

Contractor Qualification Statement

DATE: JUNE 11, 2025

SOURCE BUILDING GROUP, INC.

651 East Debbie Lane Bldg 200

Mansfield, Texas 76063

[p] 817.405.3596

[w] www.sourcebuild.net



Building safely with a commitment to provide quality and **Service Excellence** to our clients.

Source Building Group, Inc is a full-service general builder that provides services to clients as a General Contractor and Construction Manager at Risk (CMAR). As a North Texas construction firm, we are committed to building the communities in which we serve. We focus on quality, safety and sustainable construction methods that impact our community environment in the most positive way.

Source Building Group began its operations in 2012 as a community builder. We pride ourselves on the mantra of Service Excellence to our clients and community. Our team truly believes that collaboration and teamwork are the cornerstones to any successful project. Within the fabric of Service Excellence, is our commitment to the standard of doing business under the acronym:

M.E.C.A. – MOTIVATE, EDUCATE, COLLABORATE, APPRECIATE.





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ENTITY INFORMATION

SOURCE BUILDING GROUP | QUALIFICATION STATEMENT

ENTITY INFORMATION

a. *How Long Has Your Organization Been In Business And Performing General Contracting Services?*

TM Source Building Group, Inc. has been in business for thirteen (13) years.

b. *How Many Years Has Your Organization Been in Business Under Its Present Business Name?*

TM Source Building Group, Inc. has performed services under its present name for thirteen (13) years.

c. *Under What Former Names Has Your Organization Been Operated?*

TM Source Building Group, Inc. has always operated under its current name.

d. *If Your Organization Is A Corporation:*

- Date of Incorporation: 6/7/2012
- State of Incorporation: Texas
- President's Name: Trelaine Mapp
- Vice President's Name:
- Secretary's Name:
- Treasurer's Name:

g. *If The Form Of Your Organization Is Other Than Listed Above, Please Name It And The Principals:*

- N/A

LICENSING

a. *List Jurisdictions And Trade Categories In Which Your Organization Is Legally Qualified To Do Business, And Indicate Registration Or License Numbers, If Applicable:*

As a Construction Manager/General Contractor, TM Source Building Group, Inc. is not required to possess a license in the state of Texas. However, TM Source Building Group, Inc is registered as a General Contractor with the following State of Texas Municipalities:

- Dallas
- Fort Worth
- North Richland Hills
- Plano
- Irving
- Frisco
- Mansfield
- Midlothian
- Arlington
- McKinney
- Allen
- Waco
- Celina
- Sherman
- Duncanville

b. *List jurisdictions in which your organization's partnership or trade name is filed:*

- N/A

ENTITY INFORMATION

SOURCE BUILDING GROUP | QUALIFICATION STATEMENT

EXPERIENCE

- a.** *List the categories of work that your organization normally performs with its own forces:*
- Rough Carpentry
 - Concrete Flatwork
 - Doors / Frames / Hardware
- b.** *Claims and suits. (If the answer to any of the questions below is yes, please attach details)*
- Has your organization ever failed to complete any work awarded to it?
 - No
 - Are there any judgements, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?
 - There are no judgements, claims, arbitration proceedings and/or suits outstanding or pending against the TM Source Building Group, Inc. organization and/or its Officers.
 - Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years?
 - No
- c.** *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? No (If the answer is yes, please attach details.)*
- N/A
- d.** *On a separate sheet, list major construction projects your organization has in progress, giving the name of the project, owner, architect, contract amount, and scheduled completion date.*
- See attached projects in progress
- e.** *State total worth of work in progress and under contract.*
- The total worth of projects current is over \$385,000,000 as of the first quarter of 2025. This includes joint ventures.
- f.** *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, and date of completion.*
- See attached list of projects in completed within the last five (5) years.
- g.** *State average annual amount of construction work performed during the past five years:*
- The average amount of construction performed in the last five years equals \$45,000,000 per year with 2024 being the highest in revenue of \$28,000,000 with positive gross margin.

current projects

MOVING YOUR VISION CLOSER TO REALITY





METROCARE HEALTH INNOVATION CENTER

Dallas, Texas



Build: New Construction

Role: Construction Manager at Risk

Square Feet: 45,300 / 258,700

CLIENT:

Metrocare Services
Spinelli Construction Services - PM Brenda Spinelli
Phone: 214.743.1200 / 214.293.7934
Address:
1345 RiverBend Dr., Suite 200
Dallas, TX 75247

ARCHITECT:

Kirksey Architecture
Phone: 214.522.1100
Address:
1506 Griffin St. West
Dallas, TX 75215

*Partnered with Whiting-Turner

Original/Final Cost:	\$19,869,961
Length of Relationship:	5 years
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Percent Complete:	57%
Date Completed:	September 2025



MetroCare is Dallas County's largest provider of behavioral health and developmental disabilities services. Source Building Group is serving as Construction Manager at Risk (CMAR) for this project which consists of expanding the facilities by redeveloping its current ten-acre campus. It adds a new one-story 45,300 square feet clinic that will include behavioral health service departments for patients of all ages. The redevelopment project will also include a new 258,700 square feet client services building comprised of two levels of Class A administrative office space, a commercial kitchen and wellness center above a mixed-use podium that will include parking garage and some additional complimentary client services.

The Clinic Building will be designed to achieve LEED Gold Certification and the Client Services Building is designed to achieve LEED Platinum Certification. Photovoltaic panels, electric car charging stations daylighting and energy-efficient glazing are some of the key sustainable features incorporated into this project.



TEXAS A&M UNIVERSITY LAW AND EDUCATION

Fort Worth, Texas



Build: New Construction

Role: Construction Manager at Risk

Square Feet: 240,000

CLIENT:

Texas A&M University System / Brett McCully
Phone: 972.845.3211
Address:
301 Tarrow Street, 2nd Floor
College Station, TX 77840

ARCHITECT:

Stantec Architecture / Cynthia LaDelle
Phone: 713.548.5812 / 713.548.5700
Address:
910 Louisiana Street, Suite 2600
Houston, TX 77002

*Tri-Venture Turner-Carcon-Source

Original/Final Cost:	\$185,000,000
(24.5% Tri-Venture Partner)	
Length of Relationship:	5 years
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Percent Complete:	45%
Date Completed:	May 2026



The new Texas A&M University Law and Education Building will be a great addition to the City of Fort Worth's downtown landscape. It is the first of a planned three to four building campus expansion into the downtown area that will enhance the footprint of university while also ever-changing the skyline of the city. The eight-story facility will offer a variety of academic programs that includes law, engineering, medical technology, nursing, and additionally feature other workforce training and development programs that are region specific. Stantec will serve as the architect of record for the Law and Education Building and provide lab planning services on the project in partnership with the design architect, Pelli Clarke & Partners.

The construction management teams are Turner Construction Co., CARCON Industries, Source Building Group Inc. and Dikita Enterprises.



UT SOUTHWESTERN PSYCHIATRIC HOSPITAL

Dallas, Texas



Build: New Construction

Role: Construction Manager at Risk

Square Feet: 349,158 / 285,265

CLIENT:

UT Southwestern Medical Center
Phone: 214.645.8300
Address:
5323 Harry Hines Blvd.,
Dallas, TX 75390

ARCHITECT:

HKS / Heather Crosswhite
Phone: 214.969.5599 / 214.969.3072

*Partnered with Whiting-Turner

Original/Final Cost:	\$34,345,391
Length of Relationship:	5 years
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Percent Complete:	70%
Date Completed:	September 2026



Source Building Group, Inc. serves as a CMAR Partner for this project that consists of three buildings (five-story 349,158 square feet adult services, four-story 285,265 square feet children services, and a 686-space parking garage). The primary activities within the new facility are eight inpatient units (one med psych, one dual diagnosis, one forensic, two mood disorder, three psychotic), unit occupational therapy and rehab programs, administrative spaces, as well as dining and living spaces. Shared between all inpatient units are adjunctive therapy programs and spaces including multipurpose therapy supporting music therapy, art therapy, gardening (horticulture), physical education, shared community dining space, shared outdoor gardens/courtyards, chapel, and life skills therapy.

