

**Police Department Renovation and  
Expansion Project CMAR**

**Town of Johnstown**

**July 14, 2023**



MARK YOUNG



CONSTRUCTION

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Cover Letter





Mark Young Construction, LLC  
7200 Miller Place  
Frederick, CO 80504  
Tel: 303.776.1449  
estimating@markyoungconstruction.com

July 14, 2023

Town of Johnstown  
kwilliams@johnstownco.gov

**Subject: Request for Proposal, Police Department Renovation and Expansion Project CMAR**

Dear Brian Phillips, Kyle Williams, and Selection Committee Members:

The Town of Johnstown needs a quality remodeled police department to support the needs of your policemen and policewomen and the community they serve. This is really exciting for the Town of Johnstown and you must be diligent to ensure you obtain the most value possible for your investment. Your police department must be functional, durable, and built to stand the test of time now and into the future. **Your police officers and the community have long deserved upgraded facilities and the Mark Young Construction (MYC) team is privileged to submit our proposal to be your construction partner.** We are committed to delivering on these needs and ensuring the Town of Johnstown remodeled police department is completed as soon as possible!

Our team understands the importance of the planning, design, and construction process **while being mindful of national trends and best practices** for police department construction, standards, response times, security, accessibility, maintenance, high performance, and durability - all critical components that we have extensive experience with, ultimately resulting in efficient and economical solutions. As your partner, it is imperative that we provide creative and innovative solutions to stretch your projects' dollars and create high-performing functional departments to fit your needs.

Your projects deserve a high level of service and quality solutions. The MYC team is a relationship driven group that will concentrate on your respective operational requirements and unique site considerations. As a result, this project requires an extremely knowledgeable team who has past and **proven success working on police projects**. Working collaboratively with you and those who risk their lives to protect our community, we will successfully bring ideas and solutions that are tailored and specific to your needs and your daily routine.

We plan to approach your project with a high level of commitment, dedication, and management excellence, while offering timely and cost-effective solutions. Our team looks to support the Town of Johnstown through:

**Public Safety Experience** – MYC has served the Colorado community by **working on 3 police facilities and 16 fire station projects in the last few years**. Public Safety has become a core part of our business and we regularly engage in opportunities for continuing education regarding design and construction.

**Understanding Police Needs** – The MYC team **builds space for the hard-working police officers who protect our communities**, and we understand how important they are to everyone around them. Our goal is to build them an experience and home away from home that they can utilize day in and day out to improve the quality of life; not just for those they serve, but for police officers putting their lives on the line. We build durable surfaces, safe technology, comfortable lounge areas, and more so they can always be at their best.

**Time Sensitive** – Our team understands the significance and value police departments serve in our community. **Accordingly, it is imperative that your renovated police department opens on-time.**





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**Team Collaboration Experience** – MYC has completed 11 municipal projects with your chosen architect, D2C, including two police stations, **giving our team experience and understanding of each other’s processes and procedures in both design-build and CMaR/CMGC delivery.**

**Good Stewards to Taxpayers Dollars** – We understand this project has been a long time coming. **We are committed to keeping your budget in check while eliminating the possibility of cost overruns by being realistic with you about what your budget will allow** and engaging a subcontractor base early to find high quality yet highly competitive trade partners.

**Qualified Personnel and In-House Technical Staff** – **MYC has dedicated in-house staff** - service carpenters, a master plumber, and a master electrician – this experienced staff will serve as valuable resources to the development of cost models; ensuring the most cost effective and durable systems are being utilized and quality is not sacrificed or compromised.

**Availability** – **The MYC team has the adequate personnel, equipment, and availability to perform the work set forth in the RFP.** We will focus on ways we can expedite your projects within the time available and commit the appropriate resources to complete your project successfully.

**Financial Resources** – The **MYC team is in good standing** financially and has the resources to meet the obligations to complete this project work.

**Excellence in Safety** – As a **municipal public safety project, we understand safety is a must.** We integrate safety into everything we do at MYC and it is engrained into our culture. MYC has an excellent safety record and has won many awards over the years to showcase our safety experience including the Circle of Safety Award at the top Gold Level from Pinnacle Assurance for being in the top 1% for our safety program out of more than 55,000 Colorado companies.

The information and data submitted is true and complete to the best of our knowledge. We do not foresee any conflict of interest in partnering with you on this project and do not have exceptions to the RFP. MYC is qualified to perform the work and is committed to providing you the level of resources and skills required throughout the project for successful completion.

MYC is qualified to perform the work. We acknowledge Addendum 1, dated June 16, 2023; and Addendum 2, dated July 3, 2023.

Please contact your Project Leader and Project Manager, Duane Krueger if you have any additional questions for us at 303.776.1449 or by email at [dkrueger@markyoungconstruction.com](mailto:dkrueger@markyoungconstruction.com). We look forward to the opportunity of creating a successfully remodeled police department for the Town of Johnstown.

Sincerely,

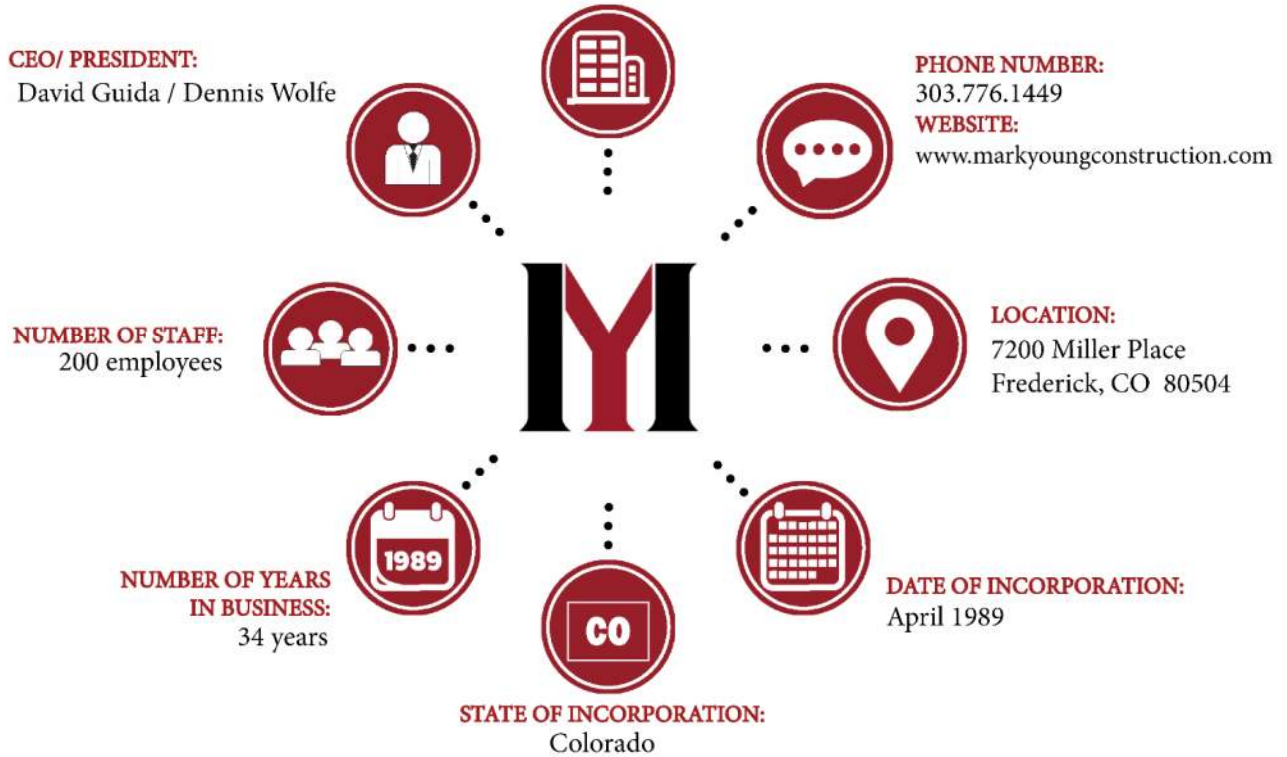
A handwritten signature in blue ink, appearing to read "Dennis Wolfe", is written over a light blue circular stamp.

Dennis Wolfe, President

Mark Young Construction, LLC

**Figure 1 – Company Information**

## Mark Young Construction, LLC



### Company Information

Mark Young Construction (MYC) is the firm’s legal name. We have not had any previous company names. We were established in April of 1989, giving us more than 34 years of experience. As previously mentioned, Duane will be the Project Manager and main point of contact for this proposal.

*“I have seldom had an opportunity to work with such an amazing team. There are good projects, and there is an occasional great project – this one falls under the latter category, in no small part due to the MYC team. The word “team” is a buzzword that is carelessly thrown around these days, but MYC really embodied it on this project. In addition to working well together, they made us all feel a part of it – united in one goal to serve and to give our very best to the task at hand.” ~ Jamie Bitler, Larson Incitti Architects*

# Project Approach and Detailed Scope of Work







# Project Approach and Detailed Scope of Work

## PROJECT ELEMENTS



**Expanding Footprints:** Growth in your department is great if you have the space to accommodate additional staff. Our team has a lot of experience with creating these seamless expansions to fit client’s needs.



**Training Space:** Training space is unique to every client but includes physical, mental, and technological. We have experience with simulator and scenario rooms, fitness areas, K-9 training, skills pads, and classrooms.



**Occupied Buildings:** MYC pays extra attention to minimal disruptions, safety, phasing, and ensuring your staff can still do their day-to-day tasks uninterrupted.



**Sally Port:** As a high security environment, having a controlled entryway is a must. MYC has implemented these security measures to enhance control and safety.



**Renovations and Upgrades:** The hardworking police staff deserve a comfortable environment to work in to keep our community safe with upgraded interiors.



**Parking Expansion:** MYC has an in-house concrete crew that can help with costs and keeping the schedule on track for any parking/concrete needs.





## PROJECT UNDERSTANDING

The Town of Johnstown is looking for a CMAR to add to the already talented project team who will be collaborative, honest, and provide valuable input to assist with schedule, value engineering/cost, phasing ideas, and sustainable elements. The project includes elements MYC is extremely familiar with. Project work includes an addition for an evidence room and additional training space and interior renovation and upgrades to provide additional functionality, efficiency, and accommodate growth as well as site/parking improvements.

This project will greatly help the staff serve the community needs once this older facility is remodeled to serve staff needs. We understand the building and site will be occupied during renovation. Our staff is prepared to coordinate work with minimal disruption to operations. MYC is excited about assisting you with project needs and providing our expertise to make these goals a reality.

## PROCUREMENT PACKAGES

We continuously update our schedule as design progresses. During that process, with input from subcontractors and suppliers, we begin to identify long lead items and corresponding release/order dates that must be met to maintain schedule and milestones. We typically recommend early work/

release items at the Design Development stage once specifications are established to sufficient detail. For this project, items such as structural steel, electrical gear, and mechanical equipment should be considered as early release items to facilitate delivery dates that are in alignment with milestones. Our included schedule dictates an early release of the structural steel package to align with construction of the training and evidence additions.

## VALUE ENGINEERING

Our vast experience in building, cost control, and contractor relationships gives us information to help provide alternative ideas while maintaining value. We understand that compromise in function and value may not be an option, but that doesn't mean you have to pay top dollar for it. Our industry is full of comparable products that provide the same value at a lower cost. We use our resources to find opportunities to present for consideration. The team compares products to find ones that fit needs while keeping cost under control. Value engineering can simplify construction, reducing chances of errors or disputes. Our plan reviewers constantly consider if specifications and plans are allowing us to perform work efficiently, while delivering a high-quality product in a timely manner. Value Engineering is part of our preconstruction process and performed as a service even when not required by budgetary constraints.



## CONSTRUCTION SEQUENCING AND MEANS AND METHODS

As depicted in our phasing plan provided in section 8, our approach is to start with both building additions concurrently along with associated site improvements prior to starting the interior renovations. Construction addition areas will be isolated from the existing facility through use of temporary walls. We plan to complete the envelope of the additions prior to removing existing exterior

walls to maintain weathertightness. Once additions are complete, we will temporarily relocate admin staff to the training addition and transfer records and evidence to the new evidence addition. Building access can be temporarily maintained through the newly expanded parking area and new West entrance doors. Once the core area re-roof and interior renovations are completed, building functions and staff will be relocated to new permanent locations.

Figure 2 – CM/GC Process

PROCESS	GOALS	RESOURCES
 <p><b>KICK-OFF / SITE WALK</b></p>	<ul style="list-style-type: none"> <li>Align goals and client expectations</li> <li>Define scope and priorities</li> <li>Define critical success factors</li> <li>Problem solve</li> <li>Community engagement</li> </ul>	<ul style="list-style-type: none"> <li>As built drawings</li> <li>Site photos</li> <li>Environmental reports</li> <li>Surveys</li> <li>Collaboration sessions</li> </ul>
 <p><b>BUDGETARY PRICING/ CONSTRUCTABILITY REVIEWS</b></p>	<ul style="list-style-type: none"> <li>Get design moving in the right direction</li> <li>Rough order magnitude pricing (option A vs B)</li> <li>Assess cost and schedule implications</li> </ul>	<ul style="list-style-type: none"> <li>Subcontractor input</li> <li>Quantity take-offs</li> <li>Unit costs</li> <li>Parametric estimates</li> <li>Bluebeam</li> </ul>
 <p><b>SUBCONTRACTOR/ VENDOR FEEDBACK</b></p>	<ul style="list-style-type: none"> <li>Ensure budgets are realistic</li> <li>Creates awareness of the project</li> <li>Helps facilitate strong participation when ready to bid</li> </ul>	<ul style="list-style-type: none"> <li>Building Connected</li> <li>Relationships</li> <li>Scheduling</li> <li>Material lead times</li> </ul>
 <p><b>TRANSITION TO CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li>Open book and fully transparent</li> <li>Reliable estimates</li> </ul>	<ul style="list-style-type: none"> <li>Same team transitioning to construction</li> <li>CMIC project software</li> <li>P2 scheduling (phased pull production)</li> <li>3D modeling</li> <li>Safety culture</li> <li>Quality control</li> </ul>





## COST MANAGEMENT/CONTROL

- Initial or schematic cost estimates are generated at schematic design by identifying size and complexity along with type of construction systems intended to be used.
- Quantity take-offs are performed to get an idea of “how much.”
- Specifications on material quality and system performance are established to set parameters for unit pricing.
- Reasonable contingencies are carried for items that lack information needed to accurately budget.
- Assumptions are documented and made clear.
- Contingencies tighten up as design progresses and answers become available and will be further reduced once GMP is established through competitive bidding on construction documents.

## SCHEDULE

MYC’s schedule narrative is located under the Project Schedule tab.

## QUALITY

Our narrative on quality is indicated in the tab Safety, Subcontractors, Construction Sequencing and Scheduling, and Quality Assurance/Quality Control.

## POTENTIAL ISSUES

The largest issues that appear to be facing most construction projects currently is the volatility of the material availability and delivery markets. That is why MYC proposes to best use the CMAR contracting method that the Town has chosen to minimize the exposure and risk. Specific issues that arise during a remodel include impact to user group, unforeseen conditions, mixing of construction and police staff traffic, and safety. By being engaged in the design

process, MYC will work hand in hand with the design team to identify as many potential stumbling points prior to work as possible. This may include exploration into existing systems during design phase, bringing subcontractors through the space early, or even some minor demolition to gain access to concealed conditions.

For traffic and safety, the main item of concern is to create clear definition of areas and to not allow mixing of traffic areas. This could be created by physical barriers such as temporary walls and fencing, or even cones and rope lines to ensure that work areas are protected and separate. This separation is critical as it can address three of the main concerns of impact, traffic, and safety. These barriers and systems will be monitored daily to ensure their effectiveness and to make any real time adjustments as required to maximize their effectiveness. Another major consideration on remodel and expansion projects is continuity of utility services, security systems, ventilation, and power. MYC will prepare for and plan all necessary shutdowns or outages during non-peak hours to ensure there is no impact on Johnstown Police operations.

## PARTNERING

MYC fully believes in partnering with the Town of Johnstown, D2C Architects, and the rest of the engineering team to ensure this project has the best opportunity for success. We are excited to work with the Town of Johnstown and form a relationship that will go from preconstruction through project closeout and beyond. We already have an excellent relationship with your chosen architect D2C. We have worked together collaboratively on multiple projects, including police facilities with a track record of on time and on budget project deliver. Please see Figure 3 on the following page.

