



CONSTRUCTION AND FACILITIES REQUEST FORM

1/8/2025
Facilities committee approval date

Date of request 1/7/25

Date needed by 1/8/25

Requester Name and Title Steve E. Rodriguez - Construction Project Manager

Campus/Department Facilities & Construction

Organization IDEA Public Schools Texas Select one from the drop down menu

Vendor Name GRECO Construction, INC

CO-OP Member Yes No If YES, which one _____

Vendor is a former employee Yes No If YES, last day of employment _____

Will this service provider be on campus when students are present? Yes No

Type of Document Contractor Rankings Other Approval to Award Contract

Description of services

Service dates Start date 1/9/25 End date 6/30/25

Amount \$2,928,674

Fund Source FCA
(Account string)

Section I. Board approval required? Yes No If YES, provide date of approval _____

Criteria:

- Above \$250K & not part of a COOP
- Contract funding not originally budgeted for
- Multiyear contract
- Real Estate contract / Rental of space outside our premises
- Public works contracts above \$50K (Facilities & Construction projects)
- Capital assets (CapEx): cost + service/installation above \$5k p/unit basis

Section II. Urgent request Yes No If YES, provide reason and date needed by

Section III. Approvals

PMSI/IDEA RM Sylvia Pena Digitally signed by Sylvia Pena
Date: 2025.01.15 20:50:14 -06'00'

Name and Title Sylvia Pena Date 1/8/2025

Facilities Daniel Garza Digitally signed by Daniel Garza
Date: 2025.01.15 20:50:27 -06'00'

Name and Title Daniel Garza Date 1/8/2025

Treasury Calvia T. Brooks

Name and Title Calvis Brooks Date Jan 16, 2025

BID TABULATION
IDEA Public Schools - CSP #36-UVE-0424
Upper Valley Building Envelope
Edinburg, McAllen, Mission, Texas
Tuesday, December 10, 2024

CONTRACTOR	American Contracting	Tadco Roofing	Argio Roofing	Pineywoods Roofing	Greco Construction	
BID BOND	X	X	X	submitted/ not complete	X	
Acknowledge - Addenda	4-Jan	5-Jan	5-Jan	3-Jan	5-Jan	
Acknowledge - Allowances	X		X	X	X	
BASE BID	\$2,611,000.00	\$2,262,000.00	\$3,354,000.00	\$2,710,781.00	\$2,891,674.00	
Alternate #1 - Perform work after 5pm and on weekends	not submitted	\$565,500.00	\$484,000.00	not submitted	\$37,000.00	
Alternate #2 - Re-roof flat roof at Academy Building		\$289,300.00	\$245,000.00		\$192,500.00	
Alternate #3 - Clean and repaint cement wall panels at College Prep Building		\$88,300.00	\$85,000.00		\$20,000.00	
Unit Prices						
Replace Individual Standing Seam Metal Roof Panel - Full Length		\$1,200.00	\$1,500.00		\$ 25/sqft	

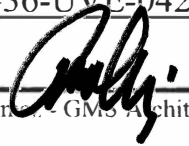


Ranking Summary (CSP #36-UVE-0424 Upper Valley Envelope)
 Wednesday, Decemberr 18, 2024
 9:00 AM - TEAMS Meeting

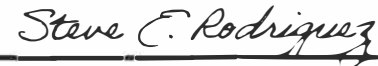
CSP #36-UVE-0424 Upper Valley Envelope

Proposer	Cost Proposal w/ Alt. 1	Firm Experience/Key Personnel and Firm Stability/Management					Relevant K-12 Work Experience					Prior Experience with the Project Team					Total Score
		SR	RG	AL	SC	SG	SR	RG	AL	SC	SG	SR	RG	AL	SC	SG	
Maximum Points	50	40					5					5					100
American Contracting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Tadco Roofing	50	33	34	38	38	33	4	5	3	5	4	5	5	5	5	5	94.40
Argio Roofing	37	40	33	24	34	30	5	5	5	5	5	5	5	5	5	5	79.20
Pineywoods Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Greco Construction	48	40	36	37	34	40	5	5	5	5	5	5	5	5	5	5	95.40

CSP #36-UVE-0424 - Ranking Committee Member Signatures:



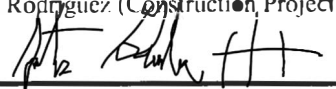
 Roan Gordon - GMS Architect



 Steve Rodriguez (Construction Project Manager)



 Sergio Cruz (Upper Valley Regional Manager)



 Santos Galvan (Middle Valley Regional Manager)



 Adolfo Longoria (Facilities Manager - McAllen)



 Verenice Marquez (Construction Accountant - F&C)

GRECO CONSTRUCTION, INC.

1229 Safari
San Antonio, TX 78216

210-496-2420 Phone
210-494-1218 Fax

E-Mail Address: greco@grecoconstruction.net

Sealed Bid

**IDEA Public Schools –
IDEA Upper-Valley
Building Envelope
Project No.34-UIVE-0424
Attention: Solicitation Team
2115 W. Pike Blvd.
Weslaco, Texas 78596**

12/10/2024

Table of Contents

- A) Document 004100 – Proposal Form
- B) Document 004200 – Felony Conviction Notification Form
- C) Document 004300 – Proposal Evaluation Waiver Form
- D) Document 004400 – Affidavit of Non-Discriminatory Employment Form
- E) Document 004500 – Conflict of Interest Questionnaire
- F) Document 006100 – Bid Bond
- G) Information required in Section 1.15 below
- H) AIA 305 Qualifications Statement
- I) Proof of Insurance
- J) Greco Construction's Presentation
- K) References

DOCUMENT 004100

PROPOSAL FORM

Name of Proposer: Greco Construction, Inc.

Date of Proposal: 12/10/2024

To: IDEA Public Schools (Owner)
2115 W. Pike Blvd. Weslaco, TX 78596

We, the undersigned, propose to enter into a Contract with the Owner, to furnish labor, material, tools, transportation, insurance, permits, and all incidentals necessary for the completion of the **IDEA UPPER-VALLEY BUILDING ENVELOPE, PROJECT NO. 34-UVE-0424** in accordance with the drawings and specifications **Dated 10/30/2024**, prepared by **GMS Architects, Brownsville, Texas**.

