



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: January 22, 2025

SUBJECT: RFP Award for Pre-Construction Services for new Development Services Building

ACTION PROPOSED: Consider Awarding the Pre-Construction Services Contract to Sampson Construction Co., Inc, for the new Development Services Building

ATTACHMENTS:

1. RFP For New Development Services Building
2. Project Site Exhibit
3. Professional Services Agreement
4. Sampson Construction Proposal
5. Saunders Construction Proposal
6. Adolfson and Peterson Construction Proposal

PRESENTED BY: Jeremy Gleim, AICP, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Town has experienced substantial growth in the past decade. As the Town has grown, so has municipal staffing. The Town's leaders are dedicated to maintaining high levels of service for the community, and due to limited availability of office space at Town Hall, an expansion of facilities is now prudent. In order to effectively support the needs of the community, the Town is proposing to construct a new Development Services Building, which will house the Planning, Building & Safety, and Engineering Departments. The Town owns a vacant parcel of land just south of the existing Town Hall, which is located at the northeast corner of Centennial Drive and Castle Pines Avenue. The property measures 1.74 acres in size. This will be the location of the new Development Services Building.

The Town entered into a contract for architectural design services for the new building with D2C Architects. Preliminary drawings from D2C have been completed to a point where it is timely to

The Community that Cares

contract with a construction firm for Construction Manager at Risk (CMaR) services. The CMaR will work together with Town Staff and D2C Architects to finish the design of the project and subsequent construction plans. The CMaR entity is a contractor who will join the design team and the Town to offer value engineering services into the project, provide more refined cost estimates, and offer a Guaranteed Maximum Price (GMP) to perform the work on the project. Based on the price proposed, the Town will have the option to either accept the GMP as-is or to have an independent cost estimate completed to evaluate the prices to be sure the price is within a certain percentage threshold. If the Town opts for an independent cost estimate and the percentage threshold is not met, the Town will have the final determination if they want to formally bid out the construction project based on the design.

The Town received submissions from nine construction firms. Three members of Staff conducted independent reviews of all nine proposals. The proposals were ranked and then compared. Upon completion of the evaluation, the top three firms with the highest combined scores were: Saunders, Sampson Construction Co., and Adolfson & Peterson. Those three entities were interviewed by Staff and D2C Architects on December 9, 2024.

At the conclusion of the interview process and deliberation amongst Staff, Sampson Construction Co., Inc, was identified as being the best choice for the Town. Staff recommends awarding the CMaR bid to Sampson Construction Co., Inc, based on their approach and extensive experience. The total cost for the CmaR contract for pre-construction services is \$22,250.

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
 - *Be an employer of choice that attracts dedicated team members, passionate about Johnstown*
- Quality Infrastructure & Facilities
 - *Establish and maintain levels of service*

LEGAL ADVICE:

The Town is using the Town's Professional Services Agreement template which has been approved by the Town Attorney.

FINANCIAL ADVICE:

The cost of design and these CMaR service for the expansion and renovation has been included in the 2025 Budget.

RECOMMENDED ACTION: Staff recommends awarding the CMaR contract Agreement to Sampson Construction Co., Inc, as presented.

SUGGESTED MOTIONS:

For Approval: I move to approve awarding the Construction Manager at Risk, pre-construction services to Sampson Construction Co., Inc, for an estimated \$22,250.

For Denial: I move that Council denies awarding the Construction Manager at Risk, pre-construction services to Sampson Construction Co., Inc.

Reviewed and Approved for Presentation,



Town Manager



Town of Johnstown

Development Services Building Project

Construction Manager at Risk – Request for Proposals

Town of Johnstown
Development Services Building Project
Construction Manager at Risk – Request for Proposals

Issue Date – October 11, 2024

RFP Questions Due – October 28, 2024

Submission Due Date – November 12, 2024

Point of Contact –Jeremy Gleim, Planning & Development Director

jgleim@johnstownco.gov



Development Services Building Project

Construction Manager at Risk – Request for Proposals

1. Introduction:

The Town of Johnstown (Town) is requesting proposals (RFP) from Construction Manager at Risk (CMAR) firms to provide construction services for the Development Services Building Project (Project).

The Town is currently in the design phase of the Project and coordination with the selected firm would begin immediately following an agreement execution. Construction would then be scheduled to begin immediately after the completion of the design phase with a projected completion date of January 2026.

Project Summary:

The Town of Johnstown is a rapidly growing community in Northern Colorado. In 2010, the population was about 9,900; in 2020, 17,400; and today Johnstown is approximately 20,225. As a result of the growth, the Town operations have expanded and now include multiple Planning & Development Department Staff, as well as the introduction of a new Engineering Department in 2024. The expansion of Staff to meet the community needs has resulted in the need to construct a new Development Services Building that will house both of these departments.

The Town has acquired the site for this facility which is depicted in the attachments to this RFP. The facility when constructed is expected to house the Town's Engineering Department, Planning and Development Department, and Building Department. The site is located at the northeast corner of Centennial Drive and Castle Pines Drive in Johnstown Colorado. The project consists of constructing a new, single story, slab on grade government office building with an anticipated finished square footage between 7,000 and 9,000 square feet on an approximately 1.75 acre lot. Work will include all necessary site improvements associated with the construction of the building, such as, parking lots, landscaping, earthwork, storm drainage, utilities, and all other general site work associated with construction of a new building.

Contractors submitting a response to the RFP will be asked at a minimum to state their qualifications, understanding of and experience relating to the Project and offer their methodology for meeting the Town's goals.

2. General Instructions:

The selected CMAR will become a member of the Town's Project Team, which will consist of the selected CMAR Firm, Design Engineer (D2C Architects), and Town Staff. The selected



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CMAR Firm will provide design phase consulting services to assist the Town in developing a final Guaranteed Maximum Price (GMP). The services will include but are not limited to constructability evaluation of the facility, value engineering, cost evaluation, and project schedule determination. Upon completion of design phase services, the selected CMAR Firm will provide construction phase services. Refer to this RFP's attachments for additional details about the design and key project elements.

A. Qualifications

CMAR firms will be evaluated against the following qualification requirements:

- **Project Experience:**
 - CMAR firm shall have experience as a general contractor in the construction of at least three (3) municipal administrative buildings, at least one of which has been completed in the last five (5) years.
 - Submit a minimum of two (2) featured project references. Firms may supplement project reference worksheets with project data sheets or other information deemed necessary for consideration in the evaluation.
 - The proposed Project Manager and Project Superintendent shall have worked on at least one of the featured projects, either individually or as a team.
 - Submitted applications that do not meet the above project experience requirements will be rejected.
- Track record of project completion based on feedback from project references regarding CMAR firm's construction quality, project management, communication, and scheduling management.
- Location of permanent place of business as it relates to potential mobilization costs.
- Experience and degree thereto with projects of similar size and scope.
- Key personnel committed to the project.
- Safety rating and history of compliance with Occupational Safety and Health Administration construction industry standards.



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Construction Manager at Risk – Request for Proposals

- Financial situation and having sufficient staff, resources, and technical experience to perform the work properly and expeditiously.

3. Pre-Bid Meeting and Submittal Deadline Requirements

No mandatory pre-bid meeting will be held, but responding firms may attend an optional site visit on October 22, 2024, starting at 1:00 p.m. All attendees shall meet at Town Hall 450 S Parish Ave Johnstown CO 80534 to travel (walk) to the site. The RFP will be discussed back at Town Hall following the site visit.

Proposals for the Project must be received by the Town by the proposal deadline of 2:00 p.m. on November 12, 2024. Proposals received after this time will not be accepted. Town Representatives shall receive one (1) electronic (PDF) copy of the submittal by the deadline.

Proposal submittals are to be marked “[CMAR Firm Name] Proposal – Development Services Building Project CMAR”.

Town Representative information is included below:

Town of Johnstown
c/o Jeremy Gleim, Planning & Development Director
jgleim@johnstownco.gov
450 S Parish Ave
PO Box 609
Johnstown, Colorado 80534

To ensure successful delivery of proposals, emailed PDF documents are recommended not to exceed 30 MB. Emailed links for larger files to Dropbox or other file transfer sites are acceptable.

A. Questions and Contact Information

All questions relating to this RFP shall be directed to Jeremy Gleim, Planning & Development Director, in writing, via email at jgleim@johnstownco.gov. Deadline for questions is 3:00 pm on October 31, 2024. Questions received after the posted deadline may not be answered.

4. Scope of Services – Construction Phase Services

Construction work will be contracted using an EJDC Agreement based on the agreed-to GMP. The proposed construction phase services and activities are listed below. The



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executed construction agreement between the Town and CMAR firm along with the GMP shall include the following tasks:

- All construction management and construction services including necessary labor, supervision, equipment, tools, and materials required for construction, including Pre-Construction phase services.
- Participating in Owner's Design Development, Detailed Design, and Construction Document phases and coordination review.
- CMAR shall provide cost estimates during Design Develop and Construction Documents.
- Project management and superintendent services.
- Subcontractor bid package preparation, advertisement, pre-bid meeting, bidding services, contracting, coordination, payments, and reproduction services.
- Provide cost estimating throughout the design phase of the project, including GMP development and subcontractor procurement.
- Self-performed construction work as elected after bidding processes.
- Identifying and reconciling constructability issues and performing formal constructability analysis reviews of the design documents prior to subcontractor bidding.
- Assessing alternative construction options for cost savings.
- Identifying products for Value Engineering (VE) and engineering systems based on life cycle cost, design considerations, and any work necessary to support their implementation.
- Preparing monthly payment applications.
- Organizing weekly (or as required) construction progress meetings.
- Responsible for all temporary construction facilities, job site management, clean-up, access, deliveries, and safety.
- RFIs, potential contingency items, work change directives, Change Order preparation, coordination, and execution.
- QA/QC.



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- Close-out documentation (O&M manuals, asset list for asset management program, as-built drawings/documents, Warranty, Mechanics Lien release and Bonds as required).
- Commissioning of all mechanical equipment.
- Project permitting.
- Maintenance of performance and payment bonds during the project execution and maintenance of the performance bond through the warranty period following substantial completion.
- Maintenance of necessary and specified insurances during the project implementation and execution.
- Other required services for project completion outlined in the CMAR contract and general/supplemental conditions.

5. Project Schedule and Key Dates

The preliminary project schedule is generally outlined in the table below. Continuation of design, constructability review, and scheduling for the project is expected to begin immediately after a CMAR is selected and a construction agreement is executed with the Town. Key dates are summarized in the table below:

| Activity | Date |
|--------------------------------------------|---------------------------|
| RFP Release Date | October 11, 2024 |
| Pre-Proposal Meeting (1:00 p.m.) | October 22, 2024 |
| Final Written Questions (3 p.m.) | October 28, 2024 |
| Response to all Written Questions (5 p.m.) | November 1, 2024 |
| Proposal Due (2 p.m.) | November 12, 2024 |
| CMAR Interviews | Week of November 18, 2024 |
| Construction CMAR Selection | December 2, 2024 |
| Design Development Cost Estimate | December 6, 2024 |
| Construction Start | March 2025 |
| Project Substantial Completion | January 2026 |

6. Conditions of Proposal

1. All proposing firms shall comply with the conditions and requirements of this RFP.
2. The proposal must be signed by an authorized official of the proposing firm.



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3. Pricing in proposals should reflect the costs for construction beginning March 2025.
4. The Town reserves the right to reject any and all proposals or any part thereof. This right further allows the Town to award the proposal to the most responsive and best qualified proposing firm as deemed in the Town's best interest.
5. All costs, including travel, incurred to prepare proposals shall be borne solely by the proposing firm.
6. The Town reserves the right to negotiate a final scope of supply and services and terms with the selected CMAR that may vary from those included in this RFP.
7. The Town will not return proposals or other information supplied from proposing firms. If desired by the applicant, the financial information that is provided should be stamped confidential, otherwise it will be considered public information.
8. The Town may extend invitations to interview selected firms during the selection process.
9. Proposals shall follow the format prescribed below and will be evaluated by Town Staff, and the Design Engineer. The Town will make the final decision of award.
10. The Town's standard Professional Services Agreement will be used for the design phase services. Proposers shall review and provide comments on the Town's agreement and include any proposed changes as part of their proposal.