An Interventional Psychiatric service is available for use by both inpatients and as an outpatient service with an adjacent partial hospitalization program for an anticipated small outpatient service. Additional spaces are included throughout to support the UTSW Teaching and Research Programs with learning spaces as well as a centrally located education suite and research suite.



ARTHUR KRAMER ELEMENTARY SCHOOL

Dallas, Texas



Build: Renovation/New Con.

Role: General Contractor

Square Feet: 17,173 / 53,195

CLIENT:

Dallas ISD / AECOM, PM - Colt Countryman
Phone: 512.966.9283
Email: c114114@dallasisd.org
Address:
9400 North Central Expressway, Suite 800
Dallas, TX 75231

ARCHITECT:

Alta Architects / Randy Hohlaus
Phone: 210.349.1163
Address:
723 Flores
San Antonio, TX 78204

Original/Final Cost:	\$17,276,688
Length of Relationship:	5 years
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Percent Complete:	87%
Date Completed:	May 2025

Source Building Group, Inc. serves as General Contractor for this Dallas ISD project that consists of a new 17,173 square foot single-story twelve classroom school building in addition to an existing school campus with 53,195 square feet renovation. A portion of this classroom building will be constructed as 5,555 square foot tornado storm shelter. The project also includes new construction for a 4,120 square foot single-story school lobby and an administration office building addition.

The renovation work is for limited areas that include the existing school offices, school nurse area and classroom areas to bring to new school district standards specifications. This includes items such as material finishes, millwork, and other miscellaneous items. Renovation also includes updated work to selective mechanical, electrical, plumbing, and special systems. There is new site work on school campus relative to new building addition areas, new grading, new and modified accessible walkways, ADA ramps between existing and new building, new playground with relocation of existing playground equipment and two canopy frames complete. The project work also includes demolition, removal of existing portable classroom buildings and required sitework upon completion of new classroom addition.



MARTIN LUTHER KING JR. ARTS ACADEMY

Dallas, Texas



Build: Renovation/New Con.

Role: General Contractor

Square Feet: 13,500 / 12,070

CLIENT:

Dallas ISD / Aaron Johnson
Phone: 972.925.3700
Email: c0122495@dallasisd.org
Address:
9400 North Central Expressway, Suite 800
Dallas, TX 75231

Dikita - Michael Evans
Phone: 972.896.2289

ARCHITECT:

HKS / Wayne Reynaud, AIA
Phone: 214.969.5599
Address:
350 N. Saint Paul St., Suite 100
Dallas, TX 75201

Original/Final Cost:	\$15,701,344
Length of Relationship:	5 years
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	\$2,654,335
Percent Complete:	45%
Date Completed:	July 2025

Source Building Group, Inc. serves as General Contractor for this Dallas ISD project that includes a new ground-up one-story fine art addition. There is also approximately 13,500 square feet two-story academic addition which will also serve as a storm shelter for the new space and the existing school and is approximately 12,070 square feet. There is renovation work of approximately 7,870 square feet. There is a fine art addition that will be a Type IIA construction type and the academic addition that will be Type IIB. The project also includes an existing public storm drain resizing and relocation.

completed projects

FROM CONCEPT TO COMPLETION





UT SOUTHWESTERN MEDICAL CENTER AT REDBIRD

Dallas, Texas



Build: Renovation

Role: Construction Manager at Risk

Square Feet: 154,115

CLIENT:

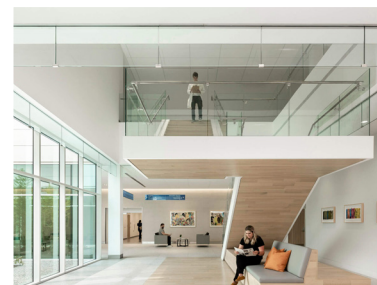
UT Southwestern
Redbird Development / Peter Brodsky
Phone: 972.338.3624
Address:
3662 W. Camp Wisdom Rd., Suite 1084
Dallas, TX 75237

ARCHITECT:

Perkins+Will / Ian Sinnett
Phone: 214.283.8700
Address:
2218 Bryan Street, Suite 200
Dallas, TX 75201

*Partnered with Whiting-Turner

Contract Amount:	\$2,627,610
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	December 2022



Red Bird Mall was once a thriving pillar of the southern Dallas community but as time passed, the mall traffic decreased as new options began to emerge in nearby cities. The SEARS building was a key anchor store during the mall's early years, but declined as well as new market options began to compete.

