



BUILDINGS BY DESIGN
PROPOSAL - POLICE DEPARTMENT
RENOVATION AND EXPANSION PROJECT CMAR

SUBMITTED TO:

Brian Phillips
Chief of Police
Town of Johnstown
430 S. Parish Ave
Johnstown, Colorado 80534

SUBMITTED BY:

Buildings By Design

SUBMITTED ON: July 14th, 2023



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Brush School District Transportation Facility-

BBD continues to exceed my expectations. With each and every project, the BBD team's commitment to professionalism, transparency, quality, and customer satisfaction are unparalleled. I would recommend that anyone considering a school or other facilities project include Buildings By Design on their list of bidders - they provide excellent workmanship at a fair and reasonable price.

*-Bill Wilson, Superintendent of Schools,
Brush School District RE-2J*

JULY 14, 2023

TOWN/OWNER
BRIAN PHILLIPS, CHIEF OF POLICE
TOWN OF JOHNSTOWN
430 S. PARISH AVE.
JOHNSTOWN, COLORADO 80534

Buildings By Design LLC.
515 Industrial Park Rd
Brush, CO 80723
PHONE: 970-842-5837
FAX: 970-842-4903
S-CORP LLC. | 19 YEARS IN BUSINESS

RE: Buildings By Design Proposal - Police Department Renovation and Expansion Project CMAR

On behalf of Buildings By Design, I would like to express our sincere gratitude for the opportunity to submit our qualifications for the Town of Johnstown Police Department Renovation and Expansion Project.

We are thrilled to be considered for such an important endeavor within the community. Our team at Buildings By Design has a proven track record of successfully delivering high-quality construction projects, and we are excited to bring our expertise to the table.

Throughout the years, we have collaborated with esteemed architectural firms, such as D2C Architects, on numerous projects. This partnership has allowed us to foster strong working relationships and deliver exceptional results. We greatly appreciate the opportunity to continue this collaborative spirit on the Police Department Renovation and Expansion Project.

Our team has extensive experience in managing police department renovations and understands the unique requirements and challenges associated with them. We can help you navigate the common challenges that arise during the renovation process.

Operational disruptions: Renovations can disrupt the daily operations of a police department. The construction process may require parts of the building to be inaccessible, affecting workspace, storage, and equipment availability. This can impact the department's ability to carry out its duties efficiently. Buildings By Design will collaborate with D2C Architects and the Town of Johnstown Police Department to ensure that we minimize impacts to your operational facility by approaching construction sequencing with specific phases to manage the construction elements to minimize disruptions.

Security: Safety is of paramount importance, and it is our responsibility to ensure that all construction processes meet the highest safety standards. Our team will collaborate with the Town of Johnstown Police Department to set specific security protocols for access to the facility during construction. Additionally, we will manage any additional security enhancements that are necessary for your department's operational needs.

Technology integration: Modern police departments rely heavily on technology, including computer systems, surveillance equipment, and communication networks. Our team has experience with managing the integration of new technologies or the upgrades of existing systems, which can be challenging to implement seamlessly.

Budget constraints: Renovations can be costly, and police departments often operate within limited budgets. Securing sufficient funding for the renovation project can be a significant challenge. We will ensure that we put our very best foot forward to ensure that we provide the most competitive pricing with qualified subcontractors. We will also ensure cost efficiencies during construction to minimize the impact to the overall budget.

We are committed to ensuring the project is completed with the utmost professionalism, efficiency, and adherence to the highest quality standards. Our goal is to create a modern and functional facility that supports the vital work of the Johnstown Police Department while enhancing the safety and well-being of the community.

Once again, we would like to express our gratitude for considering our qualifications for this project. We firmly believe that our experience, expertise, and commitment make us an ideal partner for the Town of Johnstown. We eagerly await the opportunity to contribute to the success of this important initiative.

If you require any additional information or have any questions, please do not hesitate to contact me directly. Please note that we are also acknowledging receipt of Addendum #1 dated 06/16/2023 and addendum #2 dated 07/03/2023.

Sincerely,



Travis Lefever | Managing Member & Project Executive
travis@buildingsbydesign.com | 970-842-5837

Preconstruction Process & Construction Management



Describe your proposed Project Approach, addressing:

- Suggested procurement packages, construction sequences, means and methods.
- Value engineering ideas for the most cost-effective solutions.
- Input on factors such as cost, ease of installation, delivery schedule, quality, potential contracting, or construction issues.
- Partnering.
- Method of establishing a project contingency and who controls the use of the contingency and procedures for justifying use of contingency funds.
- Comments and suggestions regarding the proposed Contract Documents. If desired, propose alternate Contract Documents. The Town will consider other standard CMAR Contract Documents in lieu of the sample Documents included in this RFP.
- Provide the percentage and scope of work that will be self-performed vs. those elements of work that will be subcontracted out.
- Describe availability, bandwidth, and resources available to complete the project.

Our proposed project approach for the Johnstown Police Department Construction Manager at Risk project is designed to ensure the successful delivery of the project within the specified budget, timeline, and quality requirements. Our approach emphasizes collaboration, transparency, and effective project management techniques to mitigate risks and maximize project outcomes. The key steps of our proposed project approach are as follows:

Pre-Construction Phase:

Project Initiation: We will conduct an initial project kick-off meeting with key stakeholders, including representatives from the Johnstown Police Department, D2C Architects, local authorities, and any additional relevant project member.

Planning and Design: We will collaborate with the project stakeholders to define the project requirements, establish design criteria, and develop a detailed project plan, including schedules, budgets, and quality control measures.

Procurement: We will collaborate with Johnstown Police Department and D2C architects to choose subcontractors and suppliers based on competitive bidding processes, qualifications, and value engineering principles for our procurement packages.

Construction Sequencing.: The construction sequence will depend on the project's phasing requirements, with careful consideration given to minimizing disruptions to the ongoing operations of the police department. We have provided a schedule and phasing plan to sequence the project in the following. To ensure that the Johnstown police department can continue to use the building during construction, the project will be divided into three phases. We will look to demolish Phase A while excavating and laying the foundation for Phase C, allowing the team to work simultaneously in two different locations. Phase B will remain occupied during this time. Upon completion of Phase A, we will demolish Phase B before beginning interior finishes on both Phase B and Phase C. This will require coordination with the design team and the Johnstown police department to ensure feasibility and adjust our plan as needed. We must ensure successful collaboration with all stakeholders to modify the phasing boundaries as necessary to accommodate the building's occupants.

Value Engineering & Constructibility Analysis: When it comes to value engineering ideas for renovating the Johnstown Police Department, there are several strategies we can help you consider. Value engineering focuses on optimizing the value of a project by identifying cost-saving measures without compromising functionality or quality. Here are some of our thoughts

for value engineering ideas for the renovation of the Johnstown Police Department:

1. Energy-efficient upgrades: Incorporate energy-efficient lighting fixtures, HVAC systems, and insulation. This will not only reduce operational costs but also contribute to sustainability efforts.
2. Space optimization: Analyze the existing layout and identify opportunities to optimize space utilization. Consider flexible workstations, multi-purpose rooms, and efficient storage solutions to maximize usable area.
3. Technology integration: Explore cost-effective technology solutions to enhance security systems, communications, and data management.
4. Sustainable materials: Opt for sustainable and durable building materials that require minimal maintenance.
5. Workflow analysis: Study the department's operations and workflows to identify areas of inefficiency. This analysis can help streamline processes, improve communication, and enhance overall productivity.
6. Renovation phasing: Break down the renovation project into phases, prioritizing critical areas or functions. This approach allows for cost distribution over time, minimizing disruptions to daily operations and optimizing budget allocation.
7. Salvaging and reusing existing elements: Assess if any existing fixtures, furniture, or equipment can be salvaged and repurposed. This reduces waste and lowers procurement costs for new items.
8. Value-based procurement: Evaluate different suppliers and contractors based on their value proposition rather than solely considering the lowest bid. We will look for vendors with a track record of delivering quality work within budget and on schedule.
9. Future-proofing: Anticipate future needs and trends when making design and infrastructure decisions. This can involve incorporating modular components that can be easily modified or expanded as requirements evolve.
10. Collaborative partnerships: Engage with local businesses, community organizations, and educational institutions to explore potential partnerships. This can lead to cost-sharing opportunities, volunteer support, or access to specialized expertise.

Remember, value engineering requires a collaborative and creative approach. Involving stakeholders from different departments, including the police personnel, architects, engineers, and project managers, will ensure a well-rounded perspective and innovative ideas for cost optimization.

Innovation & Cost Savings Tracker: In order to help with future delivery method decisions and to maintain the trust and confidence in the project management process. It has been our experience that decisions need to be recorded as they happen and there needs to be a team commitment to the process or this information is easily forgotten. We will work with the Town of Johnstown and D2C architects and any additional project members & consultants to update the decision tracking matrix.

Schedule and Forecasting Analysis: As the design is being refined, we will develop and maintain resource loaded project schedules. Upon NTP, our scheduling team will develop an initial CPM schedule with all preconstruction and construction activities that encompasses all project elements to include:

- Design-path milestones, project administration and program-level schedule constraints
- Potential elements external to the project that are outside the team's direct execution scope but have the ability to impact project timelines
- Anticipated construction sequencing and work item dependencies, including acceleration and recovery scenarios based on discovery work performed during project pursuit and preconstruction discovery
- Application and approvals for permits, reviews and submissions
- Material procurement of long-lead items
- Quality assurance, project controls and subcontractor selection

Key benchmarks, decisions and updates will not only be reflected in the schedule, but will be tracked in Risk and Decision Tracking matrix through the preconstruction phase. Innovations and opportunities for acceleration will also be identified, tracked and vetted for inclusion in the CPM schedule. Our team will use the schedule to manage and analyze changes that occur in the dynamic field environment as well. During construction phase activities, Scott McDonald, Levi Dyess and CJ Kukus will develop the CPM and will be tasked with tracking performance and forecasting the remaining work. If potential schedule impacts are identified on key risk items, we will have recovery scenarios predefined.

Preconstruction manager Merle and Estimator Cody Holland will be at the ready to examine alternate strategies using best practices that are in concert with stakeholder and any other interests and concerns. We will plan the project using a Work Breakdown Structure that incorporates design and construction activities into distinct and several work categories. A fully functional

baseline schedule is a powerful tool for evaluating “what-if” scenarios, identifying potential critical paths, prioritizing submittal and fabrication activities, and communicating significant dates and milestones to stakeholders. Our schedule certainty is enhanced by our ability to self-perform work critical to the project success or that is on the critical path. This approach allows Buildings By Design to better control the overall project schedule and ensures that key project elements are constructed according to the highest expectations and standards.

Scope Resolution and GMP Creation: Buildings By Design will participate in estimating reviews with Johnstown Police Department and D2C Architects to discuss assumptions, risk amounts, allocation of risk, and negotiate IGMP (Initial Guaranteed Maximum Price). With Key Principal oversight our team will create a cost model. Merle and Cody will lead the Estimating Team in developing and submitting the contract construction price including direct costs, risk contingency, and fee. Through an open book negotiation process, Buildings By Design will share our detailed cost breakdown of our production rates, quantities, crew sizes, work shifts, labor rates, equipment rates, material prices, and subcontractor prices. Our team, led by Merle will start negotiating the final GMP at final design after the following: all alternative methods of performing the work under the Subcontracting Plan have been discussed, the DBE plan is reviewed and approved, and all alternative value engineering methods based upon the 90% design have been incorporated.

Partnering: Collaboration and partnering with key stakeholders, including the client (Johnstown Police Department), D2C Architects, engineers, and subcontractors, will be encouraged throughout the project. Open communication channels and a cooperative environment will foster a more efficient and successful project delivery.

Project Contingency: A contingency fund will be established to account for unforeseen events or changes in project requirements. The control and use of the contingency funds will be managed through a predefined procedure developed in coordination with the Town of Johnstown PD. Requests for the use of contingency funds will require proper justification, ensuring transparency and accountability.

