</u>
Plumbing	<u>Holman</u>

APPENDIX B – LIST OF ALTERNATES

The following is the list of Alternates referenced in the Proposal Form submitted by:

(Proposer) DUDLEY CONSTRUCTION, LLC

(Owner) BRAZOS VALLEY GCD

Dated MARCH 19, 2026 and which is an integral part of the Proposal Form

The following amounts shall be added to or deducted from the Proposal Sum. Refer to Section 01001-Basic Requirements.

* Alternate No. 1	<u>four thousand seven hundred</u>	(Add) \$ <u>4,700</u>
Alternate No. 2	<u>N/A</u>	(Add) \$ <u>N/A</u>
Alternate No. 3	<u>N/A</u>	(Add) \$ <u>N/A</u>
Alternate No. 4	<u>N/A</u>	(Add) \$ <u>N/A</u>
Alternate No. 5	<u>N/A</u>	(Add) \$ <u>N/A</u>

* INSTALL ACOUSTICAL
CEILING AT 10'-0" HEIGHT
IN LIEU OF 8'-0" HEIGHT.

END OF SECTION



BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we Dudley Construction, LLC as principal, hereinafter called the "Principal," and **SURETEC INSURANCE COMPANY, 2103 CityWest Boulevard, Suite 1300, Houston, TX 77042**, as surety, hereinafter called the "Surety," are held and firmly bound unto Brazos Valley Groundwater Conservation District as obligee, hereinafter called the Obligee, in the sum of Five Percent (5%) of the Amount Bid by Principal for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the principal has submitted a bid for Brazos Valley GCD Office Renovations.

NOW, THEREFORE, if the contract be timely awarded to the Principal and the Principal shall within such time as specified in the bid, enter into a contract in writing or, in the event of the failure of the Principal to enter into such Contract, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, neither Principal nor Surety shall be bound hereunder unless Obligee prior to execution of the final contract shall furnish evidence of financing in a manner and form acceptable to Principal and Surety that financing has been firmly committed to cover the entire cost of the project.

SIGNED, sealed and dated this 19th day of March, 2026.

Principal: Dudley Construction, LLC

By: 
Signature

Name: MARK DUDLEY
Title: PRESIDENT

SureTec Insurance Company

By: 
Signature

**Name: Dennis M. Descant, Jr.
Attorney-in-Fact**

The Rider(s) Attached Hereto Is/Are Incorporated in the Bond and Contains Important Coverage Information and Limitations

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Dennis M. Descant, Jr., Cheryl A. Sanders, Timothy John Brady

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 22nd day of July, 2025.

SureTec Insurance Company

By: [Signature]
Michael C. Keimig, President



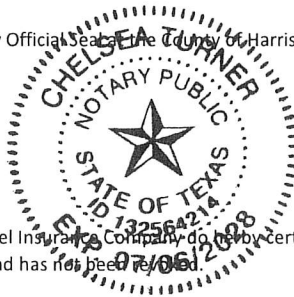
Markel Insurance Company

By: [Signature]
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 22nd day of July, 2025 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal to the County of Harris, the day and year first above written.



By: [Signature]
Chelsea Turner, Notary Public
My commission expires 7/6/2028

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 19th day of March, 2026.

SureTec Insurance Company

By: [Signature]
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: [Signature]
Andrew Marquis, Assistant Secretary

SureTec Insurance Company

IMPORTANT NOTICE

Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9500 Arboretum Blvd., Suite
400
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252- 3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-
9104
Fax#: 512-490-1007
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

Attn: Brazos Valley GCD
CSP Enclosed for Project # GLS No. 697011
BRAZOS VALLEY GROUNDWATER
CONSERVATION DISTRICT OFFICE RENOVATIONS



**AGGIELAND
CONSTRUCTION**

**Brazos Valley Groundwater Conservation
Office Renovations**

CSP

March 19, 2026

SECTION 00 42 00
PROPOSAL FORM

To: Brazos Valley GCD

Project: Office Renovations

Date: March 19, 2026

Submitted by: Aggieland Construction
(Full name)

(Full address) PO Box 271, Wellborn, TX 77881

1.0 OFFER

Having examined the Place of The Work and all matters referred to in the Instructions to Proposers, Proposal Documents and Contract Documents prepared by Goodwin-Lasiter-Strong, for the above mentioned project, we the undersigned, hereby offer to enter into a Contract to perform the Work for the Contract Sum of: \$ 380,000.00 dollars in words, Three Hundred Eighty Thousand Dollars in lawful money of the United States of America.

We have included the required security Proposal Security Deposit as required by the Instructions to Proposers.

All applicable taxes are included in the Proposal Sum.

All Cash and Contingency Allowances described in Section 01001 - Basic Requirements are included in the Proposal Sum.

2.0 ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for thirty days from the proposal closing date.

If this proposal is accepted by the Owner within the time period stated above, we will:

- Execute the Agreement within 10 days of receipt of the Agreement.
- Furnish the required bonds within 10 days of receipt of the Agreement.
- Commence work within 10 days after written Notice to Proceed.

If this proposal is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond, the security deposit shall be forfeited as damages to the Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this proposal and the proposal upon which the Contract is signed.

3.0 CONTRACT TIME

If this proposal is accepted, we will complete the Work in One Hundred Five (105) calendar days from Notice to Proceed.

4.0 ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Proposal Sum.

Addendum No. 1 Dated March 11, 2026

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

5.0 APPENDICES

A List of Subcontractors is appended hereto and identified as Appendix A.

A List of Alternates is appended hereto and identified as Appendix B.

6.0 Proposal BOND

Proposal bond of 5% of the offer is to be attached with the proposal form.