*“Congratulations on a great job! The building looks great. It’s been a pleasure working with you. I really appreciate that you were always thinking weeks or months ahead, and we had plenty of time to react every time there was an issue. I always truly appreciate that you always came to us with a solution, not just a problem. It’s been a challenging time for our industry and your positive attitude and ability to “roll with the punches” kept the project moving, even in the face of significant challenges. I hope we’ll get to work together again in the future.”*










*~ David Brown, Project Manager, City and County of Denver*



Figure 3 – MYC/D2C Collaborative Experience

**Mark Young Construction**

**D2C ARCHITECTS**  
ARCHITECTURE | INTERIORS | SUSTAINABILITY

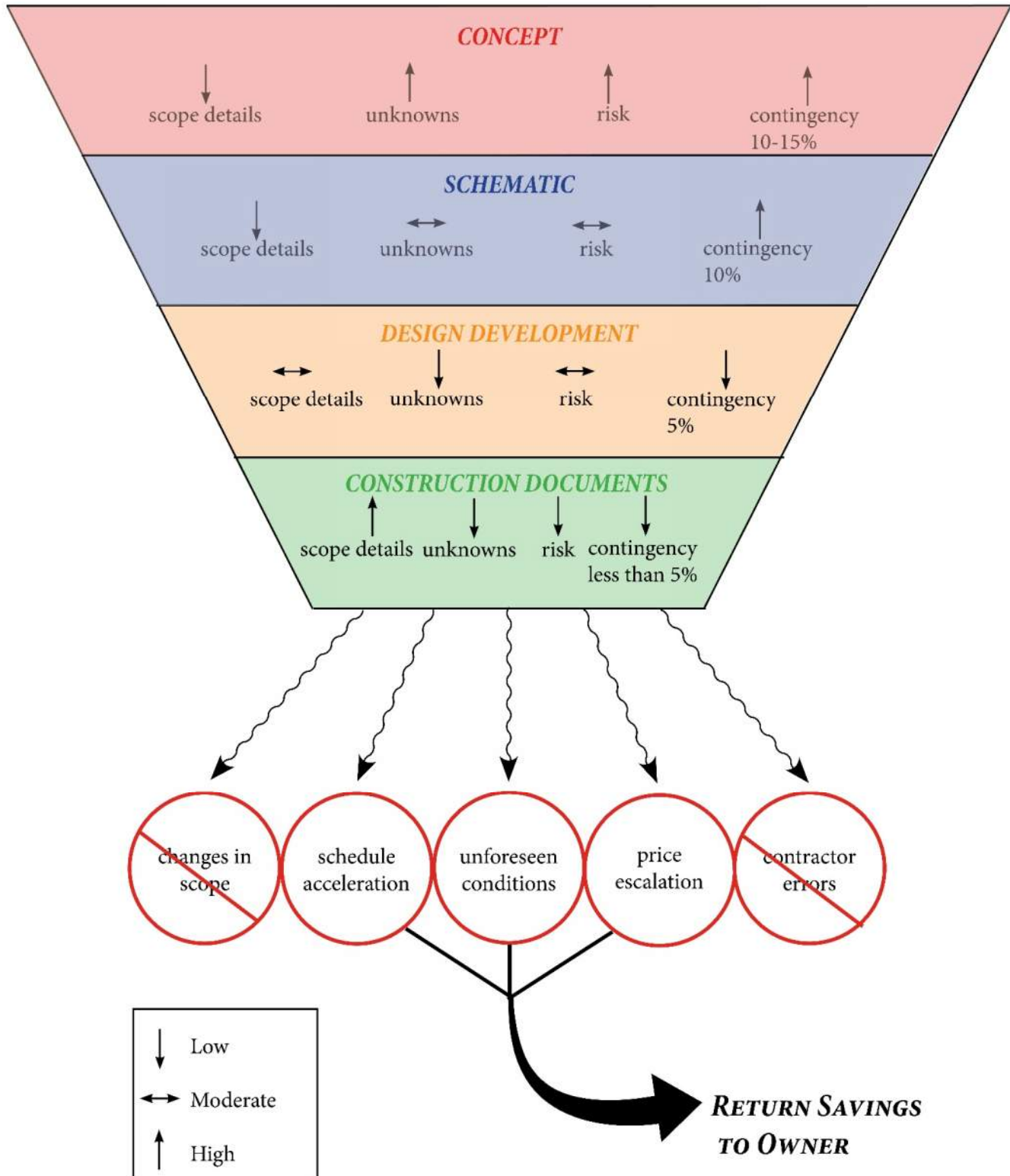
<p><b>CSU Transit Center</b></p>  <p><b>01</b></p>	<p><b>Thorncreek Golf Clubhouse</b></p>  <p><b>02</b></p>	<p><b>Aurora Police Headquarters Remodel</b></p>  <p><b>03</b></p>	<p><b>Castle Rock Public Works Additions and Expansion</b></p>  <p><b>04</b></p>
<p><b>Greeley City Center North</b></p>  <p><b>05</b></p>	<p><b>Tri-Lakes Monument FPD #1 Remodel</b></p>  <p><b>06</b></p>	<p><b>E470 Maintenance Support Site A</b></p>  <p><b>07</b></p>	<p><b>South Adams County Fire Department Fleet Maintenance Expansion</b></p>  <p><b>08</b></p>
<p><b>Thornton Police Training Facility</b></p>  <p><b>09</b></p>	<p><b>Greeley City Hall</b></p>  <p><b>10</b></p>	<p><b>Tri-State Cheyenne Facility</b></p>  <p><b>11</b></p>	<p><b>DFD 27 Soffit and Fascia Replacement</b></p>  <p><b>12</b></p>





CONTINGENCY

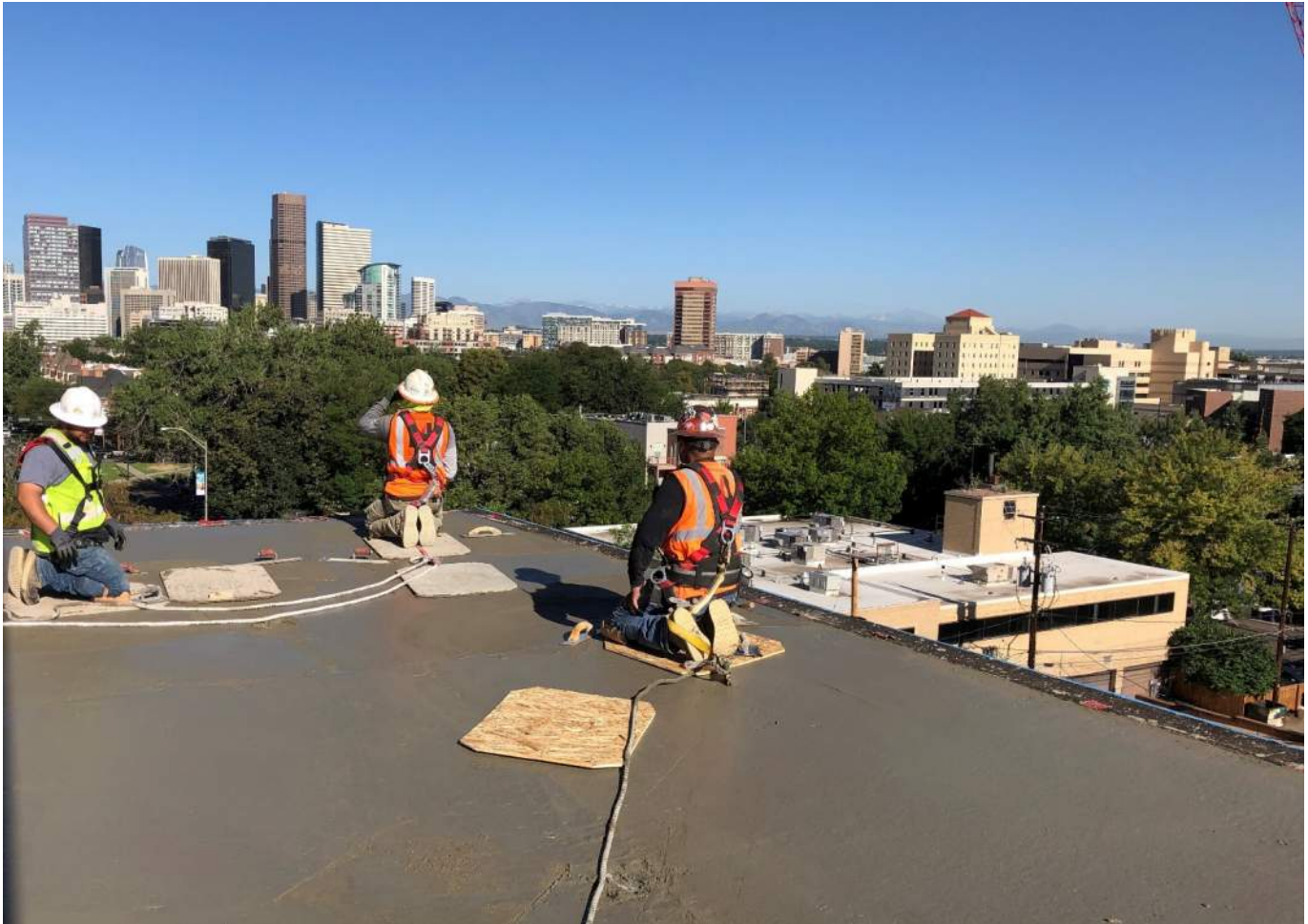
Figure 4 – Use of Bidding and Contingency Funds





## CONTRACT COMMENTS

MYC does not have any changes to the contract documents.



### SELF-PERFORMED WORK

MYC has more than 80 skilled craftsmen in a variety of trade disciplines. Our team is capable of self-performing and may propose on concrete, demolition, rough carpentry, doors and hardware, specialties, and more. Our ability to self-perform, especially concrete, has been a major component to the success of our projects because we have greater control of our schedules and can guarantee the quality of work. As with all other trades, we will obtain other competitive bids to ensure best value.

### RESOURCES AVAILABLE

As a CMAR, the greatest resource we have are the people that get the job done. It is no secret that in the current construction environment in Colorado, there is a shortage of quality, competent

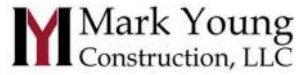
tradespeople. More and more, we find that subcontractors are being selective in the work they pursue and requesting interest from and teaming with subcontractors in the CM/GC contract delivery method, particularly early in the process, ensures they are engaged team members that bring real interest and a team member mentality into that project. We believe we are engaging the right subcontractors to develop the best team possible for the Johnstown Police Department Renovation Project and will get the best talent the market has to offer.

As for MYC, our project will be staffed with the right management team from the start. We will ensure that supporting staff (laborers/foreman) are on site to support our Superintendent and Project Engineer in the day-to-day operations.



# Cost Proposal

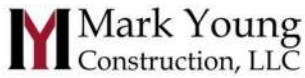




JOHNSTOWN POLICE DEPT. RENOVATION  
CONCEPT ESTIMATE

PRELIMINARY CONCEPT ESTIMATE									
DIVISION	DESCRIPTION	EVIDENCE ADDITION	TRAINING ADDITION	CORE REMODEL	SITWORK	TOTAL BASE BID	ALT - CARPORT	ALT - NEW ACCESS	TOTAL W/ALTS
1	MISC.	\$ 32,780	\$ 33,043	\$ 17,780	\$ 24,820.00	\$ 108,423	\$ 2,500.00	\$ 2,500.00	\$ 113,423
2	DEMOLITION	\$ 39,190	\$ 16,607	\$ 30,445		\$ 86,242			\$ 86,242
3	CONCRETE	\$ 51,115	\$ 31,615	\$ 625	\$ 32,044.00	\$ 115,399	\$ 20,460.00	\$ 12,840.00	\$ 148,699
4	MASONRY	\$ 130,735	\$ 55,650			\$ 186,385			\$ 186,385
5	STEEL	\$ 107,000	\$ 41,650		\$ 84,000.00	\$ 232,650	\$ 112,210.00		\$ 344,860
6	CARPENTRY	\$ 36,365	\$ 60,900	\$ 43,350		\$ 140,615			\$ 140,615
7	THERMAL & MOISTURE	\$ 78,348	\$ 135,473	\$ 126,940	\$ 60,000.00	\$ 400,761	\$ 80,150.00		\$ 480,911
8	DOORS & WINDOWS	\$ 33,600	\$ 22,470	\$ 23,600		\$ 79,670			\$ 79,670
9	FINISHES	\$ 43,297	\$ 100,512	\$ 83,965	\$ 7,200.00	\$ 234,974	\$ 9,618.00		\$ 244,592
10	SPECIALTIES	\$ 8,346				\$ 8,346			\$ 8,346
22	PLUMBING	\$ 43,775	\$ 18,275	\$ 2,750		\$ 64,800			\$ 64,800
23	MECHANICAL / HVAC	\$ 76,750	\$ 43,525	\$ 21,300		\$ 141,575			\$ 141,575
26	ELECTRICAL AND FIRE ALARM	\$ 106,275	\$ 57,745	\$ 80,940	\$ 31,000.00	\$ 275,960	\$ 32,060.00	\$ 2,500.00	\$ 310,520
27	LOW VOLTAGE	\$ 21,400	\$ 10,820	\$ 17,040		\$ 49,260			\$ 49,260
28	SECURITY & ACCESS CONTROL	\$ 38,880	\$ 12,120	\$ 25,560		\$ 76,560		\$ 3,500.00	\$ 80,060
31	EARTHWORK	\$ 21,575	\$ 16,525		\$ 40,590.50	\$ 78,691	\$ 4,500.00	\$ 8,234.00	\$ 91,425
32	SITE IMPROVEMENTS	\$ 5,710			\$ 58,950.00	\$ 64,660		\$ 20,460.00	\$ 85,120
33	UTILITIES				\$ 27,500.00	\$ 27,500			\$ 27,500
	<b>SUBTOTAL CONSTRUCTION COST</b>	<b>\$ 875,141</b>	<b>\$ 656,930</b>	<b>\$ 474,295</b>	<b>\$ 366,105</b>	<b>\$ 2,372,470</b>	<b>\$ 261,498</b>	<b>\$ 50,034</b>	<b>\$ 2,684,002</b>
	GENERAL CONDITIONS	\$ 105,000	\$ 105,000	\$ 140,000		\$ 350,000			\$ 350,000
	FEE	\$ 39,206	\$ 30,477	\$ 24,572	\$ 14,644	\$ 108,899	\$ 10,460	\$ 2,001	\$ 121,360
	CONTINGENCY	\$ 87,514	\$ 65,693	\$ 47,430	\$ 36,610	\$ 237,247	\$ 26,150	\$ 5,003	\$ 268,400
	ESCALATION	\$ 27,672	\$ 21,452	\$ 17,157	\$ 10,434	\$ 76,715	\$ 7,453	\$ 1,426	\$ 85,594
	PERMIT FEES	\$ 9,862	\$ 3,061	\$ 2,448	\$ 1,489	\$ 16,859	\$ 1,063	\$ 203	\$ 18,126
	INSURANCE & BONDS	\$ 19,923	\$ 15,832	\$ 12,662	\$ 7,700	\$ 56,118	\$ 5,500	\$ 1,052	\$ 62,670
	<b>SUBTOTAL INDIRECT COST</b>	<b>\$ 289,177</b>	<b>\$ 241,515</b>	<b>\$ 244,269</b>	<b>\$ 70,878</b>	<b>\$ 845,839</b>	<b>\$ 50,626</b>	<b>\$ 9,687</b>	<b>\$ 906,151</b>
	<b>TOTAL PROJECT COST*</b>	<b>\$ 1,164,318</b>	<b>\$ 898,445</b>	<b>\$ 718,564</b>	<b>\$ 436,982</b>	<b>\$ 3,218,309</b>	<b>\$ 312,124</b>	<b>\$ 59,721</b>	<b>\$ 3,590,153</b>
	*This budget represents a concept level estimate based on square foot costs and historical pricing from similar projects. This budget is based on initial renderings prepared by D2C Architects and includes many assumptions. Final GMP pricing will be based on competitive bidding of 90-100% complete drawings and specifications								





