





Vidal Garcia III—Managing Member

Professional Services:

- ◆ Design-Build (and CM at Risk)
 - ◇ Design and Engineering
 - ◇ Construction
- ◆ Project Management (Owner's Agent)
- ◆ Development (Owner's Agent)

*Proficient with AIA Documents

*Insured with Professional and General Liability

Portfolio of Work Includes:

- ◆ Ground Up Construction
- ◆ Interior Finish Out
- ◆ Interior and Exterior Remodel
- ◆ Master Planning and Land Development

Education, Skills and Certifications

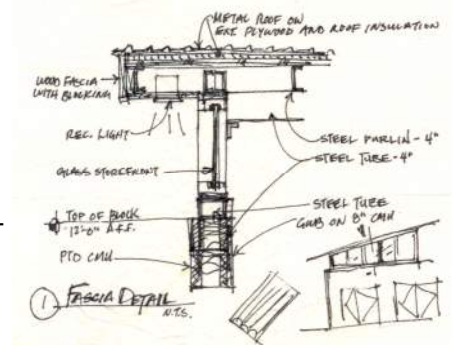
- ◆ Bachelor of Science of Architecture
The University of Texas at San Antonio
- ◆ Fluent in Spanish
- ◆ Information Technology:
 - ◆ MS Office 365
 - ◆ Autocad 2024,
 - ◆ Bluebeam Revu 21
 - ◆ MS Project Standard
 - ◆ Primavera Expedition 7
- ◆ OSHA Certified (30 Hours)
- ◆ Crane Safety Certification

VGarcia3 specializes in commercial Building Design, Construction and Development. Our services include Design-Build, Project Management and Development. We are also consultants providing project support as an Owner's Agent where needed. **VGarcia3** knows how to develop a project from the outset, advising our clients for what they can expect during all phases of their projects. We are strong collaborators delivering projects in a well coordinated effort.

VGarcia3 has developed long term relationships with our clients, design and engineering consultants, subcontractors and suppliers. These relationships have resulted with repeat clients, negotiated work and client referrals. We believe very strongly in trust, knowing that all good business partnerships rely on it.

Vidal has been involved with building design and construction for over 30 years. The first several years in architecture, then crossed over to construction and on to consulting as an owner's agent. He has been involved with projects ranging from retail buildings in the private sector to multi-disciplined facilities in the public sector to master planning and land development.

Vidal's creative eye for detail along with the ability to communicate with others allowed his career to segue into various roles. He applies his architectural, construction and business acumen together in a collaborative effort to ensure every project's design and objective remain uncompromised.



Vidal believes very strongly in providing customer service. He knows that every project is important to its owners and continually gives them his utmost care and attention.



Texas A&M Commerce Nursing and Health Sciences Building

Professional Services

♦ Design-Build (and CM at Risk)

- ⇒ Building Design, Engineering and Construction combined into One Service.
- ⇒ Meet with owner and develop project scope.
- ⇒ Meet with city, state and federal officials having jurisdiction over project.
- ⇒ Assemble team of Design and Engineering professionals representing each discipline.
- ⇒ Design and Engineering Phases include:
 - ◇ Conceptual & Schematic Design Phase
 - ◇ Design Development Phase
 - ◇ Construction Documents Phase
 - ◇ Bidding Phase (receive pricing from subcontractors and establish project cost)
- ⇒ Submit construction drawings to agencies having jurisdiction for permits and approvals.
- ⇒ Provide cost estimating during design phases.
- ⇒ Provide Value Engineering during design phases and with selected subcontractors.
- ⇒ Provide project timeline and schedule with target milestone dates.
- ⇒ Assemble team of subcontractors, Build and Deliver project.