Comments and Suggestions on Contract Documents: Building By Designs has reviewed the proposed Contract

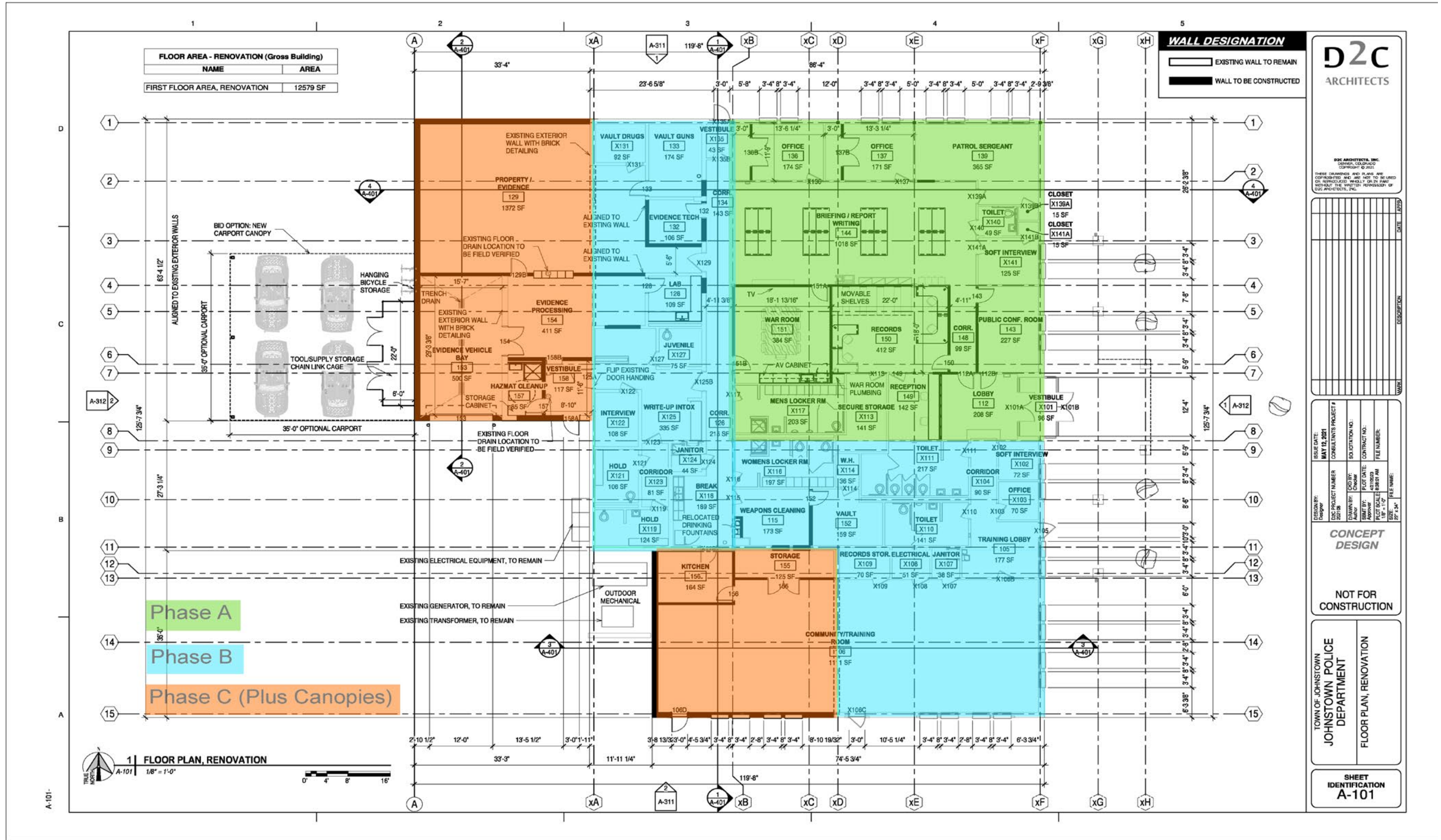
Documents provided by the Town and at this time we don't have any comments and suggested changes

Self-Performed Work vs. Subcontracting: Building By Designs will determine the percentage and scope of work that can be self-performed based on the company's expertise, resources, and available bandwidth. The remaining elements of work will be subcontracted out to qualified subcontractors, ensuring that they meet the necessary qualifications, licenses, and insurance requirements. We anticipate self performing multiple scopes, however we will competitively bid all scopes to ensure that the Town of Johnstown receives the most competitive pricing.

Building Subcontractor Capacity and Sustainability: Subcontractor selection is an important part of Buildings By Design process and a key component to this project. Project Manager CJ Kukus, Merle and Cody will directly oversee and manage subcontracts, with the focus being to identify opportunities relevant to and manageable for qualified local workforce and DBE participation. To achieve these goals, we use an early action approach that begins in preconstruction, and we rapidly develop a competitive subcontractor field by using the following strategies:

- Incorporating ongoing preconstruction-phase design, constructibility and innovation efforts to develop iterative and final procurement trade packages, including any self-performed packages that are clear, detailed and complete;
- Defining a scope of work description for each package to ensure “same-page” understanding between the design and construction intent;
- “Right sizing” bid packages to encourage subcontractor participation;
- Developing a sequence and schedule for trade bid package procurement;
- Advertising packages easily with sufficient time for all levels of subcontractors to participate; and
- Validate the qualifications and assess the expertise of subcontractors and certified DBE subcontractors/suppliers to determine if they are capable of performing the scopes of work identified in the contract.

JOHNSTOWN POLICE DEPARTMENT ADDITION AND RENOVATIONS PHASING PLAN



ATTACHMENT A
Johnstown PD

COST SUMMARY

Issued Date:

Submitted Date: 07/14/2023

FIRM NAME: Buildings By Design

CSI CODE	DESCRIPTION	TOTAL PROJECT COST	West - 3719 SF	East - 4525 SF	South - 4267 SF	ALT #1-Car Ports	ALT #2-New Entry
	DIRECT COST TOTAL	\$ 1,779,276	\$ 578,150	\$ 329,300	\$ 604,750	\$ 60,000	\$ 61,900
01	General Requirements	\$ 31,035	\$ -	\$ -	\$ -	\$ -	\$ -
02	Existing Conditions	\$ 135,000	\$ 40,000	\$ 20,000	\$ 30,000	\$ -	\$ -
03	Concrete	\$ 144,800	\$ 70,000	\$ -	\$ 74,800	\$ -	\$ 22,500
04	Masonry	\$ 155,000	\$ 70,000	\$ -	\$ 85,000	\$ -	\$ -
05	Metals	\$ 28,500	\$ 28,500	\$ -	\$ -	\$ -	\$ -
06	Wood Plastics, and Composites	\$ 46,000	\$ 17,000	\$ 17,000	\$ 12,000	\$ -	\$ -
07	Thermal and Moisture Protection	\$ 175,300	\$ 72,650	\$ 30,000	\$ 72,650	\$ -	\$ -
08	Openings	\$ 74,000	\$ 41,000	\$ 17,000	\$ 19,000	\$ -	\$ -
09	Finishes	\$ 352,900	\$ 94,300	\$ 109,300	\$ 149,300	\$ -	\$ -
10	Specialties	\$ 93,700	\$ 38,200	\$ 2,000	\$ 45,500	\$ -	\$ -
11	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Special Construction	\$ 35,000	\$ -	\$ -	\$ -	\$ 60,000	\$ -
21	Fire Suppression	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Plumbing	\$ 35,000	\$ 17,500	\$ 17,500	\$ -	\$ -	\$ -
23	Heating, Ventilating, and Air Conditioning	\$ 145,000	\$ 35,000	\$ 55,000	\$ 55,000	\$ -	\$ -
26	Electrical	\$ 135,000	\$ 40,000	\$ 47,500	\$ 47,500	\$ -	\$ -
27	Communications	\$ 24,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -
28	Electronic Safety and Security	\$ 18,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ -
31	Earthwork	\$ 89,925	\$ -	\$ -	\$ -	\$ -	\$ -
32	Exterior Improvements	\$ 61,116	\$ -	\$ -	\$ -	\$ -	\$ 39,400
33	Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	GENERAL CONDITIONS TOTAL	\$ 246,354	\$ 72,150	\$ 44,676	\$ 70,530	\$ -	\$ -
	General Conditions (Not-to-Exceed from Attachment B)	\$ 246,354	\$ 72,150	\$ 44,676	\$ 70,530	\$ -	\$ -
	FEE TOTAL (Based on Direct Cost and General Conditions)	\$ 101,282	\$ 32,515	\$ 18,699	\$ 33,764	\$ 3,000	\$ 3,095
	Fee (Overhead & Profit)	5.00% \$ 101,282	\$ 32,515	\$ 18,699	\$ 33,764	\$ 3,000	\$ 3,095
	SUBTOTAL CONSTRUCTION COSTS	\$ 2,126,912	\$ 682,815	\$ 392,675	\$ 709,044	\$ 63,000	\$ 64,995
	OTHER INDIRECTS TOTAL (No fees on these costs)	\$ 248,941	\$ -	\$ -	\$ -	\$ -	\$ -
	Bid Contingency	5.00% \$ 88,964	\$ -	\$ -	\$ -	\$ -	\$ -
	Commercial General Liability Insurance	0.56% \$ 11,344	\$ -	\$ -	\$ -	\$ -	\$ -
	Contractor Payment & Performance Bonds	1.22% \$ 24,713	\$ -	\$ -	\$ -	\$ -	\$ -
	Builder's Risk Insurance	0.40% \$ 8,103	\$ -	\$ -	\$ -	\$ -	\$ -
	Preconstruction Costs	0.00% \$ 9,255	\$ -	\$ -	\$ -	\$ -	\$ -
	ALL Building Permits/Plan Review Fee/Use Tax - (ALLOWANCE)	\$ 17,600	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction Contingency	5.00% \$ 88,964	na	na	na	na	na
	TOTAL CONSTRUCTION COSTS	\$ 2,375,853	\$ 682,815	\$ 392,675	\$ 709,044	\$ 63,000	\$ 64,995

NOTES:

ATTACHMENT B
Johnstown PD

DETAILED GENERAL CONDITIONS

Issued Date:
 Submitted Date: 07/14/2023

FIRM NAME: Buildings By Design, LLC

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMMENTS / CLARIFICATIONS
1	PRECONSTRUCTION:					
2	PROJECT PRECONSTRUCTION TOTAL				\$ 9,254.75	
3	Officers of the Company (included in fee)	---	---	---	Included in Fee	
4	Project Executive (included in fee)	---	---	---	Included in Fee	
5	Sr. Preconstruction Manager	0	HR	\$ -	\$ -	
6	Preconstruction Manager	0	HR	\$ 67.27	\$ -	
7	Sr. Estimator	0	WEEK	\$ 3,118.00	\$ -	
8	Estimator	2	WEEK	\$ 2,347.00	\$ 4,694.00	
9	Sr. Project Manager	0	WEEK	\$ 3,363.50	\$ -	
10	Project Manager	0.75	WEEK	\$ 2,717.50	\$ 2,038.13	
11	Sr. Project Engineer	0	HR		\$ -	
12	Project Engineer	0	HR		\$ -	
13	Assistant Engineer	0	HR		\$ -	
14	Senior Project Superintendent	0.75	WEEK	\$ 3,363.50	\$ 2,522.63	
15	Project Superintendent	0	WEEK	\$ 2,551.00	\$ -	
16	Assistant Superintendent	0	WEEK	\$ 2,342.50	\$ -	
17	Field Engineer	0	HR		\$ -	
18	MEP Coordinator	0	HR		\$ -	
19	Administrative Support	0	HR		\$ -	
20	Project Specific Accounting	0	HR	\$ 55.00	\$ -	
21	Scheduling	0	HR	\$ 67.27	\$ -	
22	3D Modeling/BIM	0	HR		\$ -	
23	CONSTRUCTION TECHNOLOGIEST	0	HR	\$ 51.43	\$ -	
24	[enter other staff positions]		HR		\$ -	
25						
26	TOTAL PRECONSTRUCTION (NOT TO EXCEED)				\$ 9,254.75	
27						
29	GENERAL CONDITIONS:					
30	PROJECT SUPERVISION TOTAL (On-Site Personnel Only)				\$ 202,763.80	
31	Officers of the Company (included in fee)	---	---	---	Included in Fee	
32	Project Executive (included in fee)	---	---	---	Included in Fee	
33	Sr. Project Manager	0	WEEK	\$ 3,051.00	\$ -	
34	Project Manager	8	WEEK	\$ 2,820.50	\$ 22,564.00	
35	Assistant Project Manager	8	WEEK	\$ 2,009.00	\$ 16,072.00	
36	Sr. Project Engineer	0	HR		\$ -	
37	Project Engineer	0	HR		\$ -	
38	Assistant Engineer	0	HR		\$ -	
39	Senior/General Superintendent	8	WEEK	\$ 3,363.50	\$ 26,908.00	
40	Project Superintendent	38	WEEK	\$ 3,291.50	\$ 125,077.00	
41	Assistant Superintendent	0	WEEK	\$ 2,342.50	\$ -	
42	Field Engineer	0	HR		\$ -	
43	MEP Coordinator	0	HR		\$ -	
44	Administrative Support	0	HR		\$ -	
45	Project Specific Accounting	0	HR		\$ -	
46	Scheduling	0	HR	\$ 61.64	\$ -	
47	Safety Director (not full time on site)	0	HR		\$ -	
48	Safety Personnel	0	HR		\$ -	
49	Quality Control Personnel	0	HR		\$ -	
50	Project Estimator	1	WEEK	\$ 2,731.50	\$ 2,731.50	
51	Carpenter Foreman (ALVARO)	80	HR	\$ 45.23	\$ 3,618.40	
52	Carpenter	0	---	0	\$ -	Distribute in tasks below
53	Labor Foreman (MIKEY)	80	HR	\$ 38.18	\$ 3,054.40	
54	CONSTRUCTION TECHNOLOGIEST	1	WEEK	\$ 2,738.50	\$ 2,738.50	
55	[enter other staff positions]		HR		\$ -	
56	[enter other staff positions]		HR		\$ -	
57	PROJECT ON-SITE OFFICE TOTAL				\$ 35,036.00	
58	Office Facilities / Rent (Construction)	9	MOS	\$ 500.00	\$ 4,500.00	
59	Office Facilities / Rent (Owner & A/E Staff)	0	MOS		\$ -	
60	Street/Sidewalk Closure Permits for temporary office facilities	0	MOS		\$ -	
61	Office Equipment	2	MOS	\$ 150.00	\$ 300.00	
62	Office Furniture	0	LS		\$ -	
63	Office Mobilization and Demobilization	2	EA	\$ 700.00	\$ 1,400.00	
64	Janitorial	4	MOS	\$ 150.00	\$ 600.00	
65	Radios, Communication and Cell Phones	9	MOS	\$ 250.00	\$ 2,250.00	
66	Company Vehicle	9	---	850	\$ 7,650.00	See Travel Expenses
67	Company Vehicle fuel	9	---	600	\$ 5,400.00	See Travel Expenses
68	Field Office Staff Parking	0	MOS		\$ -	
69	Courier service	0	LS	\$ 1,500.00	\$ -	
70	Phone/Internet (T1/DSL) service	9	MOS	\$ 350.00	\$ 3,150.00	
71	On-site Data Processing (Computers, software, IT)	9	MOS	\$ 350.00	\$ 3,150.00	
72	Project photos/Webcam, etc.	0	LS	\$ 3,600.00	\$ -	
73	Office Supplies	2	MOS	\$ 200.00	\$ 400.00	
74	Postage/Fed ex	0.5	LS	\$ 1,200.00	\$ 600.00	
75	Printing and reproduction	1	LS	\$ 1,000.00	\$ 1,000.00	
76	Drinking Water	9	MOS	\$ 150.00	\$ 1,350.00	