7.0 Proposal FORM SIGNATURE(S)

The Corporate Seal of

Aggieland Construction

(Proposer - please print the full name of your Proprietorship, Partnership or Corporation)

was hereunto affixed in the presence of:

Danny Bass Estimator
(Authorized signing officer Title)

(Seal)

(Authorized signing officer Title)

(Seal)

If the proposal is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

AIA Document A310
Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

Aggieland Construction Ltd
3026 Barron Rd
College Station, TX 77845

(Here insert full name and address or legal title of Contractor)

as Principal, hereinafter called Principal, and,

SiriusPoint America Insurance Company
285 Fulton Street, Ste 47J
New York, NY 10007

(Here insert full name and address or legal title of Surety)

a corporation duly organized under the laws of the State of
as Surety, hereinafter called the Surety, are held and firmly bound unto

Brazos Valley Ground Water Conservation District
112 W. 3rd St.
Hearne, Texas 77859

(Here insert full name and address or legal title of Corporation)

as Obligee, hereinafter called the Obligee, in the sum
of

Dollars (\$ 5% T.A.B),

Five Percent of the Total Amount Bid

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

WHEREAS, the Principal has submitted a bid for

GLS No. 697011. Office renovations.

(Here insert full name and address description of project)

NOW THEREFORE, if the obligee shall accept the bid of the principal and the principal shall enter into Contract with the Obligee in accordance
with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient
surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or
in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the
difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the obligee may in good
faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full
force and effect.

Signed and sealed this 19th day of March, 2026

Aggieland Construction Ltd

(Principal)

(Seal)

(Witness)

(Title)

SiriusPoint America Insurance Company

(Surety)

(Seal)

(Witness)

Maryana Zhuk, Attorney-in-Fact

**POWER OF ATTORNEY
SIRIUSPOINT AMERICA INSURANCE COMPANY
NEW YORK**

HOTCAR01_0523

KNOW ALL MEN BY THESE PRESENTS: That SiriusPoint America Insurance Company (the "Company"), a New York corporation, having its principal office in the City of New York, pursuant to the following Resolution, which was adopted on August 27, 2024 by Unanimous Written Consent of the Board of the Directors of the Company, to wit:

RESOLVED, that the President, Senior Vice President, Chief Financial Officer, Secretary or the Assistant Secretary is hereby authorized to execute Powers of Attorney appointing as attorneys-in-fact selected employees of certain surety companies who shall have the power for and on behalf of the Company to execute and affix the seal of the Company to surety contracts as surety. Such authority can be executed by use of facsimile signature.

Does hereby nominate, constitute and appoint:

Daphne Clark, Farrah Carlton, Gary Lindsey, Greg Hotchkiss, Ken Hotchkiss, Maryana Zhuk, Mike Hotchkiss, Trenae Marsh, Tye Justice, Wes Weathered

Its true and lawful agent and attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee) and to bind the Company thereby as fully and to the same extent as of same were signed by the duly authorized officers of the Company, provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$63,971,000 single bond limit

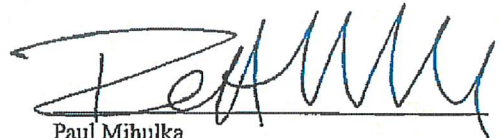
All acts of said attorneys-in-fact pursuant to the authorities herein given are hereby ratified and confirmed. The President, Senior Vice President, Chief Financial Officer, Secretary or Assistant Secretary may from time to time and at any time remove such appointee and remove the power given to him or her.

The execution of such bonds or undertakings in pursuance of these presents, within one year of the date of these present, shall be binding under said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in New York, New York, in their own proper persons.

IN WITNESS WHEREOF, SiriusPoint America Insurance Company has caused its corporate seal to be hereunto affixed and these presents to be signed by its President this tenth day of October, 2024.



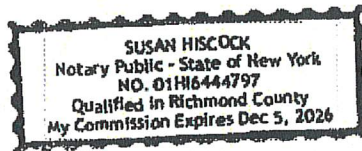
SiriusPoint America Insurance Company

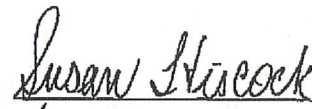

Paul Mihulka
President

State of New York
County of New York

On this tenth day of October 2024, before me a Notary Public of the State of New York, in and for the County of New York, duly commissioned and qualified, came Paul Mihulka, President, of SiriusPoint America Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and acknowledged the execution of the same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.




Notary Public
My Commission expires Dec. 5, 2026

STATE OF New York
COUNTY OF New York

I, Paul Mihulka, President of SiriusPoint America Insurance Company, a New York corporation, do hereby certify that the above and foregoing is a full, true and correct copy of Power of Attorney, is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 19th day of March . 20 26




Paul Mihulka
President

 **AIA**® Document A305™ – 1986

Contractor's Qualification Statement

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

SUBMITTED TO: Brazos Valley GCD

ADDRESS: 112 W. 3rd Street Hearne, Texas 77859

SUBMITTED BY: Aggieland Construction

NAME: Britt Jones

ADDRESS: PO Box 271 Wellborn, TX 77881

PRINCIPAL OFFICE:

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

NAME OF PROJECT (if applicable): BRAZOS VALLEY GROUNDWATER
CONSERVATION DISTRICT
OFFICE RENOVATIONS

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

- General Construction
- HVAC
- Electrical
- Plumbing
- Other (please specify)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

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

§ 1. ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 12

§ 1.2 How many years has your organization been in business under its present business name? 12