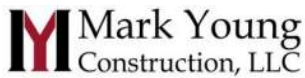
JOHNSTOWN POLICE DEPT. RENOVATION - EVIDENCE ADDITION  
CONCEPT ESTIMATE

2110 SF ADDITION  
1650 SF RENOVATION (1130 SF HEAVY)  
3760 SF

PRELIMINARY CONCEPT ESTIMATE		3760 SF					
DIVISION	DESCRIPTION	QTY	UNIT	UNIT COST		SUBTOTAL	TOTAL
1	SURVEY ALLOWANCE	1	LS	\$ 5,000.00		\$ 5,000	
1	TEMP FENCE	150	LF	\$ 10.00		\$ 1,500	
1	DUMPSTER/HAUL OFF ALLOWANCE	1	LS	\$ 5,000.00		\$ 5,000	
1	WEATHER PROTECTION ALLOWANCE	1	LS	\$ 10,000.00		\$ 10,000	
1	DAILY/FINAL CLEAN	3760	SF	\$ 3.00		\$ 11,280	
						<b>SUBTOTAL DIV 1</b>	<b>\$ 32,780</b>
2	INTERIOR DEMO	1130	SF	\$ 5.00		\$ 5,650	
2	DEMO FLOORING	1650	SF	\$ 2.00		\$ 3,300	
2	DEMO PITCHED ROOF	650	SF	\$ 15.00		\$ 9,750	
2	DEMO STRUCTURAL WALLS	56	LF	\$ 25.00		\$ 1,400	
2	DEMO WALL OPENINGS	42	SF	\$ 25.00		\$ 1,050	
2	REMOVE OH DOOR	1	EA	\$ 750.00		\$ 750	
2	TEMP PARTITIONS	35	LF	\$ 50.00		\$ 1,750	
2	DEMO EXT WALL	1036	SF	\$ 15.00		\$ 15,540	
						<b>SUBTOTAL DIV 2</b>	<b>\$ 39,190</b>
3	FOUNDATIONS - 2X3	124	LF	\$ 250.00		\$ 31,000	
3	SLAB ON GRADE	1040	SF	\$ 8.50		\$ 8,840	
3	SLAB ON GRADE -BAY	485	SF	\$ 15.00		\$ 7,275	
3	PAD FOOTINGS	2	EA	\$ 2,000.00		\$ 4,000	
						<b>SUBTOTAL DIV 3</b>	<b>\$ 51,115</b>
4	8" CMU	2114	SF	\$ 35.00		\$ 73,990	
4	8" CMU -INTERIOR	1272	SF	\$ 30.00		\$ 38,160	
4	BRICK VENEER	531	SF	\$ 35.00		\$ 18,585	
						<b>SUBTOTAL DIV 4</b>	<b>\$ 130,735</b>
5	STEEL STRUCTURE - JOIST AND DECK	2110	SF	\$ 50.00		\$ 105,500	
5	BOLLARDS	2	EA	\$ 750.00		\$ 1,500	
						<b>SUBTOTAL DIV 5</b>	<b>\$ 107,000</b>
6	BLOCKING -PARAPET	194	LF	\$ 10.00		\$ 1,940	
6	WOOD TRUSSES & DECK	1215	SF	\$ 15.00		\$ 18,225	
6	BLOCKING -CASEWORK	40	LF	\$ 5.00		\$ 200	
6	STORAGE CABINET	1	EA	\$ 2,500.00		\$ 2,500	
6	NEW LAB CASEWORK	18	LF	\$ 750.00		\$ 13,500	
						<b>SUBTOTAL DIV 6</b>	<b>\$ 36,365</b>
7	MEMBRANE ROOF ASSEMBLY	1215	SF	\$ 15.00		\$ 18,225	
7	STANDING SEAM METAL ROOF	1008	SF	\$ 25.00		\$ 25,200	
7	EIFS	1685	SF	\$ 17.50		\$ 29,488	
7	FOUNDATION INSULATION	248	SF	\$ 4.00		\$ 992	
7	DAMPROOFING	248	SF	\$ 4.00		\$ 992	
7	WEATHER BARRIER & RIGID INSULATION ABOVE GRADE	531	SF	\$ 6.50		\$ 3,452	
						<b>SUBTOTAL DIV 7</b>	<b>\$ 78,348</b>
8	DOORS & FRAMES	8	EA	\$ 2,000.00		\$ 16,000	
8	BAY DOORS	1	EA	\$ 15,000.00		\$ 15,000	
8	MIRRORS	1	EA	\$ 100.00		\$ 100	
8	EXT. STOREFRONT DOOR	1	EA	\$ 2,500.00		\$ 2,500	
						<b>SUBTOTAL DIV 8</b>	<b>\$ 33,600</b>
9	ACT	1650	SF	\$ 8.00		\$ 13,200	
9	HARDLIDS	117	SF	\$ 10.00		\$ 1,170	
9	RESILIENT FLOORING	215	SF	\$ 8.00		\$ 1,720	
9	WALK OFF MAT	117	SF	\$ 15.00		\$ 1,755	
9	PAINT CEILINGS	2110	SF	\$ 2.00		\$ 4,220	
9	PAINT WALLS	3760	SF	\$ 2.00		\$ 7,520	
9	BURNISHED CONCRETE	3428	SF	\$ 4.00		\$ 13,712	
						<b>SUBTOTAL DIV 9</b>	<b>\$ 43,297</b>
10	FRP	512	SF	\$ 8.00		\$ 4,096	
10	LOCKERS	5	EA	\$ 750.00		\$ 3,750	
10	BATH ACCESSORIES	5	EA	\$ 100.00		\$ 500	
						<b>SUBTOTAL DIV 10</b>	<b>\$ 8,346</b>
22	DWV PIPING - UG	2110	SF	\$ 3.00		\$ 6,330	
22	DWV PIPING - OH	2110	SF	\$ 3.00		\$ 6,330	
22	WATER PIPING	2110	SF	\$ 4.50		\$ 9,495	
22	SHOWER ENCLOSURES W/ CURTAIN	1	EA	\$ 5,000.00		\$ 5,000	
22	SINKS	2	EA	\$ 1,500.00		\$ 3,000	
22	FLOOR DRAINS	1	EA	\$ 500.00		\$ 500	
22	ROOF/OVERFLOW COMBOS	1	EA	\$ 3,500.00		\$ 3,500	
22	GAS PIPING	2110	SF	\$ 2.00		\$ 4,220	
22	TRENCH DRAINS (NON TRAFFIC RATED)	20	LF	\$ 250.00		\$ 5,000	
22	HOSE BIBS	1	EA	\$ 400.00		\$ 400	
						<b>SUBTOTAL DIV 22</b>	<b>\$ 43,775</b>
23	HVAC DISTRIBUTION -GRD'S (NEW)	2110	SF	\$ 10.00		\$ 21,100	
23	HVAC DISTRIBUTION -GRD'S (MODIFY)	1130	SF	\$ 5.00		\$ 5,650	
23	NEW EXHAUST FANS	1	EA	\$ 5,000.00		\$ 5,000	
23	NEW ROOFTOP UNITS	1	EA	\$ 25,000.00		\$ 25,000	
23	PLYMOVENT	1	EA	\$ 15,000.00		\$ 15,000	
23	GAS UNIT HEATERS	1	EA	\$ 5,000.00		\$ 5,000	
						<b>SUBTOTAL DIV 23</b>	<b>\$ 76,750</b>
26	FIRE ALARM - EXTEND SYSTEM	2110	SF	\$ 3.00		\$ 6,330	
26	FIRE ALARM - MODIFY SYSTEM	1130	SF	\$ 1.50		\$ 1,695	
26	LOW VOLT ROUGH INS	1130	SF	\$ 2.50		\$ 2,825	

26	LOW VOLT ROUGH INS	2110	SF	\$	5.00	\$	10,550	
26	ELECTRICAL - POWER DISTRIBUTION	2110	SF	\$	15.00	\$	31,650	
26	ELECTRICAL - POWER DISTRIBUTION	1130	SF	\$	5.00	\$	5,650	
26	ELECTRICAL - PANELS 100 AMP	1	EA	\$	5,000.00	\$	5,000	
26	ELECTRICAL - EQUIPMENT CIRCUITS	2110	SF	\$	5.00	\$	10,550	
26	LIGHTNING PROTECTION	2110	SF	\$	2.50	\$	5,275	
26	LIGHTING -RELOCATE	1130	SF	\$	5.00	\$	5,650	
26	LIGHTING -NEW	2110	SF	\$	10.00	\$	21,100	
							<b>SUBTOTAL DIV 26</b>	\$ 106,275
27	LV CABLING -MODIFY	1130	SF	\$	4.00	\$	4,520	
27	LV CABLING - NEW	2110	SF	\$	8.00	\$	16,880	
							<b>SUBTOTAL DIV 27</b>	\$ 21,400
28	SECURITY & ACCESS CONTROL	3240	SF	\$	12.00	\$	38,880	
							<b>SUBTOTAL DIV 28</b>	\$ 38,880
31	EXCAVATION AND BACKFILL -FOUNDATIONS	124	LF	\$	50.00	\$	6,200	
31	OVER-EX BUILDING PAD -2' DEEP	156	CY	\$	15.00	\$	2,340	
31	EARTHWORK MOBILIZATION	1	LS	\$	5,000.00	\$	5,000	
31	SAWCUT	130	LF	\$	5.00	\$	650	
31	DEMO EXISTING HARDSCAPES	2110	SF	\$	3.50	\$	7,385	
							<b>SUBTOTAL DIV 31</b>	\$ 21,575
32	HANGING BIKE STORAGE	1	EA	\$	1,500.00	\$	1,500	
32	CHAIN LINK FENCE GATES	4	EA	\$	500.00	\$	2,000	
32	CHAIN LINK FENCE ENCLOSURE -12' H	34	LF	\$	65.00	\$	2,210	
							<b>SUBTOTAL DIV 32</b>	\$ 5,710
	<b>SUBTOTAL CONSTRUCTION COST</b>						<b>\$ 875,141</b>	<b>\$ 875,141</b>
	GENERAL CONDITIONS	3	MO	\$	35,000.00	\$	105,000	
	FEE	4	%			\$	39,206	
	CONTINGENCY	10	%			\$	87,514	
	ESCALATION	2.5	%			\$	27,672	
	PERMIT FEES	1	LS			\$	9,862	
	INSURANCE & BONDS	1	LS			\$	19,923	
	<b>SUBTOTAL INDIRECT COST</b>						<b>\$ 289,177</b>	<b>\$ 289,177</b>
	<b>TOTAL PROJECT COST</b>							<b>\$ 1,164,318</b>
	<b>QUALIFICATIONS/FOOTNOTES</b>							
	APPLIANCES, LAUNDRY EQUIP, FURNITURE ASSUMED TO BE BY OWNER							
	ASSUMES EXISTING UTILITIES ARE ABLE TO ACCOMMODATE ADDITION							





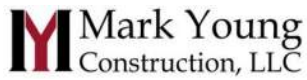
JOHNSTOWN POLICE DEPT. RENOVATION - TRAINING ADDITION  
CONCEPT ESTIMATE

1190 SF ADDITION  
2891 SF RENOVAION (325 SF HEAVY)

PRELIMINARY CONCEPT ESTIMATE		4081 SF					
DIVISION	DESCRIPTION	QTY	UNIT	UNIT COST		SUBTOTAL	TOTAL
1	SURVEY ALLOWANCE	1	LS	\$ 5,000.00		\$ 5,000	
1	TEMP FENCE	80	LF	\$ 10.00		\$ 800	
1	DUMPSTER/HAUL OFF ALLOWANCE	1	LS	\$ 5,000.00		\$ 5,000	
1	WEATHER PROTECTION ALLOWANCE	1	LS	\$ 10,000.00		\$ 10,000	
1	DAILY/FINAL CLEAN	4081	SF	\$ 3.00		\$ 12,243	
						<b>SUBTOTAL DIV 1</b>	<b>\$ 33,043</b>
2	INTERIOR DEMO	325	SF	\$ 5.00		\$ 1,625	
2	DEMO FLOORING	2891	SF	\$ 2.00		\$ 5,782	
2	TEMP PARTITIONS	28	LF	\$ 50.00		\$ 1,400	
2	DEMO EXT WALL	520	SF	\$ 15.00		\$ 7,800	
						<b>SUBTOTAL DIV 2</b>	<b>\$ 16,607</b>
3	FOUNDATIONS - 2X3	70	LF	\$ 250.00		\$ 17,500	
3	SLAB ON GRADE	1190	SF	\$ 8.50		\$ 10,115	
3	PAD FOOTINGS	2	EA	\$ 2,000.00		\$ 4,000	
						<b>SUBTOTAL DIV 3</b>	<b>\$ 31,615</b>
4	BRICK VENEER	1590	SF	\$ 35.00		\$ 55,650	
						<b>SUBTOTAL DIV 4</b>	<b>\$ 55,650</b>
5	STEEL STRUCTURE - NO JOIST AND DECK	1190	SF	\$ 35.00		\$ 41,650	
						<b>SUBTOTAL DIV 5</b>	<b>\$ 41,650</b>
6	WOOD TRUSSES & DECK	1600	SF	\$ 15.00		\$ 24,000	
6	BLOCKING -CASEWORK	130	LF	\$ 5.00		\$ 650	
6	NEW METAL CASEWORK (WEAPONS)	15	LF	\$ 750.00		\$ 11,250	
6	NEW WOOD CASEWORK (KITCHEN)	50	LF	\$ 500.00		\$ 25,000	
						<b>SUBTOTAL DIV 6</b>	<b>\$ 60,900</b>
7	REPLACE MEMBRANE ROOF ASSEMBLY	1993	SF	\$ 17.50		\$ 34,878	
7	STANDING SEAM METAL ROOF	1600	SF	\$ 25.00		\$ 40,000	
7	REPLACE STANDING SEAM METAL ROOF	1638	SF	\$ 30.00		\$ 49,140	
7	FOUNDATION INSULATION	140	SF	\$ 4.00		\$ 560	
7	DAMPROOFING	140	SF	\$ 4.00		\$ 560	
7	WEATHER BARRIER & RIGID INSULATION ABOVE GRADE	1590	SF	\$ 6.50		\$ 10,335	
						<b>SUBTOTAL DIV 7</b>	<b>\$ 135,473</b>
8	DOORS & FRAMES	4	EA	\$ 2,000.00		\$ 8,000	
8	EXT. STOREFRONT DOOR	1	EA	\$ 2,500.00		\$ 2,500	
8	EXT. STOREFRONT	126	SF	\$ 95.00		\$ 11,970	
						<b>SUBTOTAL DIV 8</b>	<b>\$ 22,470</b>
9	ACT	3991	SF	\$ 8.00		\$ 31,928	
9	PERIMETER 6" WALLS W/INSULATION & SHEATHING -25' H	70	LF	\$ 450.00		\$ 31,500	
9	DRYWALL & INSULATION -INTERIOR WALLS	65	LF	\$ 150.00		\$ 9,750	
9	RESILIENT FLOORING	337	SF	\$ 8.00		\$ 2,696	
9	CARPET	2260	SF	\$ 4.00		\$ 9,040	
9	WALL TILE	60	SF	\$ 25.00		\$ 1,500	
9	PAINT WALLS/DOORS	4081	SF	\$ 2.00		\$ 8,162	
9	BURNISHED CONCRETE	1484	SF	\$ 4.00		\$ 5,936	
						<b>SUBTOTAL DIV 9</b>	<b>\$ 100,512</b>
22	DWV PIPING - UG	1190	SF	\$ 3.00		\$ 3,570	
22	DWV PIPING - OH	1190	SF	\$ 3.00		\$ 3,570	
22	WATER PIPING	1190	SF	\$ 4.50		\$ 5,355	
22	DRINKING FOUNTAIN	1	EA	\$ 1,500.00		\$ 1,500	
22	SINKS	1	EA	\$ 1,500.00		\$ 1,500	
22	GAS PIPING	1190	SF	\$ 2.00		\$ 2,380	
22	HOSE BIBS	1	EA	\$ 400.00		\$ 400	
						<b>SUBTOTAL DIV 22</b>	<b>\$ 18,275</b>
23	HVAC DISTRIBUTION -GRD'S (NEW)	1190	SF	\$ 10.00		\$ 11,900	
23	HVAC DISTRIBUTION -GRD'S (MODIFY)	325	SF	\$ 5.00		\$ 1,625	
23	NEW EXHAUST FANS	1	EA	\$ 5,000.00		\$ 5,000	
23	NEW ROOFTOP UNITS	1	EA	\$ 25,000.00		\$ 25,000	
						<b>SUBTOTAL DIV 23</b>	<b>\$ 43,525</b>
26	FIRE ALARM - EXTEND SYSTEM	1190	SF	\$ 3.00		\$ 3,570	
26	FIRE ALARM - MODIFY SYSTEM	325	SF	\$ 1.50		\$ 488	
26	LOW VOLT ROUGH INS	325	SF	\$ 2.50		\$ 813	
26	LOW VOLT ROUGH INS	1190	SF	\$ 5.00		\$ 5,950	
26	ELECTRICAL - POWER DISTRIBUTION	1190	SF	\$ 15.00		\$ 17,850	
26	ELECTRICAL - POWER DISTRIBUTION	325	SF	\$ 5.00		\$ 1,625	
26	ELECTRICAL - PANELS 100 AMP	1	EA	\$ 5,000.00		\$ 5,000	
26	ELECTRICAL - EQUIPMENT CIRCUITS	1190	SF	\$ 5.00		\$ 5,950	
26	LIGHTNING PROTECTION	1190	SF	\$ 2.50		\$ 2,975	
26	LIGHTING -RELOCATE	325	SF	\$ 5.00		\$ 1,625	
26	LIGHTING -NEW	1190	SF	\$ 10.00		\$ 11,900	
						<b>SUBTOTAL DIV 26</b>	<b>\$ 57,745</b>
27	LV CABLING -MODIFY	325	SF	\$ 4.00		\$ 1,300	
27	LV CABLING - NEW	1190	SF	\$ 8.00		\$ 9,520	
						<b>SUBTOTAL DIV 27</b>	<b>\$ 10,820</b>
28	ACCESS CONTROL	1515	SF	\$ 8.00		\$ 12,120	
						<b>SUBTOTAL DIV 28</b>	<b>\$ 12,120</b>
31	EXCAVATION AND BACKFILL -FOUNDATIONS	70	LF	\$ 50.00		\$ 3,500	
31	OVER-EX BUILDING PAD -2' DEEP	115	CY	\$ 15.00		\$ 1,725	
31	EARTHWORK MOBILIZATION	1	LS	\$ 5,000.00		\$ 5,000	
31	SAWCUT	70	LF	\$ 5.00		\$ 350	

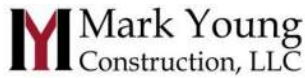
31	DEMO EXISTING HARDSCAPES	1190	SF	\$	5.00	\$	5,950	
	<b>SUBTOTAL CONSTRUCTION COST</b>							
	GENERAL CONDITIONS	3	MO	\$	35,000.00	\$	105,000	
	FEE	4	%			\$	30,477	
	CONTINGENCY	10	%			\$	65,693	
	ESCALATION	2.5	%			\$	21,452	
	PERMIT FEES	1	LS			\$	3,061	
	INSURANCE & BONDS	1	LS			\$	15,832	
	<b>SUBTOTAL INDIRECT COST</b>							
						\$	241,515	\$ 241,515
	<b>TOTAL PROJECT COST</b>							\$ 898,445
	<b>QUALIFICATIONS/FOOTNOTES</b>							
	APPLIANCES, LAUNDRY EQUIP, FURNITURE ASSUMED TO BE BY OWNER							
	ASSUMES EXISTING UTILITIES ARE ABLE TO ACCOMMODATE ADDITION							