7. Proposal Format and Content

Proposals shall be concise and complete; and will exhibit the CMAR's understanding of the project, including identification of methods and resources to be used for completion of the CMAR services. Each proposal shall be in PDF format and submitted electronically by email. (Emailed links for larger files to Dropbox or other file transfer sites are acceptable.) Supplemental information, as necessary, can be included in an appendix. Please limit supplemental information to only relevant material as it pertains to the CMAR's related experience and qualifications. The proposals shall include a demonstration of personnel and professional qualifications together with proposed basis of pricing of all services to be provided by the firm.

Page Count: Maximum 40 pages (excluding covers, index, financials and resumes)

Cover Letter:

Provide proposal introduction and the following:

- Legal name of firm and any previous names of firm in last 10 years, and date established.



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- Contact person for this proposal, title, phone number, e-mail address, fax number, street, and mailing addresses.

Project Approach and Detailed Scope of Work:

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.
- Suggested method of establishing a project contingency and who controls the use of the contingency and procedures for justifying use of contingency funds. *Note: Town reserves the right to determine final methodology for 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.

Cost Proposal:

Prepare and submit a Cost Proposal for the Town's consideration reflecting the entire cost, scope of work, and quality intent of the project. The Cost Proposal shall be supplemented with a clearly defined and detailed breakdown of costs for the pre-construction services. All construction costs must be clearly defined and included in the Cost Proposal. In the proposal, provide overhead and profit percentage that will be used in the final Guaranteed Maximum Price. The Cost Proposal shall include value engineering during the design phase of the project.

The culmination of the pre-construction services will be a Guaranteed Maximum Price (GMP) proposal for the construction of the Project. This will include the General Conditions, Overhead and Profit, and anything else pertinent to the construction of the Project. All proposed allowances included shall be approved by the Town and shall include estimated quantities and values justified by the



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CMAR. The CMAR's proposed "self-performed work" shall be documented in the GMP Proposal with a detailed, quantified and unit priced cost estimate. Describe contingency, how it is managed and the use of contingency.

Proposals MUST submit the above requested information. The selected firm is expected and required to have a completely open book policy on all pricing of work with multiple bids. Final consideration for awarding of contract(s) will not be solely based on cost, but instead on a combination of qualifications, experience, demonstrated successes and references, capacity to fulfill all the requirements of the contract and other qualifying considerations.

Certificate of Good Standing:

Include current Certificate of Good Standing with the State of Colorado.

Project Schedule:

Provide a proposed project schedule, to include coordination with the design team and construction of the Project.

Project Team: Resource Commitment, Capabilities and Experience:

General

- Provide a detailed response to the qualification requirements outlined above.
- Additionally, list current projects under construction including owner's name and contact information, contract price, percent complete, scheduled completion date and brief description of the work. Describe recent experience, completed in the last five years, by the firm in the State of Colorado, highlighting any partnering or CM experience which your firm was/is the lead, including experience of key staff with similar owner/engineer/construction manager teams.

Staff

It is expected that the CMAR's key personnel assigned to the project will remain fixed throughout the design and construction phase of the project, unless mutually acceptable arrangements are made otherwise.

- Submit the following information regarding staff that will be dedicated to the project:
 - Job descriptions of key positions (i.e., project manager, project superintendent(s)).



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- Onsite project manager
 - Project engineer
 - Cost estimator
 - Others as appropriate.
- Names and experience and qualifications of individuals proposed to fill key positions.

Safety

- Provide the firm's OSHA reportable accident rate and current workman's compensation insurance multiplier for the last 3 years.
- Address your company's safety program and any additional information that would be useful in showing your approach to a safe work site.

Subcontractors

- List subcontractors that you have working relationships with that might be used on this project.

Construction Sequencing and Scheduling

- Describe the way in which your firm develops and maintains project schedules for projects of this size and nature.
- Describe process and frequency for updating project schedules and how your firm works to overcome challenges and works to maintain the original completion date.
- Describe process and software for managing short term duration schedule (i.e., two or three week look ahead schedules).
- Submit an example of a total and short-term project schedule for a similar sized project.

Quality Assurance/Quality Control

- Provide details on firm's quality control program. Explain how firm administers a quality control program during construction, how performance measures are documented and how quality issues are addressed.
- Provide examples of when firm exceeded quality standards, gained industry recognition, or received quality awards.

Financial Statement



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- Attach a financial statement, preferably an audited statement, including your firm's latest balance sheet and income statement showing the following items: Current Assets, Net Fixed Assets, Other Assets, Current Liabilities, Other Liabilities, name of the firm preparing the financial statements and the date prepared.

Bonding Company/ Insurance Company and Information

- Provide the name, address, and phone number of the firm's bonding agent.
- Provide a letter from the bonding agent indicating the firm's bonding capacity is adequate to undertake this work.
- Provide the name, address, and phone number of the firm's insurance agent(s). Provide certificate of insurance outlining coverage and policy limits. Confirm that coverage can be extended for work on this project. Town and Engineer shall be listed as an additional insured. Note any current claims that will affect coverage limits available to the Town for this project.

References:

- Provide three (3) client references (project name, contact person, and phone number) for projects that are similar in size and scope, and best demonstrates the firm's ability to complete the proposed project successfully.

8. Evaluation Criteria

The Town will be the sole judge of the Proposer's qualifications and experience, including experience with similar projects, demonstration of ability to perform work, leadership structure, project manager's experience, project team and experience working together, management approach, financial condition, project understanding and project schedule. Project understanding shall include the Town's desired level of construction quality, building construction improvements, and general design intent as deemed appropriate for the Town. Evaluation factors are listed in no order of preference.

A. Responsiveness to RFP

Only responsive proposals will be considered and evaluated.

B. Qualifications and Experience

Preference may be given to firms with the following experience:



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- I. Successful completion (on time, within budget, and per client's specifications) of at least two (2) facilities for similar construction projects in the last five (5) years by the general contractor with a similar or larger scope to the Project in this RFP.
- C. Resources
Provide details explaining how the firm or firms involved have current resources available to perform this Project.
- D. Leadership structure/key personnel experience
Provide resumes demonstrating that the qualifications of the persons proposed for the following positions have relevant experience on projects of similar size and scope. Proposer must dedicate all key personnel to the project and may not make changes without written approval from the Town. No substitutions of key personnel represented below will be accepted without prior approval from the Town. Request for approval to substitute may be submitted by the Proposer only for reasons beyond the Proposer's control.
 - I. Key Personnel include the following:
 - a. Construction Manager
 - b. Construction Superintendent
- E. Management Approach
Provide a narrative explaining your approach to successfully manage the design and construction of the Project. Include a description and examples of how you will manage cost, quality, and schedule. Schedule shall begin at "Notice to Proceed" and end with "Owner Occupancy" and assume an interim agreement will be executed.
- F. References
The Town reserves the right to contact any reference listed or non-listed party it deems appropriate. By submitting a response to this Request for Proposals, the Proposer releases the Town and any references from all liability concerning the exchange of this information.
 - I. Include a minimum of three (3) references. Preference will be given to references that are of similar nature to this construction project.
- G. Financial Condition



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Financial data will be reviewed and compared to industry standards. Include your firm's most recent, preferably audited, income statement and balance sheet.

H. Safety Performance

Safety data will be reviewed and compared to industry standards.

- I. Provide the firm's OSHA reportable accident rate and current workman's compensation insurance multiplier for the last 3 years.
- II. Address your company's safety program and any additional information that would be useful in showing your approach to a safe work site.

- I. Debarment Status – By submitting a Proposal, the Proposer certifies that neither it nor any affiliated entity is currently debarred from submitting bids or has otherwise agreed not to submit bids on contracts by the federal government or by any governmental entity in Colorado or any other state.

- J. Lawsuits – Proposer's shall submit any open litigation and all litigation involving the firm in the past five years.

At the discretion of the Town, the Town may interview one or more proposal respondents.

END CMAR RFP INSTRUCTIONS

Attachments to this RFP:

1. Schematic Architectural Plan
2. Schematic Civil Narrative
3. Schematic Civil Plan
4. Schematic Landscaping Plan
5. Schematic Structural Plan
6. Professional Services Agreement for Pre-Construction Services



**TOWN OF JOHNSTOWN
PROFESSIONAL SERVICES AGREEMENT**

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement") is made and entered into this ____ day of _____ 20__ (the "Effective Date") by and between the Town of Johnstown, Colorado, a Colorado home-rule municipality (the "Town") and Sampson Construction Co., Inc., a Nebraska corporation ("Contractor") (collectively, the "Parties").

RECITALS

WHEREAS, the Town desires to engage the services of Contractor and Contractor desires to provide those services more fully described on Exhibit A, attached hereto and incorporated herein by reference ("Services"), to the Town; and

WHEREAS, the Parties wish to memorialize their contractual relationship.

AGREEMENT

NOW, THEREFORE, incorporating the foregoing Recitals herein and in consideration of the mutual promises, agreements, undertakings and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby mutually agree as follows:

SECTION 1: PARTIES

1.01 Town. The Town is a home-rule municipality located in Johnstown, Colorado.

1.02 Contractor. Contractor is a private, independent business entity who will exercise discretion and judgment of an independent Contractor in the performance and exercise of its rights and obligations under this Agreement.

SECTION 2: SERVICES, COMPENSATION AND TERM

2.01 Services. Contractor agrees to perform the Services for the Town.

2.02 Compensation. In consideration of Contractor's performance of the Services contemplated herein, the Town agrees to pay Contractor the compensation set forth on Exhibit A. Contractor shall submit detailed invoices reflecting the portion of the Services completed to the date of the invoice. The Town shall provide payment for Services to Contractor within thirty (30) days of receipt of the invoice. In its discretion, the Town may withhold payment for disputed portions of invoices on the condition that the Town provides written notice to Contractor of the dispute. Upon delivery of notice, the Town and Contractor shall promptly endeavor to resolve such dispute.

2.03 Expenses: Contractor shall not incur any expense or debt on behalf of the Town without the Town's prior written authorization.

2.04 Term. Unless otherwise terminated in accordance with Section 5, the term of this Agreement shall be from the Effective Date through March 31, 2025, and shall not extend beyond that date absent the written approval of the Town.

SECTION 3: OPERATIONS

3.01 Contractor Status. Contractor avers that it has the background, expertise and education to provide the Services. Contractor shall be responsible for the proper performance of the Services in accordance with the terms hereof. Contractor shall obtain the necessary permits, if any, and maintain all required licenses, including but not limited to a Town business license.

3.02 Schedule. Unless otherwise set forth in Exhibit A, Contractor shall provide the Services in accordance with the timeline requested by the Town

SECTION 4: INSURANCE AND INDEMNITY PROVISIONS

4.01 Insurance.

A. Contractor understands and agrees that Contractor shall have no right of coverage under any existing or future Town comprehensive or personal injury liability insurance policies. As a material term of this Agreement, Contractor agrees to maintain and keep in force during the term of this Agreement one or more policies of insurance written by one or more responsible insurance carrier(s) authorized to do business in the State of Colorado in the following amounts:

1. Workers' compensation insurance as required by law;
2. Commercial general or business liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000.00) each occurrence and TWO MILLION DOLLARS (\$2,000,000.00) general aggregate;
3. Automobile liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) for any one occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Services. In the event that Contractor's insurance does not cover non-owned automobiles, the requirements of this paragraph shall be met by each employee of Contractor who utilizes an automobile in providing services to Town under this Agreement; and
4. Professional liability insurance with minimum limits of ONE MILLION DOLLARS (\$1,000,000.00) each claim and TWO MILLION DOLLARS (\$2,000,000.00) general aggregate.

B. Contractor shall procure and maintain the minimum insurance coverages listed herein. All coverages shall be continuously maintained to cover all liability, claims,

demands and other obligations assumed by Contractor pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. The Town shall have the right to request and receive a certified copy of any policy and any endorsement thereto. Except for workers compensation insurance, the Town shall be listed as an additional insured party on Contractor's insurance policies.

C. A certificate of insurance shall be completed by Contractor's insurance agent(s) as evidence that policies providing the required coverages, conditions and minimum limits are in full force and effect, and, upon request by the Town, shall be subject to review and approval by the Town. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be canceled, terminated or materially changed until at least thirty (30) days prior written notice has been given to Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The completed certificate of insurance shall be provided to the Town.

4.02 Damage and Indemnity. Contractor assumes full responsibility for any and all damages caused by Contractor's exercise of its activities, or failures to act, under this Agreement. Contractor agrees that it will at all times protect, defend, indemnify and hold harmless the Town, its elected officials, employees, agents, and their successors and assigns, from and against all liabilities, losses, claims, demands, actions and costs (including reasonable attorneys' fees), arising from or related to loss or damage to property or injury to or death to any persons arising from or resulting in any manner from the actions or failures to act of Contractor or any invitees, guests, agents, employees or contractors of Contractor, whether brought by any of such persons or any other person.