§ 1.2.1 Under what other or former names has your organization operated? N/A

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: N/A

§ 1.3.2 State of incorporation: N/A

§ 1.3.3 President's name: N/A

§ 1.3.4 Vice-president's name(s) N/A

§ 1.3.5 Secretary's name: N/A

§ 1.3.6 Treasurer's name: N/A

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

§ 1.4.1 Date of organization: 3/15/2014

§ 1.4.2 Type of partnership (if applicable): Limited

§ 1.4.3 Name(s) of general partner(s) BMJ Acquisitions

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization: N/A

§ 1.5.2 Name of owner: N/A

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

N/A

§ 2. LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Texas

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed. Texas

§ 3. EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Management	Hardware
Framing	Cleaning
Demo	Ceilings
Drywall	Concrete
Painting	

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

NO

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

NO

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

NO

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract:

18.8 million

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

12.5 million

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

§ 4. REFERENCES

§ 4.1 Trade References:

Exotech Construction - 1113 Innovation Dr Bryan, TX 77808
College Station Plumbing - 13349 Merchant Court Bryan, TX 77808
CHT Mechanical - 1607 Cavitt St Bryan, TX 77802

§ 4.2 Bank References:

Guaranty Bank and Trust
710 William D. Fitch Pkwy
College Station, TX 77845

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Argonaut Insurance Company

§ 4.3.2 Name and address of agent:

Ken Hotchkiss
13430 Northwest Freeway Suite 600 Houston, TX
77040

§ 5. FINANCING

§ 5.1 Financial Statement.

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

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

Net Fixed Assets;

Other Assets;

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

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

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

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User Notes: (2533789901)

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

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

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

Yes

§ 6. SIGNATURE

§ 6.1 Dated at this 12 day of March

Name of Organization: Aggieland Construction

By: Britt Jones

Title: CEO

§ 6.2

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

Subscribed and sworn before me this day of 20

Notary Public:

My Commission Expires:

Additions and Deletions Report for AIA[®] Document A305[™] – 1986

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:28:18 on 03/22/2006.

PAGE 6

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

...

Subscribed and sworn before me this day of 20~~20~~

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:28:18 on 03/22/2006 under Order No. 1000201877_1 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A305™ – 1986 - Contractor's Qualification Statement, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



AIA®

Document A305® – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Dunn Hall Phase 1 & 2	Aston Hall HVAC Replacement	Mosher Hall HVAC Replacement	TAMU MSC Veterans Resource / DMS
PROJECT LOCATION	College Station, TX	College Station, TX	College Station, TX	College Station, TX
PROJECT TYPE	Renovation	Renovation & New Build	Renovation	Renovation
OWNER	Texas A&M	Texas A&M	Texas A&M	Texas A&M
ARCHITECT	Patterson Architects	Ramirez-Simon	Ramirez-Simon	GFF Architects
CONTRACTOR'S PROJECT EXECUTIVE	Matt Shive - COO	Britt Jones - CEO	Matt Shive - COO	Matt Shive - COO
KEY PERSONNEL (include titles)	Todd Brockman - Super David Miller - PM	Jeff McWhorter - Super Matt Shive - PM	Todd Brockman - Super Mario Contreras - Super	Jeff McWhorter - Super David Miller - PM
PROJECT DETAILS	Contract Amount 0.00 \$9.9M Completion Date July 2023 & 2024 % Self-Performed Work 0.00 30%	Contract Amount 0.00 6M Completion Date July 2019 % Self-Performed Work 0.00 30%	Contract Amount 0.00 \$1.5M Completion Date Feb 2020 % Self-Performed Work 0.00 20%	Contract Amount 0.00 \$3M Completion Date Oct 2020 % Self-Performed Work 0.00 30%
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input checked="" type="checkbox"/> Other: CSP	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input checked="" type="checkbox"/> Other: CSP	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input checked="" type="checkbox"/> Other: CSP	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input checked="" type="checkbox"/> Other: CSP
SUSTAINABILITY CERTIFICATIONS	Not Applicable	Not Applicable	Not Applicable	Not Applicable



AMS Construction
1120 E Nasa Pkwy Ste 460
Houston, TX 77058

Brazos Valley GCD
112 W. 3rd Street
Texas 77859.

Project Name

**Brazos Valley GCD
Office Renovations**



PROPOSAL

Project: BVGCD Renovation

Date: 3/16/2026

Division	Description	Amount
1	General Conditions	\$35,250
2	Site Construction	\$2,500
3	Concrete	\$0
4	Masonry - NIC	\$0
5	Metals - NIC	\$0
6	Woods & Plastics	\$8,500
7	Thermal & Moisture	
8	Openings	\$6,400
9	Finishes	\$50,000
10	Specialties	\$2,000
11	Equipment - NIC	\$0
12	Furnishings - NIC	\$3,000
13	Special Construction - NIC	\$0
14	Conveying Systems - NIC	\$0
15	HVAC	\$18,000
15	Plumbing	\$10,000
16	Electrical	\$14,000
	Subtotal	\$149,650
	OH&P	\$16,331
	Total	\$165,981
	Tax	\$13,693
	Proposal Total	\$179,674

Acceptance Of Proposal:

The above schedule of values are satisfactory and hereby accepted for work to commence.