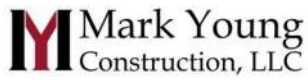
JOHNSTOWN POLICE DEPT. RENOVATION - CORE AREA  
CONCEPT ESTIMATE

PRELIMINARY CONCEPT ESTIMATE		4260 SF	RENOVATION			
DIVISION	DESCRIPTION	UNIT	UNIT COST		SUBTOTAL	TOTAL
1	DUMPSTER/HAUL OFF ALLOWANCE	1 LS	\$ 5,000.00		\$ 5,000	
1	DAILY/FINAL CLEAN	4260 SF	\$ 3.00		\$ 12,780	
					<b>SUBTOTAL DIV 1</b>	<b>\$ 17,780</b>
2	INTERIOR DEMO	4260 SF	\$ 5.00		\$ 21,300	
2	DEMO FLOORING	4260 SF	\$ 2.00		\$ 8,520	
2	DEMO SLAB FOR PLUMBING	25 SF	\$ 25.00		\$ 625	
					<b>SUBTOTAL DIV 2</b>	<b>\$ 30,445</b>
3	SLAB ON GRADE - PLUMBING TRENCH	25 SF	\$ 25.00		\$ 625	
					<b>SUBTOTAL DIV 3</b>	<b>\$ 625</b>
6	BLOCKING - CASEWORK	170 LF	\$ 5.00		\$ 850	
6	NEW WOOD CASEWORK	85 LF	\$ 500.00		\$ 42,500	
					<b>SUBTOTAL DIV 6</b>	<b>\$ 43,350</b>
7	REPLACE MEMBRANE ROOF ASSEMBLY	4420 SF	\$ 17.50		\$ 77,350	
7	REPLACE STANDING SEAM METAL ROOF	1653 SF	\$ 30.00		\$ 49,590	
					<b>SUBTOTAL DIV 7</b>	<b>\$ 126,940</b>
8	DOORS & FRAMES	10 EA	\$ 2,000.00		\$ 20,000	
8	INT. LOBBY WINDOW	60 SF	\$ 60.00		\$ 3,600	
					<b>SUBTOTAL DIV 8</b>	<b>\$ 23,600</b>
9	ACT	4260 SF	\$ 8.00		\$ 34,080	
9	DRYWALL & INSULATION -INTERIOR WALLS	158 LF	\$ 150.00		\$ 23,700	
9	CARPET	2806 SF	\$ 4.00		\$ 11,224	
9	PATCH FLOOR TILE FOR PLUMBING TRENCH	25 SF	\$ 25.00		\$ 625	
9	PAINT WALLS	4260 SF	\$ 2.00		\$ 8,520	
9	BURNISHED CONCRETE	1454 SF	\$ 4.00		\$ 5,816	
					<b>SUBTOTAL DIV 9</b>	<b>\$ 83,965</b>
22	DWV PIPING - UG	10 LF	\$ 50.00		\$ 500	
22	WATER PIPING	15 LF	\$ 50.00		\$ 750	
22	SINKS	1 EA	\$ 1,500.00		\$ 1,500	
					<b>SUBTOTAL DIV 22</b>	<b>\$ 2,750</b>
23	HVAC DISTRIBUTION -GRD'S (MODIFY)	4260 SF	\$ 5.00		\$ 21,300	
					<b>SUBTOTAL DIV 23</b>	<b>\$ 21,300</b>
26	FIRE ALARM - MODIFY SYSTEM	4260 SF	\$ 1.50		\$ 6,390	
26	LOW VOLT ROUGH INS	4260 SF	\$ 2.50		\$ 10,650	
26	ELECTRICAL - POWER DISTRIBUTION	4260 SF	\$ 5.00		\$ 21,300	
26	LIGHTING -NEW	4260 SF	\$ 10.00		\$ 42,600	
					<b>SUBTOTAL DIV 26</b>	<b>\$ 80,940</b>
27	LV CABLING -MODIFY	4260 SF	\$ 4.00		\$ 17,040	
					<b>SUBTOTAL DIV 27</b>	<b>\$ 17,040</b>
28	ACCESS CONTROL	4260 SF	\$ 6.00		\$ 25,560	
					<b>SUBTOTAL DIV 28</b>	<b>\$ 25,560</b>
	<b>SUBTOTAL CONSTRUCTION COST</b>				<b>\$ 474,295</b>	<b>\$ 474,295</b>
	GENERAL CONDITIONS	4 MO	\$ 35,000.00		\$ 140,000	
	FEE	4 %			\$ 24,572	
	CONTINGENCY	10 %			\$ 47,430	
	ESCALATION	2.5 %			\$ 17,157	
	PERMIT FEES	1 LS			\$ 2,448	
	INSURANCE & BONDS	LS			\$ 12,662	
	<b>SUBTOTAL INDIRECT COST</b>				<b>\$ 15,110</b>	<b>\$ 15,110</b>
	<b>TOTAL PROJECT COST</b>					<b>\$ 489,405</b>
	QUALIFICATIONS/FOOTNOTES					
	APPLIANCES, LAUNDRY EQUIP, FURNITURE ASSUMED TO BE BY OWNER					
	ASSUMES EXISTING HVAC EQUIPMENT AT CORE AREA TO BE RE-USED					



JOHNSTOWN POLICE DEPT. RENOVATION - EXTERIOR  
CONCEPT ESTIMATE

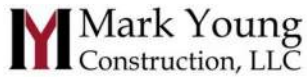
PRELIMINARY CONCEPT ESTIMATE						
DIVISION	DESCRIPTION	UNIT	UNIT COST	SUBTOTAL	TOTAL	
1	SURVEY ALLOWANCE	1 LS	\$ 5,000.00	\$ 5,000		
1	DUMPSTER/HAUL OFF ALLOWANCE	1 LS	\$ 5,000.00	\$ 5,000		
1	WEATHER PROTECTION ALLOWANCE	1 LS	\$ 10,000.00	\$ 10,000		
1	TEMP FENCE	482 LF	\$ 10.00	\$ 4,820		
				<b>SUBTOTAL DIV 1</b>	\$ 24,820	
3	CURB AND GUTTER	290 LF	\$ 30.00	\$ 8,700		
3	LIGHT POLE BASES	2 EA	\$ 1,500.00	\$ 3,000		
3	PAD FOOTINGS	7 EA	\$ 2,000.00	\$ 14,000		
3	HC RAMPS	2 EA	\$ 1,500.00	\$ 3,000		
3	SIDEWALKS	418 SF	\$ 8.00	\$ 3,344		
				<b>SUBTOTAL DIV 3</b>	\$ 32,044	
5	CANOPY STRUCTURE	2400 SF	\$ 35.00	\$ 84,000		
				<b>SUBTOTAL DIV 5</b>	\$ 84,000	
7	STANDING SEAM METAL ROOF	2400 SF	\$ 25.00	\$ 60,000		
				<b>SUBTOTAL DIV 7</b>	\$ 60,000	
9	PAINT PARKING STRUCTURE	2400 SF	\$ 3.00	\$ 7,200		
				<b>SUBTOTAL DIV 9</b>	\$ 7,200	
26	LIGHT POLES	2 EA	\$ 3,500.00	\$ 7,000		
26	LIGHTING -NEW	2400 SF	\$ 10.00	\$ 24,000		
				<b>SUBTOTAL DIV 26</b>	\$ 31,000	
31	EARTHWORK MOBILIZATION	1 LS	\$ 5,000.00	\$ 5,000		
31	CLEAR AND GRUB	4911 SF	\$ 0.50	\$ 2,456		
31	SUBGRADE PREP BELOW PAVING -1' RECONDITION	527 CY	\$ 10.00	\$ 5,270		
31	GRADE SITE	7110 SF	\$ 0.50	\$ 3,555		
31	SAWCUT	122 LF	\$ 5.00	\$ 610		
31	DEMO EXISTING HARDSCAPES	2400 SF	\$ 3.50	\$ 8,400		
31	DEMO CURB & GUTTER	360 LF	\$ 5.00	\$ 1,800		
31	EXCAVATE PAD FOOTINGS	7 EA	\$ 500.00	\$ 3,500		
31	EROSION CONTROL ALLOWANCE	1 LS	\$ 10,000.00	\$ 10,000		
				<b>SUBTOTAL DIV 31</b>	\$ 40,591	
32	NEW PAVING	790 SY	\$ 40.00	\$ 31,600		
32	STRIPING/SIGNAGE	7110 SF	\$ 0.50	\$ 3,555		
32	LANDSCAPE REPAIR	1685 SF	\$ 7.00	\$ 11,795		
32	SECURITY FENCE	120 LF	\$ 100.00	\$ 12,000		
				<b>SUBTOTAL DIV 32</b>	\$ 58,950	
33	STORM PIPING ALLOWANCE	100 LF	\$ 150.00	\$ 15,000		
33	STORM INLET ALLOWANCE	1 EA	\$ 7,500.00	\$ 7,500		
33	UTILITY MOBILIZATION	1 EA	\$ 5,000.00	\$ 5,000		
				<b>SUBTOTAL DIV 33</b>	\$ 27,500	
<b>SUBTOTAL CONSTRUCTION COST</b>				<b>\$ 366,105</b>	<b>\$ 366,105</b>	
	GENERAL CONDITIONS	6 MO		\$ -	INCL W/ ADDITIONS	
	FEE	4 %		\$ 14,644		
	CONTINGENCY	10 %		\$ 36,610		
	ESCALATION	2.5 %		\$ 10,434		
	PERMIT FEES	1 LS		\$ 1,489		
	INSURANCE & BONDS	1 LS		\$ 7,700		
<b>SUBTOTAL INDIRECT COST</b>				<b>\$ 70,878</b>	<b>\$ 70,878</b>	
<b>TOTAL PROJECT COST</b>					<b>\$ 436,982</b>	
<b>QUALIFICATIONS/FOOTNOTES</b>						
ADDITIONAL INLET ASSUMED FOR ADDED PARKING AREAS						
ASSUMES CAR-PORT CANOPIES DRAIN TO GRADE						



JOHNSTOWN POLICE DEPT. RENOVATION - CARPORT OPTION  
CONCEPT ESTIMATE

PRELIMINARY CONCEPT ESTIMATE						
DIVISION	DESCRIPTION	UNIT	UNIT COST		SUBTOTAL	TOTAL
1	SURVEY ALLOWANCE	1 LS	\$ 2,500.00		\$ 2,500	
					<b>SUBTOTAL DIV 1</b>	\$ 2,500
3	CURB AND GUTTER	82 LF	\$ 30.00		\$ 2,460	
3	PAD FOOTINGS	9 EA	\$ 2,000.00		\$ 18,000	
					<b>SUBTOTAL DIV 3</b>	\$ 20,460
5	CANOPY STRUCTURE	3206 SF	\$ 35.00		\$ 112,210	
					<b>SUBTOTAL DIV 5</b>	\$ 112,210
7	STANDING SEAM METAL ROOF	3206 SF	\$ 25.00		\$ 80,150	
					<b>SUBTOTAL DIV 7</b>	\$ 80,150
9	PAINT PARKING STRUCTURE	3206 SF	\$ 3.00		\$ 9,618	
					<b>SUBTOTAL DIV 9</b>	\$ 9,618
26	LIGHTING -NEW	3206 SF	\$ 10.00		\$ 32,060	
					<b>SUBTOTAL DIV 26</b>	\$ 32,060
31	EXCAVATE PAD FOOTINGS	9 EA	\$ 500.00		\$ 4,500	
					<b>SUBTOTAL DIV 31</b>	\$ 4,500
	<b>SUBTOTAL CONSTRUCTION COST</b>				<b>\$ 261,498</b>	<b>\$ 261,498</b>
	GENERAL CONDITIONS				\$ -	PERFORMED W/SITEWORK
	FEE	4 %			\$ 10,460	
	CONTINGENCY	10 %			\$ 26,150	
	ESCALATION	2.5 %			\$ 7,453	
	PERMIT FEES	1 LS			\$ 1,063	
	INSURANCE & BONDS	LS			\$ 5,500	
	<b>SUBTOTAL INDIRECT COST</b>				<b>\$ 50,626</b>	<b>\$ 50,626</b>
	<b>TOTAL PROJECT COST</b>					<b>\$ 312,124</b>
	<b>QUALIFICATIONS/FOOTNOTES</b>					
	ASSUMES CAR-PORT CANOPIES DRAIN TO GRADE					





JOHNSTOWN POLICE DEPT. RENOVATION -NEW ACCESS  
CONCEPT ESTIMATE

PRELIMINARY CONCEPT ESTIMATE						
DIVISION	DESCRIPTION	UNIT	UNIT COST		SUBTOTAL	TOTAL
1	SURVEY ALLOWANCE	1 LS	\$ 2,500.00		\$ 2,500	
					<b>SUBTOTAL DIV 1</b>	\$ 2,500
3	CROSSPANS	556 SF	\$ 15.00		\$ 8,340	
3	CURB & GUTTER	150 LF	\$ 30.00		\$ 4,500	
					<b>SUBTOTAL DIV 3</b>	\$ 12,840
26	ELECTRICAL - GATE POWER	1 EA	\$ 2,500.00		\$ 2,500	
					<b>SUBTOTAL DIV 26</b>	\$ 2,500
28	ACCESS CONTROL -GATE CARD READER	1 EA	\$ 3,500.00		\$ 3,500	
					<b>SUBTOTAL DIV 28</b>	\$ 3,500
31	CLEAR AND GRUB	1514 SF	\$ 0.50		\$ 757	
31	SUBGRADE PREP BELOW PAVING -2' RECONDITION	112 CY	\$ 10.00		\$ 1,120	
31	GRADE SITE	1514 SF	\$ 0.50		\$ 757	
31	DEMO CURB & GUTTER	120 LF	\$ 5.00		\$ 600	
31	TRAFFIC CONTROL ALLOWANCE	1 LS	\$ 5,000.00		\$ 5,000	
					<b>SUBTOTAL DIV 31</b>	\$ 8,234
32	NEW PAVING	106 SY	\$ 35.00		\$ 3,710	
32	LANDSCAPE REPAIR	250 SF	\$ 7.00		\$ 1,750	
32	SECURITY FENCE -AUTOMATIC GATE	1 EA	\$ 15,000.00		\$ 15,000	
					<b>SUBTOTAL DIV 32</b>	\$ 20,460
	<b>SUBTOTAL CONSTRUCTION COST</b>				<b>\$ 50,034</b>	<b>\$ 50,034</b>
	GENERAL CONDITIONS				\$ -	PERFORMED W/SITWORK
	FEE	4 %			\$ 2,001	
	CONTINGENCY	10 %			\$ 5,003	
	ESCALATION	2.5 %			\$ 1,426	
	PERMIT FEES	1 LS			\$ 203	
	INSURANCE & BONDS	1 LS			\$ 1,052	
	<b>SUBTOTAL INDIRECT COST</b>				<b>\$ 9,687</b>	<b>\$ 9,687</b>
	<b>TOTAL PROJECT COST</b>					<b>\$ 59,721</b>
	QUALIFICATIONS/FOOTNOTES					

**Preconstruction Services Proposal (Based on 22 Weeks)**



Activity	Quantity	Unit	Rate	Total
Project Manager	66	Hours	\$100.00	\$6,600
Preconstruction Manager	66	Hours	\$100.00	\$6,600
Miscellaneous Reimbursables	1	Lump Sum	\$ 1,500	\$1,500
<b>Preconstruction Total</b>				<b>\$14,700</b>

**Construction Phase General Conditions & Requirements Proposal (Based on 42 Weeks)**

Activity	Quantity	Unit	Rate	Total
Project Manager	420	Hours	\$100.00	\$42,000
Superintendent	1680	Hours	\$90.00	\$151,200
Safety	168	Hours	\$100.00	\$16,800
Project Engineer	1680	Hours	\$60.00	\$100,800
<b>Subtotal General Conditions</b>				<b>\$310,800</b>

Activity	Quantity	Unit	Rate	Total
Jobsite Office	10	Months	\$750	\$7,500
Internet & Computer	10	Months	\$300	\$3,000
Storage Container	10	Months	\$100	\$1,000
Cellular Phone	10	Months	\$300	\$3,000
Office Supplies	10	Months	\$100	\$1,000
First Aid Supplies	10	Months	\$50	\$500
Vehicle	10	Months	\$2,275	\$22,750
Drinking Water	10	Months	\$50	\$500
Fire Extinguishers	10	Months	\$25	\$250
Mobilization	1	Each	\$1,250	\$1,250
Demobilization	1	Each	\$1,250	\$1,250
<b>Subtotal General Requirements</b>				<b>\$42,000</b>
<b>General Conditions Total</b>				<b>\$352,800</b>

The following mark-ups will be applied to Construction Phase Costs:

<b>Payment &amp; Performance Bond:</b>	<b>1.00%</b>
<b>Builders Risk Insurance:</b>	<b>0.25%</b>
<b>General Liability Insurance:</b>	<b>0.55%</b>
<b>Construction Phase Fee:</b>	<b>4.00%</b>

**The following Items are assumed to be provided by the Owner or Design Team (A/E) and are excluded:**

Special Inspection or Testing Consultants	
Soils Investigations	
Geotechnical Reports	
Cost of Design & Engineering	
A/E Costs for Bid Packages	
Project Financing & Interest Costs	
Project Interim Financing Costs	
Other Costs that have not been listed	

**Costs for the following items are excluded from General Conditions or Construction Phase Fee and assumed to be reimbursed as Construction Phase Costs once scope of work is established:**

Traffic Control/Barricades	
Subcontractor Supplier Costs & Bonds	
Quality Control Testing	
Permit Fees	
Sales and Use Taxes	
Erosion Control	
Bonds & Insurance	
Equipment Rentals	
Weather Protection	
Temporary Enclosures	
Snow Removal	
Temporary Utilities -Water, Gas, Electrical	
Cleaning	
Fencing	
Dumpster / Debris Hauling	

# Certificate of Good Standing





OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that,  
according to the records of this office,

Mark Young Construction, LLC

is an entity formed or registered under the law of Delaware, has complied with all  
applicable requirements of this office, and is in good standing with this office. This entity has  
been assigned entity identification number 19891035187.

This certificate reflects facts established or disclosed by documents delivered to this office on  
paper through 06/05/2023 that have been posted, and by documents delivered to this office  
electronically through 06/06/2023 @ 13:04:52.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this  
official certificate at Denver, Colorado on 06/06/2023 @ 13:04:52 in accordance with applicable law.  
This certificate is assigned Confirmation Number 15042673.



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

*Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*

# Project Schedule





## Project Schedule

The major population growth and investment in the Colorado market has put a strain on resources. We plan to solicit as many subcontractors as possible early to ensure we choose the right fit for this project. We will make sure subcontractors are committed and use our experienced management leaders to oversee a successful outcome. Through our MYC P2 scheduling (“Predictable Production”), we take the schedule to the next step to make sure subcontractors are on point and know what they need to accomplish each day.