SECTION 5: TERMINATION

5.01 Termination. The Town may terminate this Agreement, with or without cause, by providing thirty (30) days prior written notice to Contractor. Notwithstanding the foregoing, if the Town terminates this Agreement for cause and determines that a notice period is not in the best interests of the Town, the Town may terminate this Agreement by providing written notice to Contractor effective immediately.

SECTION 6: INDEPENDENT CONTRACTOR

6.01 Independent Contractor. Contractor understands and agrees that Contractor is an independent contractor and not an employee of the Town. The Town shall not provide benefits of any kind to Contractor. The Town shall not be responsible for withholding any portion of Contractor's compensation for the payment of Federal Insurance Contributions Act (FICA) tax, workers' compensation, or other taxes or benefits. CONTRACTOR IS NOT ENTITLED TO UNEMPLOYMENT COMPENSATION COVERAGE FROM THE TOWN. CONTRACTOR IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON MONEYS PAID PURSUANT TO THIS AGREEMENT. As long as there is not a conflict of interest with the Town, Contractor may engage in any other lawful business activities during the term of this

Agreement.

SECTION 7: NOTICE

7.01 Notices. All notices required under this Agreement shall be in writing and shall be: 1) hand-delivered; 2) sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the Parties herein set forth; or 3) sent by electronic mail ("email") return receipt or written acknowledgment requested and received. All notices by hand-delivery shall be effective upon receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. All notices by email shall be effective upon delivery, on the condition that the intended recipient acknowledges receipt thereof. Either party, by notice to be given, may change the address to which future notices shall be sent.

TO THE TOWN:

Town of Johnstown
Attn: Matt LeCerf, Town Manager
450 S. Parish Avenue
P.O. Box 609
Johnstown, CO 80534
Email: notices@johnstownco.gov

TO CONTRACTOR:

Sampson Construction Co., Inc
Attn: Rick Fleming
4508 Endeavor Drive, Suite 100
Johnstown, CO 80534
Email: rick.fleming@sampson-construction.com

SECTION 8: MISCELLANEOUS

8.01 Time. Time is of the essence of this Agreement and of each covenant hereof.

8.02 Non-Appropriation of Funds. Pursuant to Section 29-1-110, C.R.S., as amended, financial obligations of the Town payable as set forth herein, after the current fiscal year, are contingent upon funds for that purpose being budgeted, appropriated and otherwise made available. This Agreement shall be terminated effective January 1 of the first fiscal year for which funds are not budgeted and appropriated.

8.03 Laws and Regulations. In the conduct of the Services, Contractor shall comply with all applicable laws, rules and regulations, and the directives or instructions issued by the Town or its designated representatives.

8.04 Assignment; Third Party Rights. Contractor may not assign, delegate or subcontract any part of its rights, duties or obligations under this Agreement. The Parties do not intend to confer any benefit hereunder on any person or entity other than the Parties hereto.

8.05 Amendment. This Agreement may not be amended or modified except by a subsequent written instrument signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement.

8.06 Severability. If any part, term or provision of this Agreement is declared unlawful or unenforceable, the remainder of this Agreement shall remain in full force and effect, except that, in the event any state or federal governmental agency or court determines that the relationship between the Town and Contractor is one of employment rather than independent Contractor, this Agreement shall become null and void in its entirety.

8.07 Waiver. No consent or waiver, express or implied, by the Town to or of any breach or default by Contractor in the performance by Contractor of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by the Town. Failure on the part of the Town to complain of any act or failure to act or to declare Contractor in default, irrespective of how long such failure continues, shall not constitute a waiver by the Town of its rights hereunder.

8.08 Governmental Immunity. The Parties agree that the Town is relying on, and does not waive or intend to waive by any provision of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended from time, or otherwise available to the Town, its elected officials, employees or agents.

8.09 Applicable Law and Venue. This Agreement shall be construed according to the laws of the State of Colorado. Venue for any claim, proceeding or action arising out of this Agreement shall be in Weld County, State of Colorado.

8.10 Mediation. In the event of any dispute arising under this Agreement, except in the case of an action for injunctive relief, the Parties shall submit the matter to mediation prior to commencing legal action and shall share equally in the cost of the mediation.

8.11 Costs and Attorney's Fees. If any judicial proceedings may hereafter be brought to enforce any of the provisions of this Agreement, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

8.12 Public Official Personal Liability. Nothing herein shall be construed as creating any personal liability on the part of any elected official, employee or agent of the Town.

8.13 No Presumption. Each Party acknowledges that it has carefully read and reviewed the terms of this Agreement. Each Party acknowledges that the entry into and execution of this Agreement is of its own free and voluntary act and deed, without compulsion. Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with respect to all matters set forth herein. The Parties agree that this Agreement reflects the joint drafting efforts of all Parties and in the event of any dispute, disagreement or controversy arising from this agreement, the Parties shall be considered joint authors and no provision shall be

interpreted against any Party because of authorship.

8.14 Entire Agreement. The provisions of this Agreement represent the entire and integrated agreement between the Town and Contractor and supersede all prior negotiations, representations and agreements, whether written or oral.

8.15 Controlling Document. In the event of a conflict between the provisions in this Agreement and Exhibit A, the provisions in this Agreement shall control.

8.16 Headings. The headings in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

8.17 Counterparts. This Agreement may be executed in counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument.

8.18 Waiver of Right to Jury Trial. To the fullest extent permitted by law, each party hereto waives its respective rights to a trial by jury of any claim or cause of action based upon, arising out of or related to this agreement.

8.19 Data Security. If Contractor has access to personal identifying information during the term of this Agreement, Contractor shall, pursuant to Section 24-73-101, *et seq.*, C.R.S., destroy all paper and electronic documents containing such personal identifying information within six months of termination of this Agreement, unless otherwise required by law. During the term of this Agreement, Contractor shall implement and maintain reasonable security procedures that are appropriate to the nature of the personal identifying information disclosed or maintained and that are reasonably designed to help protect the information from unauthorized access, use, modification, disclosure or destruction. If Contractor discovers or is informed of a security breach, Contractor shall give the Town notice in the most expedient time and without unreasonable delay, no later than ten (10) calendar days after it is determined a security breach occurred. Contractor shall cooperate with the Town in the event of a security breach that compromises computerized data, if misuse of personal information about a Colorado resident occurred or is likely to occur. Cooperation includes sharing with the Town information relevant to the security breach.

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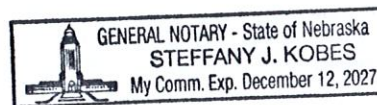


EXHIBIT A SERVICES

CONSTRUCTION MANAGER AT RISK CMAR CONSTRUCTION PHASE SERVICES

TOWN OF JOHNSTOWN DEVELOPMENT SERVICES BUILDING PROJECT

SCOPE OF SERVICES

The Town and Contractor (CMaR Firm) will enter this Pre-Construction Phase CMAR contract, at a cost of \$22,250. This will culminate with the CMaR Firm offering a Guaranteed Maximum Price (GMP). The Town will have the option to either:

1. Accept the GMP as presented and award a construction contract agreement; or
2. Engage with an independent 3rd party to evaluate the GMP proposed. If the independent 3rd party price is within 10% of the CMaR GMP, the Town will have final discretion to either award a construction contract agreement to the CMaR Firm or publicly bid the project.

These services shall include the following:

- Constructability Reviews
- Attendance of Design Meetings
- Value Engineering
- Project Scheduling
- Project Phasing
- Budgeting of Schematic and Design Development Packages
- Recommendation of early work packages
- GMP Preparation based on Final Construction Documents
- Subcontractor Engagement/Solicitation



Johnstown
--- **COLORADO**

Sampson
Construction

TOWN OF JOHNSTOWN

Development Services Building

Request for Proposal

CMAR Services

11.12.2024

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SAMPSON CONSTRUCTION,
YOUR TRUSTED PARTNER IN



Johnstown
--- COLORADO

November 12, 2024



Jeremy Gleim
Planning & Development Director
Town of Johnstown

RE: Request for Proposal for Construction Manager at Risk (CMAR) Services for the Town of Johnstown Development Services Building Project.
Acknowledging Addendum #1 & 2

Dear Mr. Gleim and Members of the Selection Committee:

Sampson Construction is thrilled to submit our proposal for the Development Services Building project. With over 70 years of experience, we have a proven track record of delivering exceptional facilities that meet the highest standards of quality, functionality, and cost-effectiveness.

JOHNSTOWN COMMUNITY COMMITMENT: We've been located in Johnstown for nearly a decade. Our relationships with local leaders, businesses and subcontractors are strong. We've successfully delivered over \$115 million in projects and actively participate in community initiatives. Our team is proud of our contributions to Johnstown, including the construction of the 77,000 SF Elwell Elementary School, the first new school in the Weld RE-5J School District in 20 years, and the 283,700 SF Scheels All Sports, one of the largest buildings in Johnstown. Our office is less than 10 miles away from the proposed Development Services Building. This positions us to efficiently deliver preconstruction and construction services. As Johnstown residents, we are excited about the opportunity to contribute to a facility that will serve the rapidly growing community.

EXPERIENCE MATTERS: Our firm's experience in delivering 195 municipal/public service projects, encompassing 4.2 million SF and valued at over \$1.6 billion, establishes us as a reliable partner. Our portfolio showcases a variety of municipal facilities, including city halls, courthouses, libraries and law enforcement facilities. This experience demonstrates our capability to fulfill the needs of our community.

ELEVATING THE CLIENT EXPERIENCE THROUGH CMAR SERVICES: Nearly 80% of our work is delivered through the CMAR delivery method. This has allowed us to develop industry leading preconstruction tools and processes. We will work as a team with Johnstown representatives, Design Engineer (D2C Architects), and stakeholders during the design phase to proactively address potential construction, cost, and schedule challenges. We know how to prevent schedule surprises caused by potential long lead times, how to navigate a volatile cost climate before it's too late, and deliver an exceptional facility.

THE POWER OF TEAMWORK: We firmly believe great achievements are the result of effective teamwork. Our strong, longstanding relationships with the Town of Johnstown, the local community, and D2C Architects will be instrumental in delivering a successful project that exceeds Johnstown's vision. We are excited about the opportunity to partner with the Town of Johnstown and D2C Architects on this important project.

With gratitude,

A handwritten signature in blue ink that reads "Rick Fleming". The signature is fluid and cursive, with the first name "Rick" and last name "Fleming" clearly distinguishable.

Rick Fleming, Project Executive (*Primary Contact*)

P: 970.420.0571 | E: rick.fleming@sampson-construction.com

4508 Endeavor Drive, Suite 100

Johnstown, CO 80534

Legal Name of Firm Last 10 Years: Sampson Construction Co., Inc | Established: 1952



SCHEELS ALL SPORTS | JOHNSTOWN, CO

Sampson

Construction

MANAGING OFFICE:

4508 Endeavor Drive, Suite 100
Johnstown, CO 80534

PRIMARY CONTACT:

RICK FLEMING

970.420.0571

rick.fleming@sampson-construction.com

ESTABLISHED: 1952

YEARS IN BUSINESS: 72 years

OFFICE LOCATIONS:

Colorado: Johnstown

Wyoming: Casper

Nebraska: Kearney, Lincoln, Papillion

AREAS OF EXPERTISE:

Construction Manager at Risk

Design-Bid-Build

Design-Build

YEARS OF EXCELLENCE
72

QUALITY. EXPERIENCE. COMMITMENT. INNOVATION

Sampson Construction Co., Inc. is a family-owned regional construction company with a seven-decade legacy of excellence and leadership. We hold our team to an uncompromising level of quality. Our actions are guided by our values and passion, which drives us to deliver the best construction services to our clients. The majority of our work has been through the CMAR delivery method. In the last five years we've accomplished 373 projects totaling \$1.9 billion and 8.6 million square feet. ***We also take pride in the fact more than 60% of our work comes from returning clients, highlighting the trust and satisfaction they have in our services.***

MUNICIPAL/PUBLIC SERVICE EXPERIENCE

We recognize that quality municipal and public service facilities reflect pride of community. Our team has constructed 195 municipal buildings valued over \$1.6 billion and totaling 4.2 million SF. This experience includes city halls, courthouses, libraries, and law enforcement facilities. We look forward to sharing our extensive experience and unique insight into municipal building requirements with the Town of Johnstown.