ATTACHMENT B
Johnstown PD

DETAILED GENERAL CONDITIONS

Issued Date:
Submitted Date: 07/14/2023

77	Procure	2	PPM	\$ 1,643.00	\$ 3,286.00	
78					\$ -	
79	TEMPORARY FACILITIES & EQUIPMENT TOTAL				\$ 4,000.00	
80	Electrical distribution	0	MOS	\$ 100.00	In General Requirements	Includes set-up, tear-down, equip, maintenance, etc.
81	Electrical Utility Connection (Temp offices & jobsite)	0	EA	\$ 1,000.00	In General Requirements	
82	Electrical consumption costs (Temp offices)	0	MOS	\$ 250.00	In General Requirements	
83	Temporary/Jobsite Lighting	0	MOS	\$ 200.00	\$ -	
84	Electrical Generator	0	MOS	\$ 400.00	In General Requirements	
85	Fuel for Generator	0	MOS	\$ 150.00	In General Requirements	
86	Water - Construction and Hydrant Use	0	MOS	\$ 4,500.00	In General Requirements	
87	Temporary Heating and Cooling	0	MOS	\$ 4,500.00	\$ -	Equipment rental, set-up, tear-down, maintenance
88	Gas/Propane consumption costs	0	MOS	\$ 1,500.00	\$ -	Fuel costs
89	Fire protection (temp. stand pipe, FDC, etc.)	0	LS	\$ 2,500.00	\$ -	
90	Sanitation facilities	0	MOS	\$ 500.00	In General Requirements	
91	Crane Rental	0	MOS		\$ -	
92	Crane set-up, tear-down, foundations, pads, rails, etc.	0	LS		\$ -	
93	Crane Operator	0	HRS		\$ -	
94	Man & Material Hoist - Equipment Rental	0	MOS		\$ -	
95	Man & Material Hoist - Set-up & Tear-down	0	EA		\$ -	
96	Man & Material Hoist - Operator	0	MOS		\$ -	
97	Temporary use of elevator (protection, extended maint,)	0	MOS		\$ -	
98	Temporary use of elevator - Operator	0	MOS		\$ -	
99	Forklift (not associated with direct cost of work activities)	0	MOS		In General Requirements	Includes equipment rental, delivery, and pick-up
100	Skidsteer (not associated with direct cost of work activities)	0	MOS	\$ 1,000.00	In General Requirements	Includes equipment rental, delivery, and pick-up
101	Contractor misc. site equipment	0	MOS	\$ 1,000.00	In General Requirements	Includes equipment rental, delivery, and pick-up
102	Equipment Operating Expenses	0	LS	\$ -	\$ -	Fuel, oil, service, maintenance, etc.
103	Temporary stairs, scaffold, landing platforms, ladders, etc.	0	MOS		\$ -	Installation, maintenance, rental, and removal
104	Temporary Site Fencing	0	MOS	\$ 500.00	In General Requirements	Installation, maintenance, rental, and removal
105	Access to the site (including maintenance)	0	LS	\$ 3,500.00	\$ -	Haul roads and construction access
106	Staging and/or storage areas (on and off site)	0	LS	\$ 4,000.00	\$ -	
107	Storage Containers	0	LS	\$ 9,000.00	\$ -	
108	Construction Signage	1	LS	\$ 2,500.00	In General Requirements	
109	Rodent and Pest Control	0	LS	\$ 1,800.00	\$ -	
110	SWWMP/Erosion Control/Dust Control/Street Cleaning	8	MOS	\$ 500.00	\$ 4,000.00	Silt fence, tracking pads, BMPs, etc.
111	Trade Parking, Temporary Parking Lot, Bus, etc.	0	MOS		\$ -	
112					\$ -	
113					\$ -	
114	ENGINEERING TOTAL				\$ -	
115	Initial Building and Periodic Confirmation Layout	0	HRS		In General Requirements	
116	Horizontal and Vertical Building controls	0	HRS	\$ 85.00	In General Requirements	
117	Surveying (initial survey, benchmarks, etc.)	0	LS	\$ 85.00	In General Requirements	Typically independent/3rd party
118	Existing conditions survey, seismic sensors, etc.	0	LS		In General Requirements	
119	Contractor Required 3rd Party Reviews/Consultants	0	LS	\$ 10,000.00	In General Requirements	Enclosure, MEP, etc.
120					\$ -	
122	SAFETY & SECURITY TOTAL				\$ 1,500.00	
123	Safety inspections (3rd party)	0	LS	\$ 2,500.00	\$ -	
124	Jobsite safety (PPE, first aid, eye wash, etc.)	1	LS	\$ 1,500.00	\$ 1,500.00	
125	Perimeter guardrails, safety nets, barricades, etc.	0	LS		\$ -	
126	Covered sidewalk enclosures	0	LS	\$ -	\$ -	
127	Fire safety (Fire extinguishers, etc.)	0	LS	\$ 500.00	\$ -	
128	Fire watch	0	HR		\$ -	
129	Site Protection / Security	0	LS	\$ 6,000.00	\$ -	Access control, cameras, etc.
130	Security Guard	0	MOS	\$ 2,880.00	\$ -	
131	Badging, background checks, etc.	0	LS	\$ 1,200.00	\$ -	Includes drug screening
132	Knox Box	0	LS	\$ 1,500.00	In General Requirements	
133					\$ -	
134	SITE CONDITIONS TOTALS				\$ 3,054.40	
135	Project interim clean-up	80	HR	\$ 38.18	\$ 3,054.40	As needed
136	Project final clean-up	0	LS/SF	\$ 0.30	In General Requirements	lump sum construction clean
137	Small Tools and Consumables	0	LS	\$ 6,000.00	\$ -	
138	Dumpsters / LEED Dumpsters	0	MOS	\$ 1,500.00	In General Requirements	
139	Trash Chute	0	MOS		\$ -	Includes set-up, tear-down, maintenance, rental, etc.
140	Weather protection/Temporary Enclosure	0	LS		\$ -	Winter conditions/weather shall be charged as needed in cost of work
141	Finishes Material/Product Protection	0	LS	\$ 3,000.00	\$ -	Includes material, maintenance and labor
142	Traffic Control, Traffic Signage, and Flagging	0	LS	\$ 10,800.00	\$ -	Includes set-up, tear-down, maintenance, labor
143	Temporary dewatering system/equipment	0	LS		\$ -	Includes equipment, maintenance, labor, etc.
144					\$ -	
146	TRAVEL TOTALS (Provide Detailed Assumptions with Cost Breakdown and provide a detailed explanation of the cost in separate attachment).				\$ -	
147	Travel Expenses (including Airfare, Car Rentals, Staff Vehicles, Fuel, Parking, etc.)	0	LS	\$ 27,600.00	\$ -	
148	Housing (including temporary housing, relocation, hotel, etc.)	0	LS	\$ 2,500.00	\$ -	
149	Subsistence/Per Diem (including meals)	0	Days	\$ 55.00	\$ -	
150					\$ -	
152	TOTAL GENERAL CONDITIONS (NOT TO EXCEED)				\$ 246,354.20	

NOTES:

Please treat this proprietary information as confidential and privileged material which is intended for the sole viewing of the recipient. Any other distribution is strictly prohibited.

COST CODE	DESCRIPTION	TOTAL SQ. FT-	12,579	Sub Bond over 150K	Proposed Sub	West - 3719 SF	East - 4525 SF	South - 4267 SF	Car Ports/ Covered Park	New Entry	ALT #6	ALT #7	ALT #8
		BUDGET	COST SF										
10000	GENERAL CONDITIONS												
100	BBD Equipment	3,500	0.28	0		0	0	0	0	0	0	0	0
130	Dumpsters	13,500	1.07	0		0	0	0	0	0	0	0	0
210	Temp Toilets	4,500	0.36	0		0	0	0	0	0	0	0	0
220	Temp Fencing	4,500	0.36	0		0	0	0	0	0	0	0	0
280	Temp Generator	0	0.00	0		0	0	0	0	0	0	0	0
290	Temp Electrical	0	0.00	0		0	0	0	0	0	0	0	0
300	Const Electrical	0	0.00	0		0	0	0	0	0	0	0	0
310	Const Gas	0	0.00	0		0	0	0	0	0	0	0	0
320	Const Water	0	0.00	0		0	0	0	0	0	0	0	0
325	Knox Box	0	0.00	0		0	0	0	0	0	0	0	0
330	Surveying	0	0.00	0		0	0	0	0	0	0	0	0
340	Third Party Testing	0	0.00	0		0	0	0	0	0	0	0	0
350	Project Signage	0	0.00	0		0	0	0	0	0	0	0	0
460	Final Building Clean	5,035	0.40	0		0	0	0	0	0	0	0	0
	SUBTOTAL	31,035	2.47	0		0	0	0	0	0	0	0	0
20000	EXISTING CONDITIONS												
4100	Selective Demolition	90,000	7.15	0	Gorilla Demo	40,000	20,000	30,000	0	0	0	0	0
4100	Site Demolition	45,000	3.58	0	Martin & Sons	0	0	0	0	0	0	0	0
	SUBTOTAL	135,000	10.73	0		40,000	20,000	30,000	0	0	0	0	0
30000	CONCRETE												
0	Cast-In-Place Concrete	144,800	11.51	0	CTF Construction	70,000	0	74,800	0	22,500	0	0	0
	SUBTOTAL	144,800	11.51	0		70,000	0	74,800	0	22,500	0	0	0
40000	MASONRY												
0	Masonry	110,000	8.74	0	Rise & Shine	50,000	0	60,000	0	0	0	0	0
0	Stucco	45,000	3.58	0	Rise & Shine	20,000	0	25,000	0	0	0	0	0
	SUBTOTAL	155,000	12.32	0		70,000	0	85,000	0	0	0	0	0
50000	METALS												
5000	Metal Fabrications	28,500	2.27	0	St. Thomas	28,500	0	0	0	0	0	0	0
	SUBTOTAL	28,500	2.27	0		28,500	0	0	0	0	0	0	0
60000	WOOD & PLASTICS												
1000	Rough Carpentry	6,000	0.48	0	MJ Olson	2,000	2,000	2,000	0	0	0	0	0
1600	Sheathing	15,000	1.19	0	MJ Olson	5,000	5,000	5,000	0	0	0	0	0
2200	Casework	25,000	1.99	0	R&J Cabinetry	10,000	10,000	5,000	0	0	0	0	0
	SUBTOTAL	46,000	3.66	0		17,000	17,000	12,000	0	0	0	0	0
70000	THERMAL & MOISTURE												
1100	Dampproofing	2,800	0.22	0	CTF	1,400	0	1,400	0	0	0	0	0
2113	Board Insulation	2,500	0.20	0	Koala	1,250	0	1,250	0	0	0	0	0
2116	Blanket Insulation	In 92116	0.00	0		0	0	0	0	0	0	0	0
2400	Exterior Insulation and Finish Systems	18,500	1.47	0	Rise & Shine	9,250	0	9,250	0	0	0	0	0
5000	Membrane Roofing	138,000	10.97	0	Advanced Roofing	54,000	30,000	54,000	0	0	0	0	0
8400	Firestopping	5,000	0.40	0		0	2,500	2,500	0	0	0	0	0
9200	Joint Sealants	8,500	0.68	0		0	4,250	4,250	0	0	0	0	0
	SUBTOTAL	175,300	13.94	0		72,650	30,000	72,650	0	0	0	0	0
80000	DOORS, WINDOWS & GLASS												
1113	Hollow Metal Doors and Frames	31,000	2.46	0	Collins Door	12,000	12,000	6,000	0	0	0	0	0
3613	Sectional Overhead doors	24,000	1.91	0	Spencer Brothers	24,000	0	0	0	0	0	0	0
8100	Glass and Glazing	11,000	0.87	0	Empire Glass	0	0	11,000	0	0	0	0	0