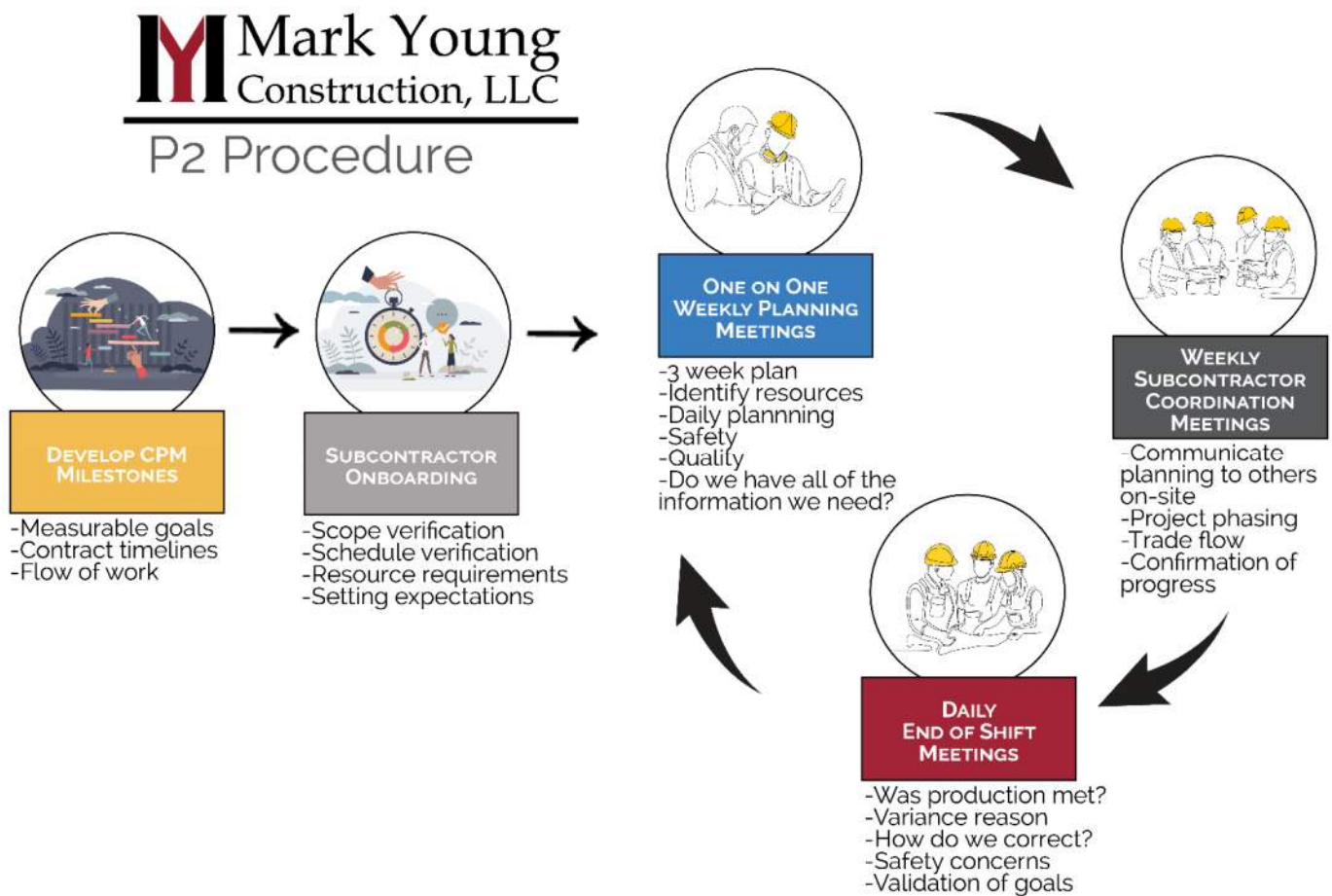
MYC’s approach to constructing the projects begins with our company’s vision: *“MYC is committed to changing how construction services are delivered. We believe it is our purpose to provide and environment in which our construction teams and partners are safe, productive, and successful. Our goal is to consistently deliver each of our projects in a predictable and reliable manner.”*

And we strive everyday towards our Production Vision: *“Every day every crew will complete its daily crew assignment and production goal effectively and efficiently without incident or defect, all within a safe working environment.”*

The two statements define our mission and goal that our teams on site work towards. Through use of our MYC P2 system of communication, transparency, and accountability on the jobsite, results on our projects are continually improving.

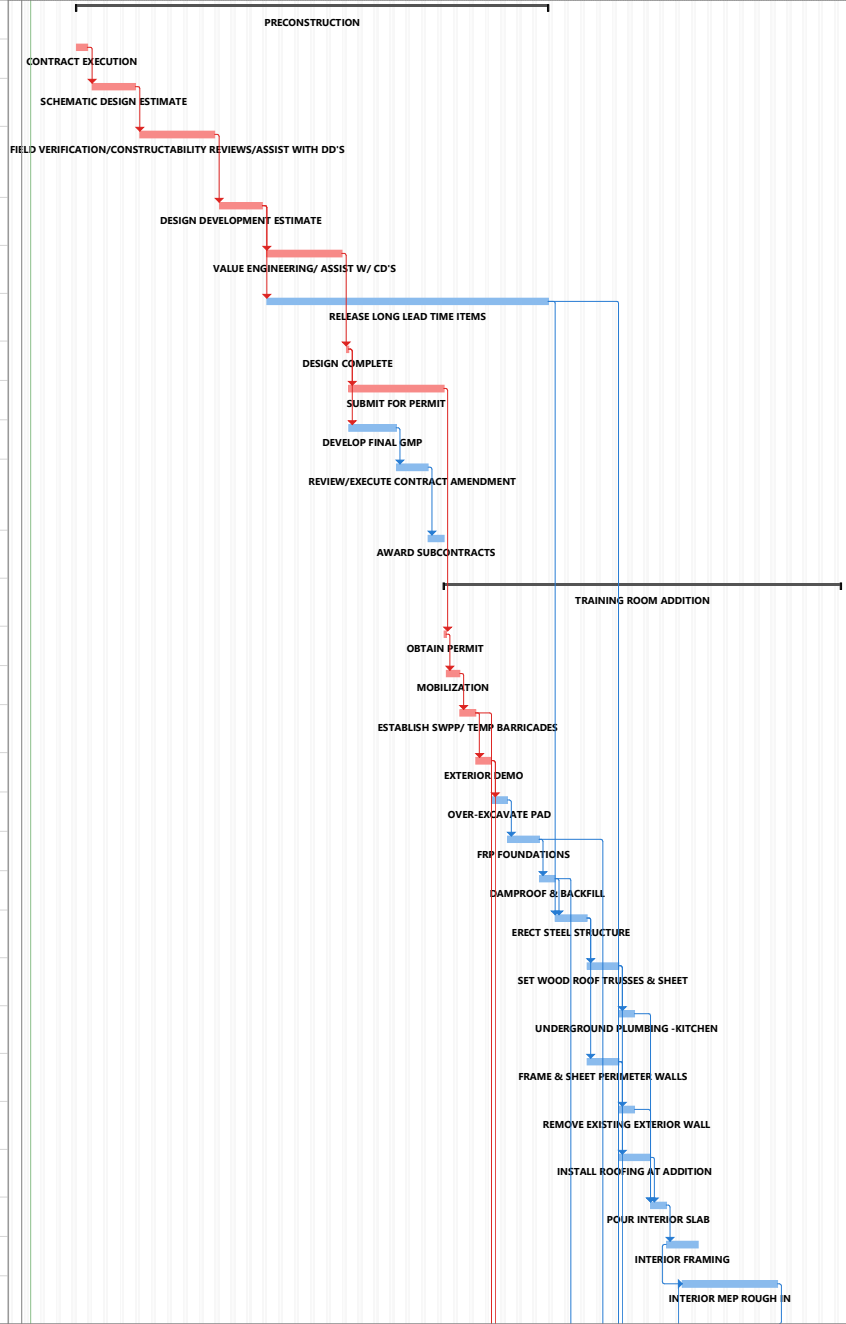
Your project is expected to **begin construction in January of 2024** and expected to be completed in **October 2024**. Our conceptual schedule is shown on the following page. We will coordinate with staff for parking, utility shutdowns, temporary partitions, and any phasing required.

Figure 5 – P2 Procedure





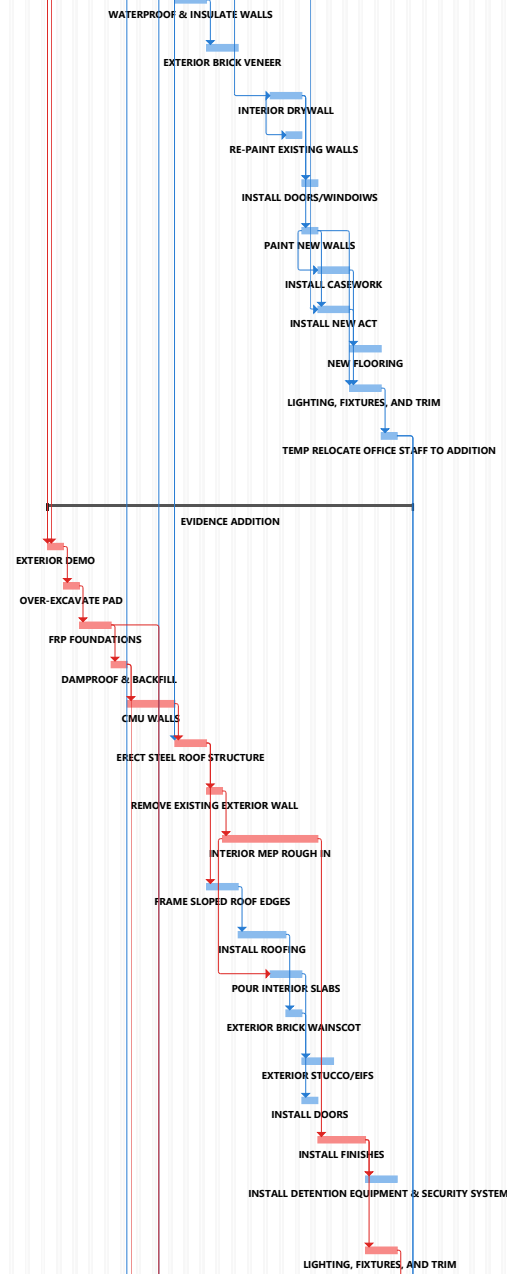
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		<b>PRECONSTRUCT</b>	<b>150 days</b>	<b>Mon 7/31/23</b>	<b>Fri 2/23/24</b>		
2		CONTRACT EXECUTION	5 days	Mon 7/31/23	Fri 8/4/23		
3		SCHEMATIC DESIGN	15 days	Mon 8/7/23	Fri 8/25/23	2	
4		FIELD VERIFICATION/REVIEWS/ASSIST WITH DD'S	25 days	Mon 8/28/23	Fri 9/29/23	3	
5		DESIGN DEVELOPMENT ESTIMATE	15 days	Mon 10/2/23	Fri 10/20/23	4	
6		VALUE ENGINEERING/ ASSIST W/ CD'S	25 days	Mon 10/23/23	Fri 11/24/23	5	
7		RELEASE LONG LEAD TIME ITEMS	90 days	Mon 10/23/23	Fri 2/23/24	5	
8		DESIGN COMPLETE	1 day	Mon 11/27/23	Mon 11/27/23	6	
9		SUBMIT FOR PERMIT	30 days	Tue 11/28/23	Mon 1/8/24	8	
10		DEVELOP FINAL GMP	15 days	Tue 11/28/23	Mon 12/18/23	8	
11		REVIEW/EXECUTE CONTRACT AMENDMENT	10 days	Tue 12/19/23	Mon 1/1/24	10	
12		AWARD SUBCONTRACT	5 days	Tue 1/2/24	Mon 1/8/24	11	
13		<b>TRAINING ROOM ADDITION</b>	<b>125 days</b>	<b>Tue 1/9/24</b>	<b>Mon 7/1/24</b>		
14		OBTAIN PERMIT	1 day	Tue 1/9/24	Tue 1/9/24	9	
15		MOBILIZATION	4 days	Wed 1/10/24	Mon 1/15/24	14	
16		ESTABLISH SWPP/ TEMP BARRICADES	5 days	Tue 1/16/24	Mon 1/22/24	15	
17		EXTERIOR DEMO	5 days	Tue 1/23/24	Mon 1/29/24	16	
18		OVER-EXCAVATE PAD	5 days	Tue 1/30/24	Mon 2/5/24	17	
19		FRP FOUNDATIONS	10 days	Tue 2/6/24	Mon 2/19/24	18	
20		DAMPROOF & BACKFILL	5 days	Tue 2/20/24	Mon 2/26/24	19	
21		ERECT STEEL STRUCTURE	10 days	Tue 2/27/24	Mon 3/11/24	20,7	
22		SET WOOD ROOF TRUSSES & UNDERGROUND PLUMBING	10 days	Tue 3/12/24	Mon 3/25/24	21	
23		KITCHEN FRAME & SHEET PERIMETER WALLS	5 days	Tue 3/26/24	Mon 4/1/24	22	
24		REMOVE EXISTING EXTERIOR WALL	10 days	Tue 3/12/24	Mon 3/25/24	21	
25		INSTALL ROOFING AT ADDITION	5 days	Tue 3/26/24	Mon 4/1/24	24	
26		POUR INTERIOR SLAB	10 days	Tue 3/26/24	Mon 4/8/24	22	
27		INTERIOR FRAMING	5 days	Tue 4/9/24	Mon 4/15/24	23,25,26	
28		INTERIOR MEP ROUGH IN	10 days	Tue 4/16/24	Mon 4/29/24	27	
29		INTERIOR MEP ROUGH IN	30 days	Tue 4/23/24	Mon 6/3/24	28SS+5 days	



Project: Johnstown PD - Schedule  
Date: Tue 7/11/23

Legend:  
 Summary: Solid blue bar  
 Project Summary: Dotted blue bar  
 Inactive Task: Dashed blue bar  
 Inactive Milestone: Solid black bar  
 Inactive Summary: Dotted black bar  
 Manual Task: Solid grey bar  
 Duration-only: Solid light blue bar  
 Manual Summary Rollup: Solid light blue bar with vertical lines  
 Manual Summary: Solid light blue bar with horizontal lines  
 External Tasks: Solid light blue bar with vertical lines  
 Start-only: Solid light blue bar with vertical line at start  
 Finish-only: Solid light blue bar with vertical line at end  
 External Milestone: Solid light blue bar with vertical line at end  
 Deadline: Solid light blue bar with vertical line at end  
 Critical: Solid red bar  
 Critical Split: Solid red bar with vertical line  
 Progress: Solid red bar with vertical line  
 Manual Progress: Solid red bar with vertical line

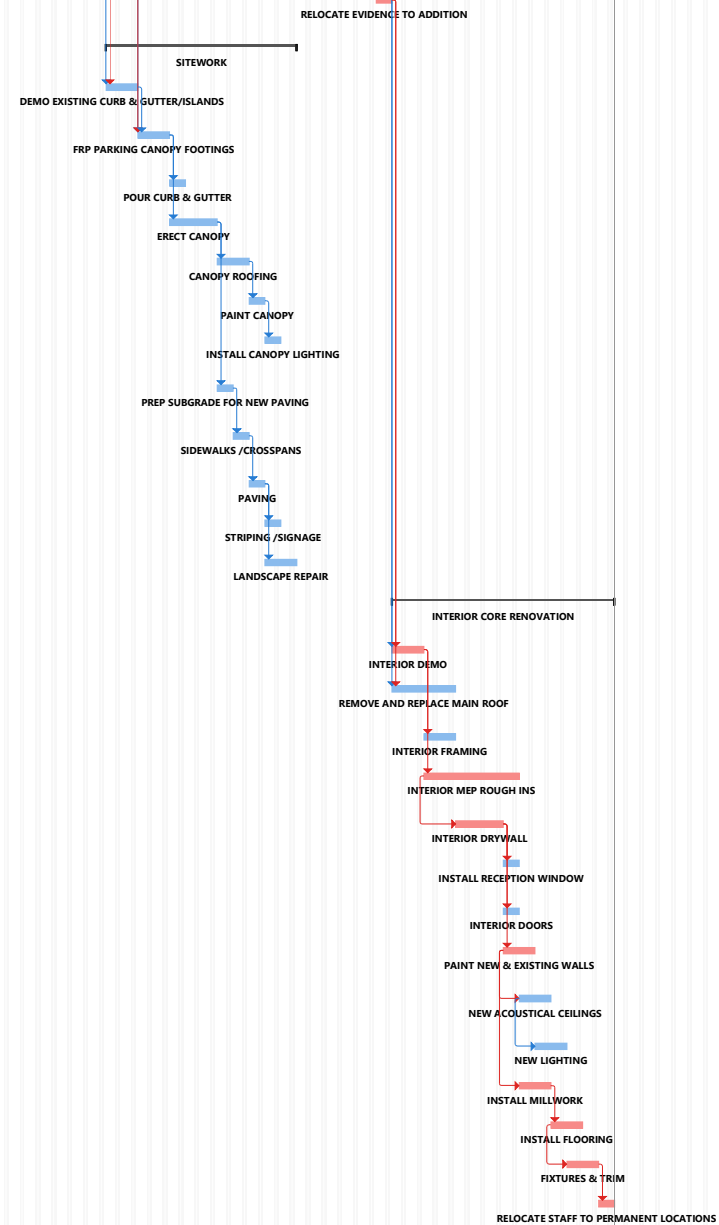
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
30		WATERPROOF & INSULATE WALLS	10 days	Tue 3/26/24	Mon 4/8/24	24	
31		EXTERIOR BRICK VENEER	10 days	Tue 4/9/24	Mon 4/22/24	30	
32		INTERIOR DRYWALL	10 days	Tue 5/7/24	Mon 5/20/24	29SS+10 days	
33		RE-PAINT EXISTING WALLS	5 days	Tue 5/14/24	Mon 5/20/24	32SS+5 days	
34		INSTALL DOORS/WINDOWS	5 days	Tue 5/21/24	Mon 5/27/24	32	
35		PAINT NEW WALLS	5 days	Tue 5/21/24	Mon 5/27/24	32	
36		INSTALL CASEWORK	10 days	Tue 5/28/24	Mon 6/10/24	35SS+5 days	
37		INSTALL NEW ACT	10 days	Tue 5/28/24	Mon 6/10/24	29FS-5 days,35	
38		NEW FLOORING	10 days	Tue 6/11/24	Mon 6/24/24	36	
39		LIGHTING, FIXTURES, AND TRIM	10 days	Tue 6/11/24	Mon 6/24/24	35,37	
40		TEMP RELOCATE OFFICE STAFF TO ADDITION	5 days	Tue 6/25/24	Mon 7/1/24	39	
41		EVIDENCE ADDITION	115 days	Tue 1/30/24	Mon 7/8/24		
42		EXTERIOR DEMO	5 days	Tue 1/30/24	Mon 2/5/24	16,17	
43		OVER-EXCAVATE PAD	5 days	Tue 2/6/24	Mon 2/12/24	42	
44		FRP FOUNDATIONS	10 days	Tue 2/13/24	Mon 2/26/24	43	
45		DAMPROOF & BACKFILL	5 days	Tue 2/27/24	Mon 3/4/24	44	
46		CMU WALLS	15 days	Tue 3/5/24	Mon 3/25/24	45	
47		ERECT STEEL ROOF STRUCTURE	10 days	Tue 3/26/24	Mon 4/8/24	46,7	
48		REMOVE EXISTING EXTERIOR WALL	5 days	Tue 4/9/24	Mon 4/15/24	47	
49		INTERIOR MEP ROUGH IN	30 days	Tue 4/16/24	Mon 5/27/24	48	
50		FRAME SLOPED ROOF EDGES	10 days	Tue 4/9/24	Mon 4/22/24	47	
51		INSTALL ROOFING	15 days	Tue 4/23/24	Mon 5/13/24	50	
52		POUR INTERIOR SLABS	10 days	Tue 5/7/24	Mon 5/20/24	49SS+15 days	
53		EXTERIOR BRICK WAINSCOT	5 days	Tue 5/14/24	Mon 5/20/24	51	
54		EXTERIOR STUCCO/EIFS	10 days	Tue 5/21/24	Mon 6/3/24	53	
55		INSTALL DOORS	5 days	Tue 5/21/24	Mon 5/27/24	52	
56		INSTALL FINISHES	15 days	Tue 5/28/24	Mon 6/17/24	49	
57		INSTALL DETENTION EQUIPMENT & SECURITY	10 days	Tue 6/18/24	Mon 7/1/24	56	
58		LIGHTING, FIXTURES, AND TRIM	10 days	Tue 6/18/24	Mon 7/1/24	56	