 **195**
TOTAL
PROJECTS

 **\$1.6**
BILLION
TOTAL VALUE

 **4.2**
MILLION
TOTAL SF

PROJECT APPROACH AND DETAILED SCOPE OF WORK

Suggested procurement packages, construction sequences, means and methods.

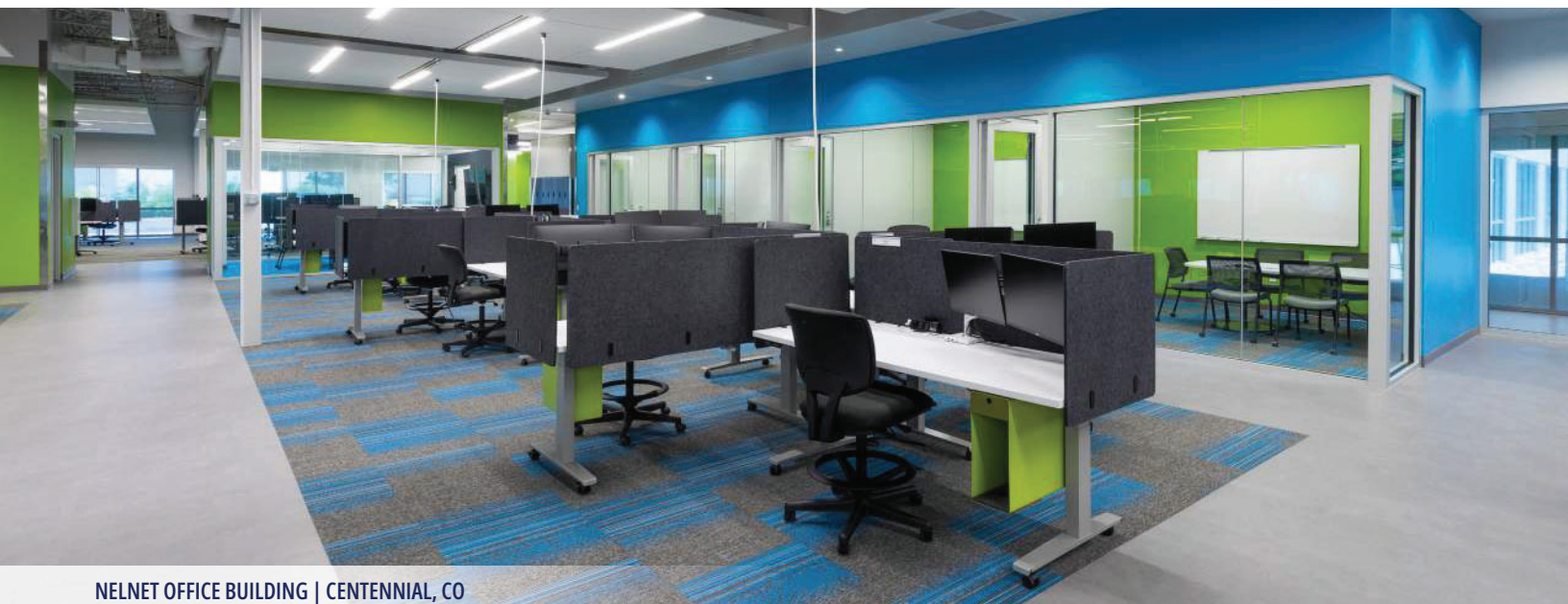
Sampson has a proven track record of getting ahead of aggressive schedules by skillfully identifying and developing early bid packages. We will work closely with the Town of Johnstown and design team to make everyone aware of long-lead items, and proactively work with D2C Architects to help them develop appropriate design plans that allow us to issue early bid packages while eliminating design headaches in future phases. This is the definition of an integrated design and construction approach. The construction schedule will serve as a guide, outlining key milestones, delivery dates, and subcontractor coordination. We will work with Johnstown representatives to set project goals and scheduling parameters, establishing milestones for permitting and bidding to ensure appropriate sequencing. Our team will seek out scope gaps, incomplete details, or means and methods items which need to be addressed to increase competitiveness of bids and minimize the project's exposure to potential claims during construction.

Based on current market conditions, our team recommends a detailed review of electrical switchgear specifications to help ensure that readily available electrical components are specified. As specifications are finalized, our team will work with our trusted subcontractors to determine current market lead times and make recommendations for strategic early procurement of long lead items such as electrical switchgear. At this time our team does not anticipate the need for any other early procurement packages, however we are constantly monitoring procurement timelines allowing our team to make timely recommendations as market conditions begin to change.

Value engineering ideas for the most cost-effective solutions.

Our value engineering approach leverages our team's knowledge, proven strategies, and availability of systems and materials to provide alternate solutions that offer cost savings. Our team will present a value engineering list to all project stakeholders and the design team that could include alternate manufacturers, products and/or methods, leading to potential cost savings. At each stage of design progress and review, our team will provide an evaluation of mechanical systems, building envelope, and electrical systems. This will give stakeholders the ability to choose the building systems that provide the most value while meeting performance requirements. During these review periods we will also consult trusted subcontractors to provide feedback to ensure the design is constructible and cost efficient. As material selections are finalized we will evaluate alternate manufacturers and make recommendations to be reviewed and approved by the design team that often result in significant costs savings while providing an equal level of quality and finish.

Our early involvement, combined with our in-house specialty teams and advanced technologies, including Building Information Models (BIM), Virtual Design & Construction (VDC) and Join preconstruction software helps us to deliver an industry leading value engineering process.

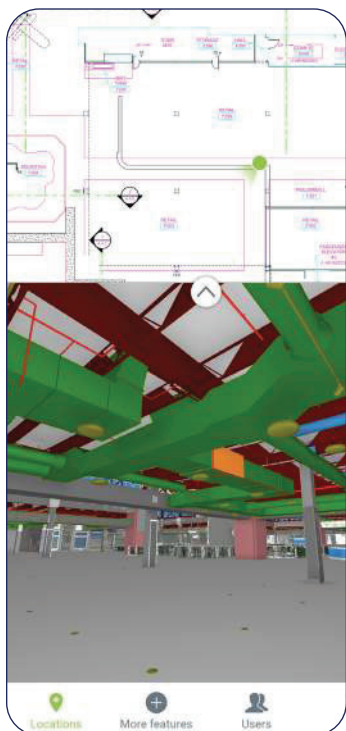


NELNET OFFICE BUILDING | CENTENNIAL, CO

At Sampson we leverage Building Information Modeling (BIM) and Virtual Design & Construction (VDC) process through preconstruction reviews to identify and resolve design and trade conflicts early, preventing costly delays and rework. This approach ensures clear communication among stakeholders, streamlining the entire construction process. Additionally, our reality capture services, including drones, 360 degree cameras, and laser scanning, not only provide precise site data but also enhance communication and coordination, offering stakeholders a vivid, real-time insight into project progression.

+ Laser Scanning for Enhanced Quality and Efficiency: Our team is committed to leveraging cutting-edge technology to deliver the highest quality construction, all while minimizing disruption to nearby operations. Laser scanning utilizes a pulsed laser beam to apply and capture millions of precise data points, creating a highly accurate 3D representation of the existing site and elements in a significantly shorter timeframe compared to traditional surveying methods. This point cloud data will be integrated into the Building Information Model (BIM) to: perform detailed existing conditions surveys, identify potential constructability issues, and facilitate precise layout and prefabrication.

+ Dalux BIM Viewer: Empowering Field Crews with 3D Visualization: Seamless communication between design and construction teams is crucial for project success, especially in an occupied environment. At Sampson Construction, we leverage the Dalux BIM Viewer to empower our construction crews with a real-time 3D view of the coordinated construction model - including the integrated laser scan data. The Dalux BIM Viewer is a user-friendly mobile application that allows field personnel to access the project's BIM model directly on their tablets or smartphones. This includes: 3D Visualization of the Entire Building Design, Integration of Laser Scan Data, Real-Time Clash Detection.



CHRIS SMITH | BIM/VDC COORDINATION MANAGER

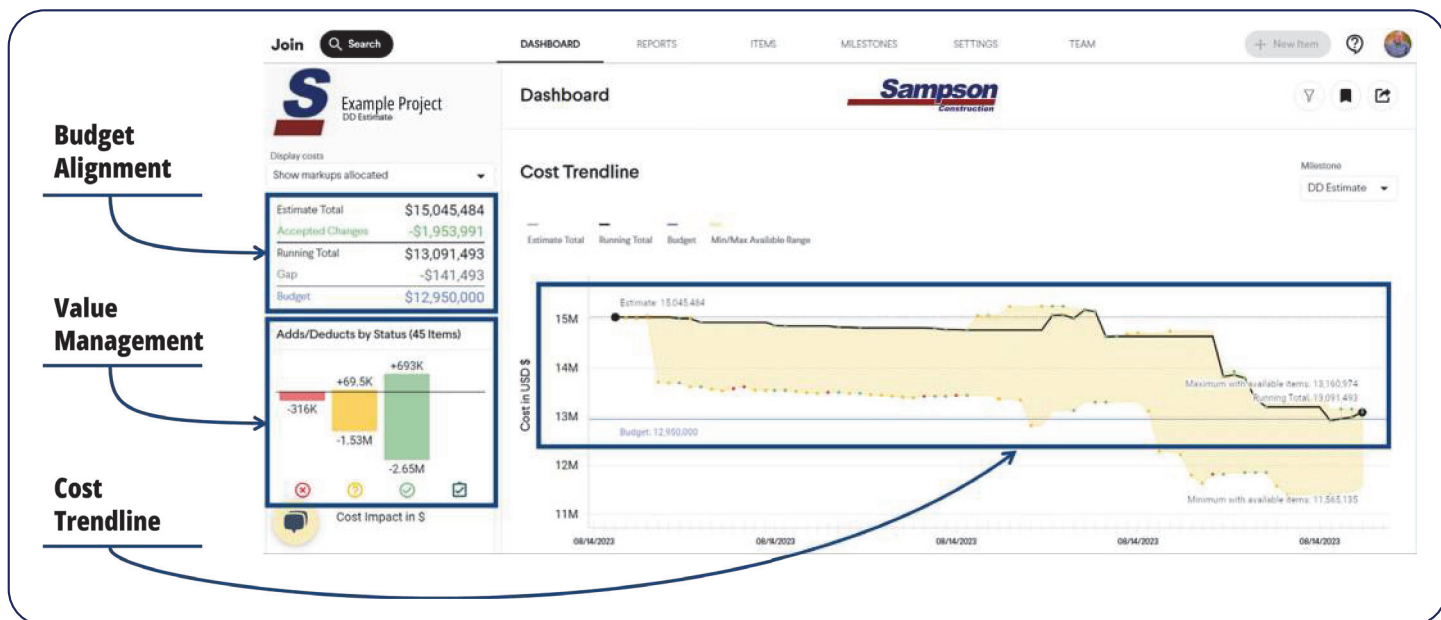
13 YEARS OF EXPERIENCE | SAMPSON SINCE 2022

Chris, as Virtual Design and Construction (VDC) Coordinator, will play a role in ensuring a smooth and efficient construction process. He will work closely with project team members to identify and eliminate constructability issues through model-based coordination, minimizing the risk of errors and delays.

+ Collaborative Preconstruction Technology: Join is dedicated preconstruction software that integrates team scope decisions with real-time construction cost updates, enabling timely and proactive decision-making to maintain the project within budget while maintaining design integrity, eliminating late-stage design changes and reducing the potential for change orders during construction. The entire team will always have online access to information, fostering a transparent and interactive process. Join provides milestone budget updates in real-time, aligning the budget with the evolving design.

The Join platform features a budget trendline, indicating potential cost outcomes based on pending decisions. This enhances informed decision-making, ensuring project delivery within the allocated budget and comprehensive project goals. Join allows stakeholders to review the impact of various “what if” scenarios on the total project cost without altering the budget until decisions are finalized.

Below is a snapshot of Join, a collaborative preconstruction technology platform:



Collaborative & Transparent Cost Tracking:

Join will capture and categorize value engineering items. These ideas can be reviewed, accepted, or rejected in real-time, offering Town of Johnstown representatives, stakeholders, and the project team transparent cost-tracking reports. These items are added or deducted from the running project total, based on their acceptance status. Our use of Join underscores our commitment to fiscal transparency and collaborative teamwork.



Visualize Your Budget:

The project estimate is displayed on the Join dashboard in a format consistent with the cost trendline. Estimates are organized within a bar chart, featuring total estimates, running totals, and the project budget. This allows users to quickly spot overruns and underruns, empowering all project partners to confidently review value management/engineering opportunities.