COST CODE	DESCRIPTION	BUDGET	COST SF										
8300	Door and Frame Install	8,000	0.64	0	Adobe	5,000	5,000	2,000	0	0	0	0	0
	SUBTOTAL	74,000	5.88	0		41,000	17,000	19,000	0	0	0	0	0
90000	FINISHES												
2116	Gyp Board Assemblies	195,000	15.50	0	Adobe	40,000	55,000	100,000	0	0	0	0	0
2216	Non-Structural Metal Framing	In 2116	0.00	0	Adobe	0	0	0	0	0	0	0	0
5100	Acoustical Ceiling	In 2116	0.00	0	Adobe	0	0	0	0	0	0	0	0
6000	Flooring	115,000	9.14	0	Cody flooring	40,000	40,000	35,000	0	0	0	0	0
6500	Resilient Flooring	12,900	1.03	0	Cody flooring	4,300	4,300	4,300	0	0	0	0	0
9100	Painting	30,000	2.38	0	Kodiak Painting	10,000	10,000	10,000	0	0	0	0	0
	SUBTOTAL	352,900	28.05	0		94,300	109,300	149,300	0	0	0	0	0
100000	SPECIALTIES												
1400	Signage	6,000	0.48	0	Star Sign	2,000	2,000	2,000	0	0	0	0	0
1453	Parking Signage	NA	0.00	0		0	0	0	0	0	0	0	0
4416	Fire Extinguishers	3,000	0.24	0	Dynamic Specialties	1,500	0	1,500	0	0	0	0	0
5100	Lockers	36,000	2.86	0	Filing World	28,000	0	0	0	0	0	0	0
6216	Operable Partition	42,000	3.34	0	Continental Partitions	0	0	42,000	0	0	0	0	0
7316	Tool Storage	4,500	0.36	0	Dean Contracting	4,500	0	0	0	0	0	0	0
7316	Hanging Bike Rack	2,200	0.17	0	Dynamic Specialties	2,200	0	0	0	0	0	0	0
	SUBTOTAL	93,700	7.45	0		38,200	2,000	45,500	0	0	0	0	0
110000	Equipment												
1319	Dock Levelers	NA	0.00	0		0	0	0	0	0	0	0	0
	SUBTOTAL	0	0.00	0		0	0	0	0	0	0	0	0
120000	FURNISHINGS												
2100	Window Blinds	NA	0.00	0		0	0	0	0	0	0	0	0
	SUBTOTAL	0	0.00	0		0	0	0	0	0	0	0	0
130000	SPECIAL CONSTRUCTION												
3419.01	Car Ports/ Canopies	35,000	2.78	0	Elite 3	0	0	0	60,000	0	0	0	0
	SUBTOTAL	35,000	2.78	0		0	0	0	60,000	0	0	0	0
210000	FIRE PROTECTION												
0	Sprinkler	NA	0.00	0		0	0	0	0	0	0	0	0
	SUBTOTAL	0	0.00	0		0	0	0	0	0	0	0	0
220000	PLUMBING												
0	Common Work Results for Plumbing	35,000	2.78	0	Fisher Mechanical	17,500	17,500	0	0	0	0	0	0
	SUBTOTAL	35,000	2.78	0		17,500	17,500	0	0	0	0	0	0
230000	HVAC												
0	Common Work Results for HVAC	145,000	11.53	0	Pfeifer Mechanical	35,000	55,000	55,000	0	0	0	0	0
	SUBTOTAL	145,000	11.53	0		35,000	55,000	55,000	0	0	0	0	0
260000	ELECTRICAL												
10	Common Work Results for Electrical	135,000	10.73	0	Axis Electric	40,000	47,500	47,500	0	0	0	0	0
	SUBTOTAL	135,000	10.73	0		40,000	47,500	47,500	0	0	0	0	0
270000	COMMUNICATIONS												
0	Low Voltage	24,000	1.91	0	Axis	8,000	8,000	8,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	SUBTOTAL	24,000	1.91	0		8,000	8,000	8,000	0	0	0	0	0

COST CODE	DESCRIPTION	BUDGET	COST SF										
280000	ELECTRONIC SAFETY AND SECURITY												
1000	Access Control	NA	0.00			0	0	0	0	0	0	0	0
4613	Fire Alarm	18,000	1.43		Frontier Fire	6,000	6,000	6,000	0	0	0	0	0
5000	Radio Frequency Testing	NA	0.00			0	0	0	0	0	0	0	0
	SUBTOTAL	18,000	1.43	0		6,000	6,000	6,000	0	0	0	0	0
310000	CIVIL												
0	Earthwork/ Site Grading	84,425	6.71	0	Martin & Sons	0	0	0	0	0	0	0	0
2500	Erosion Control	5,500	0.44	0	Martin & Sons	0	0	0	0	0	0	0	0
	SUBTOTAL	89,925	7.15	0		0	0	0	0	0	0	0	0
320000	Exterior Improvements												
1216	Asphalt Paving/ Patching	30,000	2.38	0	Martin Marietta	0	0	0	0	15,000	0	0	0
1723	Pavement Markings	3,000	0.24	0	Mile High Striping	0	0	0	0	0	0	0	0
3100	Fences and Gates	6,116	0.49	0	Dean Contracting	0	0	0	0	24,400	0	0	0
8000	Irrigation and Landscaping	22,000	1.75	0		0	0	0	0	0	0	0	0
	SUBTOTAL	61,116	4.86	0		0	0	0	0	39,400	0	0	0
330000	UTILITIES												
1000	Water Utilities	NA	0.00	0		0	0	0	0	0	0	0	0
3000	Sanitary Sewerage	NA	0.00	0		0	0	0	0	0	0	0	0
4000	Stormwater Utilities	NA	0.00	0		0	0	0	0	0	0	0	0
4600	Stormwater Management	NA	0.00	0		0	0	0	0	0	0	0	0
	SUBTOTAL	0	0.00	0		0	0	0	0	0	0	0	0
	DIVISION TOTALS	1,779,276	141.45	0		578,150	329,300	604,750	60,000	61,900	0	0	0
	OVERHEAD & PROFIT	0	0.00	0		0	0	0	0	0	0	0	0
	TOTAL HARDCOSTS	1,779,276	141.45	0		578,150	329,300	604,750	60,000	61,900	0	0	0

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,

Buildings by Design, LLC

is a

Limited Liability Company

formed or registered on 09/14/2004 under the law of Colorado, 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 20041320113 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/28/2021 that have been posted, and by documents delivered to this office electronically through 06/02/2021 @ 09:06:05 .

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 06/02/2021 @ 09:06:05 in accordance with applicable law. This certificate is assigned Confirmation Number 13210484 .



A handwritten signature in black ink that reads "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 Web site 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 Web site, <http://www.sos.state.co.us/hz-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 Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



JOHNSTOWN POLICE DEPARTMENT ADDITION AND REMODEL CPM SCHEDULE

Thu 7/13/23

ID	Task Mode	Name	Duration	Start	3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter		
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1		Project Summary	290 days	Tue 8/1/23																					
2		Contract Milestones	290 days	Tue 8/1/23																					
3		Notice-To-Proceed	0 days	Tue 8/1/23																					
4		Substantial Completion	0 days	Fri 9/6/24																					
5		Final Completion	0 days	Thu 9/19/24																					
6		Pre-Construction Milestones	98 days	Mon 8/7/23																					
7		Design collaboration with District/Contractor	0 days	Mon 8/7/23																					
8		65%DD	0 days	Mon 8/28/23																					
9		Design meeting with District/Contractor	0 days	Thu 8/31/23																					
10		90% DD	0 days	Fri 9/15/23																					
11		Design Meeting	0 days	Thu 11/16/23																					
12		100% Construction Drawings	0 days	Mon 12/4/23																					
13		Submit Construction Drawings to the Building Department	0 days	Tue 12/5/23																					
14		Construction Drawings Approved/Permit Issued	0 days	Wed 12/27/23																					
15		Construction Milestones	181 days	Tue 1/2/24																					
16		Start Groundbreaking	0 days	Tue 1/2/24																					
17		BMP & SWMP in place	0 days	Fri 1/5/24																					
18		Start Open Hole	0 days	Fri 1/26/24																					
19		Foundation Backfill Complete	0 days	Thu 3/14/24																					
20		Building Envelope Dried-In Complete	0 days	Fri 5/24/24																					
21		Start Closing-up Interior Walls	0 days	Wed 2/21/24																					
22		Closing-up Interior Walls Complete	0 days	Thu 6/27/24																					
23		Start Blanking-out Ceilings	0 days	Thu 3/28/24																					
24		Blanking-out Ceilings Complete	0 days	Wed 8/7/24																					
25		Final Clean Complete	0 days	Thu 9/5/24																					
26		Begin Equipment Start-up	0 days	Fri 9/6/24																					
27		Equipment Start-up Complete	0 days	Fri 9/13/24																					
28		Construction	171 days	Tue 1/2/24																					
29		Mobilize and BMP	9 days	Tue 1/2/24																					
30		Mobilize onsite	3 days	Tue 1/2/24																					
31		Install BMPs	3 days	Fri 1/5/24																					
32		Install SWMP Items	3 days	Fri 1/5/24																					
33		Install Site Temp Construction Fence	1 day	Wed 1/10/24																					
34		Install Traffic Control	2 days	Thu 1/11/24																					
35		Civil Work	22 days	Fri 1/5/24																					
36		Grub Site	3 days	Mon 1/15/24																					
37		Over Lot Grading	3 days	Thu 1/18/24																					
38		Remove Misc. Conc & Other Construction Debris (Demo)	5 days	Fri 1/5/24																					
39		Over Dig, Condition & Recompact Onsite Soils	4 days	Tue 1/23/24																					
40		Rough Grading	3 days	Mon 1/29/24																					
41		Export Material	3 days	Thu 2/1/24																					
42		Building Construction	168 days	Fri 1/5/24																					
43		Foundations	34 days	Mon 1/29/24																					
44		Excavation, Caissons, Pre-Cast	6 days	Mon 1/29/24																					
45		Stake Building Foundation	1 day	Mon 1/29/24																					
46		Excavate for Building Foundations	4 days	Tue 1/30/24																					
47		Open Hole Inspection	1 day	Mon 2/5/24																					
48		Foundations	28 days	Tue 2/6/24																					
49		Form Foundation Footings	5 days	Tue 2/6/24																					
50		Install Footing Reinforcement	3 days	Tue 2/13/24																					
51		Footing Inspection	1 day	Fri 2/16/24																					
52		Pour Foundation footings	1 day	Mon 2/19/24																					
53		Form Foundation Walls	5 days	Tue 2/20/24																					
54		Install Foundation Reinforcement	4 days	Tue 2/27/24																					
55		Foundation Wall Inspections	1 day	Mon 3/4/24																					
56		Pour Foundation walls	1 day	Tue 3/5/24																					
57		Strip Foundation Wall Forms	1 day	Wed 3/6/24																					