Healthcare needs and access in the southern Dallas sector has always been a challenge for the area. After many years of abandonment, a new vision was conceived by a developer to breathe new life into this building while also serving the community in a new way.

Source Building Group, Inc. served as the Construction Manager at Risk Partner for this UT Southwestern Medical Center at Redbird tenant finish-out. The scope of work for this project included clinic spaces, pharmacy and lab work area, endoscopy, infusion therapy and infusion healing garden, women's diagnostic imaging, offices, administration area and vehicular drop off plaza with canopy.



TEXAS INSTRUMENTS BIOMEDICAL ENGINEERING AND SCIENCE BLDG

Dallas, Texas



Build: New Construction

Role: Construction Manager at Risk

Square Feet: 118,000

CLIENT:

UT Southwestern Medical Center / Karl Schnieder
Phone: 214.846.0830
Email: karl.scheider@utsw.edu
Address:
2336 Inwood Road
Dallas, TX 75235

ARCHITECT:

Smith Group / Jared Smith
Phone: 214.559.4851
Address:
5910 North Central Expressway
Dallas, TX 75206

*Partnered with Whiting-Turner

Contract Amount:	\$90,000,000
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	August 2023



A new science, technology and capable learning environment were created to foster a new age of growth and development.

UT Southwestern, UT Dallas and Texas Instruments collaborated to create a space that will challenge the sharpest minds across the globe. The new engineering and science building was designed to build a new innovative educational environment for research that will unlock new levels of discovery. The facility will support and house the work of industry professionals and their research teams with wet and dry laboratory spaces, areas designated to promote multidisciplinary interactions, and a Biodesign Center that features a large assembly/design studio, a metal fabrication shop, and rooms for 3D printing.

Source Building Group, Inc. served as Construction Manager at Risk Partner (CMAR) for this project. The scope of work for this five-story 150,000 square foot facility consisted of creating public spaces, administration suite with shops and fabrication suite on the ground floor of the building. Second through fourth story work was designed for the research lab spaces.



SOUTH DALLAS GOVERNMENT CENTER

Dallas, Texas



Build: New Construction

Role: JV General Contractor

Square Feet: 72,895

CLIENT:

Pritchard Associates / David Glover
Phone: 469.261.1241 / 972.571.4740
Address:
2121 N. Akard Street, Suite 100
Dallas, TX 75201

ARCHITECT:

KAI Texas / Lorraine Jackson
Phone: 972.761.1718 / 214.742.0400
Address:
5010 Riverside Dr., Suite 250, Building 4
Irving, TX 75039

*Joint Venture with Satterfield & Pontikes
Construction, Inc.

Original/Final Cost:	\$22,000,000
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	February 2021



Source Building Group, Inc. served as the 60% Joint Venture General Contractor in delivering the 72,895 square feet new facility. Spanning two-stories, the building replaces three older structures and consolidates operations into one centralized location. The County Tax Office, County Constable, Veteran Affairs, Sheriff's Dispatch and Traffic Division, Dallas County Courts, and two Justice of the Peace Courts.

The LEED Silver Certified facility is designed with an abundance of amenities and essential items to ensure its occupants can be successful. The project included new cast on site concrete tilt wall exterior mixed with curtainwall and masonry. The interiors included new state of the art MEP Systems, with high end finishes and a wellness room for new mothers. Additionally, an impressive art installation has been incorporated throughout to celebrate and acknowledge civic leaders. A public walking trail also doubles as a space for peace officers to train while the new fitness and weight training room ensures officers are in optimal physical condition.



