



# C3-LLC

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Temple, TX 76501

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CAGE: 737Z6

Clearances: TS - individual

NAICS: 236220 *Primary*  
236210  
237110  
237120  
237130  
237990  
238330  
238910  
238990  
541330

## SBA CERTIFICATIONS

- 8(a) BD Program
- SDB

# CAPABILITY STATEMENT

## BUSINESS SUMMARY

**Cueto Consulting & Construction, LLC (C3-LLC)** is a Texas based consulting and construction company. We are a Limited Liability Company founded on 12 March 2014. We are focused on providing the best quality and service with a commitment to excellence.

Our staff and subcontractors are comprised of various certified professionals and trades. We have the following certified/licensed individuals available for your requirement:

- Registered Professional Engr.,
- Civil Engineers,
- Certified Project Mngr.,
- Certified Construction Mngr.,
- Certified USACE QCM,
- Certified Safety Specialist;
- Mechanical Engineers,
- Certified HVAC Technicians,
- Master Electricians,
- RCDD Technicians,
- ACI Field Testing Technicians; and
- Master Plumbers.

C3-LLC operates a flat management structure which enables our teams to make autonomous site-based decisions to support client needs. Our approach is based on principles of trust, transparency and hard work. This independence is maintained by a framework of corporate support teams who specialize in health and safety, human resources, project management / engineering, and financial management.

C3-LLC has extensive experience working collaboratively with design build and design-bid-build projects. We have the ability and experience to identify and solve potential problems during the planning stage, which results in accurate budgets, schedules, and expectations. Our projects range from \$50,000 Task Orders to \$7,500,000 projects.

C3-LLC maintains a robust safety program as evidenced by a record of zero lost-time injuries since our inception. Further, we currently enjoy an "EMR" rating of 1.00. Our Bonding Capacity is \$5M single instance and \$10M aggregate.

## CAPABILITIES

- New Building Constr.
- A/E/P Consulting
- Design/Build Constr.
- Construction Mgmt.
- Total Site Preparation
- Site Engineering
- General Contracting
- SRM Construction
- Value Engineering
- Demolition Design
- Municipal Engineering
- Conceptual Estimates
- Design Development Consultation
- Construction Planning & Scheduling

## OFFICES

**Fort Worth Office**  
900 Larkspur Ln.  
Fort Worth TX 76112

**Temple Office**  
518 N. 5<sup>th</sup> St.  
Temple TX 76501

## CLIENT REFERENCE

- USACE Fort Worth District  
Scott W. Blank – USACE Lake Mgr.  
(512) 819-9046
- NAVFAC SE – NAS JRB Fort Worth  
Charles Thompson – Facility Manager  
(817) 782-7985
- USACE Fort Worth District  
Carl S. Oelschig – Section Chief Contracting  
(817) 886-1060
- USACE Huntsville Center  
Jeremiah Haley, USACE COR  
(256) 895.1733

## **EXPERIENCE**

### **CLIENT: USACE FORT WORTH DISTRICT**

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#### **GRANGER LAKE OFFICE COMPLEX**

**Location:** Lake Granger, TX

**Point of Contact:** Scott Blank – USACE COR  
**Scott.W.Blank@usace.army.mil**  
**512.819.9046**

**Contract No.:** W9126G-19-C-0162

C3-LLC furnished all labor, materials, tools, transportation, supplies, and equipment necessary to provide a new Granger Lake Management Office Building to replace the existing Granger Lake Management Office Building including the demolition of the existing Granger Lake Management offices including HAZMAT mitigation. The new building has six offices for approximately seven personnel, a public Lobby, secure entrance into the office space, rest rooms, a Break Room, a Copy/Printer area, a Server Room, a Mechanical Room, a Files/Maps Safe Room, a secondary Toilet Room off of the public Lobby, a Janitor's closet, and a Multi-Purpose Room that can seat 60 persons. The building structure utilizes a combination of metal studs with plywood sheathing, a wood truss roof system throughout, and a concrete foundation. Force Protection consist of bollards around the building, building setbacks from the parking areas and roads, and secure access on the interior from public to private spaces. The building includes a secure File Room that features reinforced CMU walls and a concrete ceiling located below the building's truss roof structure.