We are dedicated to building a cohesive process from the start, seamlessly integrating with the Town of Johnstown, D2C Architect representatives, and other stakeholders. We prioritize candid and continuous communication, addressing challenges proactively, and delivering optimal design solutions.

Input on factors such as cost, ease of installation, delivery schedule, quality, potential contracting, or construction issues.

Our team has begun conversations regarding the Development Services Building project and input on factors such as cost, ease of installation, delivery schedule, quality, potential contracting, or construction issues. We look forward to discussing these factors further with the Town of Johnstown at a potential interview.

Below is a sample list of factors our team has discussed for the Development Services Building project.



+ Power of Teamwork: By partnering with the Town of Johnstown and D2C Architects, we will leverage our collective expertise and strong relationships to ensure the successful delivery of this project. Our ongoing collaboration with D2C Architects on the 38,818 SF Wyoming Military Department project has fostered a strong working relationship that will streamline communication and decision-making, ultimately leading to a more efficient and effective project.



+ Neighborhood Safety: Our top priority is the safety of the Johnstown community. We'll keep everyone informed about project progress and safety measures through regular communication and neighborhood meetings. By providing clear and accurate information, we aim to alleviate concerns and foster a positive project experience.



SCHEELS ALL SPORTS | JOHNSTOWN, CO



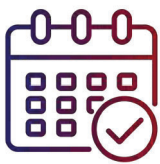


+ **Tight Project Site:** To address the tight project site and its proximity to the residential neighborhood, our team is developing a comprehensive site logistics plan. This plan will encompass delivery scheduling, site access and egress, equipment placement, storage, and work hours, including quiet periods. By prioritizing minimal disruption, we aim to mitigate traffic impacts, ensure the safety of nearby roadways and businesses, and reduce the overall impact on the community. Our initial steps involve a thorough risk assessment and site evaluation to inform the development of this plan.

A preliminary site logistics plan can be found below.

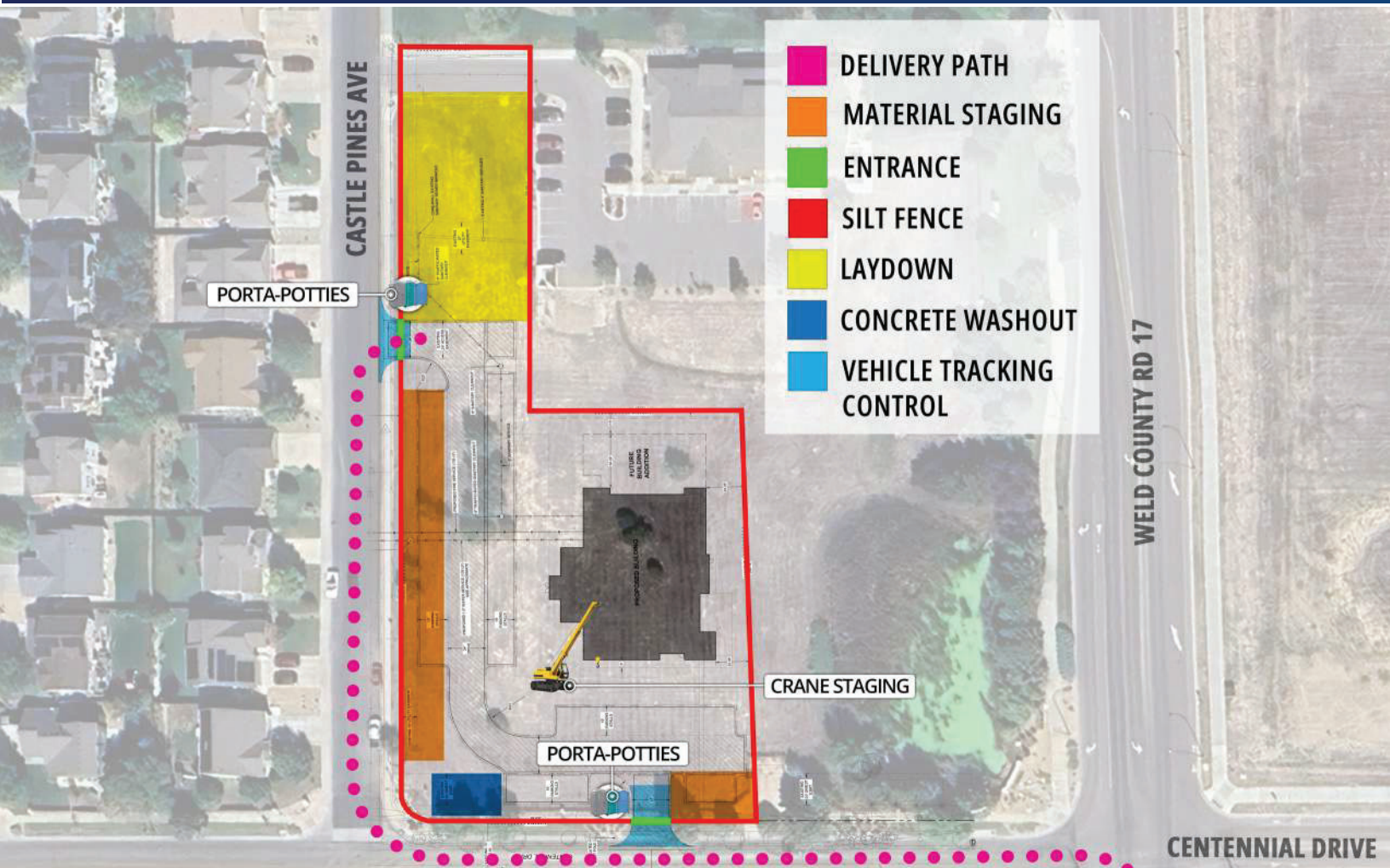


+ **Delivery Routing:** To minimize disruptions to the Johnstown community, we've carefully planned delivery routes that bypass downtown and other sensitive areas. We recommend trucks access the site exclusively through Centennial Dr to respect neighboring properties. Our deep-rooted knowledge of the local landscape and construction best practices enables us to implement strategies that balance project efficiency with community consideration.



+ **Delivery Schedule & Lead Times:** Our team's experience enables us to complete the Development Services Building within the 11-month timeline, while starting in the late winter/wet season. To mitigate current market volatility, we've developed innovative strategies to track and secure materials and labor. Early negotiations with local vendors and subcontractors ensure timely resource allocation, streamlining the construction process and guaranteeing on-time project delivery.

DEVELOPMENT SERVICES BUILDING SITE LOGISTICS PLAN





Johnstown

— — — COLORADO

Sampson

Construction

Partnering.

Johnstown is our community. We are proud to be located here. Our work includes over \$115 million in projects throughout the community. This experience has allowed us to develop strong relationships with civic leaders and local subcontractors. These relationships, combined with our 8-year partnership with D2C Architects, will be instrumental in delivering a successful Development Services Building project that not only meets but exceeds the Town of Johnstown's vision.

Our office is located less than 10 miles away from the proposed project site. Our team members are deeply rooted in the community, with many living in Johnstown and actively participating in local initiatives. We are excited about the opportunity to contribute to a facility that will serve the rapidly growing community and create a collaborative working environment for the Planning & Development Staff and Engineering Department. As neighbors and partners, we look forward to working closely with the Town of Johnstown, D2C Architects, and all stakeholders to create a space that will serve our growing community for years to come. Together, strengthening the community we call home.

9.4 MILE DRIVE



SAMPSON CONSTRUCTION

DEVELOPMENT SERVICES BUILDING



JOHNSTOWN PROJECT HIGHLIGHTS:



Elwell Elementary School

Elwell Elementary spans 77,000 SF, accommodates over 600 students and is the first new school in the Weld RE-5J School District in 20 years. The project included safety/security enhancements, a more efficient HVAC system, large classrooms, and plenty of space for outdoor activities and opportunities for learning.



Scheels All Sports

Sampson is proud to have completed the new 283,700 SF Scheels All Sports in Johnstown, one of the largest buildings in the community. The store includes 85 specialty shops including a 16,000-gallon aquarium, an operational ferris wheel, wildlife mountain, restaurant, home decor and gift lodge, shooting gallery, sports simulators, bike repair shop, and more.

Suggested method of establishing a project contingency and who controls the use of the contingency and procedures for justifying use of contingency funds. Note: Town reserves the right to determine final methodology for contingency funds.

We develop a Guaranteed Maximum Price (GMP) using our in-depth knowledge of market conditions, preconstruction technology resources, and input from a select list of subcontractors. This strategy mitigates budgetary risks and enables us to maintain a smaller, yet sufficient contingency fund, maximizing the project scope within the allocated budget. For each project, we establish a contingency that reflects the level of uncertainties, risks, and potential unknowns, carefully calibrating it to design and market factors to minimize financial risks for all involved parties. This approach has proven invaluable in times of market volatility, allowing us to create viable solutions that keep projects on track. When a valid contingency use is identified, we will notify the Town of Johnstown and D2C Architects and assemble a no-cost change with all pertinent backup included. The project team will then evaluate this proposed use of contingency and agree as a team that the use of contingency is legitimate. Any unused contingency is returned to the owner, reinforcing our commitment to responsible project fund management.

Comments and suggestions regarding the proposed Contract Documents. If desired, propose alternate Contract Documents.

The professional services contract issued as part of Addendum #2 is not particularly well suited for a construction contract. While we are amendable to whatever contract you wish to use, we do suggest the use of an industry standard form contract such as AIA Document A133-2019. We look forward to discussing and clarifying the terms of your form contract during negotiations for the benefit of both parties and the project.

Provide the percentage and scope of work that will be self-performed vs. those elements of work that will be subcontracted out.

We prefer to award all materials and labor contracts through competitive bidding, including scopes our team can self-perform. With decades of established relationships and a strong network of trusted subcontractors, our bidding process ensures excellent coverage for all scopes, delivering value to the Development Services Building project. Our skilled labor force allows us to offer additional options to protect the project's budget, schedule and quality. We retain tradespeople in the areas of rough and finish carpentry, concrete, steel erection, masonry, and excavation through the bidding process. This enables us to self-perform 10-20% of the work in these categories.

When applicable, our team will bid self-performed work using the same standards as other subcontractor bids. We deliver our bid 24 hours in advance to the owner, ensuring all bids are evaluated fairly. If we are the lowest responsible bidder for any scope, with owner approval, we will recommend our crews perform those respective scopes of work. We will self-perform only when it brings value to the project.



**10-20%
SELF-PERFORM**

+ ROUGH CARPENTRY + EXCAVATION
+ FINISH CARPENTRY + STEEL ERECTION
+ CONCRETE + MASONRY



SAMPSON'S FRONT RANGE OFFICE | JOHNSTOWN, CO

Describe availability, bandwidth, and resources available to complete the project.

We are eager and well positioned to add the Development Services Building project to our schedule, and proceed promptly upon award of the project. With a total staff of 317 construction professionals and bonding capacity up to \$450 million aggregate, we have the depth of staff and resources to complete this project. We're fully committed to providing dedicated support from preconstruction through post-occupancy, upholding the Town of Johnstown's high standards at every stage.

COST PROPOSAL

Pre-Construction Fee: \$22,250.00

Construction Fee (Percentage of OH&P): 2.45%

Monthly General Conditions Cost: \$35,403.00



THE SCOULAR COMPANY

48,000 SF OFFICE RENOVATION



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,
SAMPSON CONSTRUCTION CO., INC.

is an entity formed or registered under the law of Nebraska, 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 20041390848 and has provided the assumed entity
name for use in Colorado

SAMPSON CONSTRUCTION CO., INC

This certificate reflects facts established or disclosed by documents delivered to this office on
paper through 06/28/2024 that have been posted, and by documents delivered to this office
electronically through 07/03/2024 @ 07:32:43 .

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 07/03/2024 @ 07:32:43 in accordance with applicable law. This
certificate is assigned Confirmation Number 16178163 .