Date Of Acceptance:

Authorized Signature:

Print Name:



SCOPE SHEET

Division	Description
1	General Conditions:
	Cleaning
	GL insurance
	Dumpsters
	Equipment Rental
	Asbestos Allowance
	Supervision
2	Site Construction:
	Site Demolition
3	Concrete
4	Masonry - Not In Contract ("NIC")
5	Metals - NIC
6	Woods & Plastics
	<u>Millwork Package:</u>
	Built-In Millwork As Per ID Sheets
	Built-In Countertops & Backsplash Throughout
7	Thermal & Moisture
8	Openings
	<u>Doors/Frames/Hardware:</u>
9	Finishes
	Gypsum Board Assemblies
	ACT
	Floor Finishes
	Interior Wall
10	Specialties
	<u>Restroom Accessories Package:</u>
11	Equipment - NIC
12	Furnishings - NIC
	Furniture Install
13	Special Construction - NIC
14	Conveying System - NIC
15	<u>Mechanical:</u>
	<u>HVAC:</u>
	Exhaust Fans
	Ductwork As Specified
	Ductwork Insulation As Specified
	<u>Plumbing:</u>
	Domestic/Sanitary Piping As Specified
	Fixtures (Toilets, Lavatories, Drains, Sinks, & Hydrants)
16	Electrical
	Service & Distribution
	Wiring & Raceways
	Lighting Fixtures



AIA® Document A305® – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Indigo Skies	Taco Bell - Bay City	Taco Bell - Wayside	Taco Bell - Tamron
PROJECT LOCATION		3800 7th Street Bay City, TX 77414	904 S Wayside Drive Houston, TX 77023	3130 FM 1463 Katy, TX 77494
PROJECT TYPE		Commercial Interior Build out	Commercial Interior Build out	Commercial Interior Build out
OWNER		B&G Food Enterprises of Texas LLC	B&G Food Enterprises of Texas LLC	B&G Food Enterprises of Texas LLC
ARCHITECT		Carl P. Plum	Carl P. Plum	Carl P. Plum
CONTRACTOR'S PROJECT EXECUTIVE	Aleman Management Services	Anchor Construction	Anchor Construction	Anchor Construction
KEY PERSONNEL (include titles)		Chip Fullick	Chip Fullick	Chip Fullick
PROJECT DETAILS	Contract Amount	Contract Amount 181,120.00	Contract Amount 174,700.00	Contract Amount 176,700.00
	Completion Date	Completion Date current	Completion Date current	Completion Date 06/02/2025
	% Self-Performed Work	% Self-Performed Work 100	% Self-Performed Work 100	% Self-Performed Work 100
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS		N/A	N/A	N/A



Project Specific Information

This Exhibit is part of the Contractor’s Qualification Statement, submitted by and dated the day of in the year (In words, indicate day, month and year.)

PROJECT:

(Name and location or address.)

Brazos Valley GCD Office Renovations
112 W 3rd Hearne, TX 77859

CONTRACTOR’S PROJECT OFFICE:

(Identify the office out of which the contractor proposes to perform the work for the Project.)

Aleman Management Services (AMS) 1120 E Nasa Pkwy Houston, TX 77058

TYPE OF WORK SOUGHT

(Indicate the type of work you are seeking for this Project, such as general contracting, construction manager as constructor, design-build, HVAC subcontracting, electrical subcontracting, plumbing subcontracting, etc.)

Aleman Management Services (AMS) is seeking opportunities as a General Contractor and Construction Manager, including design-build and negotiated work for commercial construction projects. Our experience includes ground-up and interior build-outs across retail, restaurant (QSR), and commercial facilities. We manage all phases of construction, including subcontractor coordination, scheduling, budgeting, quality control, and project closeout.

CONFLICT OF INTEREST

Describe any conflict of interest your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A Section 1.2, may have regarding this Project.

Aleman Management Services (AMS) has no known conflicts of interest related to this Project. Neither the organization nor its owners, affiliates, or management personnel have any financial or contractual relationships that would create a conflict.

§ C.1 PERFORMANCE OF THE WORK

§ C.1.1 When was the Contractor’s Project Office established?

Aleman Management Services (AMS) operates out of its Houston, Texas office, supporting commercial construction projects throughout Texas and nationwide. The Aleman family of companies has been active in the construction industry since 2004.

§ C.1.2 How many full-time field and office staff are respectively employed at the Contractor’s Project Office?

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

AMS maintains a structured team of project management professionals and coordinated field resources:

- Project Management / Office Staff:
- 4-6 personnel
- Field Supervision & Labor (via AMS + ARC + trade partners):
- 20-30 personnel

Our workforce is scalable based on project size, schedule, and geographic location.

§ C.1.3 List the business license and contractor license or registration numbers for the Contractor's Project Office that pertain to the Project.

Aleman Management Services (AMS) is a registered and active business entity in the State of Texas.

- Entity:
- Aleman Management Services LLC
- State:
- Texas (Active / In Good Standing)

AMS operates as a General Contractor and manages all required licensed subcontractors (mechanical, electrical, plumbing, and specialty trades) in accordance with state and local regulations.

§ C.1.4 Identify key personnel from Francisco Aleman Managing Partner / Owner ☝ Houston, TX Provides executive oversight, client relations, and overall project leadership. Over 20 years of experience in commercial construction and project delivery.

your organization who will be meaningfully involved with work on this Project and indicate (1) their position on the Project team, (2) their office location, (3) their expertise and experience, and (4) projects similar to the Project on which they have worked.

Ruben (Ben) Aleman Operations / Project Management ☝ Houston, TX Leads day-to-day project execution, subcontractor coordination, scheduling, and field operations. Experienced in high-volume and multi-site commercial projects.

Sebastian Rico Project Executive / Estimating ☝ Houston, TX Oversees pre-construction services, budgeting, value engineering, and client coordination. Supports project planning and cost control from concept through completion.

§ C.1.5 Identify portions of work that you intend to self-perform on this Project.

As a General Contractor, AMS manages all trades while leveraging its affiliated company, Aleman Remodeling & Construction, to self-perform key scopes.