♦ Project Management (Owner's Agent)

- ⇒ Meet with owner to establish objective and project scope/programming.
- ⇒ Building Design and Engineering
 - ◇ Assemble design and engineering team.
 - ◇ Meet with owner's team (s) for project alignment.
 - ◇ Provide direction to project team as advised by owner.
 - ◇ Manage design and engineering team.
- ⇒ Construction Management
 - ◇ Solicit and/or assemble construction team.
 - ◇ Manage construction team.
- ⇒ Manage all aspects of project as directed by owner.
 - ◇ Financial responsibility
 - ◇ Manage estimating efforts to establish Project Budget.
 - ◇ Establish and manage Project Budget.
 - ◇ Provide recommendations for Pay Application and Invoice approvals.
 - ◇ Timeline and Schedule
 - ◇ Establish project schedule and milestone dates.
 - ◇ Manage teams to Project Schedule.
 - ◇ Project Close Out.
- ⇒ Build and Deliver Project

♦ Development (Owner's Agent)

- ⇒ Meet with owner to establish objective and scope.
- ⇒ Assist with property acquisitions, surveying, platting and zoning changes as required.
- ⇒ Provide master planning and design.
- ⇒ Assemble and manage design and engineering team.
- ⇒ Provide Development Branding and Guidelines.
- ⇒ Provide cost estimates, timelines and milestone dates.
- ⇒ Work with brokers and land use attorneys.
- ⇒ Work with potential end users with purchase and sale agreements or lease agreements.
- ⇒ Work with city leaders, economic authority and other agencies having jurisdiction over development.
- ⇒ Assemble and manage construction team.
- ⇒ Build and Deliver Development.



EIFS with Integral Color

Project Experience:

Retail

Pet's Barn Store 11, Schertz, TX
Money Mart Pawn & Jewelry Store 21
Eden Bar and Patio, San Antonio, TX
Emerald Crossing Shopping Center, San Antonio, TX
Baron's Creek Shopping Center, Fredericksburg, TX
Wurzbach Parkway Shopping Center, San Antonio, TX
Palmer Retail Center, Pleasanton, TX
H.E.B. Grocery Store; Lampasas, TX

Design/Build Contractor
Design/Build Contractor
Design/Build Contractor
Design/Build Contractor
General Contractor
General Contractor
Design and Engineering
Architecture and Engineering

Retail Land Development

The Stable Development, Stephenville, TX
College Station Development, College Station, TX

Land Developer (Owner's Representative)
Land Developer (Owner's Representative)

Higher Education

UTRGV Marine Ecosystem Research Facility, Port Isabel, TX
UTRGV Student Housing and Dining, Edinburg, TX
TAMU Nursing and Health Sciences Building, Commerce, TX
TAMU Science Building, Laredo, TX
UTSA Dining Hall, San Antonio, TX
UTSA Engineering Building Phase II, San Antonio, TX
UTRGV Science Building, Edinburg, TX
UTRGV Engineering Building, Edinburg, TX

Role / Service

Project Management, Owner's Agent.
Project Management Owner's Agent
CMAR (Design/Build Construction Manager at Risk)
General Contractor
General Contractor
Architecture and Engineering
Architecture and Engineering
Architecture and Engineering

Defense Contractor

B227, Employee Services Center, Melbourne, FL

CMAR (Design/Build Construction Manager at Risk)

Government

U.S. Federal Courthouse, Laredo, TX

General Contractor

Memory Care & Hospitality

Incarnate Word Alzheimer's Unit, San Antonio, TX
Valencia Hotel; San Antonio, TX
Various La Quinta Hotels (Property Assessments and Remodels)

Architecture and Engineering
Architecture and Engineering
Project Management (Owner's Agent)

