

Industrial • Commercial • Mission Critical • Healthcare • Education • Municipal • Aviation

# GEORGE WAYNE MECHANICAL

Built on Family Values. Driven by Decades of Field Experience.



[→ GWMTEXAS.COM](https://www.gwm-texas.com)



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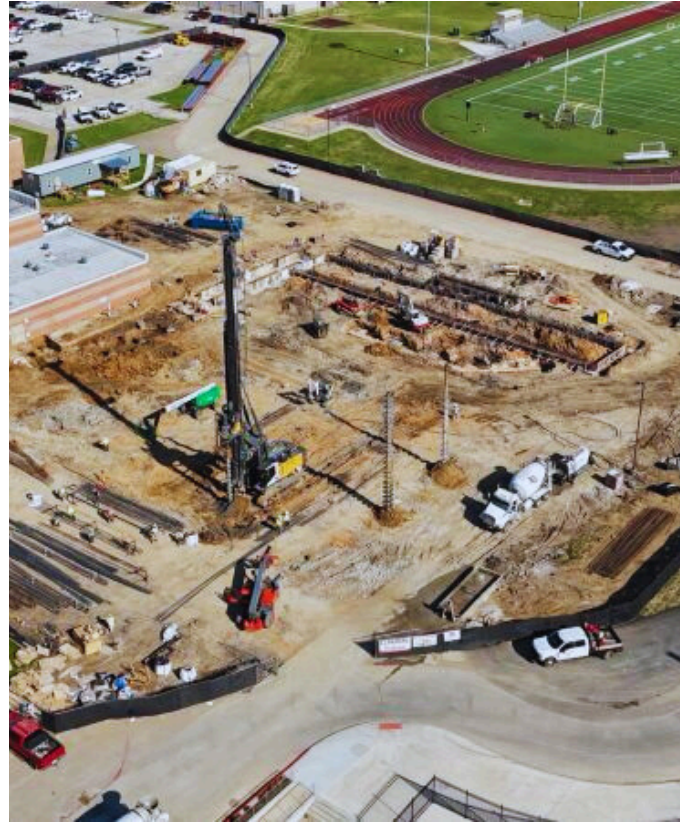
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ESTABLISHED 2016

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# GWM INTRODUCTION

George Wayne Mechanical is dedicated to providing elite Mechanical, Electrical, and Plumbing solutions that serve the long-term success of our customers, the integrity of our projects, and the advancement of our industry.





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OUR HISTORY:

## FROM THE FIELD TO THE FRONT OFFICE

The foundation of George Wayne Mechanical (GWM) was laid long before our doors opened in 2016. Our identity is rooted in a rare "dual-perspective" of the construction industry—combining the technical grit of master tradesmen with the sophisticated management of a top-tier mechanical firm.

**GWM**

Our President & Founder, Seth Farquhar, began his journey in the trades at Texas State Technical College, earning a degree in HVAC Technology. This "boots-on-the-ground" beginning ensured that the leadership of GWM possesses a fundamental understanding of mechanical systems earned through years of direct installation and troubleshooting. This field-first experience led to a tenure at Texas A&M University, where Seth studied Construction Science, followed by an invaluable career at Dynamic Systems Inc. (DSI), one of the nation's top mechanical and plumbing contractors. Today, Seth holds a State of Texas Class A HVAC License, authorizing GWM to perform unlimited tonnage and environmental air conditioning work on the most complex systems in the state.

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## OUR HISTORY:

The trajectory of GWM was solidified during a highly successful project at DFW International Airport: the Terminal D Natural Gas Installation. It was here that Seth collaborated with Kris Scarfone, who now serves as GWM's VP of Construction. Kris brings an elite level of expertise to GWM, having served in top leadership positions since 1994 for Texas's most prominent firms, including DSI, Polk, and CEC. A Master Plumber with a Medical Gas Endorsement, Kris's three decades of experience ensuring quality and safety on large-scale builds is a cornerstone of our operational excellence.

Over the years, Seth and Kris have managed specialized projects and complex equipment changeouts for industry giants like Parkland Health, Texas A&M, Toyota, HCA Healthcare, and QTS Data Centers. This era provided mastery in:



**GWM**

### **Advanced Technologies**



BIM & VDC Integration: We build digital twins to resolve thousands of "clashes" in a virtual environment before a single pipe is hung.