Self-performed scopes (via ARC):

- Demolition
- Metal stud framing
- Drywall and finishing
- Insulation
- Tape and float
- Painting
- Acoustical ceilings
- Doors (labor only)
- Interior carpentry and partitions

Subcontracted / managed scopes:

- Electrical
- Plumbing
- HVAC / Mechanical
- Fire protection

- Low-voltage systems
- Site and specialty trades

This integrated approach allows AMS to maintain greater control over schedule, quality, and cost while ensuring all specialty trades are performed by qualified, licensed subcontractors.

§ C.1.6 To the extent known, list the subcontractors you intend to use for major portions of work on the Project.

Aleman Management Services (AMS) intends to utilize qualified and pre-vetted subcontractors for major trade scopes. Typical subcontractors include:

- Electrical Contractor
 - – Licensed commercial electrical subcontractor
- Plumbing Contractor
 - – Licensed commercial plumbing subcontractor
- HVAC / Mechanical Contractor
 - – Licensed mechanical systems contractor
- Fire Protection Contractor
 - – Fire sprinkler and alarm systems
- Low Voltage Contractor
 - – Data, communications, and security systems

AMS maintains established relationships with trusted subcontractors and ensures all trades are properly licensed, insured, and meet project-specific requirements.

§ C.2 EXPERIENCE RELATED TO THE PROJECT

§ C.2.1

See attached Exhibit D for relevant project experience. Complete Exhibit D to describe up to four projects performed by the Contractor's Project Office, either completed or in progress, that are relevant to this Project, such as projects in a similar geographic area or of similar project type. If you have already completed Exhibit D, but want to provide further examples of projects that are relevant to this Project, you may complete Exhibit E.

§ C.2.2 State the total dollar value of work currently under contract at the Contractor's Project Office:

\$1,000,000.00

§ C.2.3 Of the amount stated in Section C.2.2, state the dollar value of work that remains to be completed:

\$750,000 – \$1,000,000

§ C.2.4 State the average annual dollar value of construction work performed by the Contractor's Project Office during the last five years.

\$1,200,000 – \$2,000,000 annually

§ C.2.5 List the total number of projects the Contractor's Project Office has completed in the last five years and state the dollar value of the largest contract the Contractor's Project Office has completed during that time.

Total Projects Completed (Last 5 Years): 25–40 commercial projects

§ C.3 SAFETY PROGRAM AND RECORD

§ C.3.1 Does the Contractor's Project Office have a written safety program?

Yes. Aleman Management Services (AMS) maintains a written safety program that is implemented across all projects. Our program includes jobsite safety protocols, hazard communication, PPE requirements, and regular safety meetings to ensure compliance with OSHA standards and project-specific requirements.

§ C.3.2 List all safety-related citations and penalties the Contractor's Project Office has received in the last three years.

None. AMS has not received any safety-related citations or penalties within the past three (3) years.

§ C.3.3 Attach the Contractor's Project Office's OSHA 300a Summary of Work-Related Injuries and Illnesses form for the last three years.

§ C.3.4 Attach a copy of your insurance agent's verification letter for your organization's current workers' compensation experience modification rate and rates for the last three years.

§ C.4 INSURANCE

§ C.4.1 Attach current certificates of insurance for your commercial general liability policy, umbrella insurance policy, and professional liability insurance policy, if any. Identify deductibles or self-insured retentions for your commercial general liability policy.

Aleman Management Services (AMS) maintains current commercial general liability insurance, including umbrella coverage, in accordance with industry standards. Certificates of Insurance (COI) are available upon request.

§ C.4.2 If requested, will your organization be able to provide property insurance for the Project written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis?

Yes. AMS is able to obtain builder's risk "all-risk" coverage, if required, for the full value of the project through our insurance providers.

§ C.4.3 Does your commercial general liability policy contain any exclusions or restrictions of coverage that are prohibited in AIA Document A101-2017, Exhibit A, Insurance A.3.2.2.2? If so, identify.

No. Aleman Management Services (AMS) commercial general liability policy does not contain exclusions or restrictions that are prohibited under AIA Document A101-2017 requirements.

§ C.5 SURETY

§ C.5.1 If requested, will your organization be able to provide a performance and payment bond for this Project?

Yes, upon request. Aleman Management Services (AMS) can obtain performance and payment bonds through its surety partners, subject to project size and standard underwriting requirements.

§ C.5.2 Surety company name:

To be provided upon request through our insurance and surety partners.

§ C.5.3 Surety agent name and contact information:

Available upon request.

§ C.5.4 Total bonding capacity:

To be determined based on project size and underwriting

§ C.5.5 Available bonding capacity as of the date of this qualification statement:

Available upon request.

[Faint, illegible text]

[Faint, illegible text]



[Faint, illegible text]

Additions and Deletions Report for

AIA Document A305 – 2020 Exhibit C

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

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PAGE 1

Brazos Valley GCD Office Renovations
112 W 3rd Hearne, TX 77859

...

Aleman Management Services (AMS) 1120 E Nasa Pkwy Houston, TX 77058

...

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...

Our experience includes ground-up and interior build-outs across retail, restaurant (QSR), and commercial facilities. We manage all phases of construction, including subcontractor coordination, scheduling, budgeting, quality control, and project closeout.

...

Aleman Management Services (AMS) has no known conflicts of interest related to this Project. Neither the organization nor its owners, affiliates, or management personnel have any financial or contractual relationships that would create a conflict.

...

Aleman Management Services (AMS) operates out of its Houston, Texas office, supporting commercial construction projects throughout Texas and nationwide. The Aleman family of companies has been active in the construction industry since 2004.