We have carefully reviewed and understand the "Instructions to Proposers", the drawings, the specifications, and have acquainted ourselves with the existing and anticipated conditions that might affect the Work.

We understand that if we are the Successful Proposer a Contract will be prepared, and we will furnish satisfactory payment and performance bonds each in the full amount of the Contract covering all parts of the Work.

The Proposal includes the following: Provide all items, articles, materials, operations of methods listed, mentioned or scheduled on the drawings and/or herein, including all labor, materials, equipment and incidentals necessary and required for the **IDEA UPPER-VALLEY BUILDING ENVELOPE - #34-UVE-0424** for the Owner.

Proposers shall include in the BASE PROPOSAL, the work described in attached Proposal Documents.

BASE PROPOSAL:

*Two Million,
Eight Hundred Ninety One Thousand, Six Hundred Seventy Four Dollars (\$2,891,674.00).*

BID BREAKDOWN BY CAMPUS:

IDEA QUEST

Four Hundred Eight Thousand, Five Hundred Eighty One Dollars (\$408,581.00).

IDEA EDINBURG

Nine Hundred Seventeen Thousand, Seven Hundred Twenty One Dollars (\$917,721.00).

IDEA McALLEN

Three Hundred Fifty Thousand, Two Hundred Fifty One Dollars (\$350,251.00).

IDEA MISSION

*One Million,
Two Hundred Fifteen Thousand, One Hundred Twenty One Dollars (\$1,215,121.00).*

ALLOWANCES:

The Undersigned acknowledges by initials *LD* that the Allowances listed below and in Specification Section 012100 - Allowances are included in the Base Proposal amount. Reference Specification Section 012100 - Allowances for a complete description of each Allowance.

ALLOWANCE NO. 1: OWNER'S CONTINGENCY ALLOWANCE: Include the amount of \$50,000 for use according to the Owner's instructions.

UNIT PRICES:

The Undersigned acknowledges by initials W that the Unit Prices listed below and in Specification Section 012200 - Unit Prices are included in the Base Proposal amount. Reference Specification Section 012200 - Unit Prices for a complete description of each Unit Price. The Undersigned further agrees that in case of authorized variations of quantities from those shown or specified, the following Unit Prices will be used in adjusting the Contract Sum.

REMOVE AND REPLACE INDIVIDUAL STANDING SEAM ROOF PANELS- FULL LENGTH

Twenty Five Dollars (\$ 25.00) per Panel. Square Foot

ALTERNATES:

Proposers shall include in the PROPOSAL, the work described in attached Proposal Documents. Reference Specification Section 012300 - Alternates for a complete description of each Alternate.

Alternate #1 – Contractor to perform work on weekends and after 5pm on weekdays.

Thirty Seven Thousand Dollars (\$ 37,000.00).

Alternate #2 – Remove and replace insulation, recover board, modified bitumen roofing and metal fascia at IDEA McAllen Academy (Sheet A3.01).

One Hundred Ninety Two Thousand, Five Hundred Dollars (\$ 192,500.00).

Alternate #3 – Clean and paint cement wall panels at IDEA McAllen College Preparatory Building (Sheet A2.02 and A2.03).

Twenty Thousand Dollars (\$ 20,000.00).

DECLARATION

The Undersigned hereby declares that he has visited the site and has carefully examined the Drawings, Specifications, Contract Documents, and Proposal Documents related to the work covered by this Proposal.

DELAY COST

The Undersigned understands that delay costs will be incurred as defined in other portions of the Proposal Documents, will be included in the Contract, and the General Contractor will be bound thereto.

EXECUTION OF CONTRACT

Upon receipt of notice of acceptance of the Proposal, the Undersigned will immediately execute the formal Contract.

RECEIPT OF ADDENDA

I hereby acknowledge receipt of the following Addenda:

Addendum No. 1 dated 11/20/2024

Addendum No. 2 dated 11/20/2024

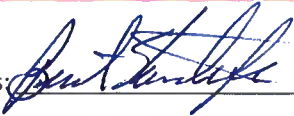
Addendum No. 3 dated 11/22/2024

Addendum No. 4 dated 12/4/2024

Addendum No. 5 dated 12/6/2024

We have reviewed the A101 and A201 and the supplementals to the A101 and A201 and take no exceptions.

We have reviewed the proposed schedule completion duration, and we acknowledge that Substantial Completion of the Work can be completed within the duration specified.

Witness: 

Proposer: Greco Construction, Inc.

By: Darrell Greco

Address: 1229 Safari St. San Antonio, TX 78216

City: San Antonio

Zip Code: 78216

Telephone: 210-289-7573



(SEAL - If bid is by a corporation)

END OF PROPOSAL FORM

FELONY CONVICTION NOTIFICATION FORM

FELONY CONVICTION NOTIFICATION

STATEMENT OF AFFIRMATION

The undersigned affirms that he/she is duly authorized to provide this information by the person(s) or business entity making the proposal, and the information provided below concerning felony convictions has been personally and thoroughly reviewed, and verified, and is, therefore, current, true and accurate to the best of his/her knowledge.

Firm's

Name: Greco Construction, Inc. Address 1229 Safari St. San Antonio, TX 78216

"a. My firm is a publicly held corporation, therefore, this reporting requirement is not applicable."

"b. My firm is not owned nor operated by anyone who has been convicted of a felony."

"c. My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:"

Name of Felon(s)

Details of Conviction(s)

PLEASE CHECK a, b, or c ABOVE AND SIGN BELOW

Offeror's

Name Greco Construction, Inc.

Position/Title CEO/President

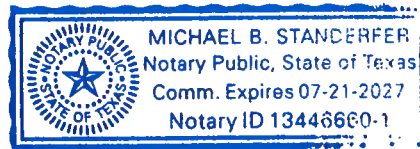
Offeror's

Signature [Signature] Date 12/10/2024

Subscribed and sworn to me on this 10 day of December, 2024.