DALLAS COUNTY SHERIFF'S ACADEMY

Dallas, Texas

SHERIFF'S ACADEMY
SOUTH POLK

Build: New Construction

Role: JV General Contractor

Square Feet: 26,878

CLIENT:

Pritchard Associates / David Glover
Phone: 469.261.1241 / 972.571.4740
Address:
2121 N. Akard Street, Suite 100
Dallas, TX 75201

ARCHITECT:

KAI Texas / Lorraine Jackson
Phone: 972.761.1718 / 214.742.0400
Address:
5010 Riverside Dr., Suite 250, Building 4
Irving, TX 75039

*Joint Venture with Satterfield & Pontikes
Construction, Inc.

Original/Final Cost:	\$6,000,000
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	June 2021



With the addition of the new sheriff's training academy, Dallas' law enforcement group has a beacon for justice moving forward.

Source Building Group, Inc. served as the 60% Joint Venture General Contractor in delivering the 26,878 square feet new ground up Dallas County Sheriff's Academy. The project included new masonry exterior mixed with curtainwall and stone. The interiors include new state-of-the-art MEP Systems, with high-end finishes for Dallas County Constable Training, Sheriff's Office, Constable Office and law enforcement fitness training. The project also includes a new parking lot and radio tower.



JOHN F. KUBALA WATER TREATMENT PLANT

Arlington, Texas



Build: Renovation/New Con.

Role: General Contractor

Square Feet: 21,785 new / 14,639 reno

CLIENT:

City of Arlington / Lori Du
Phone: 817.459.6777
Address:
101 W. Abram Street
Arlington, TX 76010

ARCHITECT:

Freese & Nichols
Jacobs - John Reid
Phone: 972.739.0140 / 817.456.2032
Address:
1999 Bryan Street, Suite 1200
Dallas, TX 75201

Original/Final Cost:	\$12,378,100
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	August 2024



Source Building Group, Inc. served as General Contractor for the City of Arlington's John F. Kubala Water Treatment Plant Main Laboratory and Maintenance building's new construction and renovation project. The new construction consisted of a 21,785 square feet single-story water treatment plant laboratory and maintenance building with masonry, metal panel cladding and standing seam metal roofing. The laboratory areas included benchtops, casework, and fume hoods. The administrative areas house offices, workspaces, training rooms and other essential facilities. The maintenance bay space contains offices, open bay areas for light work and plenty of ample storage. The renovation portion of the project consisted of 14,639 square feet of existing laboratory and administrative areas that remained in operation during construction.



DFW AIRPORT INTEGRATED OPERATIONS CENTER

Fort Worth, Texas



Build: New Construction

Role: Construction Manager at Risk

Square Feet: 150,000

CLIENT:

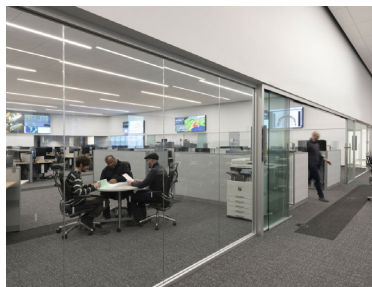
DFW International Airport
Phone: 972.973.3112

ARCHITECT:

EXP Design Group
Phone:

*Partnered with Holder Construction Company

Contract Amount:	\$31,800,000
(20% Partnered)	
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	January 2021



In order to achieve complete support for airport operations, DFW International Airport needed to have a central HUB to bring together all parties in one unique location. Source Building Group, Inc. served as the 20% Joint Venture Construction Manager at Risk (CMAR) in delivering the 40,000 square feet new ground up Integrated Operations Center. The project included a new precast exterior mixed with curtain walls. The interiors of the facility included new state-of-the-art MEP Systems, raised flooring with high end finishes for Airport Operations Monitoring. Additionally, the building was designed to withstand the winds of an EF-5 tornado which can range from (261-318mph).