### **Complex Logistics: High-Risk Operations**

GWM excels in the rigorous coordination required for "always-on" and limited or restricted-access environments.



### **Specialized Environments: High-Purity & Mission Critical**

Our team is uniquely qualified for facilities with zero margin for error.



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# GUIDED BY INTEGRITY

George Wayne Mechanical was named after Seth's grandfathers. Their guiding principles being men of integrity, work ethic and putting others first remain the focal point of every GWM project today.

We believe that honesty and taking care of the client are not just business goals, but a way of life.



# THE GWM ADVANTAGE

**GWM**

02

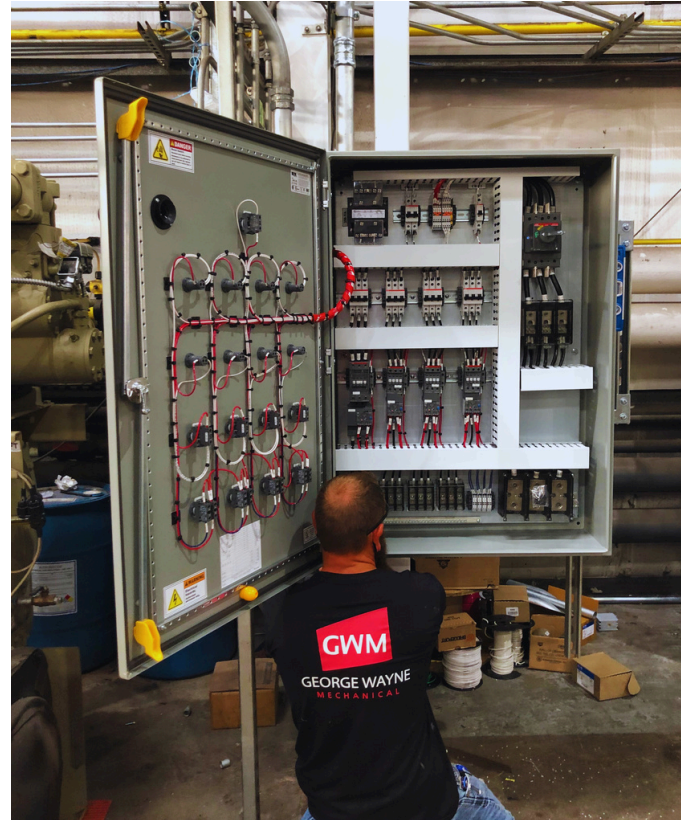
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# THE GWM ADVANTAGE

## Precision in Planning. Excellence in Execution.

At George Wayne Mechanical, our advantage is rooted in our leadership's "ground-up" tradesman experience. We don't just manage projects; we understand the mechanical, electrical, and plumbing systems from the inside out. This depth of knowledge allows us to provide a level of service that moves beyond a standard business relationship into a true project partnership.



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## **TEAM EXPERIENCE: THE TRADESMAN EDGE**

Our competitive edge is simple: we are tradesmen led by tradesmen. Our leadership and field supervisors have decades of combined experience on some of the most complex projects in Texas, from Level-1 Trauma Centers to mission-critical data centers. We recruit and retain the most talented craftsmen because they are the people responsible for installing work safely and correctly the first time.



## **BUDGETING: ACCURACY FROM DAY ONE**

Utilizing the latest estimating software, we deliver quick-turnaround, accurate budgets that owners can rely on. Because we understand the field labor and material costs intimately, we eliminate the "guesswork" that often leads to costly change orders later in the project life cycle. Our preconstruction team excels at providing high-level conceptual pricing during the earliest stages of a project. By leveraging a robust database of historical cost data from over a decade of complex builds, we can project accurate budgets based on square footage, tonnage, or bed-count benchmarks.

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## CONSTRUCTABILITY: REAL-WORLD SOLUTIONS

Long before a pipe is hung or a wire is pulled, we analyze the design for real-world application. We utilize BIM and Trimble technology to identify clashes and routing issues in the virtual world. By solving these problems in preconstruction, we ensure a seamless installation in the field.