JOHNSTOWN POLICE DEPARTMENT ADDITION AND REMODEL CPM SCHEDULE



ID	Task Mode	Name	Duration	Start	3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter		
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
115	▶	Rough overhead Electrical	10 days	Thu 5/30/24																					
116	▶	Rough Electrical in Int. Framing	5 days	Tue 6/4/24																					
117	▶	Rough Plumbing in Int. Framing	5 days	Tue 6/4/24																					
118	▶	Rough Fire Alarm in Int. Framing	5 days	Tue 6/4/24																					
119	▶	Install Backing	5 days	Tue 6/4/24																					
120	▶	Rough Int. MEP Inspections	1 day	Thu 6/13/24																					
121	▶	Framing Inspection	5 days	Fri 6/14/24																					
122	▶	Interior Rough-Ins Area C (New construction)	17 days	Tue 5/28/24																					
123	▶	Lay Out Int. Walls	1 day	Tue 5/28/24																					
124	▶	Int. Wall, Hard Lid, & Soffit Framing	3 days	Wed 5/29/24																					
125	▶	Rough Mechanical Ceilings	10 days	Wed 5/29/24																					
126	▶	Rough Fire sprinkler	10 days	Wed 5/29/24																					
127	▶	Rough overhead Plumbing	10 days	Wed 5/29/24																					
128	▶	Rough overhead Electrical	10 days	Wed 5/29/24																					
129	▶	Rough Electrical in Int. Framing	5 days	Mon 6/3/24																					
130	▶	Rough Plumbing in Int. Framing	5 days	Mon 6/3/24																					
131	▶	Rough Fire Alarm in Int. Framing	5 days	Mon 6/3/24																					
132	▶	Install Backing	5 days	Mon 6/3/24																					
133	▶	Rough Int. MEP Inspections	1 day	Wed 6/12/24																					
134	▶	Framing Inspection	5 days	Thu 6/13/24																					
135	▶	Interior Finishes Area A	46 days	Wed 2/21/24																					
136	▶	Insulate Int. Walls, Hard Lids, & Soffits	3 days	Wed 2/21/24																					
137	▶	Rock Int. Walls, Hard Lids, & Soffits	3 days	Wed 2/21/24																					
138	▶	Tape & Finish Walls & Ceilings	5 days	Mon 2/26/24																					
139	▶	Prime & Paint Walls & Ceilings	5 days	Mon 3/4/24																					
140	▶	Ceiling Grid	4 days	Mon 3/11/24																					
141	▶	Wet area Finishes	5 days	Mon 3/11/24																					
142	▶	Mechanical Trim In Hard Lids & Grid	4 days	Fri 3/15/24																					
143	▶	Electrical Trim In Hard Lids & Grid	4 days	Fri 3/15/24																					
144	▶	Fire Sprinkler Trim In Hard Lids & Grid	4 days	Fri 3/15/24																					
145	▶	Fire Alarm Trim In Hard Lids & Grid	4 days	Fri 3/15/24																					
146	▶	Above Ceiling Inspection (Grid Ceilings)	5 days	Thu 3/21/24																					
147	▶	Tile Grid Ceilings	5 days	Thu 3/28/24																					
148	▶	Millwork	3 days	Thu 4/4/24																					
149	▶	Plumbing Trim	2 days	Tue 4/9/24																					
150	▶	Flooring & Base	7 days	Thu 4/11/24																					
151	▶	Interior Doors & Hardware	3 days	Mon 4/22/24																					
152	▶	Interior Finishes Area B	49 days	Fri 6/21/24																					
153	▶	Insulate Int. Walls, Hard Lids, & Soffits	3 days	Fri 6/21/24																					
154	▶	Rock Int. Walls, Hard Lids, & Soffits	3 days	Wed 6/26/24																					
155	▶	Tape & Finish Walls & Ceilings	5 days	Mon 7/1/24																					
156	▶	Prime & Paint Walls & Ceilings	5 days	Tue 7/9/24																					
157	▶	Ceiling Grid	4 days	Tue 7/16/24																					
158	▶	Wet area Finishes	5 days	Tue 7/16/24																					
159	▶	Mechanical Trim In Hard Lids & Grid	4 days	Mon 7/22/24																					
160	▶	Electrical Trim In Hard Lids & Grid	4 days	Mon 7/22/24																					
161	▶	Fire Sprinkler Trim In Hard Lids & Grid	4 days	Mon 7/22/24																					
162	▶	Fire Alarm Trim In Hard Lids & Grid	4 days	Mon 7/22/24																					
163	▶	Above Ceiling Inspection (Grid Ceilings)	5 days	Fri 7/26/24																					
164	▶	Tile Grid Ceilings	5 days	Fri 8/2/24																					
165	▶	Millwork	3 days	Fri 8/9/24																					
166	▶	Plumbing Trim	2 days	Wed 8/14/24																					
167	▶	Flooring & Base	7 days	Fri 8/16/24																					
168	▶	Interior Doors & Hardware	3 days	Tue 8/27/24																					
169	▶	Interior Finishes Area C (New Construction)	49 days	Thu 6/20/24																					
170	▶	Insulate Int. Walls, Hard Lids, & Soffits	3 days	Thu 6/20/24																					
171	▶	Rock Int. Walls, Hard Lids, & Soffits	3 days	Tue 6/25/24																					

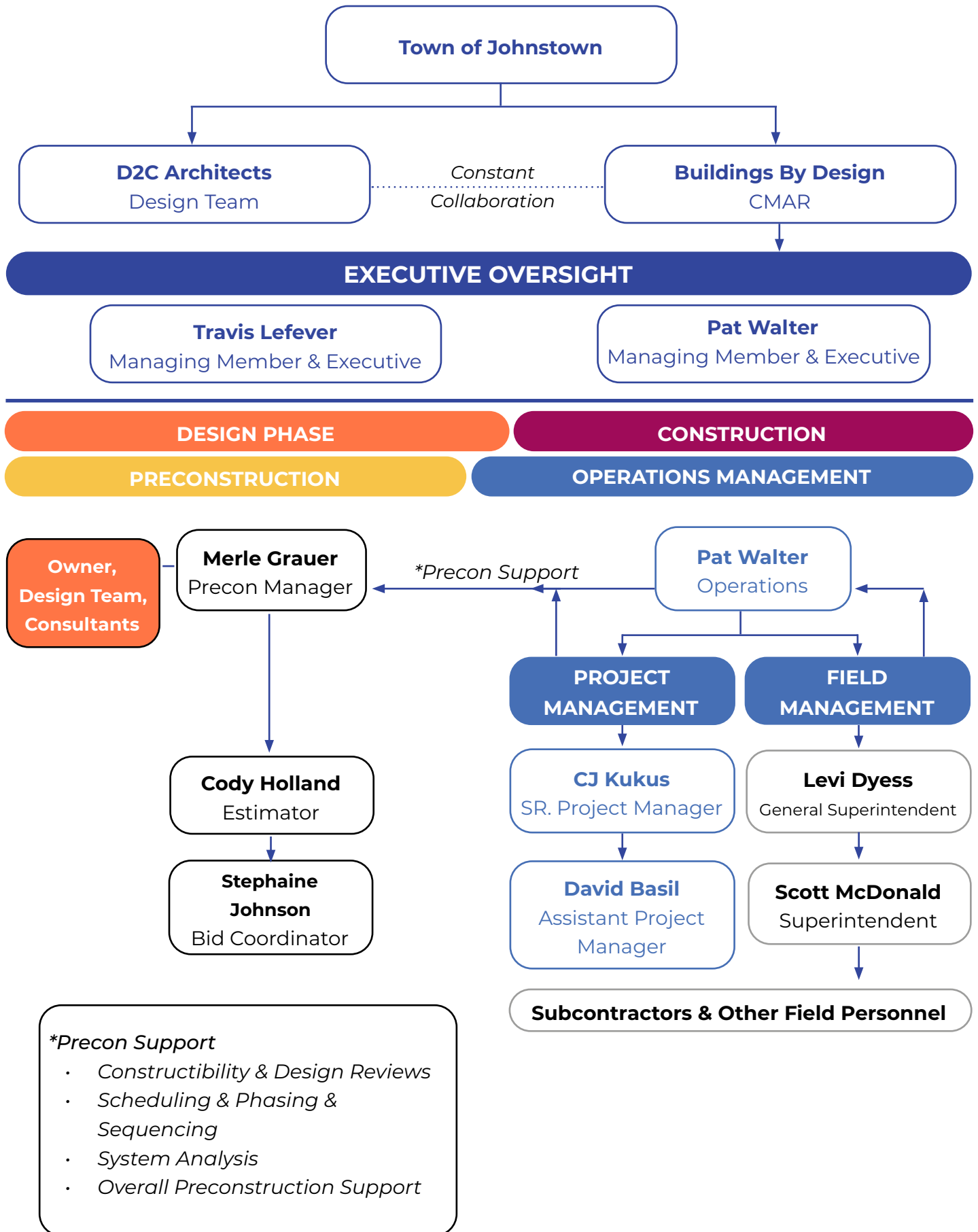
- Rough overhead Electrical
- Rough Electrical in Int. Framing
- Rough Plumbing in Int. Framing
- Rough Fire Alarm in Int. Framing
- Install Backing
- Rough Int. MEP Inspections
- Framing Inspection
- Lay Out Int. Walls
- Int. Wall, Hard Lid, & Soffit Framing
- Rough Mechanical Ceilings
- Rough Fire sprinkler
- Rough overhead Plumbing
- Rough overhead Electrical
- Rough Electrical in Int. Framing
- Rough Plumbing in Int. Framing
- Rough Fire Alarm in Int. Framing
- Install Backing
- Rough Int. MEP Inspections
- Framing Inspection
- Insulate Int. Walls, Hard Lids, & Soffits
- Rock Int. Walls, Hard Lids, & Soffits
- Tape & Finish Walls & Ceilings
- Prime & Paint Walls & Ceilings
- Ceiling Grid
- Wet area Finishes
- Mechanical Trim In Hard Lids & Grid
- Electrical Trim In Hard Lids & Grid
- Fire Sprinkler Trim In Hard Lids & Grid
- Fire Alarm Trim In Hard Lids & Grid
- Above Ceiling Inspection (Grid Ceilings)
- Tile Grid Ceilings
- Millwork
- Plumbing Trim
- Flooring & Base
- Interior Doors & Hardware
- Insulate Int. Walls, Hard Lids, & Soffits
- Rock Int. Walls, Hard Lids, & Soffits
- Tape & Finish Walls & Ceilings
- Prime & Paint Walls & Ceilings
- Ceiling Grid
- Wet area Finishes
- Mechanical Trim In Hard Lids & Grid
- Electrical Trim In Hard Lids & Grid
- Fire Sprinkler Trim In Hard Lids & Grid
- Fire Alarm Trim In Hard Lids & Grid
- Above Ceiling Inspection (Grid Ceilings)
- Tile Grid Ceilings
- Millwork
- Plumbing Trim
- Flooring & Base
- Interior Doors & Hardware
- Insulate Int. Walls, Hard Lids, & Soffits
- Rock Int. Walls, Hard Lids, & Soffits