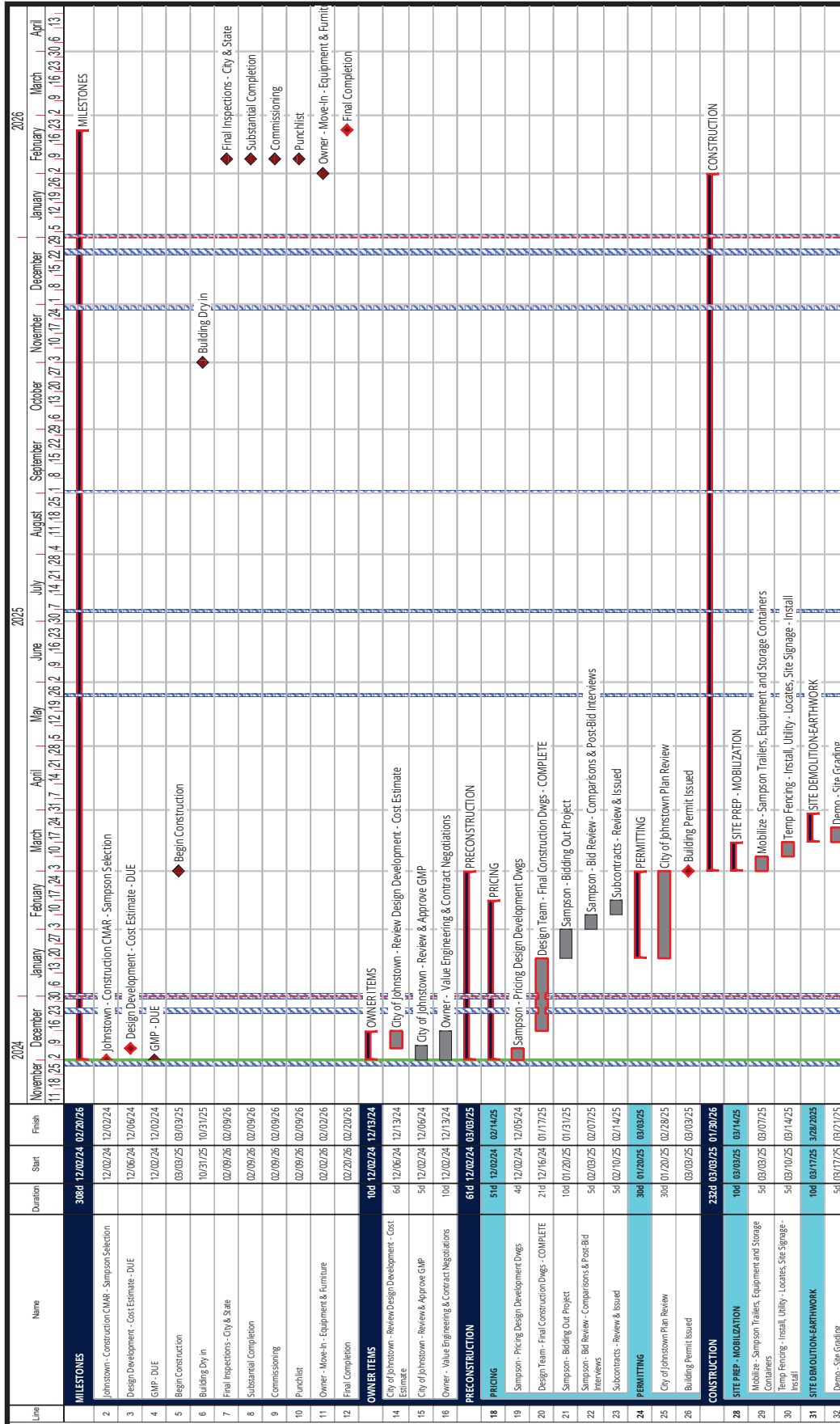


Jena Griswold

Secretary of State of the State of Colorado

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

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



OVERALL PRELIMINARY SCHEDULE

JOHNSTOWN SERVICE BUILDING
JOHNSTOWN, CO



[illegible]

Sampson
Construction

JOHNSTOWN SERVICE BUILDING
JOHNSTOWN, CO

OVERALL PRELIMINARY SCHEDULE

[illegible]

PROJECT TEAM: RESOURCE COMMITMENT, CAPABILITIES AND EXPERIENCE

Provide a detailed response to the qualification requirements outlined above.

Sampson Construction meets the qualification requirements outlined on page three (3) of the Town of Johnston RFP. Our firm is confident that our experience, depth of resources and capacity, and safety record will allow us to successfully complete the Development Services Building. We look forward to partnering with “the community that cares.”

+ Municipal/Public Service Experience: Our firm has successfully delivered 195 municipal/public service buildings, encompassing 4.2 million SF and valued over \$1.6 billion, establishing us as a reliable partner for the Town of Johnston. This experience demonstrates our capability to fulfill the needs of the Johnston community. We understand what it takes to build a modern municipal building and are eager to create a facility that serves your needs.

+ CMAR Experience: In the last five years alone, we’ve accomplished 373 projects totaling \$1.9 billion and 8.6 million SF utilizing the CMAR delivery method. This has allowed us to develop industry leading technology and processes tailored specifically to the CMAR delivery method. Our team will serve as your partner, advocate, advisor, and builder throughout preconstruction to occupancy. Sampson Construction is prepared to showcase our proficiency and successful track record of CMAR project execution.

Profiles highlighting our experience constructing municipal building projects and data sheet can be found on the following pages.



MCCOOK MUNICIPAL FACILITY





DELIVERY METHOD

CMAR

PROJECT SIZE

66,000 SF Renovation

PROJECT VALUE

\$8.3 Million

PROJECT SCHEDULE

Completed 2021

SIMILAR SCOPE

Administration
Staff Offices

SIMILAR TEAM

Tyler Farley - Superintendent
Safety Team, QA/QC Team, VDC Team

NELNET

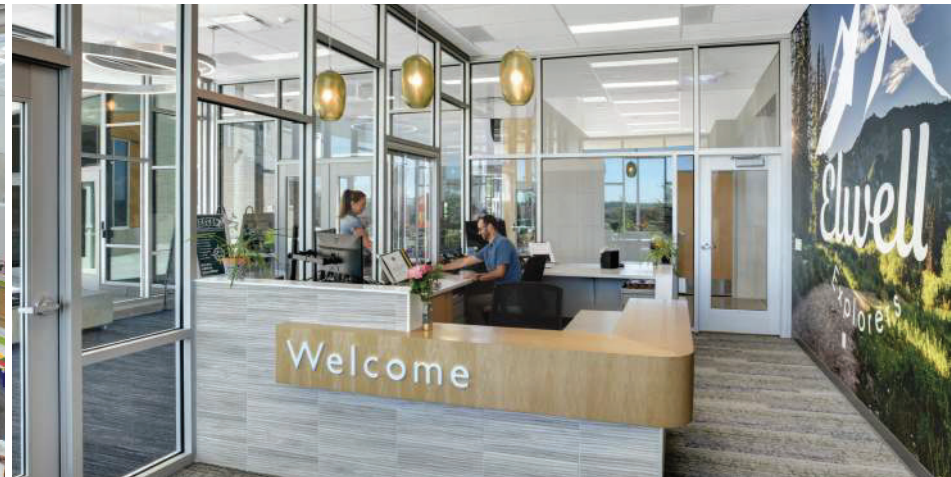
7150 South Fulton Street | Centennial, CO

PROJECT DESCRIPTION

This tenant improvement project encompassed a 66,000 SF space, requiring a complete interior demolition down to the building's shell. The renovation transformed the space into a modern and functional workplace. Interior features include a flexible layout of private offices, conference rooms, and open office areas, as well as innovative gymnasium-style break room with a cloud ceiling system and sound masking. The open office areas feature exposed ceilings, cloud ceiling systems, and sound masking to optimize acoustics and enhance employee comfort. The project also incorporated acoustical sound baffles, aluminum frames, glazing, and unique lighting fixtures.

Exterior enhancements included a 17,000 SF courtyard revitalization with new storm drainage, a pergola structure with color-changing LED lights, canopies, decorative masonry, modern landscaping, entrance fins, and eye-catching signage. This project successfully created a collaborative and inspiring workspace for Nelnet employees.

No claims were made by owner regarding budget, schedule or performance.



DELIVERY METHOD

CMAR

PROJECT SIZE

77,000 SF New

PROJECT VALUE

\$29.6 Million

PROJECT SCHEDULE

Completed 2022

SIMILAR SCOPE

Location
Administration
Staff Offices
Community Building

SIMILAR TEAM

Bruce Zink - Project Executive
Rick Vandenberg - Preconstruction
Don Mohr - Project Manager
Bret Gripenstroh - Superintendent
Safety Team, QA/QC Team, VDC Team

ELWELL ELEMENTARY SCHOOL

155 Silverbell Drive | Johnstown, CO

PROJECT DESCRIPTION

Elwell Elementary School is a new 75,000 SF school built to accommodate over 600 students. The 2-story elementary school is the first new school in the Weld RE-5J School District in 20 years.

The school features an improved pick-up and drop-off loop, safety/security enhancements, larger classrooms, and space for outdoor activities and opportunities for learning. The building encompasses classroom suites, a dining/community commons area, breakout rooms, a STEM room for robotics and technology, and learning lab for hands-on work. The school library opens to both floors and offers a large collaborative area. The campus grounds surrounding the school hold a multipurpose turf field, a hard-surface play area, and a basketball court.

The Elwell Elementary School project was completed within an occupied residential neighborhood. Our team kept in close contact with Weld RE-5J School District and the surrounding community to inform of project progress, and safety practices. This approach ensured a safe and successful project completion.

No claims were made by owner regarding budget, schedule or performance.



DELIVERY METHOD

Design Bid Build

PROJECT SIZE

34,000 SF New

PROJECT VALUE

\$16.8 Million

PROJECT SCHEDULE

Completed 2021

SIMILAR SCOPE

Municipal Building
Administration
Staff Offices

SIMILAR TEAM

Bruce Zink - Project Executive
Safety Team
QA/QC Team
VDC Team

ADAMS YOUTH SERVICES CENTER

192 Bromley Business Parkway | Brighton, CO

PROJECT DESCRIPTION

Adams Youth Service Center spans 34,000 SF and replaced the existing 40-bed detention center. The project was built to meet LEED Gold certification requirements and consists of two buildings. The main building includes a public lobby, facility administration, visiting, medical, intake (with an open air vehicle sallyport), food service and dining, laundry, education, and indoor recreation.

The 14,000 SF housing building consists of four 10-bed housing units, and a dayroom, along with staff offices. The entire campus is controlled and monitored by a single control room that is located adjacent to the public lobby, also serving as building reception. The site consists of security perimeter fencing, parking, sally port, and recreation yard with an exterior basketball court and pavilion. Our team coordinated efforts with several entities, held various coordination meetings and managed several other aspects of the project beyond our normal scope of work.

No claims were made by owner regarding budget, schedule or performance.

MUNICIPAL PROJECT EXPERIENCE

— BUILDING STRONG FOUNDATIONS FOR STRONGER COMMUNITIES —

195
COMPLETED
PROJECTS

\$1.6
BILLION
TOTAL VALUE

4.2
MILLION
SQUARE FEET



Bar Nunn Town Hall
21,600 SF New | CMAR



Converse County Joint Justice & Dispatch Center
60,000 SF New | DBB



Adams Youth Services Center
34,000 SF New | DBB



Platte County Courthouse
21,325 SF Renovation
2,500 SF New | CMAR



Lincoln Community Complex
40,000 SF Renovation
CMAR



Laramie Fire Department
60,000 SF New | CMAR



Casper Police Station
106,785 SF Renovation
CMAR



Laramie County Sr. Activity Center
15,450 SF New | DBB



UW Iverson Police Station
136,711 SF New | DBB



McCook Municipal Facility
36,700 SF New | CMAR



Ainsworth Fire & Rescue
17,500 SF New
17,000 SF Renovation | DBB



Council Bluffs Police Headquarters
54,000 SF New | DBB



Aircraft Rescue & Fire Fighting Facility
8,100 SF New | DBB



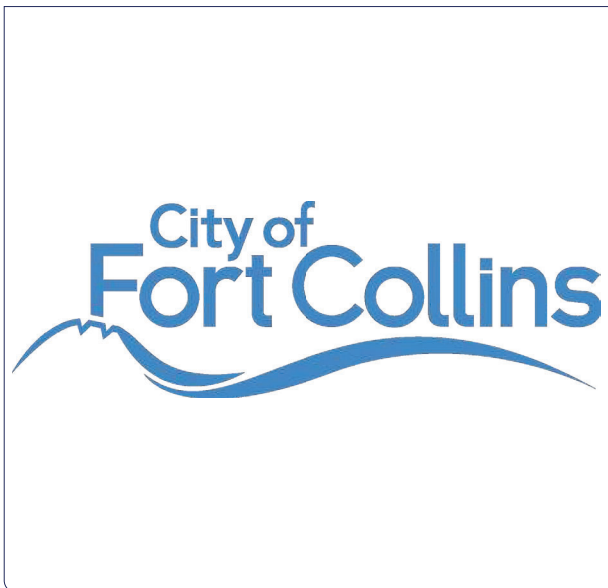
Axtell Fire & Rescue
14,000 SF New | CMAR



Nebraska Dept. of Correctional Services
220,000 SF New | DBB



Saunders County Law Enforcement Center
63,000 SF New | CMAR



List current projects under construction.