Project: Johnstown PD - Schedule  
Date: Tue 7/11/23

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
59		RELOCATE EVIDENCE TO ADDITION	5 days	Tue 7/2/24	Mon 7/8/24	58	
60		SITework	60 days	Tue 3/5/24	Mon 5/27/24		
61		DEMO EXISTING CURB & FRP PARKING CANOPY FOOTINGS	10 days	Tue 3/5/24	Mon 3/18/24	45,20	
62		POUR CURB & GUTTER	5 days	Tue 4/2/24	Mon 4/8/24	62	
64		ERECT CANOPY	15 days	Tue 4/2/24	Mon 4/22/24	62	
65		CANOPY ROOFING	10 days	Tue 4/23/24	Mon 5/6/24	64	
66		PAINT CANOPY	5 days	Tue 5/7/24	Mon 5/13/24	65	
67		INSTALL CANOPY LIGHTING	5 days	Tue 5/14/24	Mon 5/20/24	66	
68		PREP SUBGRADE FOR NEW PAVING	5 days	Tue 4/23/24	Mon 4/29/24	64	
69		SIDEWALKS /CROSSPANS	5 days	Tue 4/30/24	Mon 5/6/24	68	
70		PAVING	5 days	Tue 5/7/24	Mon 5/13/24	69	
71		STRIPING /SIGNAGE	5 days	Tue 5/14/24	Mon 5/20/24	70	
72		LANDSCAPE REPAIR	10 days	Tue 5/14/24	Mon 5/27/24	70	
73		INTERIOR CORE RENOVATION	70 days	Tue 7/9/24	Mon 10/14/24		
74		INTERIOR DEMO	10 days	Tue 7/9/24	Mon 7/22/24	59,40	
75		REMOVE AND REPLACE MAIN ROOF	20 days	Tue 7/9/24	Mon 8/5/24	59,40	
76		INTERIOR FRAMING	10 days	Tue 7/23/24	Mon 8/5/24	74	
77		INTERIOR MEP ROUGH INS	30 days	Tue 7/23/24	Mon 9/2/24	74	
78		INTERIOR DRYWALL	15 days	Tue 8/6/24	Mon 8/26/24	77SS+10 days	
79		INSTALL RECEPTION WINDOW	5 days	Tue 8/27/24	Mon 9/2/24	78	
80		INTERIOR DOORS	5 days	Tue 8/27/24	Mon 9/2/24	78	
81		PAINT NEW & EXISTING WALLS	10 days	Tue 8/27/24	Mon 9/9/24	78	
82		NEW ACOUSTICAL CEILINGS	10 days	Tue 9/3/24	Mon 9/16/24	81SS+5 days	
83		NEW LIGHTING	10 days	Tue 9/10/24	Mon 9/23/24	82SS+5 days	
84		INSTALL MILLWORK	10 days	Tue 9/3/24	Mon 9/16/24	81SS+5 days	
85		INSTALL FLOORING	10 days	Tue 9/17/24	Mon 9/30/24	84	
86		FIXTURES & TRIM	10 days	Tue 9/24/24	Mon 10/7/24	85SS+5 days	
87		RELOCATE STAFF TO PERMANENT LOCATIONS	5 days	Tue 10/8/24	Mon 10/14/24	86	



Project: Johnstown PD - Schedule Date: Tue 7/11/23

Task Split Milestone  
 Summary Project Summary Inactive Task  
 Inactive Milestone Inactive Summary Manual Task  
 Duration-only Manual Summary Rollup Manual Summary  
 Start-only Finish-only External Tasks  
 External Milestone Deadline Critical  
 Critical Split Progress Manual Progress



**Project Team: Resource Commitment,  
Capabilities, and Experience**





## Project Team: Resource Commitment, Capabilities, and Experience

### GENERAL QUALIFICATIONS

#### PROJECT EXPERIENCE

MYC has the required three municipal police department projects, at least one in the last five years. We have completed the Douglas County

Sheriff Substation, the Thornton Police Training Center, and the Aurora Police Headquarters Remodel, the latter two being in the last five years. Our minimum of two project references is indicated in the References tab. Similar projects follow.

### Douglas County Sheriff Substation



**Description:** The 35,700 SF Douglas County Sheriff Substation is located at the Highlands Ranch Town Center. The design of the building both aesthetically and functionally is such that it blends into the architectural vocabulary of the Town Center while mixing public uses with more private and secure Sheriff's Department Services. The project included public parking and community spaces on the main floor; pedestrian connections to the rest of Town Center, secured Sheriff's Department vehicle parking on the lower level to provide better security and screening, and Sheriff booking and training facilities on the basement level of the building to provide the needed security and privacy - accessed through a secured Sally Port. The exterior skin of the building is

a highly detailed combination of three colors of brick and precast accents. Three large translucent wall panels break up the north, east and south facades for additional interest. The two-story entry tower on the west side of the building with a domed standing seam metal roof is the marquee architectural design element.

**Cost:** \$7M

**Size:** 35,700 SF

**Dates:** January 2010 – February 2011

**Team:** Dennis Wolfe, Project Manager (now President); Garrett Burrell, Estimator





## Thornton Police Training Center



**Description:** The Thornton Police Training Facility serves as the training campus for new Thornton Police Department recruits. The new 17,269 SF facility combines aspects of physical, mental, and technological training for the modern cadet. Training areas are provided to improve and practice skills needed in police training, through the lenses of theory, fitness, and real-time critical thinking of how scenarios can be de-escalated through safe, thoughtful communication.

The 20-acre site consists of a skills pad for vehicular training, K-9 training yard, and a running track with physical fitness stations. The 1/3-acre K-9 yard includes a canopied storage facility with covered dog-runs to keep the four-legged officers comfortable when at rest. The building includes defensive tactics rooms, simulator rooms, two flexible training/classrooms which can be combined for larger assembly learning, office areas, two fitness rooms, locker rooms, breakrooms, and a large awards and commemoration display area.

The two scenario rooms provide situations catered towards hands-on, critical thinking, that will assist the new and seasoned officers in the field. Scenario A is a simulator room, which will house an immersive set of digital scenarios for the cadet to run through. The progression of each scenario is modified by the

trainer based on the choices made by the cadet. Real-time critical thinking and decision making is tested to improve ability of cadets to de-escalate a multitude of situations. Scenario B is comprised of mobile partitions that can be reconfigured to create a limitless number of environments. These provide cadets with hands-on training opportunities for adaptation in ever-changing real-world conditions. Black-out shades and smoke-screening are provided to further enhance setting variation.

This dynamic pre-engineered structure consists of sloped standing seam roofing, sloped Kingspan insulated metal wall panels, and the integration of Kalwall translucent panels and storefront systems.

The community's safety, and those who serve it, is at the forefront of design and construction of this facility. Physical and mental fitness and adaptability are the key drivers of the innovations provided, through both technology and physical space.

**Cost:** \$13.8M

**Size:** 17,269 SF

**Dates:** May 2021 – May 2022

**Team:** Duane Krueger, Project Manager; Garrett Burrell, Estimator; Matt Carlson, Superintendent; Lance Murray, Safety Manager; Layla Betts, Project Coordinator, with [D2C Architects](#)



## Aurora Police Headquarters Remodel



**Description:** MYC completed the Aurora Police Headquarters Remodel and tenant finish including addition and demolition of walls and doors, additional soundproofing, HVAC system replacements and additions, paint, flooring, new plumbing fixtures, electrical improvements, and lighting changes. The new headquarters meeting rooms had custom audio-visual systems and a green room. We also remodeled locker rooms, break rooms, lounge, CSI, property and evidence, homicide, interview rooms, health and wellness, press room, and administrative offices. Project work was completed in this 75,427 SF occupied building.

This project was a phased project where we completed all three-stories floor-by-floor starting at the top and working our way down. Access was limited to an undersized elevator where thousands

of trips up and down the adjacent stair wells and small elevators were necessary to complete work. While access was less than ideal, MYC found solutions to ensure our work was completed as promised while the APD served the community. The Officers, lieutenants, and Chiefs were a pleasure to work with and MYC went out of our way to ensure they were able to perform their daily duties while improvements were made to facility.

**Cost:** \$2.3M

**Size:** 75,427 SF

**Dates:** August 2019 – March 2020

**Team:** Garrett Burrell, Estimator; Lance Murray, Safety Manager; Layla Betts, Project Coordinator with [D2C Architects](#)





## Thornton Fire Station #1 and Administration Building



**Description:** MYC worked on the new design-build fire station and administration building for the City of Thornton. MYC worked on the design and planning of this fire station prior to the start date for one year. This building serves as the new Thornton Fire Department Administration Headquarters. The upper level serves as the administration functional space and consists of offices, conference rooms, breakrooms, and mixed-use work areas. The ground level fire station portion consists of four large pull through apparatus bays, 10 bunk rooms, a large combined dayroom and kitchen space, decontamination areas, locker rooms, as well as an indoor/outdoor fitness center. The building features structural floors on a deep foundation system. The apparatus bays are CMU walls with a joist and deck roof structure. The remainder of the envelope is structural stud framing with a mixture of brick veneer, storefront, and composite wall panel façade.

MYC utilized our P2 scheduling method which breaks tasks down daily to ensure subcontractors are staying on schedule. We receive input from

subcontractors at the beginning of the project and each subcontractor was held to this schedule with daily check ins. This project finished on time and within budget because of the immense planning that went into this project.

MYC provided added value with our experience on past fire stations/public safety, municipal requirements, and understanding of durable, quality products stations utilize.

This project received the [Best Project Merit Award from ENR Mountain States for Government/Public Buildings in 2021](#).

**Cost:** \$14.7M

**Size:** 27,719 SF

**Dates:** September 2019 – December 2020

**Team:** Garrett Burrell, Estimator; Matt Carlson, Superintendent; Lance Murray, Safety Manager



## CURRENT PROJECTS

Below is a list of significant current projects.

Project	Owner	Contact	Price	% Complete	Completion Date	Description
Boulder Fire Station #3	City of Boulder	Adam Goldstone, 303.441.3189	\$22.6M	20%	06/24	New fire and admin building
King Soopers #147	King Soopers	Rebecca Mullenix, 303.778.3072	\$15.4M	13%	07/23	New grocery store in Falcon
RiNo ArtPark Truss House	RiNo Art District	Charity Von Guinness, 786.295.1224	\$2.1M	94%	07/23	Renovation of an existing building
Swim and Fitness	City of Westminster	Dana Kester, 303.658.2497	\$4M	5%	01/24	Renovation
Red Rocks Visitor Center	City & County of Denver	Tari Gold, 303.241.6449	\$6.2M	70%	11/23	Interior Renovation
King Soopers #138	King Soopers	Dan Hubble, 303.778.3183	\$14M	45%	02/24	New grocery store in Erie
Rec Center Bundle	City & County of Denver	Marc Daniels, 720.865.3135	\$3M	54%	09/23	Renovation at 5 rec centers
Denver Pavilions	Gart Properties	Cumming Group, Jack Christensen, 720.357.2306	\$4.1M	39%	11/23	Renovation of Denver Pavilions

## PARTNERING

MYC has partnered with many clients and firms on design-build and CM/GC projects. In our design-build method, we have led the projects with the architect, engineers, and subcontractors wrapped into our contract. Our proposed team has experience with these collaborative methods. Examples of these projects within the last five years include:

- Thorncreek Golf Clubhouse Remodel
- Greeley City Hall Renovation/Elevator/Roof
- Greeley City Center North Renovation
- Adams County Storage Room Mezzanine
- Thornton Fire Station #1 and Admin Building
- Tri-Lakes Fire Station #1 Remodel
- Thornton Police Training Center
- Tri-State Cheyenne Field Facility
- Aurora Fire Station #16
- Aurora Fire Station #5
- Arapahoe Village Exterior Renovation
- Adams 12 Horizon High School
- CU Denver Campus Village Apartments
- SD 27J BLARC Expansion
- Congress Park Pool
- BVSD Gold Hill Renovation
- BVSD Jamestown Renovation
- BVSD Crestview Renovation
- BVSD Flatirons Renovation
- Applejack Liquors New Build
- Applejack Liquors Wheat Ridge Remodel
- Applejack Liquors #3
- DCSD Sierra Middle School
- DCSD Pine Lane Elementary Intermediate
- DCSD Pine Lane Elementary Primary
- DCSD Pine Grove Elementary School
- DCSD Cherokee Trail Elementary
- DCSD Chaparral High School
- Adams 12 Re-Roof at Three Schools
- DCSD Bond Improvement – Support Facilities
- RiNo ArtPark Community Hub
- Boulder Fire Station #3
- CO Springs Fire Station #23 and Radio Shop
- Loveland Olde Course Clubhouse Renovation
- Lafayette City Hall Renovation
- SACFD Fleet Maintenance Facility Expansion
- Adams County Storage Room Mezzanine



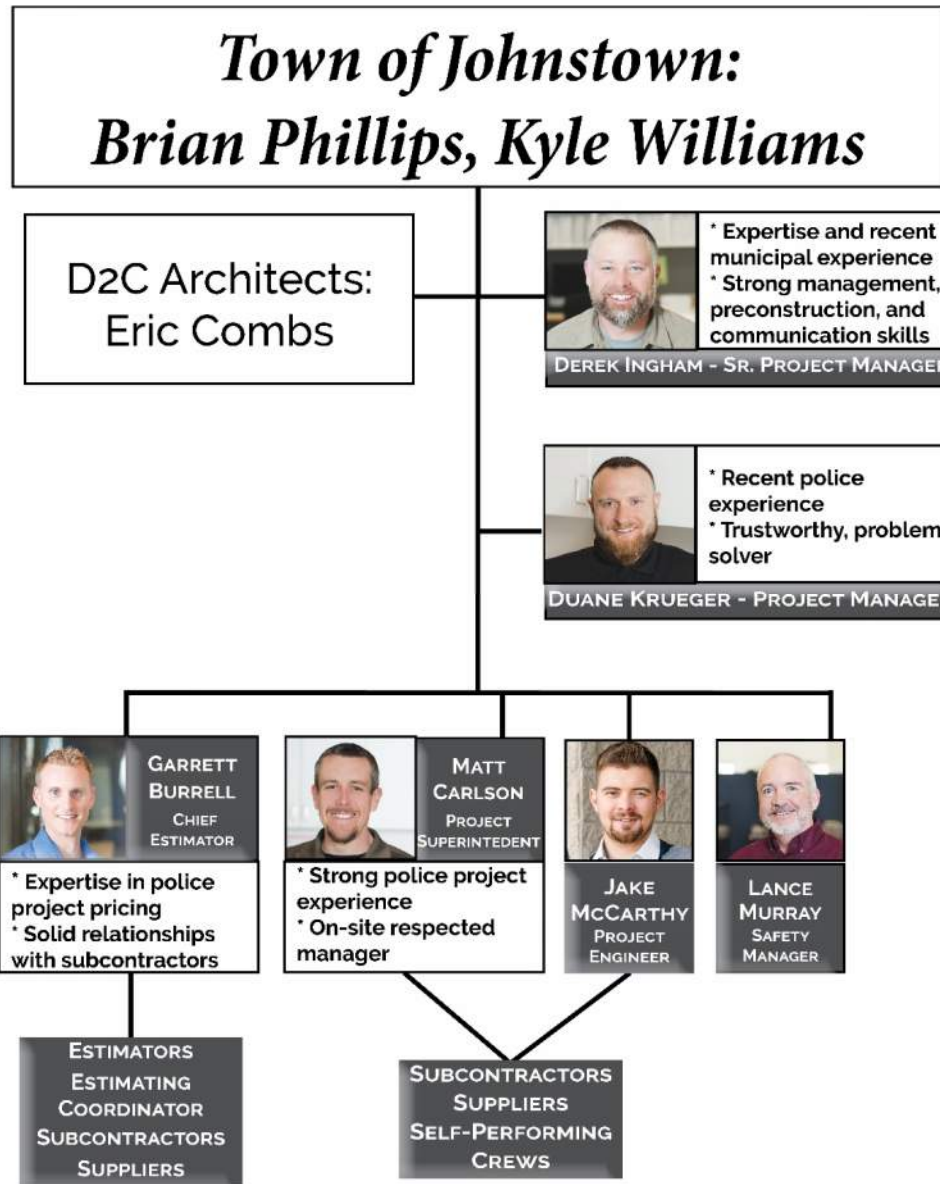
STAFF QUALIFICATIONS

STAFF ORGANIZATION

Every project starts with our people, which is truly what makes a high-performance project excel. The MYC team will construct a high performing project for you just like we built our team of professionals at MYC, most staff of which have been with the company for many years. Each project team member we propose has a diverse set of specialized skills and

experience which will help nurture your project into what you are envisioning. The MYC team has dedicated and experienced staff ready to support your needs. Our team is committed to the Town of Johnstown and has been assembled with your requirements in mind. This team has worked together on multiple projects and will be coming off the City of Boulder Fire Station #3 and Administration Building.

