

Firm Profile & History Broaddus & Associates



South Texas College
\$100 M Bond Program
Planning and
Implementation
Rio Grande Valley, Texas



University Health System
Facility Master Plan
San Antonio, Texas



Texas State University
10-year Campus Master
Plan, San Marcos, Texas



Southwest Research
Institute Applied Physics
Research Building
San Antonio, Texas



The Methodist Hospital
Outpatient Care Center
Houston, Texas



Texas Woman's
University Institute of
Health Sciences
Houston, Texas

Broaddus & Associates, Inc.

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Established: November 2000

Type of Firm: Professional Corporation

Firm Size: 90

Services Offered

- Project/Program Management
- Pre-Project Planning
- Programming & Master Planning
- Strategic Planning
- Cost Estimating/Project Budgeting
- Total Project Scheduling
- Project Delivery & Procurement
- Design Management
- Construction Management
- Constructability Review
- Quality Control/Assurance
- Commissioning/O&M
- FF&E/Turnover/Move Management

Overview

Broaddus & Associates is a building design and construction program management and planning firm. The company has the planning and project management capabilities that result in high-quality projects delivered on-time and within budget. The firm's project management approach combines research proven "Best Practices" with exceptionally experienced staff to produce consistently superior results. Many of the Broaddus & Associates clients are repeat clients who have confidence in the firm's ability to deliver successful projects under demanding conditions.

History

Established in the new millennium in the capital of Texas, the company is headed by its founder, President and CEO James A. Broaddus, Ph.D., P.E. Since inception, the firm has grown to include 90 professionals providing project management and planning services on projects across the nation. Following a 20-year career as a U.S. Navy Civil Engineer Corps Officer and Seabee, constructing facilities on coasts across the globe, Dr. Broaddus served as Associate Director of the Construction Industry Institute (CII), a national research center dedicated to improving quality and cost-effectiveness on construction projects.

Combining his naval background in practical application and his CII research on "Best Practices," Dr. Broaddus then served as Director of Facilities Planning and Construction for the 15-campus statewide University of Texas System from 1994-1998, where he was responsible for \$1.4 billion of higher education facilities construction.

During his subsequent tenure as CEO of Design-Build Institute of America, Dr. Broaddus recognized an acute need to assist owners in the management of complex, major capital construction programs. Broaddus & Associates was established to focus on serving these owners. "Best Practice" programs such as constructability, pre-project planning, partnering have been used in addition to alternate project delivery systems to effectively control budgets, compress schedules, and create satisfied clients.

Core Services

Broaddus & Associates provides professional services to its clients in three methods:

Project & Program Management

Serving as the owner's professional representative and manager through all phases of planning, design, and construction for a single project or program of multiple projects, Broaddus & Associates ensures effective project delivery on behalf of its clients.

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Ballet Austin Dance
Education Center
Austin, Texas



McAllen Convention Center
McAllen, Texas



Multiple Harbor Projects
Gulfport, Mississippi



University of Texas at
Brownsville/Texas
Southmost College Bond
Program Management
Brownsville, Texas



The University of Texas
Medical Branch at Galveston
Biocontainment Research
Laboratory



Texas State Technical
College Master Plan,
Harlingen, Texas

Comprehensive Planning

As the most efficient projects effectively integrate pre-project planning, Broaddus & Associates provides a range of comprehensive planning services. From detailed facility space needs assessments to long-range facility master plans, the firm assists clients in charting clear, successful paths prior to project implementation.

Consulting Services

Broaddus & Associates provides consultation and guidance in innovation applications, research, education, and client relations to owners with complex capital construction programs. The firm provides a range of consulting services geared to add long-term value to its clients.

The Firm Today

Broaddus & Associates is currently managing, or assisting owners in managing, over \$2.6 billion total project cost in new construction. These projects, combined with approximately \$1 billion in completed projects, show nearly exponential growth trajectory since starting in 2000.

Completed projects range from \$174 million UTMB Galveston National Lab with BSL 4 capabilities to multiple healthcare projects for UT M.D. Anderson Cancer Center, UT Health Science Center at San Antonio, Texas Women's University Institute of Health Sciences-Houston Center, research facilities for Southwest Research Institute in San Antonio, residence hall projects for UT Health Science Center at Houston, St. Edwards University in Austin, Stephen F. Austin University in East Texas, and Sul Ross University in West Texas.

Others include: Courthouse renovations and Criminal Justice Center expansions in Williamson County, City of McAllen Convention Center and the Dance Education Center for Ballet Austin. While not all inclusive, these projects track a growing prominence in healthcare, research and higher education as well as municipal facilities.