Notary Public

[Signature]
07-21-2027
My Commission expires



END OF DOCUMENT

PROPOSAL EVALUATION WAIVER FORM

PROPOSAL EVALUATION WAIVER

By submitting a Proposal, the Proposer indicated below agrees to waive any claim it has or may have against the Owner, Architect, Engineers, Consultants and their respective employees, arising out of or in connection with the administration, evaluation, or recommendation of any proposal. The Proposer further agrees the Owner reserves the right to waive any requirements under the proposal documents or the Contract Documents, with regards to acceptance or rejection of any proposals, and recommendation or award of the contract.

STATEMENT OF AFFIRMATION

"The undersigned affirms that he/she is duly authorized to execute this waiver by the person(s) or business entity making the proposal.

Firm's Name Greco Construction, Inc. Address 1229 Safari St. San Antonio, TX 78216

Proposer's Name Darrell Greco Date 12/10/2024

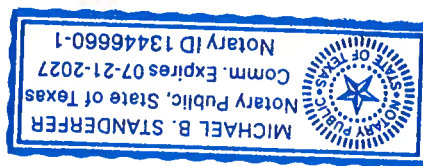
Proposer's Signature 

Position/Title CEO/President

Subscribed and sworn to me on this 10 day of December, 2024.


Notary Public

02-21-2027
My Commission expires



END OF DOCUMENT

AFFIDAVIT OF NON-DISCRIMINATORY EMPLOYMENT FORM

AFFIDAVIT OF NON-DISCRIMINATORY EMPLOYMENT

The undersigned Contractor or Subcontractor agrees to refrain from discrimination in terms and conditions of employment to the basis of race, color, religion, sex, or national origin, and agrees to take affirmative action as required by Federal Statutes and rules and Regulations issued pursuant thereto in order to maintain and insure non-discriminatory employment practices.

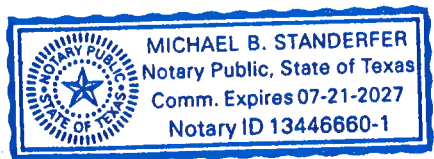
Greco Construction, Inc.
Name of Contractor or Subcontractor

Subscribed and sworn to me on this 10 day of December, 2024.



Notary Public

07-21-2027
My Commission expires



END OF DOCUMENT

CONFLICT OF INTEREST FORM

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

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.

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.

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.

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 Signature of vendor doing business with the governmental entity

12/10/2024

Date

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, Greco Construction, Inc.

1229 Safari, San Antonio, Texas 78216

_____ as Principal, hereinafter called the Principal,

and the Endurance Assurance Corporation

of 4 Manhattanville Rd, Purchase, NY 0577

_____, a corporation duly organized under

the laws of the State of Delaware, as Surety, hereinafter called the Surety, are held and firmly bound unto

IDEA Public Schools

as Obligee, hereinafter called the Obligee,

in the sum of Five Percent of the Greatest Amount Bid

Dollars (5% GAB) , 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 _____

IDEA Public Schools - Envelope Repairs

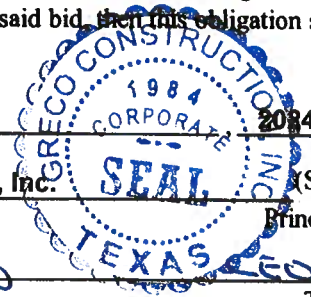
NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful 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 10th day of December 2014

[Signature]

Witness

Greco Construction, Inc. (Seal) Principal
[Signature] Title



Loni Bourcup

Witness

Endurance Assurance Corporation
By Elizabeth Ortiz Attorney-in-Fact



KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation**, a Delaware corporation ("EAC"), **Endurance American Insurance Corporation** ("EAIC"), **Lexon Insurance Company**, a Texas corporation ("LIC"), and/or **Bond Safeguard Insurance Company**, a South Dakota corporation ("BSIC"), each, a "Company" and collectively, "**Sompo International**," do hereby constitute and appoint: **Andrew Addison, Bryan K. Moore, Betty J. Reeh, Elizabeth Ortiz, Ana Owens, Patrick Coyle** as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars (\$100,000,000.00)**.

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

Endurance Assurance Corporation

By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



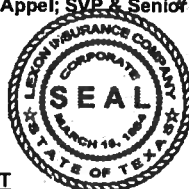
Endurance American Insurance Company

By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



Lexon Insurance Company

By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



Bond Safeguard Insurance Company

By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: *Amy Taylor*

Amy Taylor, Notary Public - My Commission Expires 3/9/27



CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO,

and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 10th day of December, 20 2024.

By: *Daniel S. Lurie*

Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <https://www.treasury.gov/resource-center/sanctions/SDN-List>.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

Policyholder Notice

TEXAS - IMPORTANT NOTICE

To obtain information or make a complaint:
You may call the company's telephone number for
information or to make a complaint at:

1-877-676-7575

You may write the Company at:

**Endurance Assurance Corporation
Attention: Surety
1221 Avenue of the Americas, 18th Floor
New York, NY 10020**

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
PO Box 149104
Austin, TX 78714-9104
FAX# (512) 490-1007**

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 company 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

Para obtener informacion o para someter una
queja:
Usted puede llamar al numero de telefono de la
compania para informacion o para someter una
queja al:

1-877-676-7575

Usted tambien puede escribir a:

**Endurance Assurance Corporation
Attention: Surety
1221 Avenue of the Americas, 18th Floor
New York, NY 10020**

Puede comunicarse con el Departamento de
Seguros de Texas para obtener informacion acerca
de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al

**Departamento de Seguros de Texas
PO Box 149104
Austin, TX 78714-9104
FAX# (512) 475-1771**

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene
una disputa concerniente a su prima o a un
reclamo, debe comunicarse con la compania
primero. Si no se resuelve la disputa, puede
entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo
para proposito de informacion y no se convierte en
parte o condicion del documento adjunto.

If awarded, we will furnish a statement of costs for each major portion of the Work included in the Proposal. Each section of the specifications shall be considered a major portion of the Work and shall be shown as a separate cost item.