Figure 6 – Org Chart



MYC completed the original new Johnstown Town Hall

40+ CM/GC and Design-Build Projects in Three Years

50+ Government Projects in Five Years

\$137M+ in Government Work in Five Years





## ROLES AND RESPONSIBILITIES

Figure 7 – Responsibilities



## RESUMES

Our key staff resumes are on the following pages.

*“From the beginning of the project through the completion of the project, the team was great to work with. They immediately began reviewing drawings and asking questions preventing potential problems from arising. Submittals were submitted in a timely fashion and reviewed ahead of time. The team constantly looked for time and cost saving methods which did not jeopardize the quality of the project. This was achieved by effective communication in the weekly meetings with MYC, the Architect, as well as the Town. MYC was able to lead these meetings by identifying a problem, coming up with a solution, and working with both the Architect and Town to ensure that everyone would be satisfied.*

*Every week, MYC was prepared for meetings, the job site was clean, and safety was a top priority for all employees working on the project. Last, but certainly not least, the project finished two months ahead of schedule. Despite weather, MYC consistently worked hard to drive the schedule without sacrificing quality.” ~ Brian Peterson, Project Manager, Town of Castle Rock*





## Derek Ingham

*Sr. Project Manager*

### Overview

Derek has excellent project scheduling and coordination skills, quality, and safety control, and develops strong client relationships. With 24 years of industry experience and 20 years with MYC, Derek has developed into one of the top leaders at MYC. In 2021, he was awarded Project Manager of the Year by ASA Colorado.

### Select Project Experience

#### Tri-State Cheyenne Field Facility, Cheyenne, WY (\$11.7M)

- Project Manager for a new transmission field facility/training center on a 20-acre site.
- The design-build facility includes private offices, workstations, training space, conference rooms, kitchen/breakroom, mechanics bay, wash bay, bathrooms/showers, equipment and warehouse storage, and loading dock and pivot gates.

#### Greeley City Center North and City Hall Design-Build, Greeley, CO (\$5.8M)

- Project Manager for two city building remodels including office space, HVAC, elevator installation, and new roof.

#### SACFD Maintenance Facility Expansion, Commerce City, CO (\$2.9M)

- Administration and maintenance building addition and minor renovations to the existing 5,600 SF maintenance building for South Adams County Fire.
- The 1,300 SF administration area consisted of open offices, restrooms, lockers, and a break room. The new maintenance bays are 1,900 SF.

#### RiNo ArtPark, Commerce City, CO (\$3.2M)

- ArtPark includes a Denver Public Library, RedLine Contemporary Art Center gallery studios and maker space, Cocua restaurant from Focus Points, and an open-air landscaped courtyard with access to green space.

#### E-470 Maintenance Support Site A, Parker, CO (\$2.9M)

- Constructed three new buildings for equipment storage, salt barn, and vehicle wash. Project included site work.

#### DCSD Sierra Middle School, Parker, CO (\$4.5M)

- Project Manager for a CM/GC contract to complete renovations including restroom flooring and partition replacement, roof replacement, substantial HVAC and electrical equipment upgrades, structural rehab and reinforcing, storefront and skylight replacements, play court rehab, and exterior repairs.

#### King Soopers #125, Castle Rock, CO (\$12.4M)

- Project Manager for a new 119527 SF grocery store.

#### Promenade at Castle Rock, Castle Rock, CO (\$12.7M)

- 120,000 SF of core and shell retail including five junior anchor buildings, two satellite core and shell buildings, and tenant improvements.

#### Greeley-Evans Transit Transfer Station, Greeley, CO (\$3.4M)

- New 2,000 SF addition to an existing building to host the public interaction/ticket counters with restrooms and vending.
- This project is on a 3-acre site and will include seven new ground up, structural steel beam bus shelters with concrete benches.
- Included parking lot, utilities, right-of-way, stormwater, landscaping, and hardscaping.

### Years of Experience

With MYC: 20 Years

With Other Firms: 4 Years

### Education

B.S., Construction  
 Engineering Technology,  
 Montana State University

### Certifications

OSHA 30-hour Certified

Hilti Certification

Scaffold Competent Person

Fall Protection Competent  
 Person

Electrical Safety Compliance  
 Cert.

Safety Management Certified

CDOT Storm Water



## Duane Krueger

*Project Manager*

### Overview

Duane has a diverse background in construction, with a background as a Project Manager for General Services Administration of Denver, and an overall 13 years of experience in the industry. Duane is driven to succeed and his experience as an Owner's Representative makes him a great resource to our clients.

### Select Project Experience

#### Thornton Police Training Center, Thornton, CO (\$13.8M)

- Project Superintendent for a new design-build police training center.

#### Tri-State Cheyenne Field Facility, Cheyenne, WY (\$11.7M)

- Preconstruction Manager for the new transmission field facility and training center on a 20-acre site.
- The design-build facility includes private offices, workstations, training space, conference rooms, kitchen/breakroom, mechanics bay, wash bay, bathrooms/showers, equipment and warehouse storage, and loading dock and pivot gates.

#### Aurora Fire Station #16, Aurora, CO (\$6.3M)

- Project Superintendent for this 15,000 SF CM/GC fire station.

#### Aurora Fire Station #5, Aurora, CO (\$9.2M)

- Project Superintendent for this 18,662 SF CM/GC fire station.

#### DCSD Parker Package (6 Schools), Parker, CO (\$19.2M)

- Preconstruction Manager for this six-school CM/GC package for renovations.

#### Greeley-Evans Transit Transfer Station, Greeley, CO (\$3.4M)

- This project consisted of a new 2,000 SF addition to an existing transfer station which will host the public interaction/ticket counters with restrooms and vending.
- Project is on a 3-acre site and included seven new ground-up, structural steel beam bus shelters with concrete benches.

#### Promenade at Castle Rock, Castle Rock, CO (\$12.7M)

- Consisted of 120,000 SF of core and shell retail including five junior anchor buildings, two satellite core and shell buildings, and tenant improvements.

#### DCSD Pine Lane Intermediate and Elementary, Parker, CO (\$6.7M)

- Project Manager for a CM/GC contract to complete renovations including restroom flooring and partition replacement, roof replacement, substantial HVAC and electrical equipment upgrades, structural rehab and reinforcing, storefront and skylight replacements, play court rehab, and exterior repairs.

#### CCD Congress Park Pool Reconstruction, Denver, CO (\$6.2M)

- Project Manager for removal and replacement of the public pool, bath house, and pump house.

#### CO Springs Fire Station #23 and Radio Shop, Colorado Springs, CO (\$4.7M)

- Project Manager for a new fire station and radio shop.

#### Tri-Lakes Fire Station #1 Remodel, Monument, CO (\$1.8M)

- Project Manager for a fire station remodel.

### Years of Experience

With MYC: 9 Years

With Other Firms: 4 Years

### Education

B.S., Construction  
 Management, Ferris State  
 University

### Certifications

Wal-Mart Storm Water

OSHA 30-Hour Certification



## **Garrett Burrell**

*Chief Estimator, LEED AP*

### **Overview**

Garrett has 12 years of experience in the industry as a Project Engineer and Lead Estimator/Preconstruction Manager. His field experience has led him to have strong relationships with many subcontractors, which he continues to develop in his current role. Garrett is best known for his passion and attention to detail. His project experience includes a diverse range of sectors, including retail, K-12, higher education, restaurant, and military.

### **Estimating Experience**

Garrett has managed pre-construction and final estimates for more than \$700M in completed work and work currently under contract. His experience includes:

- Identifying trades required to complete the project.
- Managing solicitation to various sub-trades, including MWBE outreach.
- Evaluation of subcontractor and vendor proposals for completeness and adherence to contract documents.
- Leading preconstruction and pre-bid meetings with the project and estimating team.
- Reviewing preconstruction schedules and budgets for feasibility.
- Establishing comprehensive Guaranteed Maximum Price (GMP)
- Performing quantity take offs and pricing for self-performed work as well as cost forecasts for work performed by other trades.

### **Select Project Experience**

#### **Thornton Police Training Center, Thornton, CO (\$13.8M)**

- Chief Estimator for a new police training center.

#### **City of Aurora Police Headquarters Remodel, Aurora, CO (\$2M)**

- Chief Estimator for an addition and demolition of walls and doors, additional soundproofing, HVAC system replacements and additions, paint, flooring, new plumbing fixtures, electrical improvements, and lighting changes.

#### **Tri-State Cheyenne Field Facility, Cheyenne, WY (\$11.7M)**

- Chief Estimator for a new transmission field facility/training center on a 20-acre site.
- The design-build facility includes private offices, workstations, training space, conference rooms, kitchen/breakroom, mechanics bay, wash bay, bathrooms/showers, equipment and warehouse storage, and loading dock and pivot gates.

#### **Aurora Fire Station #5, Aurora, CO (\$9.2M)**

- Preconstruction Manager for this new CM/GC fire station.

#### **Thornton Fire Station #1 and Admin Building, Thornton, CO (\$14M)**

- Preconstruction Manager for this new design-build fire station.

#### **Aurora Fire Station #16, Aurora, CO (\$6.3M)**

- Completed preconstruction phase, value engineering, and established the GMP and final schedule for this 15,000 SF CM/GC fire station.

#### **Greeley City Center North and City Hall Design-Build, Greeley, CO (\$5.8M)**

- Chief Estimator for two city building remodels including office space, HVAC, elevator installation, and new roof.

### **Years of Experience**

With MYC: 11 Years

With Other Firms: 1 Year

### **Education**

B.S., Construction Management,  
Colorado State University

### **Certifications**

LEED AP

OSHA 30-Hour Certified

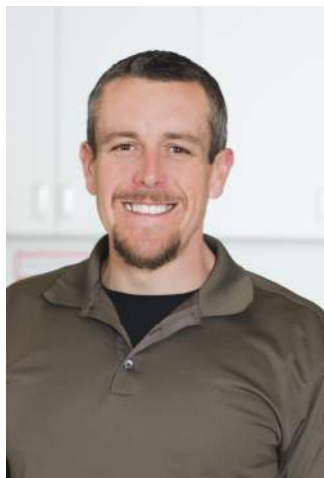
Asbestos Awareness Trained

Trench/Excavation Trained

Wal-Mart Storm Water

First Aid/CPR/AED

Forklift Operator Certified



**Matt Carlson**  
*Project Superintendent*

## Overview

Matt joined MYC in 2007 as an Office and Field Engineer. He is an asset to the company as his experience encompasses a wide range of positions including Superintendent, Estimator, Engineer, and Carpenter. Matt has more than 15 years of experience in commercial construction. In 2017, Matt received the Outstanding Field Professional of the Year Award by American Subcontractors Association.

## Select Project Experience

### Thornton Police Training Center, Thornton, CO (\$13.8M)

- Superintendent for a new police training center.

### Thornton Fire Station #1 and Admin Building (\$14M)

- Project Superintendent for this new design-build fire station.
- Currently working on preconstruction services.

### Thornton Fire Station #3 Remodel (\$882K)

- Project Manager for this 5,663 SF fire station remodel.

### Thornton Fire Station #4 Remodel, Thornton, CO (\$714K)

- Superintendent for this 570 SF addition and 950 SF renovation to existing dormitory space that will provide 7 new bunk rooms.
- New exhaust system was added to the existing bunker gear storage and closets in the apparatus bay and a new EPDM roof was included.

### Wal-Mart #4747 New Store, Northglenn, CO (\$4.6M)

- Site development and construction of a new grocery store.
- Completed a storm water detention pond and 1000' concrete retaining wall.

### City Market #421 Remodel, Durango, CO (\$1.9M)

- Remodel of an operational grocery store.

### Kent Place Retail, Englewood, CO (\$2M)

- Consisted of two ground up retail buildings.
- Collaborated with Regency Centers on several value engineering issues.

### Kent Place Site Work, Englewood, CO (\$2.6M)

- Consisted of road widening, including acceleration and deceleration lanes, traffic signals, offsite and onsite underground utilities, and other site work.
- Worked with Regency Centers to design-build hardscapes.

### King Soopers #36 Remodel and Expansion, Arvada, CO (\$7.4M)

- Completed a three-wall expansion of an operational grocery store.
- Included the takeover of an existing strip mall.
- Completed tenant finishes to relocate strip mall tenants.

### King Soopers #125 New Store, Castle Rock, CO (\$12M)

- New 120,000 SF grocery store.
- Matt received the Outstanding Field Professional of the Year Award because of his Superintendent role for this project including his work in pre-planning, coordinating, and executing safety on the project.
- The 14-acre site included associated utilities, parking lot, and landscaping.

## Years of Experience

With MYC: 12 Years

With Other Firms: 3 Years

## Education

B.S., Construction  
 Management, Colorado State  
 University

## Certifications

CPR, First Aid

OSHA 10-Hour

Storm Water Professional





## Jake McCarthy

Project Engineer

### Overview

Jake lives in Johnstown and became a Project Engineer with MYC in 2022. With seven years of construction experience, he has proved to be an asset to our team. He studied Mechanical Engineering from Colorado School of Mines. He has collaborated on multiple commercial projects including public works facilities, highway design-builds, multifamily housing, and medical office spaces.

### Select Project Experience

#### City of Boulder Fire Station #3, Boulder, CO (\$18M)

- New CM/GC, 28,370 SF, two-story fire station and administration building with a net zero goal.
- The station will include apparatus bays, bunk rooms, community room, decontamination areas, locker rooms, storage, kitchen, roof top garden, and administration areas with offices, conference rooms, breakrooms, and mixed-use work areas.

#### Larimer County Police Training Center, Larimer County, CO (\$2M)

- Project Engineer for testing fill on the training center.
- Materials tester and paving consultant for the skills pad and drive track.

#### Weld County Road 49 Design-Build, Weld County, CO (\$110M)

- Project Engineer for a new four-lane county highway that included relocation or removal of over 100 miles of conflicting utilities.
- Responsible for daily safety inspections, coordination with subcontractors, and communication with the owner and architects as a part of the design-build process.

#### I-25 North Express Lanes Design-Build, Denver, CO (\$400M)

- Project Engineer for a 20-mile interstate reconstruction project crossing 3 rivers, 6 state highways and conveying over 100,000 cars daily.
- Coordinated inspections for roadway prism and operated a contractor-led quality control team to assist in managing pavement and stormwater management construction processes.

#### Traverse Apartments Millwork, Lakewood, CO (\$500K)

- Project Engineer for apartment millwork.

#### University Hills Elementary, Boulder, CO (\$7M)

- Work Experience Intern for a three-story elementary school remodel.

#### Enova Apartments, Commerce City, CO (\$1M)

- Project Engineer for apartment millwork.

#### Platte Valley Medical Group, Brighton, CO (\$2M)

- Project Manager for community amenity casework and custom millwork.
- Responsible for coordination of design, fabrication, and installation.

### Years of Experience

With MYC: 2 Years

With Other Firms: 5 Year

### Education

Mechanical Engineering,  
Colorado School of Mines

### Certifications

OSHA 30 Hour

Walmart Safety, Employment,  
Waste, Stormwater

Compliance Certification

ACI Field Testing Grade I



**Lance Murray**  
 Safety Manager

## Overview

Lance has more than 31 years of safety management experience. He is responsible for the development and management of the organizational safety program and ensures all elements are implemented in the field. While regular site visits to identify potential safety deficiencies is a critical element to injury prevention and compliance with regulatory requirements, Lance believes that developing a deep rooted organizational culture of safety is the most critical element of injury prevention. His previous experience ranges from 12 years as Safety and Security Manager and Risk Manager at the City of Fort Collins, eight years as Safety Manager for a national General Contractor and Safety Coordinator at healthcare, and R&D facilities in Southern California.

Under Lance's safety management, all the MYC safety numbers have had positive impacts. He recently helped MYC get the Pinnacle Assurance Circle of Safety Award for 2017 and 2018 by being in the top 1% for our safety program out of more than 55,000 Colorado companies. He also received the Safety Professional of the Year award for 2018 from American Society of Safety Professionals.

## Select Project Experience

### Thornton Police Training Center, Thornton, CO (\$13.8M)

- Safety Manager for a new police training center.

### City of Aurora Police Headquarters Remodel, Aurora, CO (\$2M)

- Safety Manager for an addition and demolition of walls and doors, additional soundproofing, HVAC system replacements and additions, paint, flooring, new plumbing fixtures, electrical improvements, and lighting changes.

### Tri-State Cheyenne Field Facility, Cheyenne, WY (\$11.7M)

- Safety Manager for a new transmission field facility/training center on a 20-acre site.
- The facility includes private offices, workstations, training space, conference rooms, kitchen/breakroom, mechanics bay, wash bay, bathrooms/showers, equipment and warehouse storage, and loading dock and pivot gates.

### Thornton Fire Station #1 and Admin Building, Thornton, CO (\$14M)

- Safety Manager for this new design-build fire station.

### Aurora Fire Station #5, Aurora, CO (\$9.2M)

- Safety Manager for this new CM/GC fire station including administrative and maintenance areas.

### Aurora Fire Station #16 (\$6.3M)

- Helping with safety planning and inspections for this 15,000 SF CM/GC fire station.

### Greeley City Hall and City Center North, Greeley, CO (\$5.8M)

- Safety Manager for two city building remodels including office space, HVAC, elevator installation, and new roof.

### Town of Castle Rock Public Works Service Center Renovation/Expansion, Castle Rock, CO (\$4.5M)

- Safety Manager for this public works expansion and renovation.
- 5,586 SF office remodel, 4,054 SF service bay addition, and 6,292 SF office addition.