The firm is currently managing a diverse list of projects; a few notable ones are listed here:

- \$345 million Outpatient Care Center for The Methodist Hospital
- \$575 million Maternity Center and \$215 million Neurological Research Institute for Texas Children's Hospital
- \$131 million Texas A&M Health Science Center
- \$145 million T. Boone Pickens Academic Tower, \$50 million Basic Research Education Building and \$23 million Smithville Science Park Lab IV-Central Utility Plant for UT M.D. Anderson Cancer Center
- \$11 million renovations at Memorial Hermann Hospital in The Woodlands
- \$168 million Vivarium Research Laboratory, and \$50 million Barrier Room Project for Charles River Labs
- \$247 bond program for Alamo Community College District
- \$68 million bond program implementation for UT Brownsville/Texas Southmost College
- \$95 million for new/renovated business administration facilities at Texas Tech University
- \$160 million Medical Examiner's Lab and new Jail for Tarrant County
- \$53 million Eanes ISD bond program
- Approximately \$70 million in Hurricane Katrina recovery work in Gulf Port, MS vicinity

Recognition

The American Planning Association's Central Texas Section awarded Broaddus & Associates the 2008 Current Plan of the Year. This award is for the City of San Marcos/Texas State University Town Gown Compilation Plan. The firm's Planning Department has completed master facility plans for the University Health System's main hospital site, located in South Texas Medical Center, and the UHS Downtown Clinic. Broaddus & Associates has also completed master plans for UTB/TSC housing and athletics complex, a 150-acre campus expansion for Texas A&M University-Corpus Christi, and a town center for Tradition, a 630-acre property north of Biloxi in Harrison County, Mississippi.

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Peninsula Island Resort & Spa
South Padre Island, Texas



Alamo Community
College District's
Northeast Lakeview
College
San Antonio, Texas



Williamson County
Courthouse Renovation
Georgetown, Texas



Embassy Suites San
Marcos Hotel &
Conference Center
San Marcos, Texas



Texas A&M Health
Science Center
College Station, Texas



Texas A&M Corpus
Christi Camus Expansion
Master Plan

Engineering News-Record, the construction industry's leading trade publication, has listed Broaddus & Associates among the nation's top 40 program management and 100 largest construction management-for-fee firms in its 2008 rankings. Broaddus & Associates is the only Austin-based firm to make this year's list, ranking 38th in the program management and 76th in construction management-for-fee categories.

Advancing Technology

In 2003, Dr. Broaddus was appointed by the President and confirmed by the U.S. Senate to become Chairman of the Board of Directors at the National Institute of Building Sciences. NIBS serves as an interface between government and private sector and focuses on improving the building regulatory environment, facilitating introduction of new and existing products and technology into the building process, and disseminating nationally-recognized technical and regulatory information.

Through Dr. Broaddus' leadership in buildingSMART Alliance, a council to advance digital technology in construction and related industries, the firm is highly involved in implementation of Building Information Modeling (BIM). Broaddus & Associates promotes BIM to ensure conflict-free layouts of design and engineering components, and for its life cycle facilities management potential. Also, Leadership in Energy and Environmental Design accredited professionals advise clients on creating healthier working and living environments using alternative, energy-saving systems and construction materials.

The People

Broaddus & Associates executives have exceptional experience across multiple industries as owners, designers, and constructors using a variety of construction delivery methods. With an average 24 years of experience, the firm's professional staff has collectively managed billions of dollars in construction for both public and private sector clients. The company's engineers, architects, planners, and construction industry experts have consistently helped owners develop strategic and financial plans, facility master plans, and to execute large design and construction programs. Broaddus & Associates' proactive project management approach directs teams and resources toward high-quality, sustainable projects on-time and within budget. The firm understands program management and planning from an owner's perspective, and strives to ensure that the client's vision becomes reality.

Professional Engineering Discipline: Civil

Contract Award Date: 4/8/08

Labor Rates

LABOR CATEGORY NAME SIN NUMBER 871-7, 871-7RC

Program Manager
Sr. Project Manager
Project Manager
Sr. Construction Rep.
Planning Director/Master Planner
Clerical

Unit:

Hrly
Hrly
Hrly
Hrly
Hrly
Hrly

HOURLY

\$185.88
\$156.87
\$128.76
\$ 99.74
\$162.31
\$45.81

Descriptions of Labor Categories



Texas State University 10-Year Master Plan, San Marcos, Texas



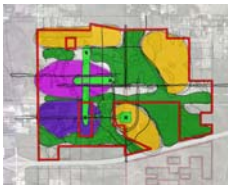
U.T. Brownsville/Texas Southmost College Housing Master Plan