## SCHEDULING: MISSION-CRITICAL TIMING

We understand that in facilities like hospitals and data centers, downtime is not an option. Our team is experienced in high-stakes, fast-paced shutdowns and holiday/weekend installations. We develop schedules that respect your facility's operation, ensuring we meet every milestone on time, every time.

## VALUE ENGINEERING: INTELLIGENT SAVINGS

Value Engineering isn't just about cutting costs; it's about maximizing value. We review equipment specifications and system designs to find more efficient alternatives that reduce the capital budget without sacrificing the long-term performance or "life-cycle" of the facility.



# EXPERIENCE

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George Wayne Mechanical leadership has delivered some of the most complex and mission-critical projects across the state of Texas. Our team has built a legacy of excellence encompassing next-generation hospitals, international aviation facilities, professional arenas, and high-security data centers.

The following selection of landmark projects exemplifies the ground-up experience and technical precision our team brings to every site.

Doing what we say. Delivering what you need.

**01** PROJECT  
**Wylie Water Treatment Plant Plant IV**

CONTRACT <b>\$17,400,000</b>	GENERAL CONTRACTOR <b>Archer Western</b>	LOCATION <b>Wylie, Texas</b>
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**02** PROJECT  
**QTS Data Center Phase 1**

CONTRACT <b>\$40,000,000</b>	GENERAL CONTRACTOR <b>Holder</b>	LOCATION <b>Irving, Texas</b>
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**03** PROJECT  
**HCA Medical Center ED Expansion**

CONTRACT <b>\$25,000,000</b>	GENERAL CONTRACTOR <b>DPR</b>	LOCATION <b>Fort Worth, Texas</b>
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**04** PROJECT  
**Teleperformance Data Center**

CONTRACT <b>\$5,000,000</b>	GENERAL CONTRACTOR <b>Layton</b>	LOCATION <b>Mckinney, Texas</b>
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**05** PROJECT  
**Parkland Hospital**

CONTRACT <b>\$90,000,000</b>	GENERAL CONTRACTOR <b>Balfour Beatty</b>	LOCATION <b>Dallas, Texas</b>
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# EXPERIENCE

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06 PROJECT  
**UNT Frisco**

<small>CONTRACT</small> <b>\$14,000</b>	<small>GENERAL CONTRACTOR</small> <b>Vaughn</b>	<small>LOCATION</small> <b>Mckinney, Texas</b>
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07 PROJECT  
**Kyle Field Renovations**

<small>CONTRACT</small> <b>\$67,500,000</b>	<small>GENERAL CONTRACTOR</small> <b>Manhattan/Vaughn</b>	<small>LOCATION</small> <b>Irving, Texas</b>
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08 PROJECT  
**UTD Bioengineering and Science Building**

<small>CONTRACT</small> <b>\$20,000,000</b>	<small>GENERAL CONTRACTOR</small> <b>Beck</b>	<small>LOCATION</small> <b>Richardson, Texas</b>
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09 PROJECT  
**Terminal D**

<small>CONTRACT</small> <b>\$100,000,000</b>	<small>GENERAL CONTRACTOR</small> <b>Austin Commercial</b>	<small>LOCATION</small> <b>Grapevine, Texas</b>
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10 PROJECT  
**Toyota Headquarters**

<small>CONTRACT</small> <b>\$40,000,000</b>	<small>GENERAL CONTRACTOR</small> <b>Austin Commercial</b>	<small>LOCATION</small> <b>Plano, Texas</b>
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11 PROJECT  
**American Airlines Center**

<small>CONTRACT</small> <b>\$50,000,000</b>	<small>GENERAL CONTRACTOR</small> <b>Austin Commercial</b>	<small>LOCATION</small> <b>Dallas, Texas</b>
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# 04



GEORGE WAYNE MECHANICAL

# PRECONSTRUCTION PROCESS

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At GWM, preconstruction is a proactive phase where we utilize our "Field-to-Front-Office" perspective to identify risks and capture savings early. We follow a disciplined, stage-gate process to ensure every project begins with a foundation of accuracy and clarity.