## Years of Experience

With MYC: 6 Years

With Other Firms: 25 Years

## Education

Construction Safety Management Certification, University of California San Diego

## Certifications

OSHA 500 & 502 Certified

40 Hour HAZWOPR

Risk Management Public Entities (RMPE)

First Aid, CPR, AED

OSHA Competent Person: Trenching and Excavation and Fall Protection

Scaffold Safety & Erection Standards

FEMA MGT-310, 315 and NIMS 100 & 700

## Other Experience

President ASSE Rocky Mountain Chapter

Job Safety Analysis

Ergonomics

Bloodborne Pathogens

Air Sampling & Monitoring

Lockout/Tagout

Confined Space

Active Shooter Trainer

Accident/Injury Investigation



**Safety, Subcontractors, Construction  
Sequencing and Scheduling, and  
Quality Assurance/Quality Control**

... IT IS THE RESULT OF PREPARATION,  
... LEARNING FROM FAILURE.  
... COLIN POWELL

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# Safety, Subcontractors, Construction Sequencing and Scheduling, and Quality Assurance/Quality Control

## SAFETY

MYC’s safety program consists of two separate and unique elements. 1) Our written program which conforms to the regulatory side of the program and Safety Management System (SMS) and 2) The cultural side of safety within the organization. Both complement each other. However, the culture drives the compliance of our written program. Elements of our safety culture system includes three core qualities. 1) Safety must be integrated into everything we do and every decision we make. 2) Our safety initiatives must be practical to the culture, environment, and goals we set as a general contractor, and 3) Our safety communications must be humanistic and relatable to all levels of the organization. Ultimately, safety is about our people and not statistics.

Since embarking on a new path and leadership in 2016, our safety culture is one that is consistently evolving for the better. Six closely tied components of our safety culture include regulatory, policy, business, people, moral, and insurance. Each interact and benefit MYC and are critical to success. Our safety trainings always include an element of culture to strengthen and ensure roots run deep within MYC and will not weaken when a declining economy comes around. Safety culture is stressed from upper management through line level employees that what is accepted, practiced, required, and what is the reality on a project defines our safety culture. We stress organizational safety culture and project specific safety culture to ensure each project does not differ from site to site or the organization.

MYC drives this message and safety program model across the organization. We have seen Total Recordable Incident Rates (TRIR) decline from 10.6 in 2015 to 1.75 in 2021 (well below the national average). This has contributed to a continuing decline in our EMR from .97 in 2015 to 0.65 in 2021.

The MYC safety program focuses its energy on Leading Indicators as opposed to Lagging Indicators. OSHA, insurance carriers and owners will always want TCIR, DART, LWDC, EMR, etc., but the real

value in continuous improvement in the prevention of injuries comes from our leading indicators. The MYC Safety Manager reports out in a standing weekly meeting with Project Managers, VP’s and the President, leading indicators such as number of toolbox talks and safety trainings completed on projects, number of hazard assessments completed on projects, number of hazards identified, number of hazards corrected, number of subcontractor safety orientations completed, etc. These KPI’s are tracked quarterly and annually to ensure we are continually improving in our injury prevention efforts.

Our employees are what makes MYC a successful general contractor. By constantly communicating with employees, building relationships and trust at all levels, our employees are empowered to speak up and communicate what they see as safety issues, what they believe could be better and increased participation in trainings, compliance with policies and procedures, and our safety incentive program.

MYC requires that every Project Superintendent, Project Manager, and Foreman become OSHA 30-hour certified at a minimum and every employee has a matrix of required safety training to maintain throughout the year. We incorporate a subcontractor safety prequalification system and utilize strong contractual language into each of our subcontracts. All subcontractors are required to attend a site-specific safety orientation prior to beginning work.

Lastly, our President, VP's, Project Manager's and other management understand that we cannot be competitive, successful, and consistently growing with a poor safety record MYC consistently improves and integrates safety into all aspects of our projects and the lagging indicators are a direct reflection of these efforts.

EMR Ratings				
2022	2021	2020	2019	2018
.59	.65	.67	.69	.68





**SUBCONTRACTORS**

The list below includes some of our major and diverse businesses that we have solicited to for past projects. A sample list of subcontractors we have worked with that could be used on this project include:

**Surveying and Layout**

- Alpha & Omega Consultants
- Azimuth Survey Company
- Flatirons Surveying
- HCL Engineering and Surveying, LLC
- Inberg Miller Engineers
- King Surveyors
- Lyons Land Surveying
- North Star Surveying, Inc.

**Concrete Reinforcing and/or Ready Mix Supply**

- Aggregate Industries
- Atlas Construction Supply, Inc.
- Barton Supply

- Bestway Concrete
- Brannan Sand and Gravel
- Brundage Bone Concrete Pumping
- Dalco Industries
- Mile High Rodbusters, Inc.
- Ready Mix Concrete Company
- Rio Grande

**Masonry**

- A.P. Eberlein
- Building Restoration Specialties, Inc.
- CMJ Masonry and Stucco
- Del’s Masonry
- Phoenix Masonry
- Restoration Specialists

**Structural Steel Framing**

- Independent Welding, LLC.
- Mike’s Specialties
- Peak Custom Fabrication
- RK Steel, Inc.



## **Architectural Wood Casework**

ISEC, Inc.  
JK Concepts  
LA Woodworks  
LAM-Wood Systems, Inc.  
Unique Woodworking, Inc.

## **Thermal and Moisture Protection**

E&H Insulation, Inc.  
MB Roofing  
NPW Contracting, Inc.  
Restoration Specialists  
Roof Check, Inc.  
United Materials, LLC.

## **Metal Doors and Frames**

ASA Door Tech, LLC.  
Collins Door & Hardware  
Colorado Doorways  
D.H. Pace  
Metro Door Specialists, Inc.

## **Entrances and Storefronts**

Aglasco, Inc.  
Alpine Glass Company, Inc.  
Handy Glass, Inc.  
Pikes Peak Glass, Inc.  
Solar Glass, LLC  
Wilson Service, Inc.

## **Plaster and Gypsum Board**

4 K Painting & Drywall  
Delta Drywall, Inc.  
Diversified Builders  
Independent Construction LLP.  
J&S Drywall Specialties, Inc.  
Ross Constructors  
Starr Painting and Drywall

## **Fire Protection**

ABC Fire Protection  
Colorado Fire and Security  
Freedom Fire Protection  
L. Nothhaft & Son, Inc.  
Martin Fire Protection  
Martinez Fire Protection  
Safeguard Fire Protection  
Total Fire Protection  
Western States Fire Protection

## **Plumbing**

Colorado Mechanical Systems

Diamond Plumbing  
Frontier Mechanical  
H2O Plumbing & Heating  
Horizon Sheet Metal, Inc.  
Interstate Mechanical, Inc.  
JCOR Mechanical, Inc.  
Kerwin Plumbing & Heating, Inc.  
NM Industrial  
Walters Mechanical

## **HVAC**

Air Systems  
Avalanche Mechanical  
Frontier Mechanical  
Innovative Mechanical Solutions  
JCOR Mechanical  
Legacy Mechanical  
NM Industrial  
Reeves Specialty Services, Inc.

## **Electrical**

Bible Electric, Inc.  
Diversified Electric & Controls  
DME Electric dba Downtown Metro Electric  
Excel Electric  
Kennedy Electric  
Wayne's Electric, Inc.

## **Earthwork/Utilities**

TBL  
R Nichols  
Front Range Excavating  
EZ Excavating  
GTH Excavating  
JK Pipeline

## **Landscaping**

Schultz Industries  
Environmental Landworks  
Cocal Landscaping  
Green Earth Landscaping  
Western States Reclamation  
Metco Landscaping  
Long's Peak Landscaping

## **Paint**

National Coatings  
Dynamic Painting  
Rocky Mountain Painting  
Brush Strokes Painting  
Turning Leaf Painting



## Flooring

Commercial Flooring Specialists  
D cor II  
Guy's Flooring  
Magnuson Tile  
Gary Leimer Flooring  
Marino Tile

## Audio/Visual

5280 Digital  
Digital Roads  
Interface Communications Co.  
Ovation In Store  
Workplace Resource

## Security

ADT/TYCO  
Canyon Electric  
DictoGuard Security Alarm Systems, Inc.  
Linx  
LP Network, Inc. dba Security Source  
Prowest Electric, Inc.  
Reliance Electric  
Team Linx, LLLP

## CONSTRUCTION SEQUENCING AND SCHEDULING

### MANAGING SCHEDULE

Schedule narrative is in the Project Schedule tab.

### SOFTWARE

MYC has an abundance of technical resources including Building Connected, Bluebeam, and Excel for cost estimating software; Microsoft Project or Primavera for scheduling; Bluebeam Studio for project management; Building Connected for procurement; and Excel for cost tracking. All of our key team members are familiar with our programs.

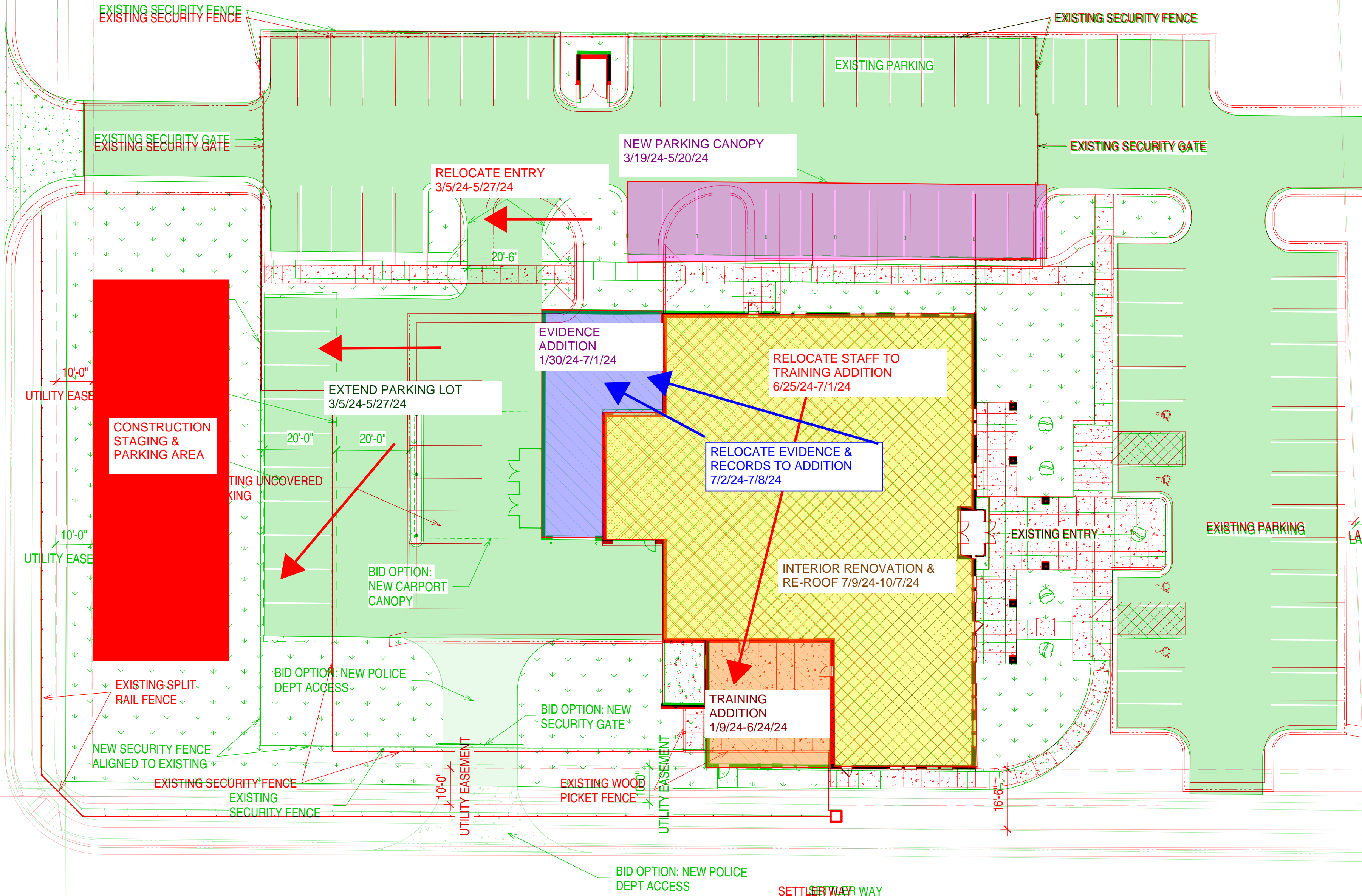
### EXAMPLE SCHEDULE

An example phasing schedule is shown on the following page.





CASCADE BLVD & AVENUE D



EXISTING SECURITY FENCE

EXISTING SECURITY FENCE

EXISTING SECURITY GATE

EXISTING SECURITY GATE

NEW PARKING CANOPY  
3/19/24-5/20/24

RELOCATE ENTRY  
3/5/24-5/27/24

CONSTRUCTION  
STAGING &  
PARKING AREA

EVIDENCE  
ADDITION  
1/30/24-7/1/24

RELOCATE STAFF TO  
TRAINING ADDITION  
6/25/24-7/1/24

EXTEND PARKING LOT  
3/5/24-5/27/24

RELOCATE EVIDENCE &  
RECORDS TO ADDITION  
7/2/24-7/8/24

BID OPTION:  
NEW CARPORT  
CANOPY

INTERIOR RENOVATION &  
RE-ROOF 7/9/24-10/7/24

EXISTING ENTRY

EXISTING PARKING

BID OPTION: NEW POLICE  
DEPT ACCESS

TRAINING  
ADDITION  
1/9/24-6/24/24

BID OPTION: NEW  
SECURITY GATE

EXISTING SPLIT  
RAIL FENCE

NEW SECURITY FENCE  
ALIGNED TO EXISTING

EXISTING SECURITY FENCE

EXISTING  
SECURITY FENCE

EXISTING WOOD  
PICKET FENCE

BID OPTION: NEW POLICE  
DEPT ACCESS

SETTLER WAY





## QUALITY ASSURANCE/QUALITY CONTROL

Quality is one of the primary factors taken into consideration throughout the project processes. MYC focuses on constructing the highest quality on

every project we touch. MYC assigns overall quality assurance to our on-site Superintendents and Project Engineers. They are responsible for daily coordination of subcontractors and workmanship reviews.

Figure 8 – Quality Control



# Financial Statement and Bonding Company/Insurance Company and Information







## Financial Statement and Bonding Company/Insurance Company

### FINANCIAL STATEMENT

Our financial statement is included in a separate attachment.

### BONDING COMPANY

MYC has the necessary bonding level for a project of this size. We can bond up to \$70,000,000 for a single project and \$120,000,000 aggregate capacity. Surety bonds for MYC are underwritten by Travelers Casualty & Surety Company of America, who maintains top ratings of A+, XV (Excellent) by A.M. Best. Our bonding letter is attached for your consideration.

### INSURANCE COMPANY

Our surety company name is Travelers Casualty & Surety Company of America. Our surety agent is Doug Rothery, Surescape Insurance Services and you can contact him at 303.225.8030.







Surescape Insurance Services  
7800 S. Elati Street, Suite 100  
Littleton, CO 80120

(303) 225-8030 Phone



(303) 225-8034 Fax



June 26, 2023

California Office

California License: 0B95668

77-564 Country Club Drive, Suite 401

Palm Desert, CA 92211

RE: Mark Young Construction, LLC – BONDING CAPACITY

We are pleased to confirm that our company services the surety bond program for Mark Young Construction, LLC. We have known the principals of Mark Young Construction since formation of the company in 1989 and attest to their integrity and commitment to providing quality workmanship. Mark Young Construction has a very strong track record of performance on some of the most challenging and fast-track projects across multiple States.

Surety bonds for Mark Young Construction, LLC are underwritten by Travelers Casualty & Surety Company of America (Travelers) who maintains top ratings of A+, XV (Excellent) by A.M. Best. While no maximum limits for bonding capacity have been set, we have prequalified Mark Young Construction, LLC at \$70,000,000 single project and \$120,000,000 aggregate capacity. Mark Young currently has over \$115,000,000 of that capacity available for projects.

We stand ready to positively respond to any bond request (Performance, Payment, Bid, etc.) made by Mark Young Construction, LLC. In over 30 years, not a single claim or complaint has been made against a bond of any type which is a truly remarkable testament to Mark Young Construction’s intense focus on quality and fair dealings.

Please note that the arrangement of individual bonds is a matter between Mark Young Construction, LLC and Travelers, and neither the surety nor the agent assumes any liability to you or third parties if for any reason said bonds are not written. We are proud to work with Mark Young Construction, LLC and are confident you will be pleased with their performance on your project.

Please feel free to contact us with any questions.

Sincerely,

Doug Rothey  
President



## References





## References

### REFERENCES

References for our project team are indicated below.

Client	Project	Contact	Phone	Email	MYC Staff
City of Boulder	Fire Station #3 & Administration Building	Adam Goldstone	303.441.3189	GoldstoneA@bouldercolorado.gov	Duane Krueger, Garrett Burrell, Matt Carlson, Jake McCarthy, Lance Murray
City of Thornton	Thornton Police Training Center	Commander Greg Reeves	303.981.1155	Greg.reeves@thorntonco.gov	Duane Krueger, Garrett Burrell, Matt Carlson, Lance Murray
City of Aurora	Police Headquarters Remodel, Aurora Fire Stations #5 and #16	Elly Watson	303.596.9545	elwatson@auroragov.org	Duane Krueger, Garrett Burrell, Lance Murray
City of Greeley	City Hall and City Center North	Will Jones	970.350.9751	will.jones@greeleygov.com	Derek Ingham, Garrett Burrell, Lance Murray
RiNo Art District	RiNo ArtPark	Charity Von Guinness	786.295.1224	charity@rinoartdistrict.org	Derek Ingham, Garrett Burrell, Lance Murray



MYC completed the Loveland Olde Course Clubhouse. See what Mark Esoda had to say about us at the grand reopening.



SHERIFF  
RECEPTION

PUBLIC PHOTO & FINGERPRINT