AMERICAN AIRLINES INTEGRATED OPERATIONS CENTER

Fort Worth, Texas



Build: New Construction

Role: Construction Manager at Risk

Square Feet: 150,000

CLIENT:

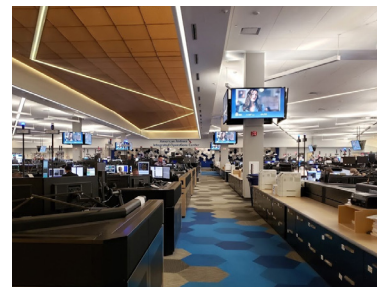
American Airlines / Holder Construction Company
Contact: Scott Breitreutz
Phone: 972.870.4290
Address:
DFW Regional Airport Board
P.O. Box D
Dallas, TX 75208

ARCHITECT:

Gensler
Phone: 214.273.1500
Address:
5000 Greenville Avenue
Dallas, TX 75206

*Partnered with Holder Construction Company

Contract Amount:	\$31,000,000
(20% Partnered)	
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	June 2021



Source Building Group, Inc. served as the Construction Manager at Risk (CMAR) partner for the interior buildout for the new American Airlines Robert W. Baker Integrated Operations Center. The 150,000 square foot facility is a major component in the headquarters expansion project for the airlines as it houses 1,600 employees and contains all global flight operations for American Airlines and US Airways.

The building was designed to withstand the winds of an EF-3 tornado which can range from (165-185mph). Work included new office administration spaces, executive spaces, a state-of-the-art cafeteria and a new parking garage.



CAREER INSTITUTE NORTH

Dallas, Texas



Build: Renovation/New Con.

Role: JV General Contractor

Square Feet: 55,000 / 110,000

CLIENT:

Dallas ISD / AECOM, PM - Veronica Harris
Phone: 512.674.1634
Address:
2517 S. Ervay Street
Dallas, TX 75251

ARCHITECT:

WRA Architects / Donovan Howard & Lindsey
Freund
Phone: 214.750.0077
Address:
12377 Merit Drive
Dallas, TX 75251

*Joint Venture with Turner Construction

Contract Amount:	\$60,640,184
(25% JV Partner)	
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	August 2023



The October 2019 storms brought tornado damage that left the original Walnut Hill Elementary School damaged and not suitable for use as a learning environment. Source Building Group, Inc. served on this joint venture project that consisted of the renovation of the existing structure of approximately 55,000 square feet and the addition of 110,000 square feet of new construction. The result is a new state-of-the-art 9-12 grade innovative technology center for Dallas Independent Schools renamed as the Career Institute North. The facility now offers and prepares students for exciting in-demand careers ranging from aviation and construction to healthcare and transportation.



PAUL LAWRENCE DUNBAR YOUNG MEN'S LEADERSHIP ACADEMY

Fort Worth, Texas



Build: Renovation/New Con.

Role: Construction Manager at Risk

Square Feet: 110,000

CLIENT:

Fort Worth ISD / Proceso-Bryan Johnson
Phone: 817.726.3664
Address:
3150 McCart Avenue, Suite 247
Fort Worth, TX 76110

ARCHITECT:

KAI Texas
Phone: 214.742.0400
Address:
5010 Riverside Dr., Suite 250, Building 4
Irving, TX 75039

*Joint Venture with Turner Construction

Contract Amount:	\$36,316,723
(25% JV Partner)	
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	March 2023



The students who attended the Young Men's Leadership Academy envisioned a new campus that prepared them for college life after graduation. With the existing structures being inadequate to provide this, industry professionals collaborated to create a new vision for the gentlemen.

Source Building Group, Inc. served as the Construction Management at Risk Joint Venture Partner for the new Fort Worth ISD Paul Lawrence Dunbar Young Men's Leadership Academy School renovations and building additions. The scope of work included construction of two additions for the new high school and competition basketball courts, a band room and robotics and engineering spaces designed to help shape the next generation of young minds as well as renovations of the existing Young Men's Leadership Academy School.



JOHN J. PERSHING ELEMENTARY SCHOOL

Dallas, Texas



Build: Renovation

Role: Construction Manager / GC

Square Feet: 56,000

CLIENT:

Dallas ISD / Paul Smith
Phone: 972.935.3700 / 214.536.3211
Address:
9400 North Central Expressway, Suite 800
Dallas, TX 75231

ARCHITECT:

AIA-Dimensions Architects / Oswaldo Cajas
Phone: 214.220.3800
Address:
8330 LBJ Freeway, Suite 495
Dallas, TX 75243

Contract Amount:	\$6,424,570
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	September 2022

Source Building Group, Inc served as the General Contractor/Construction Manager on this 56,000 square foot renovation project for Dallas ISD addition & renovation project. The scope of work included a new secure vestibule addition, new lighting and controls, MEP upgrades, new ceilings, and the painting of most classrooms. The project also included upgrades to the fire alarm and security system, a partial roof replacement, new windows, and an administration renovation.