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:

Idea Public Schools

ADDRESS:

2115 W Pike Blvd.
Weslaco, TX 78596

SUBMITTED BY:

Greco Construction

NAME:

Darrell Greco

ADDRESS:

1229 Safari St.
San Antonio, TX 78216

PRINCIPAL OFFICE:

Same as Above

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

NAME OF PROJECT: *(If applicable)*

Idea Public Schools Upper - Valley Building Envelops CSP#36-UVE-0424

TYPE OF WORK: *(File a separate form for each Classification of Work.)*

- General Construction
- HVAC
- Electrical
- Plumbing
- Other: *(Specify)*

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.

§ 1.0 ORGANIZATION

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

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

45

§ 1.2.1 Under what other or former names has your organization operated?
None

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

§ 1.3.1 Date of incorporation:
8/20/1984

§ 1.3.2 State of incorporation:
Texas

§ 1.3.3 President's name:
Darrell Greco

§ 1.3.4 Vice-president's name(s):
Gilberto Garza

§ 1.3.5 Secretary's name:
Nico Greco

§ 1.3.6 Treasurer's name:
Nico Greco

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

§ 1.4.1 Date of organization:
N/A

§ 1.4.2 Type of partnership, if applicable:
N/A

§ 1.4.3 Name(s) of general partner(s):
N/A

§ 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

§ 2.0 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.

N/A

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

State of Texas, General Contractor, No License Required for this State.
State of New Mexico. State of Oklahoma.

§ 3.0 EXPERIENCE

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

Supervision of all subcontractors/suppliers, demolition, sheetrock, site work, framing, painting, landscaping, roofing, tile work, waterproofing

§ 3.2 Claims and Suits

(If the answer to any of the questions below is yes, 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, 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:

4,800,000

§ 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:

6,000,000

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

§ 4.0 REFERENCES

§ 4.1 Trade references:

J. Anthony Electrical Contractors	Phone: 210-954-5359
KAAT Communications	Phone: 903-736-8634
Lynwood Bldg Materials	Phone: 210-477-3000
Maciza Industries	Phone: 346-285-5200
Wessely-Thompson	Phone: 210-344-3081

§ 4.2 Bank references:

Frost Bank, 1155 NE Loop 410, San Antonio, TX 78209
REP: Jacob Ladd
Phone: 210-220-4168
Email: jacob.ladd@frostbank.com

§ 4.3 Surety

§ 4.3.1 Name of bonding company:

Endurance Assurance Corporation

§ 4.3.2 Name and address of agent:

Agent: Clark Fresher
Agency: Acrisure
32335 US Highway 281 N, Suite 1201, Bulverde, TX 78163
Phone: 800-880-6689

§ 5.0 FINANCING

§ 5.1 Financial Statement Upon Request

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

- .1 Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);
- .2 Net Fixed Assets;
- .3 Other Assets;
- .4 Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); and
- .5 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:

ATKG
1390 E. Bitters Road, San Antonio, Texas 78216

§ 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).

N/A

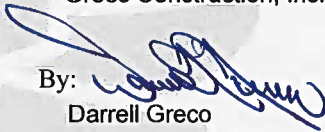
§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

§ 6.0 SIGNATURE

§ 6.1 Dated this 9 day of December 20 24

Name of organization:
Greco Construction, Inc.

By: 
Darrell Greco

Title:
CEO

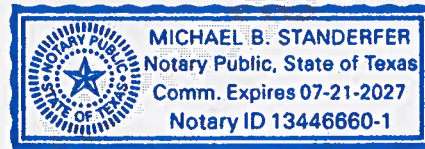
§ 6.2



Mr. Darrell Greco 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 9 day of December 20 24

Notary Public: 
My commission expires: 07/21/2027



CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/6/2024

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

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

PRODUCER Acisure Texas Risk Advisors & Insurance Services, LLC 5057 Keller Springs Rd. Suite 200 Addison TX 75001	CONTACT NAME: Alba Enamorado	
	PHONE (A/C, No. Ext): 214-989-7100	FAX (A/C, No.): 210-696-8414
E-MAIL ADDRESS: service@ib-tx.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : American Casualty Company of Reading,		20427
INSURER B : Continental Casualty Company		20443
INSURER C : The Continental Insurance Company		35289
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
 Greco Construction, Inc
 1229 Safari
 San Antonio TX 78216

GRECCON-01

COVERAGES**CERTIFICATE NUMBER:** 1935940628**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			5095723637	7/30/2024	7/30/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY			5095723640	7/30/2024	7/30/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			5095723623	7/30/2024	7/30/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			5095723654	7/30/2024	7/30/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The General Liability and Auto policies include blanket additional insured endorsements (CNA75079XX 03/22, CNA74705XX 01/15, CNA63359XX 4/12) as required in a written contract with the Named Insured. The General Liability, Auto & Work Comp policies include a blanket waiver of subrogation endorsement (CNA74705XX 1/15, CNA63359XX 4/12, WC420304B 06/14) as required in a written contract with the Named Insured. Primary Noncontributory wording per attached endorsements (CNA75079XX 03/22, CNA63359XX 4/12). Cancellation provisions-see attached (CNA74702XX 1/15, CNA68021XX 02/13, CNA75014XX 1/15, CC68021A 02/13). Umbrella is follow form of the General Liability, Auto and Work Compensation policies subject to policy terms and conditions.
 Project: IDEA Public Schools - Upper Valley Building Envelope

CERTIFICATE HOLDER

IDEA Public Schools
 2115 W. Pike Blvd.
 Weslaco TX 78596

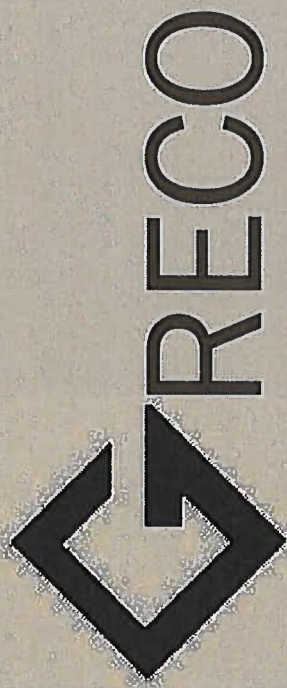
CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Jimmy Irwin

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CONSTRUCTION INC.