JOHNSTOWN POLICE DEPARTMENT ADDITION AND REMODEL CPM SCHEDULE



ID	Task Mode	Name	Duration	Start	3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter		
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
172		Tape & Finish Walls & Ceilings	5 days	Fri 6/28/24																					
173		Prime & Paint Walls & Ceilings	5 days	Mon 7/8/24																					
174		Ceiling Grid	4 days	Mon 7/15/24																					
175		Wet area Finishes	5 days	Mon 7/15/24																					
176		Mechanical Trim In Hard Lids & Grid	4 days	Fri 7/19/24																					
177		Electrical Trim In Hard Lids & Grid	4 days	Fri 7/19/24																					
178		Fire Sprinkler Trim In Hard Lids & Grid	4 days	Fri 7/19/24																					
179		Fire Alarm Trim In Hard Lids & Grid	4 days	Fri 7/19/24																					
180		Above Ceiling Inspection (Grid Ceilings)	5 days	Thu 7/25/24																					
181		Tile Grid Ceilings	5 days	Thu 8/1/24																					
182		Millwork	3 days	Thu 8/8/24																					
183		Plumbing Trim	2 days	Tue 8/13/24																					
184		Flooring & Base	7 days	Thu 8/15/24																					
185		Interior Doors & Hardware	3 days	Mon 8/26/24																					
186		Hardscapes & Landscaping	16 days	Tue 6/4/24																					
187		Site Grading For Civil Concrete	3 days	Tue 6/4/24																					
188		Curb & Gutter	5 days	Fri 6/7/24																					
189		Sidewalk & V-pans	5 days	Fri 6/7/24																					
190		Fine Grade & Prep for Asphalt Paving (Patches)	3 days	Fri 6/14/24																					
191		Asphalt Paving (Patches)	2 days	Wed 6/19/24																					
192		Permanent Fencing (Bid Alt)	3 days	Fri 6/21/24																					
193		Project Closeout & Final Inspections	103 days	Thu 4/25/24																					
194		Start-up & Inspection	14 days	Thu 8/29/24																					
195		Final Building Clean	5 days	Thu 8/29/24																					
196		Start-up of Electrical Systems	4 days	Fri 9/6/24																					
197		Start-up of Mechanical Systems	4 days	Fri 9/6/24																					
198		Fire Alarm & Sprinkler Testing	2 days	Thu 9/12/24																					
199		Mechanical Final Inspections	1 day	Thu 9/12/24																					
200		Electrical Final Inspections	1 day	Thu 9/12/24																					
201		Plumbing Final Inspections	1 day	Thu 9/12/24																					
202		Fire Alarm Final	1 day	Fri 9/13/24																					
203		Final Fire Inspections	2 days	Mon 9/16/24																					
204		Building Final for CO	1 day	Wed 9/18/24																					
205		Punch Lists	103 days	Thu 4/25/24																					
206		Area A	7 days	Thu 4/25/24																					
207		OAC Punch Walk	1 day	Thu 4/25/24																					
208		Complete OAC Punch List Corrections	5 days	Fri 4/26/24																					
209		OAC Final Walk & Acceptance	1 day	Fri 5/3/24																					
210		Area B	7 days	Fri 8/30/24																					
211		OAC Punch Walk	1 day	Fri 8/30/24																					
212		Complete OAC Punch List Corrections	5 days	Tue 9/3/24																					
213		OAC Final Walk & Acceptance	1 day	Tue 9/10/24																					
214		Area C (New Construction)	10 days	Fri 9/6/24																					
215		OAC Punch Walk	1 day	Fri 9/6/24																					
216		Complete OAC Punch List Corrections	5 days	Mon 9/9/24																					
217		OAC Final Walk & Acceptance	1 day	Thu 9/19/24																					

» Project Team: Resource Commitment, Capabilities & Experience



Staff

Scott McDonald | Superintendent. We are proposing Scott, for the Johnstown Police Department Project. Scott has extensive CM/GC experience in supporting multiple clients with projects of similar scope and complexity to your project. He has over 40 years of commercial construction experience and we feel that with his previous experience especially with EMS Buildings fit nicely for your project. His responsibilities will start with coordinating and management of all on-site construction activities as well as work with the project teams to successfully deliver the project on time and budget with exceptional quality. He will ensure that all required materials, equipment, and inspections occur in accordance with the construction schedule for timely delivery. He is also responsible to ensure that the job site is a safe for workers and visitors and manage compliance with our safety policy. He manages the overall project and 3 week look ahead schedules to ensure that subcontractors complete their scope within the specified time to meet schedule compliance. Scott will also provide support during preconstruction to ensure transparency, constructibility reviews and overall operational support of the project.

Levi Dyess | General Superintendent | Assistant Safety Manager. Levi will support the project teams with general oversight and support for the Project. With over 25 years of experience, Levi will ensure that the project receive the full attention of all field staff; support preconstruction activities and ensure deliverables are met with accuracy and efficiencies.

Merle Grauer | Preconstruction Manager. Merle has provided preconstruction services for an array of clients, both public and private. He is knowledgeable in all phases of construction, from pre-design to post-occupancy. Merle's experience includes new construction, renovation, and extensive transportation facility projects. In addition, he has a strong understanding of the construction process, including cost estimating, value engineering, scheduling, and project management.

Merle's goal is to ensure that the preconstruction team develops the GMP while providing multiple pricing options throughout the different phases of the project. This will allow the client to have a clear understanding of the project cost from the beginning, and avoid any surprises during construction.

Cody Holland | Estimator LEED® Green Associate™. Cody will work with our estimating team to develop and price

design solutions, materials and assist with sequencing. He will help support Merle to provide quick and accurate valuation of options, innovations, constructibility and any possible value engineering concepts. Cody will also help lead efforts to help provide building efficiency and incorporate green building principals. Cody is an attentive, detailed oriented individual that will help deliver cost efficiencies throughout the estimating and preconstruction stage of the project.

Travis Lefever | Principal In Charge | Project Executive. Travis has over two decades of experience delivering various project delivery methods and excels in value engineering (VE) analysis to create cost savings for clients. In his role as Project Executive and Principal In Charge, Travis is responsible for maintaining collaboration and communication among the team. He also works closely with Merle during design phase to ensure efficiency & constructibility reviews are being met. Travis strongly believes that every project presents a unique opportunity and strives to ensure each client's vision is captured through the design process.

Travis has a long history of delivering quality projects on time and on budget. He has a deep understanding of the construction process and is always looking for ways to improve efficiency and save his clients money. Travis is a strong advocate for collaboration and communication among all members of the project team. He believes that every project presents a unique opportunity to capture the client's vision and bring it to life through the design process.

Cj Kukus | Project Manager. CJ will be the primary point of contact during the construction phase of the project, he will help support the design and preconstruction team to evaluate the plans for constructibility and will facilitate the sequencing of the construction scheduling and procurement aspects of the project. As the project manager CJ will have overall project responsibility and will establish the overall project plan including budget management, phasing, site logistics, and schedule. CJ will monitor the status of all project deliverables: shop drawings, submittals, samples and other required project documentation.

Our proposed team is dedicated to the success of your project and is committed throughout the lifespan of the project.






Current Projects Under Contract

PROJECT NAME & LOCATION	CLIENT CONTACT	PROJECT DETAILS	SCHEDULE
Boulder Affordable Housing 6500 Arapahoe Rd. Boulder, CO 80303	City of Boulder Jay Sugnet, Project Manager 303-441-405, sugnetj@bouldercolorado.gov	Delivery: Design/Bid/Build Square Feet: 31,200 Budget: \$8,900,000.00	Scheduled Completion: 04/2024 Percentage Complete: 2.0%
Clear Creek School District 320 Chicago Rd, Idaho Springs, CO 80452	Clear Creek School District, Justin Watanabe 303-746-6429 justin.watanabe@ccsdre1.org	Delivery: Design/Bid/Build Square Feet: 31,200 Budget: \$4,500,000.00	Scheduled Completion: 02/2024 Percentage Complete: 7.10%
CDOT Eisenhower JOA 21300 I-70 Dillon, CO 80435	CDOT Property Management, Frank Melehan 561-267-1444 frank.melehan@state.co.us	Delivery: Design/Bid/Build Square Feet: 31,200 Budget: \$10,342,00.00	Scheduled Completion: 08/2023 Percentage Complete: 81.24%
NJC Applied Technology Campus 318 Hagen St. Sterling, CO 80751	Northeastern Junior College, Martha Gareis 970-521-6662 martha.gareis@njc.edu	Delivery: Bid-Build Square Feet: 5917 Budget: \$2,333,096.00	Scheduled Completion: 12/2023 Percentage Complete: 17.83%
NJC Knowles Hall Renovation 709 Landrum LN Sterling, CO 80751	Northeastern Junior College, Tracey Knox 970-521-6662 Tracey.Knox@njc.edu	Delivery: Bid-Build Square Feet: 5917 Budget: \$870,169.00	Scheduled Completion: 07/2024 Percentage Complete: 2.52%
Gunnison CPW Service Center 300 W. New York Ave. Gunnison, CO. 81230	Colorado Parks and Wildlife Steve Patterson, Regional Project Manager 970-903-1369 steve.patterson@state.co.us	Delivery: Design/Build CMGC Square Feet: 7,200 Budget: \$4,842,401.00	Scheduled Completion: 01/2024 Percentage Complete: 8.84%
Logan County Community Center 1120 Pawnee Ave, Sterling, CO 80751	Logan County Debbie Unrein 970-522-0880 unreind@logancounty.gov	Delivery: Bid-Build Square Feet: 8,000 Budget: \$2,397,612.00	Scheduled Completion: 02/2024 Percentage Complete: 0%
CDOT Sante Fe 8400 S Santa Fe Drive Littleton, CO 80125	CDOT Property Management, Ben Titus 303-903-3097 ben.titus@state.co.us	Delivery: Design/Bid/Build Square Feet: 8,100 Budget: \$4,148,100.06	Scheduled Completion: 08/2023 Percentage Complete: 77.80%
Limon RV Park 6th St. and V Ave. Limon, CO 80828	Drew Falvey 919-622-1124 drewfalvey@gmail.com	Delivery: CM/GC Budget:\$1,599,516.00	Scheduled Completion: 08/2023 Percentage Complete: 85.54%

Relevant Experience

PROJECT NAME & LOCATION	CLIENT CONTACT	ARCHITECT	PROJECT TEAM
Hudson Police Department 50 South Beach St. Hudson, CO 80642	Town of Hudson Jennifer Woods 303-536-9311 jwoods@hudsoncolorado.org	D2C Architects, Eric Combs, Architect/Principal 303-952-4802, ecombs@d2carchitects.com	Project Executive: Travis Lefever Preconstruction: Merle Grauer Project Manager: CJ Kukus Project Superintendent: Scott McDonald
CDOT Glenwood Springs 202 Centennial St. Glenwood Springs CO, 81601	CDOT Property Management, Frank Melehan 561-267-1444 frank.melehan@state.co.us	D2C Architects, Eric Combs, Architect/Principal 303-952-4802, ecombs@d2carchitects.com	Project Executive: Travis Lefever Preconstruction: Merle Grauer Project Manager: CJ Kukus General Superintendent: Levi Dyess Project Superintendent: Chris Daily
CDOT Wolcott VSF 26773 Highway 6 Wolcott, CO 81655	CDOT Property Management, Frank Melehan 561-267-1444 frank.melehan@state.co.us	D2C Architects, Eric Combs, Architect/Principal 303-952-4802, ecombs@d2carchitects.com	Project Executive: Travis Lefever Preconstruction: Merle Grauer Project Manager: CJ Kukus General Superintendent: Levi Dyess Project Superintendent: Chris Daily
Thornton Police Training Center (Supply Erect) 9000 Colorado Blvd Thornton, CO 80229	Mark Young Construction, Blake Champagne 303-776-1449 bchampagne@markyoungconstruction.com	D2C Architects, Eric Combs, Architect/Principal 303-952-4802, ecombs@d2carchitects.com	Project Executive: Randy Gates Preconstruction: Eric Van Soest Project Manager: CJ Kukus Project Superintendent: Jason Harding
CDOT Sante Fe 8400 S. Santa Fe Dr Littleton, CO 80125	CDOT Property Management, Ben Titus 303-903-3097 ben.titus@state.co.us	D2C Architects, Eric Combs, Architect/Principal 303-952-4802, ecombs@d2carchitects.com	Project Executive: Travis Lefever Preconstruction: Merle Grauer Project Manager: CJ Kukus General Superintendent: Levi Dyess Project Superintendent: Alvaro Morales
Brush Police Department 600 Edison Street Brush, CO 5074	Brush Police Department 561-267-1444	Buildings By Design 970-842-5837 estimating@buildingsbydesign.com	Project Executive: Travis Lefever Preconstruction: Merle Grauer Project Manager: CJ Kukus Project Superintendent: Scott McDonald
Haxtun EMS Building and Police Department 101 N Colorado Ave, Haxtun, CO 8073	Town of Haxtun Ron Carpenter 970-774-6104	Buildings By Design 970-842-5837 estimating@buildingsbydesign.com	Project Executive: Pat Walter Preconstruction: Travis Lefever Project Manager: Pat Walter Project Superintendent: Travis Lefever