Meadow Community School

Mike Crawford, Sr. Deputy Superintendent

Mapleton Public Schools

P: 303.853.1050 | E: crawfordm@mapleton.us

Value: \$33.6 Million

Percent Complete: 50% | Completion Date: August 2025

Description: The new building spans 68,000 SF and addresses site safety and security issues. The building will serve preschool through eighth grade and feature collaborative learning spaces.

Platte Valley Bank Administration Building

Alan Doll, Facilities Manager

Platte Valley Companies

P: 308.633.9752 | E: ahdoll@pvbank.com

Value: \$13.4 Million

Percent Complete: 43% | Completion Date: July 2025

Description: This new two-story facility will be approximately 23,000 SF with an optional sky-walk connecting the new building to the existing bank building.

City of Fort Collins - NSAC Front Desk Renovation

Susan Downing, Owner Contact

City of Fort Collins

P: 970.581.7607 | E: sdowning@fcgov.com

Value: \$274,000

Percent Complete: 1% | Completion Date: January 2025

Description: Renovation will update the front desk and common spaces at the entrance of the childcare center. Project includes new paint, flooring and fixtures.

Describe recent experience, completed in the last five years, by the firm in the State of Colorado.

Below is a list of Colorado project experience, members of our proposed team have completed in the last 5 years, with a project value over \$1 million.



LAST FIVE (5) YEARS

23 Projects over \$1 Million
15 Colorado Partnerships
1.4+ Million SF Completed
\$419 Million Total Value
Over 50% CMAR Projects



Eaton High School

Eaton, CO
177,000 SF New
Completed October 2022
Similar Team: Bruce Zink



Frontier Academy

Greeley, CO
3,890 SF New
73,333 SF Renovation
Completed March 2024
Similar Team: Rick Fleming,
Bruce Zink, Rick Vandenberg



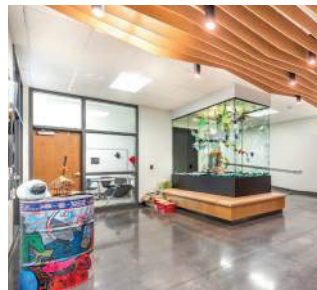
Elwell Elementary School

Johnstown, CO
77,000 SF New
Completed August 2022
Similar Team: Bruce Zink,
Don Mohr, Bret Gripenstroh,
Rick Vandenberg



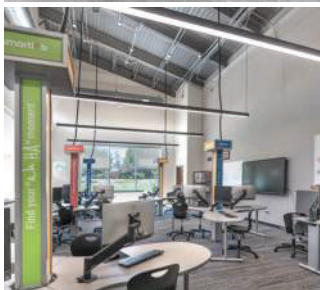
Poudre School District

Fort Collins, CO
3,700 SF Renovation
Completed March 2024
Similar Team: Rick Fleming,
Bruce Zink, Don Mohr,
Rick Vandenberg



Chappelow Magnet School

Evans, CO
61,000 SF Renovation
28,000 SF Addition
Completed August 2022
Similar Team: Bruce Zink



Heath Middle School

Greeley, CO
80,000 SF Renovation
16,000 SF Addition
Completed November 2023
Similar Team: Bruce Zink,
Rick Vandenberg



Lowry Kiddie Academy

Denver, CO
11,988 SF New
Completed August 2022
Similar Team: Safety Team,
QA/QC Team, VDC Team



Greeley Central High School

Greeley, CO
86,000 SF Renovation
Completed August 2023
Similar Team: Bruce Zink,
Bret Gripenstroh,
Rick Vandenberg



McAuliffe K8 STEM Academy

Greeley, CO
49,905 SF Renovation
55,800 SF Addition
Completed December 2021
Similar Team: Bruce Zink



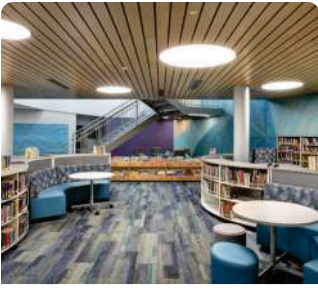
Milliken Elementary School

Milliken, CO
50,295 SF Renovation
8,898 SF Addition
Completed August 2023
Similar Team: Bruce Zink,
Don Mohr, Rick Vandenberg,
Bret Gripenstroh



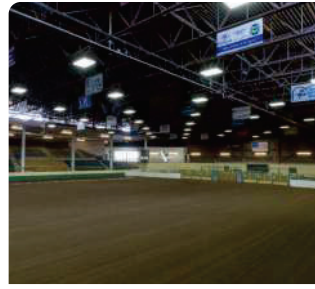
Bamford Elementary School

Loveland, CO
76,956 SF New
Completed August 2021
Similar Team: Bruce Zink,
Don Mohr, Bret Gripenstroh



Monterey Community School

Denver, CO
76,956 SF New
Completed August 2021
Similar Team: Bruce Zink



CSU Pickett Arena

Fort Collins, CO
42,000 SF Renovation
Completed December 2019
Similar Team: Bret Griepenstroh



Black Hills Corporation

Woodland Park, CO
4,000 SF New
Completed May 2021
Similar Team: Bruce Zink



The Cove at Barefoot Lakes

Firestone, CO
7,500 SF New
Completed August 2019
Similar Team: Safety Team, QA/QC Team, VDC Team



Nelnet

Centennial, CO
66,000 SF Renovation
Completed April 2021
Similar Team: Safety Team, QA/QC Team, VDC Team



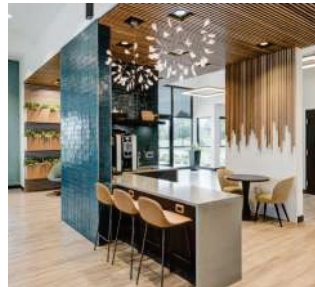
Trailside Academy PK-8

Denver, CO
65,500 SF New
Completed July 2019
Similar Team: Bruce Zink



Adams Youth Services Center

Brighton, CO
34,000 SF New
Completed March 2021
Similar Team: Bruce Zink



Brighton Crossings Venture Center

Brighton, CO
7,400 SF New
Completed July 2019
Similar Team: Safety Team, QA/QC Team, VDC Team



CSU Temple Grandin Equine Center

Fort Collins, CO
28,000 SF New
Completed January 2021
Similar Team - Bruce Zink



Severance High School

Severance, CO
168,300 SF New
2,300 SF Renovation
Completed June 2019
Similar Team: Bruce Zink, Bret Griepenstroh



Raindance River Resort

Windsor, CO
2,850 SF New
Completed May 2020
Similar Team: Bruce Zink



55 Resort Apartments

Windsor, CO
161,000 SF New
Completed April 2019
Similar Team: Bruce Zink

Staff: Names and experience and qualifications of individuals proposed to fill key positions.

We have identified a team of exceptionally accomplished professionals, encompassing a collective 207 years of construction experience. This team has a proven track record of successfully delivering projects of similar scope, size, and complexity. This expertise will be key to the success of the Development Services Building project. **Members of our team reside in Johnstown, and are looking forward to being part of this exciting project.** We're fully committed to providing dedicated support from design and preconstruction through post-occupancy, upholding the Town of Johnstown's high standards at every stage.

Resumes featuring each individual listed in the organizational chart can be found on the following pages.



YOUR TRUSTED PARTNER IN JOHNSTOWN

PROUDLY SERVING THE JOHNSTOWN COMMUNITY FOR NEARLY 10 YEARS



Johnstown
---COLORADO

Sampson
Construction

RESIDENT OF



RICK FLEMING

Project Executive

Primary Contact

EXPERIENCE
42 Years

SAMPSON SINCE
2022

EDUCATION
Computer Science
Bachelor of Science
Central Missouri State University

TRAINING/CERTIFICATIONS
LEED AP
First Aid/CPR/AED Certified
OSHA 30 Hour Certified
Lead-Based Paint Certified
Storm Water Pollution Prevention Certified
Design-Build Institute of America (DBIA)
Certified Health Care Constructor



**RELEVANT
EXPERIENCE**

13 PROJECTS COMPLETED
LAST 2 YEARS

2.4 MILLION SF COMPLETED
LAST 2 YEARS

\$121 MILLION PROJECT VALUE
LAST 2 YEARS

CONVERSE COUNTY JOINT JUSTICE & DISPATCH CENTER | DOUGLAS, WY

Rick will serve as Project Executive for the Development Services Building project. He will oversee all phases of the project, including preconstruction, construction, scheduling, and budgeting. With his extensive experience in healthcare projects, Rick is well equipped to lead and deliver a successful outcome that aligns with the Town of Johnstown objectives. His 42 years of industry and leadership experience will bring great success to the project.

BAR NUNN TOWN HALL AND RECREATION CENTER | BAR NUNN, WY

Bar Nunn Town Hall and Recreation Center includes public areas such as lobbies and meeting spaces for community members and private areas like city staff offices, council chambers and conference rooms. The building also features a large gymnasium with potential for multiple recreational uses, a weight room, community room and kitchen.

CONVERSE COUNTY JOINT JUSTICE & DISPATCH CENTER | DOUGLAS, WY

The Converse County Joint Justice and Dispatch Center is a comprehensive public safety facility that brings together key law enforcement and judicial functions under one roof. The courts building includes various security features, staff offices, courtrooms, a dedicated hearing room, judges chambers, conference space and holding facilities.

PLATTE COUNTY COURTHOUSE | WHEATLAND, WY

The Platte County Courthouse renovation project included a complete overhaul of MEP systems, ensuring efficient and reliable operation for the courthouse's future. The project also encompassed the modernization of two courtrooms, jury spaces, county clerk office space, employee break areas, courthouse holding cells, and the installation of a new elevator.

CASPER POLICE STATION | CASPER, WY

Sampson Construction is currently working on the Casper Police Station new headquarters facility. The project includes converting an existing 8-story, 106,000 SF office building into a new police headquarters. The project will be broken into two phases to support funding and ongoing operations. Completion is set for June 2026.

UW IVINSON POLICE STATION AND PARKING GARAGE | LARAMIE, WY

UW Iverson Police Station includes a main lobby, large dispatch room, locker and storage facilities, conference and training rooms, evidence processing and storage areas, offices, interview rooms and armory. The parking structure is a three-level parking facility with spaces for 375 vehicles. The project was successfully completed within an occupied college campus.



BRUCE ZINK

Preconstruction Manager

EXPERIENCE
32 Years

SAMPSON SINCE
1997

EDUCATION
Computer Science
Bachelor of Science
University of Nebraska-Kearney

TRAINING/CERTIFICATIONS
First Aid/CPR/AED Certified
OSHA 10 Hour Certified



**RELEVANT
EXPERIENCE**

70+ PROJECTS COMPLETED
LAST 10 YEARS

3.2 MILLION SF COMPLETED
LAST 10 YEARS

\$923 MILLION PROJECT VALUE
LAST 10 YEARS

UNDERWRITERS LABORATORIES (UL) OFFICE BUILDING | LARAMIE, WY

Bruce will lead the preconstruction phase of the Development Services Building project, ensuring project success through budget and schedule management, bid oversight, value engineering, risk mitigation, and clear communication and collaboration among all project stakeholders. Bruce's 32 years of experience and established relationships with local subcontractors and city officials will be of great value to the project.

ADAMS YOUTH SERVICES CENTER REPLACEMENT | BRIGHTON, CO

The Adams Youth Services Center spans 3,400 SF and was built to meet LEED Gold certification requirements. The building includes a public lobby, facility administration space, visitor lobby, classrooms, medical rooms and intake Sallyport. Additionally, the project included various security enhancements throughout the building.

BAR NUNN TOWN HALL AND RECREATION CENTER | BAR NUNN, WY

Bar Nunn Town Hall and Recreation Center includes public areas such as lobbies and meeting spaces for community members and private areas like city staff offices, council chambers and conference rooms. The building also features a large gymnasium with potential for multiple recreational uses, a weight room, community room and kitchen.