Established 2016

# 1. Conceptual & Program Level Estimating

We establish a reliable cost model during the earliest stages of project development.

- **Initial Document Review:** Our team conducts a thorough analysis of available documents to understand the unique requirements of the facility.
- **Historical Data Benchmarking:** We leverage our database of historical costs to establish a precise cost model.
- **Strategic Team Alignment:** We assign bid packages based on specific staff experience and department workload, ensuring the right technical expert is reviewing each system.
- **Client-Centric Delivery:** We prioritize understanding your specific needs and delivery dates, providing consistent follow-up to ensure you have all the data required for final decision-making.

# 2. Schematic Design & Technical QA/QC

As the design evolves, we tighten the budget and begin the constructability review.

- **Quality Assurance & Contingency:** We perform a rigorous QA/QC on schematic drawings and establish a design contingency plan to protect the project budget.
- **Value Engineering (VE) Identification:** Our leadership team identifies specific opportunities for cost savings without sacrificing system performance or life-cycle value.
- **Clarified Deliverables:** We utilize Clarified Quote Attachments (CQAs) to clearly define exactly what is provided in our deliverable, ensuring no "gray areas" during the bid.
- **Design-Build Engagement:** On Design-Build projects, we engage directly with design firms to hold consultants accountable to drawing standards and client expectations.

## 3. Early Procurement & Logistics

We mitigate the risks of today's volatile supply chain through early action.

- **Critical Partner Engagement:** We engage critical subcontractors and suppliers early (BMS Controls, Sheetmetal, Major Equipment) to secure unit pricing and market-accurate quotes.
- **Lead Time Management:** We proactively request lead times for long-lead items (Chillers, Boilers, Electrical Gear) to prevent schedule delays.
- **Operations Integration:** We provide our partners with the critical data needed to develop an accurate master schedule.
- **Site Logistics & Constructability:** Our team conducts a full constructability review, analyzing hoisting, equipment storage, trade parking, and site logistics.

## 4. Design Development & Construction Documents

- This process repeats and refines through the final design phases, ensuring that when the project moves to construction, the budget is solid, the coordination is complete, and the materials are secured.



# BONDING, BANKING & FINANCIAL STABILITY

George Wayne Mechanical maintains the financial stability and capital resources required to execute large-scale, complex projects. Our strong relationships with top-tier financial and surety institutions provide our clients with the assurance that we have the backing to support aggressive schedules and major equipment procurement.

## SURETY & BONDING CAPACITY

GWM is proud to be bonded by Granite Re, Inc., a federally approved surety rated "A+" (Superior) by A.M. Best. Our current bonding program reflects our operational stability and excellent standing within the industry.

**Single Project :** \$10,000,000

**Aggregate Bonding Lit:** \$12,000,000

**Surety Relationship:** Excellent



# BONDING, BANKING & FINANCIAL STABILITY

Our banking relationship with Pinnacle Bank has been established since 2017, providing GWM with the liquidity necessary for seamless project cash-flow management.

## Cash Reserves:

Maintained an average deposit balance in the high 6 digits and seven digit figures for 2025.

## Revolving Credit:

Established a six digit credit line to support rapid mobilization and specialized equipment changeouts.

## Account History:

No overdrafts or financial issues, reflecting a history of fiscally sound management.





# COMMITMENT TO QUALITY

At George Wayne Mechanical, we mandate safety first and foremost because every employee has the right to return home healthy to their family every night. Safety is not just a policy we follow; it is a prerequisite for how we operate in the field.

## By the Numbers:

### Our EMR History

A company's Experience Modification Rate (EMR) is a direct reflection of its safety culture and field performance. GWM is proud to maintain an EMR well below the industry standard of 1.0, demonstrating our consistent track record of accident prevention and risk management.



06

POLICY YEAR

EXPERIENCE MODIFICATION RATE (EMR)

2023 - 2024



**0.94**

2024 - 2025



**0.94**

2025 - 2026







**0.91**

GEORGE WAYNE MECHANICAL

# SAFETY CULTURE

Our safety department, led by dedicated field safety personnel, ensures that every project is executed with technical precision and zero-compromise protection.