Key Personnel

NAME & ROLE	PRIMARY PROJECT RESPONSIBILITIES
<p>Travis Lefever Managing Member Project Executive</p> 	<ul style="list-style-type: none"> Leads the development of milestone estimates and GMP proposals in collaboration with preconstruction teams, the design team and the Town of Johnstown Works with the Project team to develop and price, design solutions, materials, and sequencing Provides quick and accurate valuation of options, innovations, constructability, and VE concepts Leads estimate preparation and directs estimating staff, coordinates subcontractor estimates
<p>Merle Grauer Preconstruction Manager</p> 	<ul style="list-style-type: none"> Coordination with Preconstruction management team for constructibility reviews Proper planning to ensure project tasks and timelines are set up for success Provide proactive risk management plan to ensure roadblocks are removed. Manage relationships with all stakeholders by accurately and effectively communicating the progress and overall health of the project. Lead Preconstruction teams to establish overall plan including budget, phasing and site logistics.
<p>CJ Kukus Senior Project Manager</p> 	<ul style="list-style-type: none"> Coordination with Preconstruction management team for constructibility reviews Proper planning to ensure project tasks and timelines are set up for success Provide proactive risk management plan to ensure roadblocks are removed. Manage relationships with all stakeholders by accurately and effectively communicating the progress and overall health of the project. Work with Preconstruction teams to establish overall plan including budget, phasing and site logistics. Monitor status of all project deliverables: shop drawings, submittals and Procore management
<p>Levi Dyess General Superintendent</p> 	<ul style="list-style-type: none"> Ensure safety standards per company Best Practices and OSHA standards are implemented at job-sites and that on-site leadership is enforcing it Communicate to Estimating Team, Project Managers, and others of opportunities for constructibility reviews, schedule acceleration or potential delays. Managing field leaders such as Superintendents, Foreman, and other site leads Oversight & implementing project quality standards for the project and ensuring installation Best Practice Systems are being upheld
<p>Scott McDonald Superintendent</p> 	<ul style="list-style-type: none"> Coordination with Preconstruction management team for constructibility Establish lay-down perimeter and safety plan Primary point of contact for field teams Planning, organizing and management of day to day operations. Creation and management of baseline and all look-ahead schedules Management and Supervision of all daily on-site tasks and subcontractors Completion of job safety responsibilities, including weekly "toolbox talks" Coordinate, facilitate and participate in weekly OAC Meetings

Qualifications, Commitment & Relevant Projects

NAME & ROLE	RELEVANT QUALIFICATIONS/ EXPERIENCE	RELEVANT PROJECTS	COMMITMENT
Travis Lefever Project Executive	<ul style="list-style-type: none"> » 25+ Years of Commercial Construction Experience » CDOT TECS Stormwater Compliance Certification » Pre-Construction Planning for over 150 projects similar to Archeleta Transit Facility » Creates Collective Collaboration Framework among project teams » Extensive portfolio of public projects for the state of Colorado. 	<ul style="list-style-type: none"> » Hudson Police Department Renovation » Haxtun Emergency Services & Police Department » Brush Police Department Gun Range » Sema Office Renovation » Miners Mesa Public Works Building » Morgan County REA Phases 1-3 » CDOT Limon Maintenance & VSF » CDOT Bijou Transportation and VSF » CDOT Eisenhower JOA Transportation » CDOT Sante Fe VSF Facility » CDOT Glenwood Springs VSF 	Preconstruction: 75% Construction: 45%
Merle Grauer Preconstruction Manager	<ul style="list-style-type: none"> » 20+ Years of Commercial Construction Experience » Extensive Knowledge of Building Codes and Regulations throughout Colorado » Over 15 years of cost estimating and budgeting of similar projects » Extensive portfolio of public projects for the state of Colorado. 	<ul style="list-style-type: none"> » Hudson Police Department Renovation » Haxtun Emergency Services & Police Department » Brush Police Department Gun Range » Sema Office Renovation » Miners Mesa Public Works Building » Morgan County REA Phases 1-3 » CDOT Limon Maintenance & VSF » CDOT Bijou Transportation and VSF » CDOT Eisenhower JOA Transportation 	Preconstruction: 100% Construction: 10%
CJ Kukus Senior Project Manager	<ul style="list-style-type: none"> » 10+ Years of Construction Experience » OSHA 30 Hour » CDOT TECS Stormwater Compliance Certification » AGC Construction Project Manager Certified Professional 	<ul style="list-style-type: none"> » Hudson Police Department Renovation » Brush Police Department Gun Range » Morgan County REA Phases 1-3 » CDOT Limon Maintenance & VSF » CDOT Bijou Transportation and VSF » CDOT Eisenhower JOA Transportation » CDOT Wolcott VSF » CDOT Glenwood Springs VSF 	Preconstruction: 25% Construction: 100%
Levi Dyess General Superintendent	<ul style="list-style-type: none"> » 25+ Years of Commercial Construction Experience » CDOT TECS Stormwater Compliance Certification » OSHO 10 Hour » OSHA #510 » LEED Workshop Certified for GC's » CPR First Aid Certified » Safety & Compliance Manager 	<ul style="list-style-type: none"> » Hudson Police Department Renovation CDOT Eisenhower JOA Transportation \$10.2M » CDOT Lamar VSF Facility \$3.5M » CDOT Sante Fe VSF Facility \$3.8M » CDOT Glenwood Springs VSF \$4.5M 	Preconstruction: 25% Construction: 100%
Scott McDonald Superintendent	<ul style="list-style-type: none"> » 40+ Years of Commercial Construction Experience » CDOT TECS Stormwater Compliance Certification » OSHA 30 Hour » Certified Storm Water Erosion Control 	<ul style="list-style-type: none"> » Hudson Police Department Renovation » Brush Police Department Gun Range » High Plains Bank Wiggins » High Plains Bank Keenesburg 	Preconstruction: 25% Construction: 100%

Safety

Our entire team fully understands the importance of maintaining site safety and security on the project site is of the utmost importance to ensure that all personnel have a safe working environment. Below are the elements of our safety plan implemented in 100% of our projects.

Establish a Safety Culture. Safety is a top priority for all employees, subcontractors and support staff. We know that establishing a safety culture requires a top-down approach. "Safety First" really isn't just lip service. Our commitment to safety is incorporated into our core principles of our company culture. This is evident by our EMR and TRIR rates where we have been continually below the industry standard throughout our tenure. Simply put, our record doesn't show "lip service" it provides real results and positively impacts 100% of our projects. TRIR rates are included in the table on page 11.

Creation of a Site Specific Safety Plan. Understanding that every construction project is different and comes with it's own unique set of challenges and obstacles. Proper Planning is considered a vital task in a successful management of project through completion.

The Construction planning process begins with a site- specific safety plan. We start by fully inspecting the site and determining what potential hazards may already exist. Plan out what safety measures should be implemented to mitigate those hazards and will prevent accidents.

As our construction plan is created we review each phase of the project and break down the individual tasks involved and assembly what safety measures, personal protective equipment (PPE) and training will be required of our subcontractors and other project staff to ensure we keep all workers safe.

We will then ensure that the plan is shared with all team members and emphasize that there is an expectation that everyone is to follow the plan.

Ongoing Training. Once the plan is built and administered, we fully understand that training doesn't stop there. We stand firm in that ongoing training helps ingrain the safety culture into the minds of all employees.

We conduct an initial safety orientation for all employees, subcontractors and other project staff to fully review all expectations and safety requirements

including necessary evacuation procedures, and first aid plans. Workers are trained on how to complete the task correctly, and how to perform that task safely to protect themselves and others around them.

Speak Up & Hold Others Accountable. Every person on the job site knows that they should feel comfortable speaking up when they observe an unsafe working condition. Regardless of whether the worker is a construction worker, safety manager, construction labor etc., they have the ability to order work stopped if they feel that there is a safety issue that needs addressed. Our team emphasizes that all workers are responsible for keeping themselves and others around them safe.

Weekly Safety Meetings. The importance of safety starts with talking about it often. Daily safety inspections are routine with our field staff. Before the daily activities start, our superintendent reviews the work being done that day and discusses the hazards involved and the safety measures and controls that are in place if needed. After identification of the safety measures for daily activities there is a consistent review of any instances where workers may have not been following safety protocols and also including celebrating instances of where workers were observed working safely. Each employee is expected to review their PPE, tools and equipment before beginning daily activities to ensure everything is in good working order. Weekly "tool-box" talks occur to continue to reiterate safety measures and review of activities and adjusting plans for when there may have been an opportunity for improvement.

Inspect, Evaluate and Adjust. Site inspections are done daily. Equipment and tools are inspected to ensure all guards and safety controls are in place. Items like scaffolding and ladders are inspected to confirm good working order and safe to use. The site is clean and well-kept to avoid tripping hazards over tools and discarded materials.

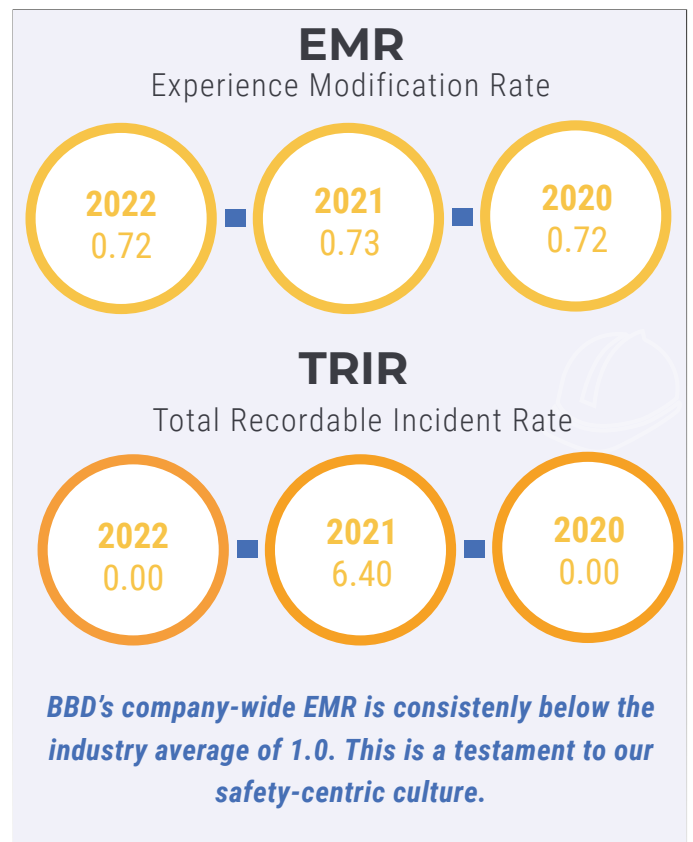
As the project progresses our safety manager and field team evaluate the current safety plan and discuss what measures are working and what areas that may need to be addressed and any additional training needed. At that point the safety plan is adjusted as needed when work conditions may change.

Some Of Our Key Components To Our Safety Plan Include.

- We exceed OSHA standards. This includes 100% tie-off for steel erection activities. We also require hard hats 100%, safety glasses, hi-visibility vests, and steel-toed boots.
- Every BBD project manager and field associate has OSHA 10 and/or 30-hour training.
- Each Trade Contractor is evaluated by our Safety Manager as part of our pre-qualification process. Contractors with an inadequate safety plan or poor records will be deemed unqualified, and not considered.
- Our Safety Director will audit the project site periodically to ensure work is being completed in compliance with our Safety and Health Program, as well as conducting safety pre-starts for each critical job site activity.
- Substance-Free Workplace Policy: BBD is committed to providing a safe work environment and fostering the well-being and health of its employees. That commitment is jeopardized when any BBD employee or contractor's employee uses controlled substances or illegal drugs in the workplace. Therefore, we take this very seriously and any violators of the policy will be removed from the job-site and disciplined accordingly.
- Safety Recognition Program (SRP): We encourage our associates to go above and beyond when it comes to safety. Our program takes a proactive approach to preventing injuries, increases communication between field/office, encourages near miss reporting, and boosts our safety culture.
- Pre-Installation Meetings: held with contractors prior to mobilization on site. The objective is to clearly communicate BBD's expectations and to coordinate activities.
- Job Safety Analysis held with the crew prior to the start of a work assignment or when conditions change that affect the safety of the work.
- Hazard Reporting System: All employees are required to report any and all hazards to their Superintendent immediately.
- Investigation of Accidents and Near-Misses: We investigate and determine the root cause of all incidents. Incident reports are shared with all employees following each investigation to create awareness and prevent future incidents.

Our Commitment To Safety Includes The Following Fundamentals

- Strong emphasis on safety training
- Job Hazard Analysis of routine jobs, tasks, and processes.
- Site-Specific Training Orientation: this will inform the employees of site-specific hazards, emergency numbers, and evacuation procedures, as well as general safety regulations to be followed while on-site.
- Toolbox Talks performed weekly.
- Daily huddles with associates to review potential hazards and heighten safety awareness.
- Routine self-inspections: weekly documented site inspections are performed by each Project Superintendent with minimum weekly site audits conducted by the Safety Director.