PAGE 2

AMS maintains a structured team of project management professionals and coordinated field resources:

- Project Management / Office Staff:
 - 4-6 personnel
- Field Supervision & Labor (via AMS + ARC + trade partners):
 - 20-30 personnel

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- Drywall and finishing
- Insulation
- Tape and float
- Painting
- Acoustical ceilings
- Doors (labor only)
- Interior carpentry and partitions

Subcontracted / managed scopes:

- Electrical
- Plumbing
- HVAC / Mechanical
- Fire protection
- Low-voltage systems
- Site and specialty trades

PAGE 3

This integrated approach allows AMS to maintain greater control over schedule, quality, and cost while ensuring all specialty trades are performed by qualified, licensed subcontractors.

...

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- Fire Protection Contractor
- – Fire sprinkler and alarm systems
- Low Voltage Contractor
- – Data, communications, and security systems

...

AMS maintains established relationships with trusted subcontractors and ensures all trades are properly licensed, insured, and meet project-specific requirements.

...

§ C.2.1

...

See attached Exhibit D for relevant project experience. Complete Exhibit D to describe up to four projects performed by the Contractor's Project Office, either completed or in progress, that are relevant to this Project, such as projects in a similar geographic area or of similar project type. If you have already completed Exhibit D, but want to provide further examples of projects that are relevant to this Project, you may complete Exhibit E.

...

\$1,000,000.00

...

\$750,000 – \$1,000,000

...

\$1,200,000 – \$2,000,000 annually

...

Total Projects Completed (Last 5 Years): 25–40 commercial projects

...

Yes. Aleman Management Services (AMS) maintains a written safety program that is implemented across all projects. Our program includes jobsite safety protocols, hazard communication, PPE requirements, and regular safety meetings to ensure compliance with OSHA standards and project-specific requirements.

PAGE 4

None. AMS has not received any safety-related citations or penalties within the past three (3) years.

...

Available upon request.

...

Aleman Management Services (AMS) maintains current commercial general liability insurance, including umbrella coverage, in accordance with industry standards.

...

Certificates of Insurance (COI) are available upon request.

...

§ C.4.2 If requested, will your organization be able to provide property insurance for the Project written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis?

...

Yes. AMS is able to obtain builder's risk "all-risk" coverage, if required, for the full value of the project through our insurance providers.

...

No. Aleman Management Services (AMS) commercial general liability policy does not contain exclusions or restrictions that are prohibited under AIA Document A101-2017 requirements.

...

Yes, upon request. Aleman Management Services (AMS) can obtain performance and payment bonds through its surety partners, subject to project size and standard underwriting requirements.

...

To be determined based on project size and underwriting

...

Available upon request.

...

To be determined based on project size and underwriting

...

Available upon request.



Financial and Performance Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by and dated the day of in the year (In words, indicate day, month and year.)

§ B.1 FINANCIAL

§ B.1.1 Federal tax identification number:

39-3522955

§ B.1.2 Attach financial statements for the last three years prepared in accordance with Generally Accepted Accounting Principles, including your organization's latest balance sheet and income statement. Also, indicate the name and contact information of the firm that prepared each financial statement.

STARTED 6 MONTHS AGO

§ B.1.3 Has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, been the subject of any bankruptcy proceeding within the last ten years?

NO

§ B.1.4 Identify your organization's preferred credit rating agency and identification information.

(Identify rating agency, such as Dun and Bradstreet or Equifax, and insert your organization's identification number or other method of searching your organization's credit rating with such agency.)

EQUIFAX

§ B.2 DISPUTES AND DISCIPLINARY ACTIONS

§ B.2.1 Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000?

(If the answer is yes, provide an explanation.)

NO

§ B.2.2 In the last five years has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management:

(If the answer to any of the questions below is yes, provide an explanation.)

.1 failed to complete work awarded to it?

NO

.2 been terminated for any reason except for an owners' convenience?

NO

ADDITIONS AND DELETIONS:

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- .3 had any judgments, settlements, or awards pertaining to a construction project in which your organization was responsible for more than \$75,000?

| NO

- .4 filed any lawsuit or requested arbitration regarding a construction project?

| NO

§ B.2.3 In the last five years, has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management; or any of the individuals listed in Exhibit A Section 1.2:

(If the answer to any of the questions below is yes, provide an explanation.)

- .1 been convicted of, or indicted for, a business-related crime?

| NO

- .2 had any business or professional license subjected to disciplinary action?

| NO

- .3 been penalized or fined by a state or federal environmental agency?

| NO

Additions and Deletions Report for

AIA Document A305 – 2020 Exhibit B

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PAGE 1

39-3522955

STARTED 6 MONTHS AGO

...

NO

...

EQUIFAX

...

NO

...

NO

...

NO

PAGE 2

NO

...

NO

...

NO

...

NO

...

NO

General Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by Sam H. Ginn and dated the 17 day of March in the year 2026
(In words, indicate day, month and year.)

§ A.1 ORGANIZATION

§ A.1.1 Name and Location

§ A.1.1.1 Identify the full legal name of your organization.

Aleman Management Services (AMS) 1120 E Nasa Pkwy Ste 460 Houston, TX 77058

§ A.1.1.2 List all other names under which your organization currently does business and, for each name, identify jurisdictions in which it is registered to do business under that trade name.

N/A

§ A.1.1.3 List all prior names under which your organization has operated and, for each name, indicate the date range and jurisdiction in which it was used.

Aleman Remodeling and Construction

§ A.1.1.4 Identify the address of your organization's principal place of business and list all office locations out of which your organization conducts business. If your organization has multiple offices, you may attach an exhibit or refer to a website.

1120 E Nasa Pkwy Ste 460 Houston, TX 77058

§ A.1.2 Legal Status

§ A.1.2.1 Identify the legal status under which your organization does business, such as sole proprietorship, partnership, corporation, limited liability corporation, joint venture, or other.