1229 Safari

San Antonio, TX 78216

P: 210-496-2420 F: 210-494-1218

CORPORATE PORTFOLIO



- *Founded in 1979 (45 years experience)*
- *Family owned and operated*
- *Financial stability*
- *Proven track record of successful projects*

COMMITMENT TO EXCELLENCE



- With over 45 years of experience, our San Antonio based business has found the key to success.
- Greco Construction, Inc. has provided excellent, quality service for over 300 projects over the years.
- Our reputation of general excellence follows this corporation onto all projects.
- The talents and skills of the owners combined with those of our personally selected staff team help maintain the corporation's commitment to excellence.
- Owner Darrell Greco – President and CEO, strive for excellence in all endeavors and will never settle for less.

COMPANY PROFILE

- Greco Construction, Inc. is a family-owned business located in San Antonio, Texas.
- Greco has constructed educational facilities and government facilities, churches, apartment complexes, custom homes, medical facilities and retail stores all over the state of Texas and expanded in New Mexico, Oklahoma, Louisiana, and Arkansas.
- We have established a reputation of proven stability, quality workmanship, technical and management abilities, timely completion and overall customer satisfaction.
- We have demonstrated a consistent ability to explore cost saving ideas, respond to owner concerns and perform creatively within tight schedules and strict budgets.
- We possess the ability and knowledge to translate design concepts into workable building solutions.
- Our technical understanding of current construction codes and standards offers unparalleled skill in completing projects within budget.



COMPANY PROFILE



- Greco Construction, Inc. presently employs a 15-member staff team who possess the knowledge, skills, abilities and experience to consistently complete quality projects. Our teams blends the talents of many unique individuals in order to ensure that our projects exceed owner expectations. We pride ourselves in listening carefully to the owners, Architect and Engineer to fulfill their needs and aspirations. Greco only contract with experienced subcontractors and suppliers who will provide quality service, workmanship and materials.
- Our superintendents keep an accurate daily record of all activities concerning the project and inform the owner, Architect and Engineer of all productivity.

RELEVANT PROJECTS



Fresenius Kidney Care – King’s Crossing Shell

Name of Project:

5834 & 5842 Yorktown Blvd. Corpus Christi, TX 78414

Owner:

Fresenius Medical Care NA

Architect:

Manning Pletz – (901) 354-4615

Christopher Kidd & Associates

Contract Amount:

Jason Pyne – (262) 901-0505

\$3,016,723.00

Square Footage:

13,620 SqFt

Project Manager:

Gilberto Garza

Superintendent:

Damian Janak

Fresenius Kidney Care – Kings Crossing Shell



RELEVANT PROJECTS



Name of Project: *Fresenius Kidney Care – King’s Crossing Finish Out*

5834 Yorktown Blvd. Corpus Christi, TX 78414

Owner: Fresenius Medical Care NA

Manning Pletz - (901) 354-4615

Architect: Christopher Kidd & Associates

Jason Pyne - (262) 901-0505

Contract Amount: \$934,000.00

Square Footage: 7,625 SqFt

Project Manager: Gilberto Garza

Superintendent: Damian Janak

Fresenius Kidney Care – Kings Crossing Finish Out



RELEVANT PROJECTS



Fresenius Kidney Care – Corpus Christi Home

Name of Project:

5842 Yorktown Blvd. Corpus Christi, TX 78414

Fresenius Medical Care NA

Owner:

Manning Pletz – (901) 354-4615

Christopher Kidd & Associates

Architect:

Jason Pyne – (262) 901-0505

\$764,000.00

Contract Amount:

5,221 SqFt

Square Footage:

Gilberto Garza

Project Manager:

Damian Janak

Superintendent:

Fresenius Medical Care – Corpus Christi Home



RELEVANT PROJECTS



Name of Project: **Fresenius Kidney Care – Brownsville**

350 N. I-69E Brownsville, TX 78521

Owner: **Fresenius Medical Care NA**

Manning Pletz - (480) 364-4757

Architect: **Megamorphosis, Inc.**

Jesse Miller - (574) 328-4335

Contract Amount: **\$2,006,387.00**

Square Footage: **18,641 SqFt**

Project Manager: **Gilberto Garza**

Superintendent: **John Garza**

Fresenius Kidney Care - Brownsville



RELEVANT PROJECTS



Name of Project: *Fresenius Kidney Care – North Edinburg*

1802 S Expressway 281, Edinburg, TX 78542

Owner: *Fresenius Medical Care NA*

Manning Pletz – (480) 364-4757

Architect: *E Studio*

John Odom – (713) 433-5000

Contract Amount: *\$1,313,000.00*

Square Footage: *11,415 SqFt*

Project Manager: *Gilberto Garza*

Superintendent: *John Garza*

Fresenius Medical Care – North Edinburg



RELEVANT PROJECTS



Fresenius Kidney Care – Northside Houston Dialysis

Name of Project:

235 FM 1960 W, Suite 235-C Houston, TX 77090

Owner:

Fresenius Medical Care NA

Architect:

Michael Rauschenberger – (480) 364-4757

E Studio

John Odom – (713) 433-5000

Contract Amount:

\$1,089,000.00

Square Footage:

12,000 SqFt

Project Manager:

Gilberto Garza

Superintendent:

Rolando Trevino

Fresenius Medical Care – Northside Houston Dialysis



RELEVANT PROJECTS



Pleasanton ISD – New Performing Arts Building

Name of Project:

831 Stadium Drive, Pleasanton, TX 78064

Pleasanton ISD

Owner:

Scott Hanson – (210) 827-2293

Garza/Bomberger & Associates

Architect:

Scott Hanson – (210) 827-2293

\$9,400,000.00

Contract Amount:

15,000 SqFt

Square Footage:

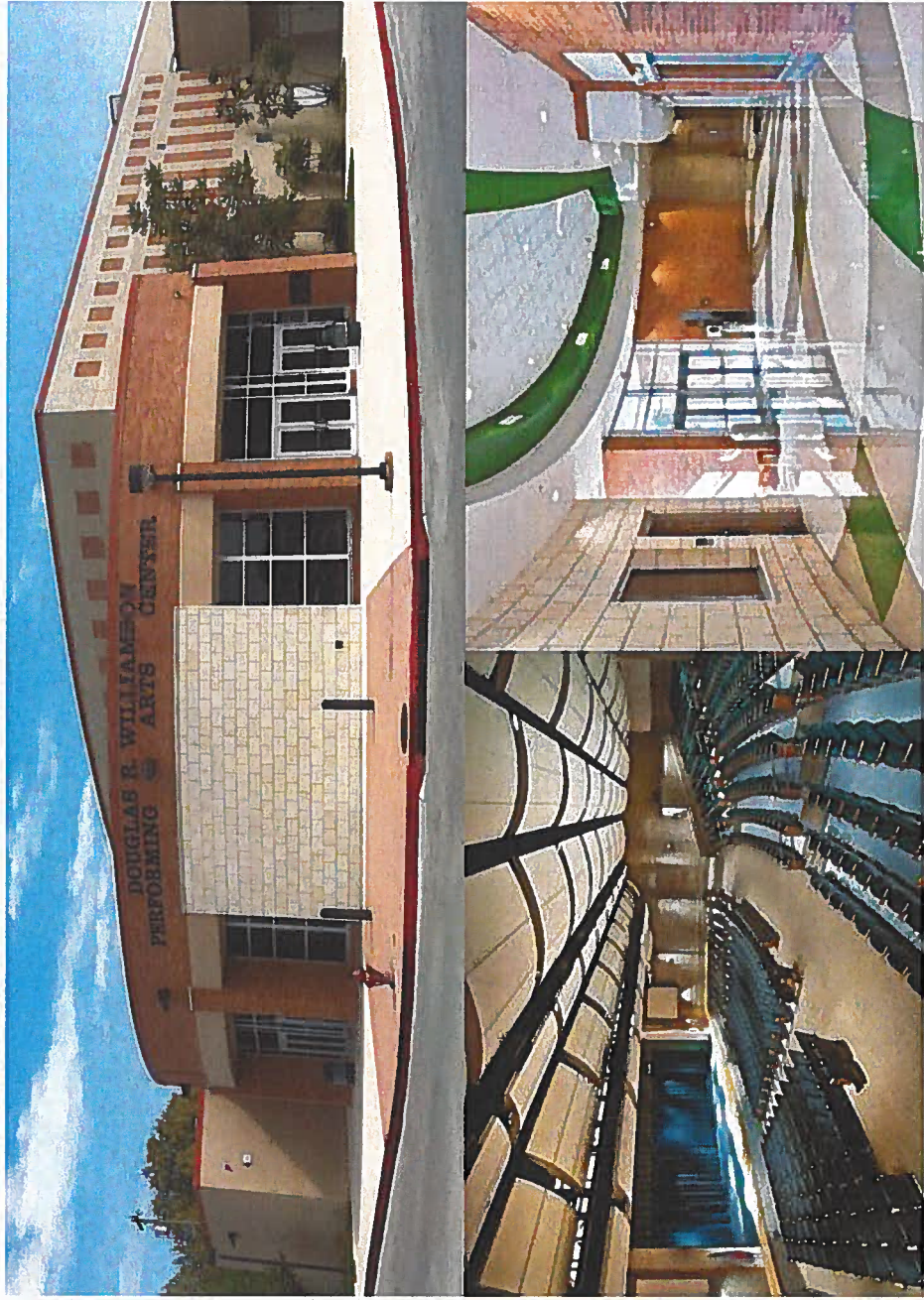
Darrell Greco

Project Manager:

Brent Standerfer

Superintendent:

Pleasanton ISD – New Performing Arts Building



RELEVANT PROJECTS



Name of Project: **Ramirez Residence**
360 Dodder Lane, Spring Branch, TX 78070

Owner: **Michael Ramirez**
(210) 725-8377

Architect: **Gonzalez & Associates**
(210) 804-1399

Contract Amount: **\$600,000.00**

Square Footage: **5,500 SqFt**

Project Manager: **Darrell Greco**

Superintendent: **Brent Standerfer**



Ramirez Residence



RELEVANT PROJECTS



St. Brigid Catholic Church

Name of Project:

Contract Amount: \$5,500,000.00

Contract Amount:

Square Footage: 12,000 SqFt

Square Footage:

St. Ann's Catholic Church – La Vernia

Name of Project:

Contract Amount: \$3,000,000.00

Contract Amount:

Square Footage: 10,000 SqFt

Square Footage:

Resurrection Church

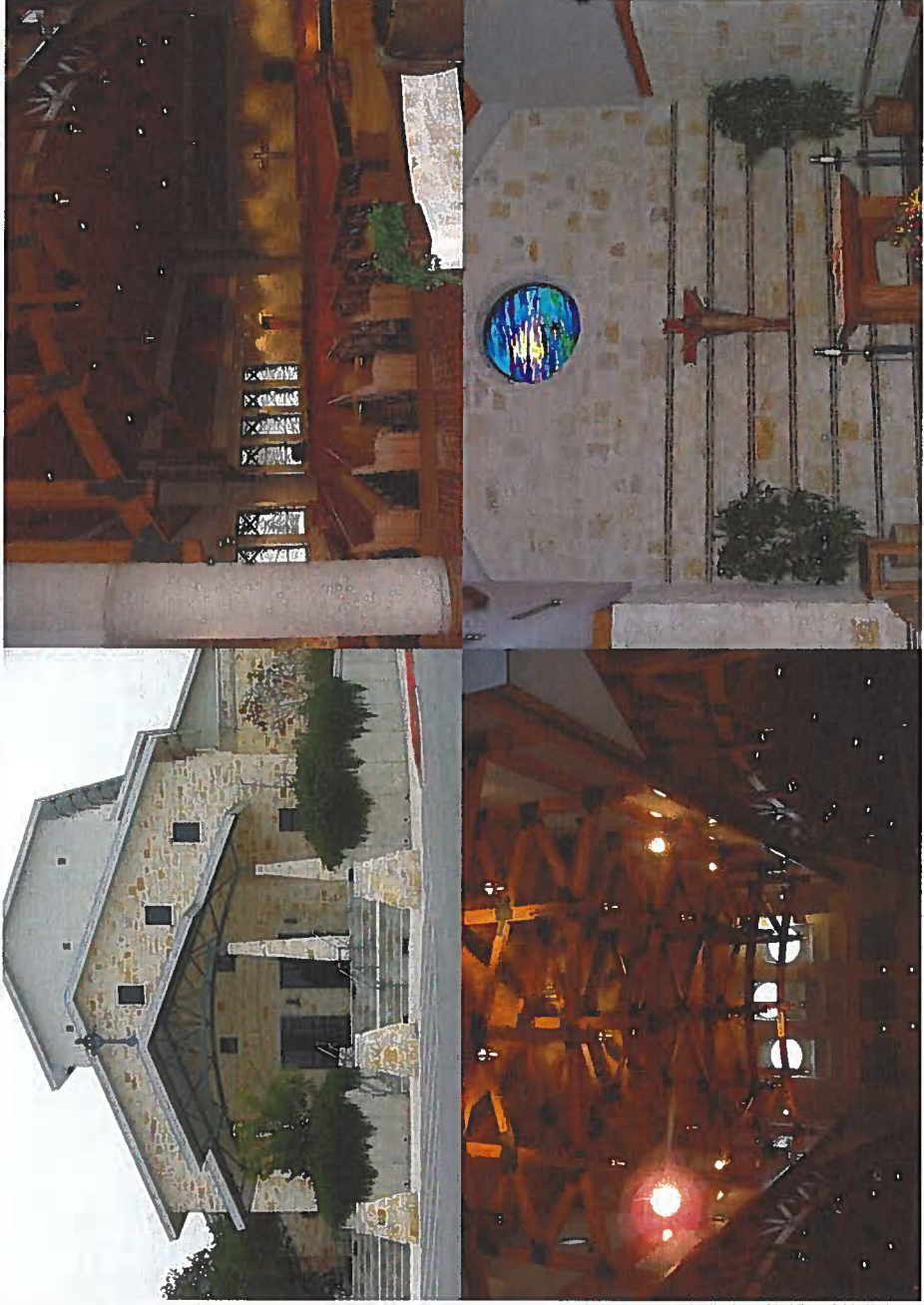
Name of Project:

Contract Amount: \$1,500,000.00

Contract Amount:

Square Footage: 5,000 SqFt

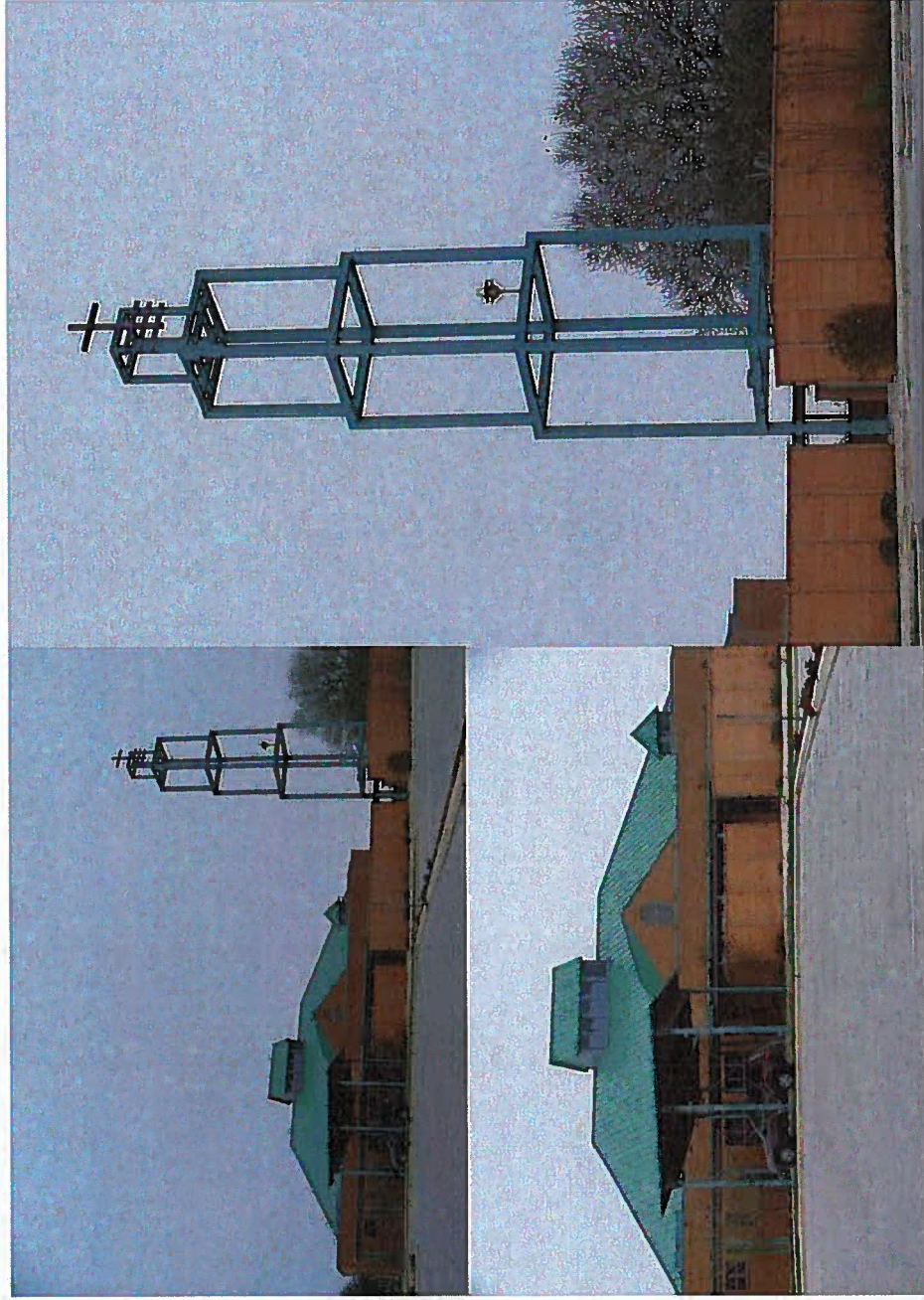
Square Footage:



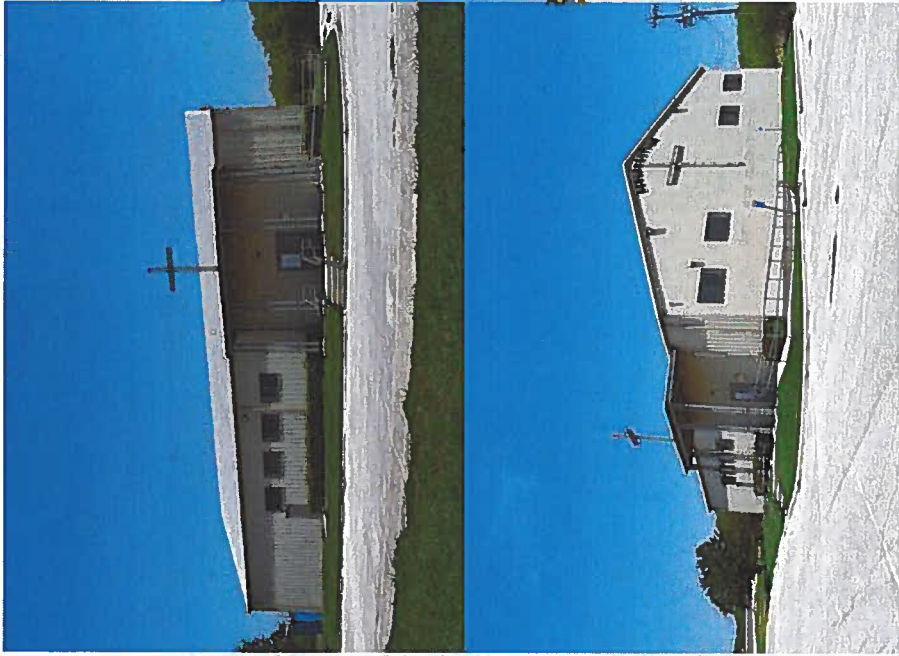
St. Brigid Catholic Church



St. Ann's Catholic Church



Resurrection Church



Barrio Dental Clinic / South Park Dental Clinic / Colonial Hills Church



List of Current Jobs



■ FKC Deming	\$2,500,000.00	Deming, NM
■ FKC Coria	\$1,200,000.00	Brownsville, TX
■ FKC Harlingen	\$1,875,000.00	Harlingen, TX
■ FKC Palm City	\$1,100,000.00	Mission, TX
■ Hill Country Childrens Advocacy Center	\$3,050,000.00	Burnet, TX
■ Hill Country Mental Health Center	\$940,000.00	Hondo, TX

Projects Completed Last 18 Months



■ St. Vincent de Paul	\$120,000.00	San Antonio, TX
■ FKC Plaza Dr. A/C	\$1,350,000.00	Mission, TX
■ FKC Santa Fe	\$575,000.00	Santa Fe, NM
■ FKC Alamogordo	\$375,000.00	Alamogordo, NM
■ FKC Marble Falls	\$1,525,000.00	Marble Falls, TX
■ FKC Edinburg Generator	\$105,000.00	Edinburg, TX
■ Devine Golf Clubhouse	\$400,000.00	Devine, TX
■ FKC Waco	\$750,000.00	Waco, TX
■ FKC South San Antonio	\$2,600,000.00	San Antonio, TX
■ FKC Alice	\$500,000.00	Alice, TX
■ FKC Kingsville	\$650,000.00	Kingsville, TX

GRECO CONSTRUCTION, INC.

1229 Safari

210-496-2420 Phone

San Antonio, TX 78216

210-494-1218 Fax

E-Mail Address: greco@grecoconstruction.net

May 21, 2024

References

- **Fresenius Kidney Care NA & Central Health** 901-832-8626
Manning Pletz – Construction Manager manning.pletz@centralhealth.com
75 FKC Clinics from 2015 – Preset average price \$2,000,000
Ground up Projects
- **Hill Country Children's Advocacy Center – Owner**
Wade Langley – Owners Representative 512-734-3172
Hill Country Children's Advocacy Center wade@langleyhomesinc.com
Burnet, TX \$3,200,000
Ground up Project
- **GLS Texas – Architectural Firm**
Jennifer Sitton - Architect 979-776-9700
Hill Country Children's Advocacy Center jsitton@glstexas.com
Burnet, TX \$3,200,000
Ground up Project
- **Hill Country MHDD Center – Owner**
Jennifer Hess – Facilities/ Fleet Director 830-928-5081
Hill Country MHDD Jenniferhess@hillcountry.org
Hondo \$1,000,000
- **E4H Architecture - Architectural Firm**
Chris Nail - Architect 469-222-7728
Hill Country MHDD chris.nail@e4harchitecture.com
Hondo, TX \$1,000,000
- **Mike Ramirez & Associates**
Mike Ramirez – Lead Attorney 210-725-8377
Personal Residence \$650,000 mramirez@mlllaw.com
Ground up Project
- **Brock Person Guerra Reyna PC**
John Guerra – Lead Attorney 210-995-3901
Esther Marks – Legal Administrator jguerra@brock.law
210-724-5583
emarks@brock.law
BPGR Law Office \$2,800,000
Ground up Project

- **EStudio Architecture** – Architectural Firm for FKC
Paul Michaud – Director of Operations

John Odom – Lead Architect
Ground up Project

832-794-2756
pmichaud@estudiogroup.com
832-213-6617
jodom@estudiogroup.com

- **Knippa ISD**
Jeff Cottrill – Superintendent

School Remodel for Knippa ISD \$5,200,000

830-934-2176
jeff.cottrill@knippaisd.net
830-275-0607