**Construction Completed:** ongoing      **Duration:** 365 days      **Construction Cost** \$ 3,306,331

#### **WATERLINE RENOVATIONS, CAPITAL REGION OFFICE (CRO)**

**Location:** Varies Central TX

**Point of Contact:** Dustin Randolph – USACE COR  
**Dustin.L.Randolph@usace.army.mil**  
**254.742.3055**

**Contract No.:** W9126G-19-C-0154

C3-LLC furnish 100% designs, permitting, final plans and specifications, and all tools, labor, equipment, and materials necessary to remove/replace wastewater lines at Lake Georgetown, and to remove/replace waterlines at Georgetown, Granger, Belton and Stillhouse Hollow Lakes in accordance with the requirements. The requirement consisted of over 21,000 LF of linework. Project includes new lift stations and 4-inch dia. Force main. Project included coordination and permitting in sensitive and environmentally restricted areas of the Edwards Aquifer.

**Construction Completed:** ongoing.      **Duration:** 420 days      **Construction Cost** \$1,985,581

#### **SEWER SYSTEM REPLACEMENT – FRIENDSHIP PARK & PROJECT OFFICE; GRANGER TX**

**Location:** Lake Granger, TX;

**Point of Contact:** Scott Blank – USACE COR  
**Scott.W.Blank@usace.army.mil**  
**512.819.9046**

**Contract No.:** W9126G-17-C-0125

C3-LLC successfully completed the design and construction of a new Sanitary Sewer Facility at Friendship Park - Lake Granger, Texas. Project consisted of the design and installation of two Lift Stations, holding tanks and a low pressure dose treatment system replacing the outdated noncompliant effluent disposal system. C3-LLC furnished all labor, tools, equipment and materials to install a replacement effluent disposal system. All work and installation were in full compliance with Williamson City County Health District (WCCHD) and Texas Commission on Environmental Quality (TCEQ) specifications and requirements.

**Construction Completed:** Mar 2019      **Duration:** 90 days      **Construction Cost** \$262,500

#### **PARKING LOT, SEPTIC SYSTEM & FENCE CONSTRUCTION PROJECT OFFICE**

**Location:** Lake Whitney, TX

**Point of Contact:** Abraham Phillips – USACE COR  
**Abraham.B.Phillips@usace.army.mil**  
**254.622.3332**

**Contract No.:** W9126G-16-C-0088

C3-LLC furnished all labor, materials, tools, transportation, supplies, and equipment necessary to provide new parking area, asphalt repair, striping, new fencing, new sanitary sewer lines and new security system for the Whitney Lake Project Office. Project included a 120 LF 8" boring under Park roadway. Prior to project commencement, C3-LLC recommended a "value engineering" change to the original design that eliminated the proposed lift station and replace it with a gravity sewer. This change saved the Government \$20,000.

**Construction Completed:** Mar 2017.      **Duration:** 120 days      **Construction Cost** \$225,000.



**CLIENT: USACE GALVESTON DISTRICT****SIMS BAYOU HIKE & BIKE TRAIL – HOUSTON TX**

Location: Houston, TX

POC: David Solomon, E.I.T. – USACE COR  
 david.a.solomon@usace.army.mil  
 409-766-3942

Contract No.: W9126G19C0003

C3-LLC provided construction services to construct 3600 LF of 10' wide concrete trail along Sims Bayou. C3-LLC furnished and installed all parts, labor, supplies, materials, tools, equipment, and supervision necessary to provide a complete and usable project.

Constr. Completed: May 2019.

Duration: 220 days

Construction Cost \$760,000

**CLIENT: USACE HUNTSVILLE CENTER****CPQC RANGE 9 & RAPPELLING TOWER IMPROVEMENTS CAMP BULLIS TX**

Location: San Antonio, TX

POC: Jerry Haley – USACE COR  
 Jeremiah.R.Haley@usace.army.mil  
 256-541-8158

Contract No.: W912DY18C0060

C3-LLC provided 100% Design and Construction Services to renovate the Combat Pistol Qualifications Course -Range 9 to modern standards. The project also included the Design and construction of an addition of new deck on Rappelling Tower construct located in Camp Bullis TX. C3-LLC furnished and installed all parts, labor, supplies, materials, tools, equipment, and supervision necessary to provide a complete and usable project.

Constr. Completed: ongoing. Duration: 280 days

Construction Cost \$1,362,786

**CLIENT: NAS JRB FT WORTH - NAVFAC SE****IDIQ – LEAD ABATEMENT & FILTER REPLACEMENT & MISC. HVAC REPAIRS**

Location: Fort Worth, TX

POC: Charles Thompson –Fac. Manager  
 charles.d.thompson@navy.mil  
 817.782.7985

Contract No.: N6945017D4404

C3-LLC manages an ongoing 5 year/\$2.5M IDIQ for misc. HVAC improvements and Lead Remediation at NAS JRB Fort Worth. This is an ongoing Task Order job. C3-LLC has completed six (6) iterations of the filter changes. One project involved the abatement and replacement of lead contaminated air filtration for the indoor small arms range. In this TO, the Range was out of service due to an out of compliance air filtration system. An unexpected troop deployment that needed to qualify on the range created a mission critical emergency. C3-LLC mobilized and was able to get one lane of the facility open within 5 days of contract. During the work other supply and disposal issues arose and were dealt with in a timely and cost-effective manner. Project was completed ahead of schedule and within budget. Troops were able to qualify and deploy.