- 1 If your organization is a corporation, identify the state in which it is incorporated, the date of incorporation, and its four highest-ranking corporate officers and their titles, as applicable.

N/A

- 2 If your organization is a partnership, identify its partners and its date of organization.

N/A

- 3 If your organization is individually owned, identify its owner and date of organization.

N/A

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- 4 If the form of your organization is other than those listed above, describe it and identify its individual leaders:

N/A

§ A.1.2.2 Does your organization own, in whole or in part, any other construction-related businesses? If so, identify and describe those businesses and specify percentage of ownership

Yes - Aleman Remodeling & Construction LLC, now operating in coordination with Aleman Management Services (AMS), has been actively performing construction services since 2004, with over 20 years of combined industry experience.

§ A.1.3 Other Information

§ A.1.3.1 How many years has your organization been in business?

30

§ A.1.3.2 How many full-time employees work for your organization?

15

§ A.1.3.3 List your North American Industry Classification System (NAICS) codes and titles. Specify which is your primary NAICS code.

236220

§ A.1.3.4 Indicate whether your organization is certified as a governmentally recognized special business class, such as a minority business enterprise, woman business enterprise, service disabled veteran owned small business, woman owned small business, small business in a HUBZone, or a small disadvantaged business in the 8(a) Business Development Program. For each, identify the certifying authority and indicate jurisdictions to which such certification applies.

N/A

§ A.2 EXPERIENCE

§ A.2.1 Complete Exhibit D to describe up to four projects, either completed or in progress, that are representative of your organization's experience and capabilities.

§ A.2.2 State your organization's total dollar value of work currently under contract.

\$1,000,000.00

§ A.2.3 Of the amount stated in Section A.2.2, state the dollar value of work that remains to be completed:

\$750,000-1,000,000.00

§ A.2.4 State your organization's average annual dollar value of construction work performed during the last five years.

Demolition, metal stud framing, drywall installation and finishing (tape & float), insulation, acoustical ceiling systems (ACT/grid), painting, doors (labor only), partitions, and general interior build-out scopes.

§ A.3 CAPABILITIES

§ A.3.1 List the categories of work that your organization typically self-performs.

Demolition, metal stud framing, drywall installation and finishing (tape & float), insulation, acoustical ceiling systems (ACT/grid), painting, doors (labor only), partitions, and general interior build-out scopes.

§ A.3.2 Identify qualities, accreditations, services, skills, or personnel that you believe differentiate your organization from others.

Aleman Remodeling & Construction differentiates itself through a combination of self-performing capabilities, fast-track project execution, and a hands-on management approach.

With over 20 years of experience, our team is highly responsive, schedule-driven, and capable of mobilizing quickly across multiple locations. We maintain strong relationships with skilled labor crews and subcontractors, allowing us to scale efficiently based on project demands.

Our leadership is directly involved in project oversight, ensuring quality control, safety compliance, and clear communication with general contractors and owners. We are known for delivering consistent results in high-volume, multi-site commercial projects.

§ A.3.3 Does your organization provide design collaboration or pre-construction services? If so, describe those services.

Yes. Aleman Remodeling & Construction provides pre-construction support including budgeting, value engineering, scope review, constructability feedback, and schedule coordination.

We work closely with general contractors and project teams to identify cost-effective solutions, streamline installation methods, and ensure project feasibility prior to construction.

§ A.3.4 Does your organization use building information modeling (BIM)? If so, describe how your organization uses BIM and identify BIM software that your organization regularly uses.

While we do not perform in-house BIM modeling, our team regularly coordinates with project teams utilizing BIM platforms. We are experienced in reviewing coordinated drawings and shop drawings to ensure accurate field installation.

We commonly work with project documentation and coordination platforms such as Procore, Bluebeam, and Autodesk-based deliverables provided by the design team.

§ A.3.5 Does your organization use a project management information system? If so, identify that system.

Yes. Aleman Remodeling & Construction utilizes industry-standard project management and coordination platforms including Procore, Bluebeam, PlanGrid, and Microsoft Project.

These systems are used for document control, scheduling, RFI tracking, submittals, daily reporting, and communication with project teams to ensure efficient project execution and transparency.

§ A.4 REFERENCES

§ A.4.1 Identify three client references:

(Insert name, organization, and contact information)

Chip Fullick, Anchor Management 346.279.2328 chip@anchorm.net, Antonio Delgado Cotton Golbal 346.479.6888 Antonio.Delgado@Cottonteam.com, Austin Stovall H&S Preconstruction 832.356.4608 austin@hspreconstruction.com

§ A.4.2 Identify three architect references:

(Insert name, organization, and contact information)

Mike Treadway MTA 713.953.1985, Liz Brannan Brannan Designs, LLC 281.488.2003, Daniel Nunez, BayArea drafting & design 281.678.7051

§ A.4.3 Identify one bank reference:
(Insert name, organization, and contact information)

| Wells Fargo 713.473.5850

§ A.4.4 Identify three subcontractor or other trade references:

| Rhino Tech Plumbing Plumbing contractor 713.469.3536 rhinotechplumbing@gmail.com,

Additions and Deletions Report for

AIA Document A305 – 2020 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

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PAGE 1

This Exhibit is part of the Contractor's Qualification Statement, submitted by Sam H. Ginn and dated the 17 day of March in the year 2026

...

Aleman Management Services (AMS) 1120 E Nasa Pkwy Ste 460 Houston, TX 77058

...

N/A

...

Aleman Remodeling and Construction

...

1120 E Nasa Pkwy Ste 460 Houston, TX 77058

...

N/A

...

N/A

...

N/A

PAGE 2

N/A

...

Yes - Aleman Remodeling & Construction LLC.