DIVISION/SCOPE	SUBCONTRACTORS
Demo	Gorilla Demo
Concrete	CTF Construction
Masonry/ Stucco	Rise & Shine
Metal Fabrication	St. Thomas Steel
Casework	R&J Cabinetry
Insulation	Koala Insulation
Roofing	Advanced Roofing
Doors and Frames	Collins Door
OH Door	Spencer Brothers Garage Doors
Windows and Glass	Empire Glass
Framing and Gyp	Adobe Construction
Flooring	Cody Flooring
Painting	Kodiak Flooring
Operable Partition	Continental Partitions
Plumbing	Fisher Mechanical
HVAC	Pfeifer Mechanical
Electrical	Axis Electric
Communications	Axis Electric
Fire Alarm	Axis Electric
Earthwork	Martin & Sons
Paving	Martin Marietta

» Construction Sequencing and Scheduling

Our team follows a systematic approach to develop and maintain project schedules for Johnstown Police Department. The process involves several key steps and considerations to ensure efficient planning, coordination, and successful project execution. Below is a synopsis of how we create and manage construction schedules:

Project Initiation: We will initiate the process by gathering relevant information about project. This includes understanding the our clients objectives, reviewing project specifications, conducting site visits, and assessing any existing structures or infrastructure.

Scope Definition: We will collaborate with the client and design team to clearly define the project scope, identifying the specific renovations or additions required, as well as any associated constraints or limitations.

Task Identification: We will then break down the project scope into individual tasks and activities. Considering various aspects such as demolition, structural changes, plumbing, electrical work, HVAC installations, finishes, and any other components involved in the renovation or addition.

Task Sequencing: Once the tasks are identified, we will then determine the order in which they need to be performed. Some tasks may be sequential, meaning they must occur in a specific order, while others can be done simultaneously or in parallel.

Duration Estimation: We provide estimates the time required to complete each task. This estimation takes into account factors such as labor requirements, equipment availability, material delivery times, and any dependencies between tasks. We also take into consideration of the expertise of personnel, historical data, and industry standards to make accurate predictions.

Schedule Development: Using the task sequencing and duration estimates, we will then develop a detailed project schedule. This schedule typically includes start and end dates for each task, as well as any milestones or critical deadlines.

Resource Allocation: We will assess all necessary resources, including labor, equipment, and materials, for each task and aligns them with the project schedule and

ensure that resources are allocated optimally to meet project the specific requirements and timelines.

Schedule Optimization: We will collaborate and review the initial project schedule to identify potential bottlenecks, conflicts, or areas for improvement. There may be areas to where we will need to adjust task sequencing, reallocate resources, or consider alternative approaches to optimize the schedule and maximize efficiency.

Monitoring and Control: Once the project is underway, our superintendent and project manager will closely monitor the progress of each task and compare it against the planned schedule. We track milestones, identify any deviations or delays, and implement corrective actions as necessary. Regular communication and collaboration with the client, subcontractors, and suppliers are crucial during this phase.

Schedule Updates: As the project progresses, CJ, Levi and Scott will update the schedule to reflect any changes, such as unforeseen circumstances, design modifications, or variations in client requirements. They communicate the updated schedule to all stakeholders, ensuring everyone is informed and aligned with any revised timeline.

Project Completion: Upon completion we will evaluate the final project schedule against the actual duration and performance. This will allow a post-project review to identify lessons learned, strengths, and areas for improvement in future projects.

Short Term Duration Schedules: Our project superintendent Scott will utilize Procore project manage suite to track and monitor overall construction activities. These activities include RFI's, Observations, Daily Logs, and schedule management. He will utilize two and three week look aheads that are shared to all project teams through Procore. This allows for real time collaboration and effecient schedule management. During weekly meetings and OAC meetings, these will be discussed to proactively identify any schedule gaps and or areas of how we may be able to accelerate the schedule for early completion.

On the following page, we have provided an example of a three- week look ahead schedule for a project of similar size.

Gunnison CPW Service Center Lookahead 05/01/23 - 05/21/
23 | 3 Weeks

			May 01 - May 07							May 08 - May 14							May 15 - May 21							May 22 - May 28							May 29 - Jun 04							Jun 05 - Jun 11						
ID	Task Name	Resource	M 01	T 02	W 03	T 04	F 05	S 06	S 07	M 08	T 09	W 10	T 11	F 12	S 13	S 14	M 15	T 16	W 17	T 18	F 19	S 20	S 21	M 22	T 23	W 24	T 25	F 26	S 27	S 28	M 29	T 30	W 31	T 01	F 02	S 03	S 04	M 05	T 06	W 07	T 08	F 09	S 10	S 11
--	✓ CONSTRUCTION																																											
--	✓ Material Procurement																																											
--	Strom Water Utilities		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	RTU		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Louvers, Exhaust Fan...		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Transfromer		■																																									
--	MDP		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Electrical panels and ...		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Lighting		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Trench Drain		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Sand Oil Interceptor		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Window Blinds		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Signage		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Bathroom Partitions		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Jib Crane		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Wood Slat Ceiling		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Storfront Window Fra...		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Glazing		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Hollow Metal Frames		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Hollow Metal Doors, ...		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Millwork		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Wood Framing and Tr...		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Structural Steel Fabri...		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Masonry		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Rebar		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	Roof Panels and Spe...		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
--	✓ CIVIL WORK																																											
--	Mobilize onsite		■	■	■																																							
--	Install SWMP Items					■	■	■	■	■																																		
--	Install BMPs					■	■																																					
--	Grub site									■	■	■																																

» Quality Assurance/Quality Control

Buildings By Design is committed to maintaining high-quality standards throughout its construction projects. Here are the details on how we administer our quality control program during construction, documents performance measures, and addresses quality issues:

Quality Control Procedures: We have established comprehensive quality control procedures that outline the specific steps and protocols to be followed during construction. These procedures cover various aspects such as material selection, construction techniques, safety protocols, inspections, and testing.

Pre-construction Planning: Before the construction phase begins, our Preconstruction Manager and Superintendents and Project Manager conduct thorough pre-construction planning processes. This includes a review of project specifications, design documents, and quality standards. The purpose is to identify potential quality risks, develop strategies to mitigate them, and establish performance measures to monitor quality throughout the project.

Training and Education: Ensuring that all personnel are well-trained and educated on the quality control procedures. Project managers, superintendents, subcontractors, and on-site workers receive appropriate training to understand their responsibilities in upholding quality standards.

Performance Measures and Documentation: We will implement performance measures to assess and document quality during the construction process. These measures include inspections, tests, and other quality assurance techniques. The results of inspections and tests are recorded in Procore so that we can create reports, logs, and other documentation as necessary. This creates a comprehensive record of quality performance that can be tracked and measured against.

Inspections and Audits: Regular inspections and audits are conducted by our field site personnel to monitor compliance with quality control procedures, building codes, and regulations. These inspections occur at different stages of construction to identify any potential quality issues or non-conformances.

Non-Conformance Management: If any quality issues or non-conformances are identified during inspections or audits; we will take immediate corrective actions. The non-conformance is documented, and a root cause analysis is conducted to determine the underlying reasons. Corrective measures are implemented to rectify the issue, and preventive actions are put in place to avoid similar issues in the future.

Continuous Improvement: Our team emphasizes continuous improvement in its quality control program. Feedback and lessons learned from previous projects, client input, and industry best practices are incorporated into the program to enhance quality performance over time. This ensures that the quality control program evolves and adapts to deliver even better results.

Client Communication: Its paramount to maintain open and transparent communication with our clients throughout the construction process. Clients are regularly updated on the progress of their projects and provided with reports and documentation related to quality inspections. Any identified quality issues are promptly communicated, along with the proposed corrective actions and timelines for resolution.

Our quality control program aims to ensure that construction projects meet or exceed the specified quality standards. By adhering to rigorous procedures, documenting performance measures, and promptly addressing quality issues, Buildings By Design strives to deliver high-quality buildings while meeting client expectations and industry regulations.

Confidential

Financials Enclosed

Buildings by Design, LLC

Balance Sheet December 31, 2022 and 2021

ASSETS

	<u>2022</u>	<u>2021</u>
Current Assets		
Cash	\$ 2,294,930	\$ 341,710
Accounts Receivable		
Trade	4,511,136	5,619,844
Retention	1,792,202	1,475,316
Other	86,912	98,288
Employee	6,846	13,152
Employee Retention Credits	-	186,678
Total Accounts Receivable	6,397,096	7,393,278
Allowance for Doubtful Accounts	-	-
Accounts Receivable (Net)	6,397,096	7,393,278
Costs and Estimated Earnings in Excess of Billings on Uncompleted Contracts	195,946	267,996
Prepaid Expenses	13,118	84,695
Total Current Assets	<u>8,901,090</u>	<u>8,087,679</u>
Property and Equipment		
Equipment	481,155	487,597
Vehicles	902,107	874,240
Office Equipment and Furniture	109,516	99,498
Leasehold Improvements	138,742	138,742
Total Property and Equipment	1,631,520	1,600,077
Accumulated Depreciation	(1,139,731)	(914,526)
Total Property and Equipment (Net)	<u>491,789</u>	<u>685,551</u>
Other Assets		
Due From Related Party	-	118
Deposits	5,000	5,000
Total Other Assets	<u>5,000</u>	<u>5,118</u>
Total Assets	<u>\$ 9,397,879</u>	<u>\$ 8,778,348</u>

See accompanying notes and accountants' report

Buildings by Design, LLC

Balance Sheet December 31, 2022 and 2021

LIABILITIES AND MEMBER'S EQUITY

	<u>2022</u>	<u>2021</u>
Current Liabilities		
Accounts Payable	\$ 3,366,649	\$ 2,358,026
Payroll Taxes Payable	-	4,652
Billings in Excess of Costs and Estimated Earnings on Uncompleted Contracts	3,572,090	3,528,406
Other Accrued Liabilities	-	671
Notes Payable - Due within One Year	<u>113,640</u>	<u>617,449</u>
Total Current Liabilities	<u>7,052,379</u>	<u>6,509,204</u>
Long-Term Liabilities		
Note Payable - Member's	900,000	900,000
Notes Payable - Due after One Year	<u>137,234</u>	<u>250,903</u>
Total Long-Term Liabilities	<u>1,037,234</u>	<u>1,150,903</u>
Total Liabilities	8,089,613	7,660,107
Member's Equity	<u>1,308,266</u>	<u>1,118,241</u>
Total Liabilities and Member's Equity	<u>\$ 9,397,879</u>	<u>\$ 8,778,348</u>

See accompanying notes and accountants' report

» Bonding Company/ Insurance Company Information

Bonding Company:

Tim Mitchell
Trusted Advisors, LLC.
865 Willow Lake Dr.
Franktown, CO 80116
303-378-3316 | ttmitchell@trustedadvisors.agency



PHILADELPHIA
INSURANCE COMPANIES

A Member of the Tokio Marine Group

February 20, 2023

To: Buildings by Design, LLC
515 Industrial Park Rd., Brush, CO 80723

Re: Bonding Letter

Buildings by Design is currently bonded by Philadelphia Indemnity Insurance Company, and is an account in good standing. Philadelphia Indemnity Insurance Company is rated by A.M. Best as “A++” (Superior) and “XV” financial size. Philadelphia Indemnity Insurance Company is admitted to conduct Surety business throughout the United States with an underwriting limitation of \$304,546,000 assigned by the US Department of the Treasury.

We would favorably consider bonding individual projects of \$25,000,000 and an aggregate work program of \$50,000,000 for Buildings by Design.

We will consider specific requests for surety bonds based on our underwriting evaluation at the time of the request. Our underwriting evaluation includes our satisfactory review of contract terms and conditions and bond forms, verification of project financing, appropriate financial information as well as other underwriting conditions which may exist at the time of the request. Any request for bonds is a matter between Buildings by Design and Philadelphia Indemnity Insurance Company, and Philadelphia Indemnity Insurance Company assumes no liability to any party by providing this letter.

Drew Pollak

Drew Pollak
Philadelphia Indemnity Insurance Company
Surety Branch Manager
Attorney-In-Fact

PROJECT NAME & LOCATION	CLIENT CONTACT
<p>Hudson Police Department 50 South Beach St. Hudson, CO 80642</p>	<p>Town of Hudson Jennifer Woods 303-536-9311, jwoods@hudsoncolorado.org</p>
<p>Haxtun EMS Building and Police Department 101 N Colorado Ave, Haxtun, CO 8073</p>	<p>Town of Haxtun Ron Carpenter 970-774-6104</p>
<p>Brush Police Department 600 Edison Street Brush, CO 5074</p>	<p>Brush Police Department 561-267-1444</p>





BUILDINGS BY DESIGN

PROPOSAL - POLICE DEPARTMENT

RENOVATION AND EXPANSION PROJECT CMAR

Buildings By Design
515 Industrial Park Rd.
Brush, CO 80723

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BBD
BUILDINGS BY DESIGN
GENERAL CONTRACTORS