Cooperative Oxford Laboratory Master Plan, Oxford, Maryland



Seton Medical Center Master Plan and Program, Austin, Texas



University of Southern Mississippi Site Selection, Gulfport, Mississippi



The University of Texas M.D. Anderson Cancer Center Mid-Campus Master Plan, Houston, Texas

Program Manager. A Program Manager is a senior level employee responsible for the satisfying contract requirements and client expectations related to more than one project being executed as a program or client grouped initiative. This position is responsible for overseeing budget, schedule and quality in accomplishment of the program of projects. This position supervises Project Managers and support staff in their day-to-day work. The Program Manager represents the company to the client and is responsible for insuring all contract objectives are met. Minimum qualifications for this position are a baccalaureate degree in Architecture, Engineering, Engineering Technology or Construction Management and at least 15 years of Project Management or leadership of organizations managing projects or complex technical activities. Preferred qualifications are an advanced degree and professional registration.

Senior Project Manager. A Senior Project Manager is an employee with experience in managing projects of increasing complexity and scope. This position will be responsible to the Program Manager and Client for the budget, schedule and quality of the project or projects s/he is managing. This position will interface with client user groups, client planning/facilities staff, designers, contractors and code officials to insure project budget, schedule and quality goals are achieved. This position may supervise support staff and subconsultants in support of their project(s). Minimum qualifications for this position are a baccalaureate degree in Architecture, Engineering, Engineering Technology or Construction Management and at least 10 years experience in managing projects with increasing complexity and scope. Preferred qualifications are an advanced degree and professional registration.

Project Manager. A Project Manager is an employee with proven ability to manage projects, or support a Senior Project Manager in the execution of project management responsibilities. This position will be responsible to the Senior Project Manager or Program Manager and Client for the budget, schedule and quality of the project or projects s/he is managing. This position will interface with client user groups, client planning/facilities staff, designers, contractors and code officials to insure project budget, schedule and quality goals are achieved. This position may supervise support staff and subconsultants in support of their project(s). Minimum qualifications for this position are a baccalaureate degree in Architecture, Engineering, Engineering Technology or Construction Management and a minimum of 3 years experience in managing projects. Preferred qualifications are an advanced degree, professional registration and 5 years of relevant project management experience.

Senior Construction Representative. A Senior Construction Representative is an employee with substantial experience in the inspection of construction trades, including extensive understanding of construction documents, construction practices, construction contract administration procedures, estimating, scheduling, safety, environmental matters, fire and life safety codes and LEED requirements as they relate to contractor obligations. S/he will have demonstrated experience in projects of increasing complexity and scope, including supervision. A Senior Construction Representative will be responsibility for documenting contract and code compliance, for promoting the timely processing of Requests for Information, Architect's Supplemental Instructions, Noncompliance Notifications, Change Order Requests and Payment Applications. S/he will be responsible for the implementation of web based progress tracking software such as Expedition or Owner In-Site™ or similar products. A Senior Construction Representative will be responsible to the Project Manager or Senior Project Manager for all field matters related to construction activities. Minimum qualifications for this position are an Associates Degree in Construction Technology and 6 years relevant experience or a Journey level certification, or equivalent, in a construction trade and 10 years of progressively responsible experience in inspection of construction.

Planning Director/Master Planner. A Planning Director/Master Planner is responsible for development of master facility plans and site plans for campuses, development sites, and building complexes (i.e. site analysis, open space, building(s) location, access, parking, ADA, infrastructure, environmental constraints, LEED™, code issues and planning guidelines). S/he

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Texas Tech University
Lubbock, Texas



Tradition Town Center
Master Plan, Harrison
County, Mississippi

manages and supervises staff involved in individual projects. S/he acts as Project Manager for individual planning projects and coordinates with clients and subconsultants in production of planning deliverables. Minimum qualifications for this position are a baccalaureate degree in Architecture or Urban Planning, professional registration and 10 years of experience in planning roles of increasing responsibility, including leadership and client management.

Clerical: A Clerical employee will be one with experience in office general administrative functions. S/he will be experienced in telephone/receptionist duties, data entry, scheduling, filing, Microsoft products (Word, Excel, PowerPoint and Project), travel arrangement/claims, the internet and have a general familiarity with building construction. S/he will have a minimum of a high school diploma and three years of progressively responsible experience in the above areas. College level education may be substituted on a 1 year of college equals 2 years of on-the-job training basis.