Last Construction Completed May 2018.

Total Construction Cost To Date \$475,000

IDIQ Limits: \$2.5M / 5Yr.

**LIGHTING SYSTEM REPAIR & REPLACEMENT – MUNITIONS STORAGE AREA**

Client: NAVFAC SE - NAS JRB Fort Worth Point of Contact: Theodore Gaskin – Facility Manager

Location: Fort Worth, TX

theodore.gaskin@navy.mil  
 817.782.7198

Contract No.: MILSTRIP Task Order - PRIME: Devine Imaging

Construction Services to Replace and Repair Exterior Site Lighting within Munitions Storage Area of Naval Air Station Joint Reserve Base Fort Worth. Project included the replacement of 69 HPS light fixture with LED fixtures, the replacement of three (3) concrete light poles that had structurally failed, the renovation of all lighting controls and photometric eyes. C3-LLC received "Excellent" ratings from NAVFAC facility staff for this effort.

Construction Completed Sep 2016. Duration: 90 days

Construction Cost \$292,500.



**BLDG. 1776 EXTERIOR AND FIRE SUPPRESSION SYSTEM RENOVATIONS****Client:** NAS JRB FT WORTH – 301st Air Force Reserve**Location:** Fort Worth, TX**Contract No.:** FA6675-15-C-0009**Contracting Officer:** Robert J. Walz – CO

robert.walz.1@us.af.mil

817.782. 6195

Construction Services to Renovate the Exterior of B1776 at Naval Air Station Fort Worth Joint Reserve Base. Project included the replacement of the wood siding, roof gutters, concrete entries, site landscaping, site earthwork, exterior concrete slab, wood fence, gas pipes, exterior doors and windows, and fire suppression system. C3-LLC received “Excellent” ratings in all CPARS categories for this effort.

**Construction Completed Jan 2016. Duration: 90 days Construction Cost \$187,240.****CLIENT: US AIR FORCE 82 CONS/LGC CONTRACTING SQ****MACC SHEPPARD AFB AND ALTUS AFB****Location:** Sheppard AFB and Altus AFB**Contract No.:** FA302018D0007**POC:** Laura L. McRee – Contracting Officer

laura.mcree@us.af.mil

940- 676-5185

C3-LLC in a SBA approved Joint Venture with SMR Construction was awarded a MACC Contract including, but not limited to, the following construction disciplines/categories: Electrical, mechanical, painting, engineering/design, paving (asphaltic and concrete), Airfield renovation, roofing, structural repair, fencing installation, HVAC, and fire suppression/protection system installation. All work is executed in adherence to the contract documents and industry or regulatory standards, identified by individual Task Orders. The performance locations are Sheppard AFB and Lake Texoma Annex, TX; and, Altus AFB and Frederick Airfield OK.

**Construction Term 5 yr.****Construction Capacity \$150,000,000****REBUILD CENTRIFUGAL CHILLERS IN B604, B624, AND B884****Task Order #:** FA302019FA040

The work includes performing a complete off-line motor test before overhaul, performing condenser and evaporator tube brushing. Provide Eddy current testing to both condenser and evaporator before overhaul is performed. Vibration analysis with written report after overhaul. Pull oil and refrigerant analysis, disassemble and perform internal inspection, record tolerances and related internal parts (report any abnormal findings). Replace motor bearings, rebuild 1st and 2nd stage wearable vane parts and replace 1st stage vane operator. Perform reassembly using all new OEM O-rings and gaskets, provide a written report of work performed.

**Construction Term 120 days****Construction Cost \$561,706.42****CLIENT: US ARMY - FORT HOOD MICC****NORTH FORT HOOD REPAIR FIRE LANES****Location:** Gatesville, TX**Contract No.:** W91151-16-C-0100**POC:** Alexander Crisostomo – Ft Hood Constr. Spec.

alexander.p.crisostomo.ctr@mail.mil

254.535.0742

C3-LLC provided construction services to replace all sidewalks and fire lanes within Officer Barracks Area of North Fort Hood. Project included the replacement of 585 LF of fire lanes, 1450 LF of sidewalks, a 100 SF hardstand, 200 LF of 6” waterline and gate valve relocation. C3-LLC received “Excellent” ratings from Ft. Hood staff for this effort.