...

now operating in coordination with Aleman Management Services (AMS), has been actively performing construction services since 2004, with over 20 years of combined industry experience.

...

72

...

15

...

236220

...

N/A

...

\$1,000,000.00

...

\$750,000-1,000,000.00

...

Demolition, metal stud framing, drywall installation and finishing (tape & float), insulation, acoustical ceiling systems (ACT/grid), painting, doors (labor only), partitions, and general interior build-out scopes.

...

Demolition, metal stud framing, drywall installation and finishing (tape & float), insulation, acoustical ceiling systems (ACT/grid), painting, doors (labor only), partitions, and general interior build-out scopes.

PAGE 3

Aleman Remodeling & Construction differentiates itself through a combination of self-performing capabilities, fast-track project execution, and a hands-on management approach.

...

With over 20 years of experience, our team is highly responsive, schedule-driven, and capable of mobilizing quickly across multiple locations. We maintain strong relationships with skilled labor crews and subcontractors, allowing us to scale efficiently based on project demands.

...

Our leadership is directly involved in project oversight, ensuring quality control, safety compliance, and clear communication with general contractors and owners. We are known for delivering consistent results in high-volume, multi-site commercial projects.

...

Yes. Aleman Remodeling & Construction provides pre-construction support including budgeting, value engineering, scope review, constructability feedback, and schedule coordination.

We work closely with general contractors and project teams to identify cost-effective solutions, streamline installation methods, and ensure project feasibility prior to construction.

...

While we do not perform in-house BIM modeling, our team regularly coordinates with project teams utilizing BIM platforms. We are experienced in reviewing coordinated drawings and shop drawings to ensure accurate field installation.

...

We commonly work with project documentation and coordination platforms such as Procore, Bluebeam, and Autodesk-based deliverables provided by the design team.

...

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These systems are used for document control, scheduling, RFI tracking, submittals, daily reporting, and communication with project teams to ensure efficient project execution and transparency.

...

Chip Fullick, Anchor Management 346.279.2328 chip@anchorm.net, Antonio Delgado Cotton Golbal 346.479.6888 Antonio.Delgado@Cottonteam.com, Austin Stovall H&S Preconstruction 832.356.4608 austin@hspreconstruction.com

...

Mike Treadway MTA 713.953.1985, Liz Brannan Brannan Designs, LLC 281.488.2003, Daniel Nunez, BayArea drafting & design 281.678.7051

PAGE 4

Wells Fargo 713.473.5850

...

Rhino Tech Plumbing Plumbing contractor 713.469.3536 rhinotechplumbing@gmail.com.

AIA Document A305' - 2020

Contractor's Qualification Statement

THE PARTIES SHOULD EXECUTE A SEPARATE CONFIDENTIALITY AGREEMENT IF THEY INTEND FOR ANY OF THE INFORMATION IN THIS A305-2020 TO BE HELD CONFIDENTIAL.

SUBMITTED BY:	SUBMITTED TO:
Aleman Management Services (AMS)	Brazos Valley GCD
1120 E Nasa Pkwy 460 Houston, TX 77058	112 W 3rd Street Hearne, TX 77859

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An Additions and Deletions Report that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

TYPE OF WORK TYPICALLY PERFORMED

(Indicate the type of work your organization typically performs, such as general contracting, construction manager as constructor services, HVAC contracting, electrical contracting, plumbing contracting, or other.)


THIS CONTRACTOR'S QUALIFICATION STATEMENT INCLUDES THE FOLLOWING:

(Check all that apply.)

- Exhibit A - General Information
- Exhibit B - Financial and Performance Information
- Exhibit C - Project-Specific Information
- Exhibit D - Past Project Experience
- Exhibit E - Past Project Experience (Continued)

CONTRACTOR CERTIFICATION

The undersigned certifies under oath that the information provided in this Contractor's Qualification Statement is true and sufficiently complete so as not to be misleading.


 Organization's Authorized Representative
 Signature

March 17, 2026
 Date

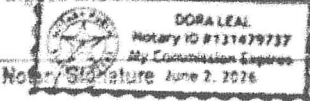
Sam Houston Ginn Assistan Project Mgr
 Printed Name and Title

NOTARY

State of: Texas

County of: Harris

Signed and sworn to before me this 17 day of March 2026

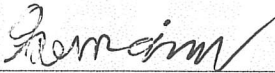


My commission expires: June 2, 2026

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Sam Ginn, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 09:04:11 ET on 03/18/2026 under Order No. 500036791 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A305™ - 2020, Contractor's Qualification Statement, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

Assistant Project manager

(Title)

3-17-2026

(Dated)

Additions and Deletions Report for

AIA Document A305 – 2021

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PAGE 1

<i>(Organization name and address)</i>	<i>(Organization name and address)</i>
<u>Aleman Management Services</u> <u>(AMS)</u>	<u>Brazos Valley GCD</u>
<u>1120 E Nasa Pkwy 460</u> <u>Houston, TX 77058</u>	<u>112 W 3rd Street Hearne, TX</u> <u>77859</u>

...

(Indicate the type of work your organization typically performs, such as general contracting, construction manager as constructor services, HVAC contracting, electrical contracting, plumbing contracting, or ~~other~~)

...

other.

...

Exhibit A – General Information

...

Exhibit B – Financial and Performance Information

...

Exhibit C – Project-Specific Information

...

Exhibit D – Past Project Experience

...

Exhibit E – Past Project Experience (Continued)

...

March 17, 2026

...

Sam Houston City Assistant Project Manager

State of: Texas

...

County of: Harris

...

Signed and sworn to before me this 17 day of March 2026

...

My commission expires: June 2, 2026