K-12

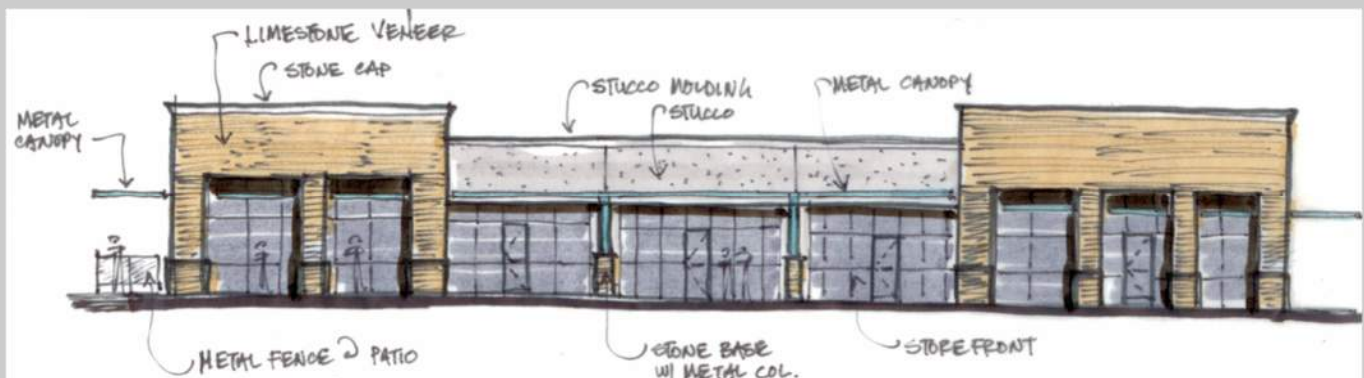
El Paso ISD 2016 Bond Program
Region 19 Head Start Classroom Building
Paul C. Moreno High School, El Paso, TX

Program / Project Management (Owner's Agent)
Architecture and Engineering
Architecture and Engineering

Industrial and Flex Space

Alamo Stone Art San Antonio, TX
Tejas Fit Gym, San Antonio, TX
Safeway Supply Warehouse, San Antonio, TX
Park Central, San Antonio, TX

Design-Build Contractor
Design-Build Contractor
Design-Build Contractor
Owner's Representative



Conceptual Sketch—Palmer Retail Center, Pleasanton, Texas

References:

City Leaders

Jeff Sandford, CEO
Jason King, City Manager
Doug Svien, Mayor
Justo Ramirez, Mayor

Stephenville Economic Development Authority	254-964-8900
City of Stephenville, Texas	254-485-2487
City of Stephenville, Texas	254-592-5896
City of Falfurrias, Texas	361-474-0696

Brokers

David Copeland, Principal
Ryan Griffin, Principal

Edge Realty Group, Dallas Texas	214-727-2083
Edge Realty Group, Dallas Texas	214-621-2965

Attorneys

James McKnight, Attorney
David Lawrence, Attorney

Ortiz and McKnight, San Antonio Texas	210-852-0859
Holland and Knight, Dallas Texas	214-969-1348

Architects and Engineers

James Andrews, Architect
Geof Edwards, AIA, CEO
Gerry Gutierrez, AIA, NCARB, Principal
Steve Krauskopf, PE, Owner
Mark Hill, PE, Civil Division Director
Kyle Hammock, PE
Shawn Franke, PE
Henry Martinez, PE, Owner
Ed Monaco, PE

West East Architects	210-557-2788
Alta Architects	210-882-8578
GA Architecture, Inc.	915-313-9091
Collier's Engineering & Design (Fka KFW Engineering)	210-422-6481
Unintech Consulting Engineers	210-325-2567
UES (Fka Rock Engineering)	210-365-9311
Lundy & Franke Engineering	210-325-6552
AccuTech Consultants, LLC	210-930-5355
Ed Monaco Consulting Engineers	210-846-4594

Contractors

Juan Delgado, Vice President
Brad Drake, Owner
Alan Brumley, President
Cody Turner, Project Mgr.
Shane Hans, President/CEO
Steve Perez, VP of Production

Noble Texas Builders, La Feria Texas	956-535-3965
Brad Drake Construction, Paris Texas	903-517-9006
Brad Drake Construction, Paris Texas	254-433-9471
Bean Electric, Fort Worth Texas	817-995-6780
Hansco, Inc, San Antonio Texas	210-669-2002
Fairway Landscape & Nursery	210-854-9290

Others

Eric Jimenez, PE, Vice President
Ardmore Roderick
321-231-4166
Russ McLeod, Sr. VP Field Operations
Holland Partner Group
832-374-0868
Brian Oley, Chief Investment Officer
Merit Commercial Real Estate
214-535-1544
Dean Travis, Owner
Valley Feed & Supply, Inc. (Pet's Barn)
915-595-2917
Ray Covey, Retired.
Economic Business Development
361-215-7947
Richard De Leon, Executive. Director Program Mgt.
The University of Texas System
210-317-2883



**Pictured with
Stephenville Economic Development Authority**