**Constr. Completed: May 2017. Duration: 120 days****Construction Cost \$497,900.**

**CLIENT: NATIONAL PARK SERVICE****WATER LINE PROJECT AT PEA RIDGE NATIONAL MILITARY PARK**

Location: Fort Smith, AR

Point of Contact: Darin Huggins – NPS COR  
darin\_huggins@nps.gov  
479.226.3713

Contract No.: P16PC00624

C3-LLC provided construction services to install 5700LF of 6" waterline, valves, fire hydrants, and appurtenances and repair the existing fire control facilities for the Visitors Center and Administrative support buildings. This project was done with Shearbilt Enterprises as our primary subcontractor. C3-LLC furnished and installed all parts, labor, supplies, materials, tools, equipment, and supervision necessary to provide a complete and usable project.

Constr. Completed: Feb 2018.

Duration: 110 days.

Construction Cost \$505,943.

**FORT SMITH NATIONAL HISTORIC SITE - REPOINT EXTERIOR AND REPAIR INTERIOR WALLS**Point of Contact: Darin Huggins – NPS COR  
darin\_huggins@nps.gov

Contract No.: P16PC00624

C3-LLC furnished all labor, materials, tools, transportation, supplies, equipment and incidentals necessary to Repoint/Tuckpoint the exterior and interior brick wall surfaces of the Historic Courthouse, and apply new plaster to the interior Courthouse wall surfaces. This project involved the repoint/tuckpoint historic masonry joints. The project was performed to prevent further deterioration of the brick facing, irrevocable decay, and to preserve the mortar integrity. The Historic Courthouse was constructed during two distinctly different time periods; a mortar analysis was required to ensure historically accurate mortar, profile, and color be matched. C3-LLC also matched interior historic plastering and specialty finishes throughout the structure.

Construction Completed Dec 2016. Duration: 60 days.

Construction Cost \$149,700

**DESIGN EXPERIENCE**

C3-LLC is a Texas registered Engineering Firm (Firm# 15956) with the ability to design projects from planning to 100% construction documents. C3-LLC has registered engineers on staff that have designed dozens of DoD and Federal projects. C3-LLC has established relationships with many design firms to provide the required disciplines to provide designs for projects with values up to \$10 M. The following projects were fully designed by C3-LLC and its staff in the past 5 years:

PROJECT	CLIENT	LOCATION	YEAR	DESIGN TYPE	VALUE
<i>Combat Pistol Qualification Course Range #9</i>	USACE Huntsville	Camp Bullis TX	2019	Design/Build: 100% Design& Construction	\$900K
<i>Rappelling Tower Addition</i>	USACE Huntsville	Camp Bullis TX	2019	Design/Build: 100% Design& Construction	\$450K
<i>Waterline &amp; Sewer Renovations, Capital Region Office (CRO)</i>	USACE Fort Worth	Varies - Central TX	2019	Design/Build: 100% Design & Permitting, Construction	\$1.99M
<i>Lake Granger – Friendship Park Sewer Improvements</i>	USACE Fort Worth	Granger Lake TX	2018	Design/Build: 100% Design & Permitting, Construction	\$237K
<i>Hood Army Airfield Pavement Rehabilitation</i>	USACE Fort Worth	Fort Hood TX	2017	100% Design	\$750K
<i>Navy Bay 5 Missile Assembly Facility</i>	USACE Fort Worth	White Sands NM	2016	Design/Build 100% Design	\$2.8M
<i>Chu SAM Kai Missile Program New Launch platforms</i>	USACE Fort Worth	White Sands NM	2015	Design/Build 100% Design	\$3.5M
<i>Joint Urban Test Capability (JUTC) Training Range Program</i>	USACE Fort Worth	White Sands NM	2015	Design/Build 100% Design	\$2.3M



## **FAST TRACK PROJECT EXECUTION**

C3-LLC is experienced in the implementation of Competent Integrated Team Approach (CITA), i.e., the sequencing of construction activities is planned and coordinated to enable some portions of the project to begin before the design has been completed on other portions of the project. The CITA management system allows accelerated delivery of projects by replacing a number of sequential relationships with parallel relationships.