DAVID W. CARTER HIGH SCHOOL ADDITION & RENOVATION

Dallas, Texas



Build: Renovation/New Con.

Role: JV General Contractor

Square Feet: 64,810

CLIENT:

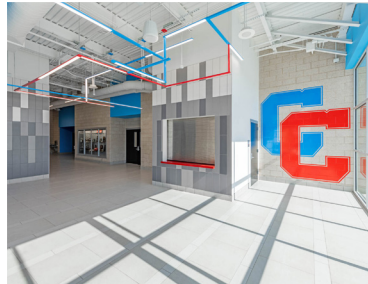
Dallas ISD / Bret Alfred
Phone: 214.938.3208 / 972.925.7200
Address:
9400 North Central Expressway, Suite 800
Dallas, TX 75231

ARCHITECT:

PBK Architects / KAI Texas - Derwin Broughton
Phone: 972.571.4740 / 214.742.0400
Address:
5010 Riverside Dr., Suite 250, Building 4
Irving, TX 75039

*Joint Venture with Satterfield & Pontikes Construction, Inc.

Contract Amount:	\$41,694,466
(40% JV Partner)	
Litigation Issues:	None
Verified Safety Violations:	None
Change Orders:	None
Date Completed:	August 2020



Phase I construction for the David W. Carter High School included key additions and renovations that were sorely needed for this facility with a vast legacy. Source Building Group, Inc. served as the 40% Joint Venture General Contractor in delivering the new additions and phased renovations at the historic high school in Dallas, Texas.

The main focus of work included a new gymnasium addition which also added a below-grade tornado shelter constructed to house the entire population of the school. The existing gym space was renovated into an auxiliary gym with athletic support space and storage spaces, and the older locker rooms were given new life as well.

Additional upgrades for the project included a fine arts addition, new office administration spaces, new science labs along with a total interior demolition and reinstallation of new MEP Systems and finishes with new landscaping for two interior courtyards of the facility.

REFERENCES / FINANCIAL

SOURCE BUILDING GROUP | QUALIFICATION STATEMENT

REFERENCES:

a. *Trade References:*

- GNS Electrical: Evelyn Gorman - 972.989.9850
- Butler and Butler Construction / Masonry: Kevin Butler - 972.872.1211
- The George D. Alan Company: John Black - 214.496.9999
- RV Plumbing LLC: Rosario Villa - 214.418.7995
- Thousand Mile South Construction Inc.: Mayolo Ortiz - 214.677.7710

b. *Bank References*

- Bode Olatunde, Branch Manager, JP Morgan Chase Bank - Euless Branch, Euless, TX - 817.685.5400
- Marc Mendez, Banking Center Manager, B1 Bank - Heath, TX - 972.752.8838

c. *Surety*

- Name of bonding company: Assured Partners, 500 N. Central Expressway, Suite 550 Plano, TX 75074
- Name of address off agent: Assured Partners, 500 N. Central Expressway, Suite 550 Plano, TX 75074 / Attention: Brady Cox - 469.263.0445

FINANCING:

a. *Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items: (2023 Reviewed Financial Statement is available upon request.)*

b. *Will the organization whose financial statement is attached act as guarantor of the contract for construction?*

- Yes, TM Source Building Group, Inc. will serve as the guarantor for construction



SIGNATURE

SOURCE BUILDING GROUP | QUALIFICATION STATEMENT



SIGNATURE: _____

NAME OF
ORGANIZATION: _____

BY: _____

TITLE: _____

DATE: _____

VERIFICATION

STATE OF TEXAS

COUNTY OF TARRANT

Before me did personally appear **TRELAINE M. MAPP**, 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 to before me on this [11th] day of June, {2025}.

NOTARY PUBLIC in and for the State of Texas:

My Commission Expires: [11-1-2028]