-  **PRIOR JOB HAZARD ASSESSMENTS:**  
We conduct thorough hazard assessments on every job site before work begins.
  -  **CONTINUOUS TRAINING:**  
All field personnel receive specialized training for their specific job functions, including OSHA certifications, confined space entry, and heavy equipment operation.
  -  **SITE INSPECTIONS:**  
Our safety team conducts random, unannounced jobsite inspections to ensure 100% compliance with GWM and GC safety standards.
  -  **SAFETY INCENTIVES**  
We maintain a safety incentive program that rewards field workers for monthly and quarterly safety excellence, fostering a culture where everyone looks out for one another.
-

# COMMUNITY INVOLVEMENT

At George Wayne Mechanical, we believe that our responsibility extends beyond the jobsite. As a locally owned and operated firm, we are committed to strengthening the communities where our employees live and work. We take pride in supporting the organizations that provide vital services, education, and heritage to Johnson, Hill, and Somervell Counties.



# Investing in the Next Generation

We believe in supporting the future of our youth through active sponsorship and engagement.

- Youth Sports: **GWM** is a proud sponsor of local youth sports leagues, fostering teamwork and character in our local athletes.
- 4-H Programs: We support 4-H initiatives that develop leadership, citizenship, and life skills for young people in our rural communities.
- Education & Opportunity: We are consistent donors to Hill College's "Boots and Suits" program, which provides essential scholarships and resources for students pursuing vocational and technical careers.

# Building Stronger Communities

**GWM** partners with organizations dedicated to improving the quality of life for our neighbors.

- Habitat for Humanity: We provide support to help families achieve the dream of homeownership through safe and affordable housing.
- Salvation Army: We contribute to the ongoing mission of providing social services and emergency assistance to those in need.
- Texas Health Resource Foundation: GWM supports the foundation's mission to improve the health of the people in the communities we serve.



# Charitable Giving & Foundations

We are honored to contribute to organizations that provide hope and inspiration on a larger scale.

- Make-A-Wish Foundation: Helping to grant life-changing wishes for children with critical illnesses.
- Perot Museum: Supporting STEM education and inspiring the next generation of engineers and innovators.
- Woodbury Cemetery Association: Investing in the preservation and honor of our local history and heritage.

# Faith & Local Outreach

**GWM** is an active supporter of the First United Methodist Church in Cleburne. Through this partnership, we assist in vital local ministries, including:


- School Lunch Programs: Ensuring local students have access to nutritious meals throughout the school year.
- Jail Ministries: Supporting programs aimed at rehabilitation and spiritual guidance for those within our local justice system.




# COMPANY STRUCTURE

## Leadership & Operations


Our organizational structure is designed for "one source responsibility," minimizing risk and ensuring real-time tracking of every project's progression.



**Seth Farquhar**  
President & Preconstruction



**Kris Scarfone**  
VP of Construction



**David Wright**  
Operations Manager

## Specialized Departments

GWM utilizes a departmentalized approach to ensure expertise at every stage of the build:

### Construction

HVAC, Electrical, and Plumbing Supervision, supported by dedicated Project Management and Safety departments.

### Preconstruction

Business Development and specialized Estimating for HVAC, Plumbing, and Electrical trades.

### Technical Services

QA/QC, Service Division, and Administrative support.



# "Doing what we say. Delivering what you need."

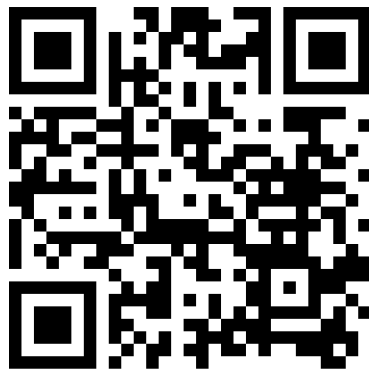


## **A LEGACY OF INTEGRITY. A FUTURE OF PRECISION.**

At GWM, our reputation is built on the belief that a contractor's word is their most valuable asset. We don't just build systems; we build trust through transparency, tradesman-led expertise, and a relentless commitment to doing the job right the first time.



**WATCH NOW**



**GEORGE WAYNE**  
MECHANICAL

**GWM**

# CONTACT US



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## **REQUEST BID**



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