This approach provides local quick response and production with additional capacity to handle multiple task orders simultaneously. Key features are:

- The Quality Management Plan.
- Cost and schedule control resulting from our deliverables is paramount to good program execution.
- Communication is frequent, structured and enhanced by IT / Connectivity.
- Task management is promoted by managers with years of experience in Multi-discipline projects.

### **The C3-LLC Management Approach**

C3-LLC has successfully developed and implemented CITA to achieve early project delivery on a multitude of projects. By using CITA, C3-LLC is able to bring together its construction management team, design professionals, and a proven complement of building trade subcontractors and effectively concentrate their efforts on a single goal: accelerated project delivery while maintaining premium quality. The CITA approach allows C3-LLC to implement innovations in project design, procurement of materials and services, schedule condensing and reduction techniques, and recent advances in control systems technology to monitor and manage all phases of the project in real time. The result is a cost-efficient, accountable construction management system with a proven record of success.

### **Characteristics of the Competent Integrated Team Approach**

1. **COMMITMENT:** First and foremost, we are builders! The C3-LLC team — from decisive, self-starting managers down to the field laborers — share a common passion: to succeed. C3-LLC's lean organization operates in a no-blame culture which aids in communication and speeds the ability to get results. Anticipation of problems, contingency planning, and delegated decision-making authority replace surprise and corporate inertia when time is of the essence.
2. **INVESTMENT:** C3-LLC's commitment to success begins with investments in its people, equipment and training. By ensuring that the right people have the right equipment and the right knowledge, C3-LLC is able to exercise greater control over its building processes and make certain that the job is done right, right from the start.
3. **TEAM:** C3-LLC has assembled a highly motivated team of multi-disciplined, technically advanced individuals that strike a balance between proficiency in the use of cutting edge building technology and years of tried and true field experience. Team members see the big picture and collaborate to achieve outlined project goals.
4. **DEFINED GOALS:** A clear focus on the adequacy of the definition of the project goals and detailed scope of work. This enables our Team to implement lessons learned into every design thereby reducing potential design delays in the field.
5. **CONTROL SYSTEMS:** C3-LLC management has adopted IT systems to provide rapid transmission of information. This provides the entire Team with budget, schedule, quality and risk analysis throughout the project life cycle. Project control is redefined from "monitoring results" to "making things happen."
6. **BENEFITS:** Aside from providing a framework for rapid project completion, other benefits of the CITA management system include avoidance of learning curve errors, achievement of superior quality control results, and the ability to draw on the expertise of suppliers/specialty contractors during the design phase. CITA allows project design and construction to be developed together and streamlines the drawing/submittal/approval/construction process. In each case, accelerated delivery allowed Owners to realize a sooner-than-expected return on investment.
7. **TRACK RECORD:** Not only has the CITA system allowed C3-LLC to exceed Owner expectations, many of these Owners continue to partner with C3-LLC on additional projects.



## SUMMARY

Over the past five (5) years, C3-LLC has successfully completed projects and/or holds contracts for the following Federal Entities:

- USACE (Fort Worth District, Galveston District, Huntsville Support Center) contracts with an aggregate value of over \$9,600,000;
- NAVFAC SE (NAS JRB Fort Worth) contracts with an aggregate value of over \$3,000,000;
- US Air Force (Sheppard AFB, Altus AFB) MACC contracts with an aggregate value of over \$150,000,000.

C3-LLC has a support structure that enables us to deliver on time with minimal changes. Our staff brings over 35 years' experience in design build management, construction management and comprehensive design of horizontal and vertical infrastructure. For the past 20 years, C3-LLC staff members have had the honor of serving and working for over five USACE Districts and the Huntsville Center. We have worked at 17 DOD installations in TX, NM, LA, AR, OK, CO, AR and CA and 2 CBP/ICE facilities in AZ and CA. Our Design/Build/Construction Management experience encompasses projects ranging from \$0.5 M to \$22M.

Our organization chart is presented in Figure 1: C3-LLC Organization Chart. We have a simple business model. We are divided into three divisions:

1. Project Management Support
2. Field Personnel Support
3. Administrative Support.

C3-LLC provides proven design and construction solutions to our Federal and Industrial clients utilizing our experience and expertise to keep your mission critical project on budget, on time, and on point to its end users. Our team fully understands that the ability to meet your needs is critical to the success of any project.

C3-LLC delivers the required disciplines and trades in a timely fashion with the highest level of technical expertise, responsiveness, and project management. We specialize in Design/Build, SRM, horizontal, and vertical construction projects. We are bonded (\$5M single/\$10M aggregate) and insured (\$2.5M GL).

Figure 1 – C3- LLC Organization Chart