CONVERSE COUNTY JOINT JUSTICE & DISPATCH CENTER | DOUGLAS, WY

The Converse County Joint Justice and Dispatch Center is a comprehensive public safety facility that brings together key law enforcement and judicial functions under one roof. The courts building includes various security features, staff offices, courtrooms, a dedicated hearing room, judges chambers, conference space and holding facilities.

PLATTE COUNTY COURTHOUSE | WHEATLAND, WY

The Platte County Courthouse renovation project included a complete overhaul of MEP systems, ensuring efficient and reliable operation for the courthouse's future. The project also encompassed the modernization of two courtrooms, jury spaces, county clerk office space, employee break areas, courthouse holding cells, and the installation of a new elevator.

UNDERWRITERS LABORATORIES (UL) OFFICE BUILDING | LARAMIE, WY

The UL Office Building was designed to meet the needs of the City of Laramie as a flexible and open office space. The office building houses UL's technology development and support services for enterprise applications and global clients in the technology sector. Three main collaborative spaces include meeting space, conference rooms and kitchen space.

RESIDENT OF



RICK VANDENBERG

Lead Estimator

EXPERIENCE
37 Years

SAMPSON SINCE
2021

EDUCATION
Electronics Engineering/Welding
Associate of Science
Kirkwood Community College

TRAINING/CERTIFICATIONS
First Aid/CPR/AED Certified
OSHA 10 Hour Certified
IA & CO Unlimited Welding Certification
Certified Crane Signal Person
Certified Rough Terrain Equipment
Operator



**RELEVANT
EXPERIENCE**

8+ PROJECTS COMPLETED
LAST 2 YEARS

406,650+ SF COMPLETED
LAST 2 YEARS

\$81.6 MILLION PROJECT VALUE
LAST 2 YEARS

GREELEY CENTRAL HIGH SCHOOL | GREELEY, CO

Rick will focus on evaluating costs, ensuring that all systems and materials align with the design intent while staying within budget and schedule. Rick will collaborate with all stakeholders to optimize value for every dollar spent, leveraging his industry and local market expertise to guide the project to success. As a Johnstown resident, Rick is especially excited about the opportunity to be part of the Development Services Building project.

ELWELL ELEMENTARY SCHOOL | JOHNSTOWN, CO

Elwell Elementary School spans 77,000 SF and accommodates 600 students. The school received an improved parent pick-up and drop-off loop, safety/security enhancements, a more efficient HVAC system, larger classrooms, as well as plenty of space for outdoor activities and collaborative learning opportunities for students and staff.

FRONTIER ACADEMY | GREELEY, CO

Frontier Academy underwent construction for a 73,334 SF renovation and 2,940 SF addition project. The project enhanced safety and security measures of the building, upgraded learning areas throughout the school, made repairs to heating, ventilation, and A/C systems, and roof repairs. The school is also receiving an upgraded auditorium and football field.

MEADOW COMMUNITY SCHOOL | THORNTON, CO

Meadow Community School is a 71,000 SF replacement school being constructed only 15 feet away from the existing occupied PK-12 school. The building design addresses many site safety and security issues and includes modern amenities for students including a gym, outdoor rec areas, modern classrooms and collaborative and innovative learning spaces.

GREELEY CENTRAL HIGH SCHOOL | GREELEY, CO

Greeley Central High School received an 84,000 SF renovation project which occurred in two phases. The project included the renovation of several classrooms, new flooring, electrical work, paint, unit ventilators, and teaching walls, while the corridors received fresh paint. A security addition, new ticket booth, and new AHU was also included in the project.

HEATH MIDDLE SCHOOL | GREELEY, CO

The Heath Middle School project included an 80,000 SF renovation and 16,000 SF addition. The project encompassed the renovation of existing classrooms, lockers, and the cafeteria. Additions included a new woods shop, vocal/orchestra program space, and a new administrative building.



DON MOHR

Project Manager

EXPERIENCE
23 Years

SAMPSON SINCE
2001

EDUCATION
Construction Management
Bachelor of Science
University of Nebraska-Kearney

TRAINING/CERTIFICATIONS
First Aid/CPR/AED Certified
US Army Corps of Engineers, Construction
Quality Management for Contractors
USMS Advanced Stormwater
Management



**RELEVANT
EXPERIENCE**

35 PROJECTS COMPLETED
LAST 10 YEARS

492,822 SF COMPLETED
LAST 10 YEARS

\$158 MILLION PROJECT VALUE
LAST 10 YEARS

MILLIKEN ELEMENTARY SCHOOL | MILLIKEN, CO

Don will lead the project team and oversee all aspects of the Development Services Building project, ensuring a successful completion. His responsibilities include planning, resource allocation, stakeholder communication, and quality control to deliver the project on time and within budget. Don will leverage his 23 years of knowledge and experience working in Johnstown to lead the Development Services Building project to success.

ELWELL ELEMENTARY SCHOOL | JOHNSTOWN, CO

Elwell Elementary School spans 77,000 SF and accommodates 600 students. The school received an improved parent pick-up and drop-off loop, safety/security enhancements, a more efficient HVAC system, larger classrooms, as well as plenty of space for outdoor activities and collaborative learning opportunities for students and staff.

MILLIKEN ELEMENTARY SCHOOL | MILLIKEN, CO

Milliken Elementary School received an 8,898 SF addition and 50,295 SF renovation while the school remained operational. Our team created temporary modular classrooms during construction to ensure the school day went uninterrupted. The project included security upgrades, new offices, front desk space, classrooms and a new fire sprinkler and heating/cooling system.

NATRONA COUNTY REGIONAL JUVENILE DETENTION CENTER | CASPER, WY

The Juvenile Detention Center encompasses housing units, education, visiting, intake, administration, clinical services and recreation areas. The 24-bed housing area also has a control station, multipurpose room, four living/day rooms and counselor's office. The building also includes workrooms, testing rooms, life skills room, classrooms, and multipurpose space.

F.E. WARREN ARMY AVIATION SUPPORT FACILITY | CHEYENNE, WY

The F.E. Warren Army National Guard Army Aviation Support Facility spans 10,000 SF and provides hanger space for 9 Army Blackhawk Medevac helicopters. The helicopter unit is the most deployed in the region and houses the helicopter support and flight operations shops, training and classroom spaces, and administration offices.

CITY OF FORT COLLINS NSAC RENOVATION | FORT COLLINS, CO

The City of Fort Collins is receiving a renovation project to their childcare center. The renovation will update the front desk and common spaces at the entrance of the center and will feature building enhancements including new paint, flooring, and fixtures. The center will remain operational to families who utilize the childcare center during construction.

RESIDENT OF



BRET GRIEPENSTROH Sr. Superintendent

EXPERIENCE
21 Years

SAMPSON SINCE
2008

EDUCATION
Construction Management
Bachelor of Science
University of Nebraska-Lincoln

TRAINING/CERTIFICATIONS
First Aid/CPR/AED Certified
OSHA 30 Hour Certified
Powered Industrial Truck



**RELEVANT
EXPERIENCE**

12 PROJECTS COMPLETED
LAST 10 YEARS

1.4 MILLION SF COMPLETED
LAST 10 YEARS

\$407 MILLION PROJECT VALUE
LAST 10 YEARS

ELWELL ELEMENTARY SCHOOL | JOHNSTOWN, CO

Bret will work closely with the site superintendent and manage the scheduling and staffing of all trades during construction. He will assist in the implementation of all aspects of construction related to field operations, safety, scheduling, cost and quality control to ensure the overall success of the project. Bret will communicate with the project management team and superintendents on the project's progress and expect clear and timely results.

ELWELL ELEMENTARY SCHOOL | JOHNSTOWN, CO

Elwell Elementary School spans 77,000 SF and accommodates 600 students. The school received an improved parent pick-up and drop-off loop, safety/security enhancements, a more efficient HVAC system, larger classrooms, as well as plenty of space for outdoor activities and collaborative learning opportunities for students and staff.

GREELEY CENTRAL HIGH SCHOOL | GREELEY, CO

Greeley Central High School received an 84,000 SF renovation project which occurred in two phases. The project included the renovation of several classrooms, new flooring, electrical work, paint, unit ventilators, and teaching walls, while the corridors received fresh paint. A security addition, new ticket booth, and new AHU was also included in the project.

COLORADO STATE UNIVERSITY | FORT COLLINS, CO

Colorado State University is undergoing construction for a 1,600 SF addition to their Veterinary Teaching Hospital. The project includes a Linear Accelerator Pre-Fabricated Vault with facilities that include support spaces, control room and ante areas. The project is being completed within an occupied campus requiring extra attention to detail and safety.

MEADOW COMMUNITY SCHOOL | THORNTON, CO

Meadow Community School is a 71,000 SF replacement school being constructed only 15 feet away from the existing occupied PK-12 school. The building design addresses many site safety and security issues and includes modern amenities for students including a gym, outdoor rec areas, modern classrooms and collaborative and innovative learning spaces.

ELDORADO K-8 | SUPERIOR, CO

Eldorado K-8 received a 9,900 SF addition and 71,400 SF renovation project. The school received a new classroom wing, upgraded technology to support modern teaching and learning methods, small group workstations, as well as extensive building repairs, safety/security enhancements and upgrades to HVAC controls and lighting systems.



TYLER FARLEY Superintendent

EXPERIENCE
10 Years

SAMPSON SINCE
2014

EDUCATION
Construction Management
Bachelor of Science
University of Nebraska-Lincoln

TRAINING/CERTIFICATIONS
First Aid/CPR/AED Certified
OSHA 30 Hour Certified
Powered Industrial Truck
Fall Protection Training
USMS Advanced Stormwater
Management



**RELEVANT
EXPERIENCE**

9 PROJECTS COMPLETED
LAST 10 YEARS

444,454 SF COMPLETED
LAST 10 YEARS

\$143 MILLION PROJECT VALUE
LAST 10 YEARS

NELNET | CENTENNIAL, CO

Tyler will be responsible for daily coordination of all construction activities on the jobsite. He will enhance the productivity of trades with his communication, organization, and management skills. Tyler will play a key role in the implementation of the safety program, and be responsible for checking all installations by subcontractors for accuracy and workmanship. His relationships with local subcontractors will prove invaluable to the project.

NELNET | CENTENNIAL, CO

The 66,000 SF renovation expanded administrative services for one of many Nelnet, Inc. offices. The renovation spaces included bundled offices and conference rooms mixed in with a gymnasium-style recreation/break room with cafeteria seating, ping pong table, and Foosball, with a cloud system above and a sound masking system to help control noise levels in the office.

MILLIKEN ELEMENTARY SCHOOL | MILLIKEN, CO

Milliken Elementary School received an 8,898 SF addition and 50,295 SF renovation while the school remained operational. Our team created temporary modular classrooms during construction to ensure the school day went uninterrupted. The project included security upgrades, new offices, front desk space, classrooms and a new fire sprinkler and heating/cooling system.

MEADOW COMMUNITY SCHOOL | THORNTON, CO

Meadow Community School is a 71,000 SF replacement school being constructed only 15 feet away from the existing occupied PK-12 school. The building design addresses many site safety and security issues and includes modern amenities for students including a gym, outdoor rec areas, modern classrooms and collaborative and innovative learning spaces.

LOWRY KIDDIE ACADEMY | DENVER, CO

Lowry Kiddie Academy is a 2-story facility encompassing 5,871 SF on the first floor, 6,073 SF on the second floor, and a 4,554 SF play structure. The project included 12 new classrooms, administrative offices, lobby/reception area, kitchen, playground adjacent to both stories, restrooms, staff lounge and mechanical room. The project was completed in a busy residential community.

WESTERN NEBRASKA COMMUNITY COLLEGE (WNCC) | SCOTTSBLUFF, NE

WNCC received a 14,320 SF addition and 56,470 SF renovation to featuring the Performing Arts Center, Learning Commons and Student Success Center. The Learning commons project included open and collaborative space, individual and group study rooms equipped with advanced technology, academic support services, book store, and convenience store.

SAMPSON SUPPORT STAFF



TRENT BORCHERS, SAFETY SPECIALIST | 22 YEARS OF EXPERIENCE | SAMPSON SINCE 2022

Trent ensures job sites are safe and secure for all personnel. He conducts thorough risk assessments, creates site-specific safety plans, and leads inspections and hazard analyses. Trent develops comprehensive training programs, oversees loss control and environmental measures, and ensures compliance with air quality standards.



LANE GODFREY, QA/QC DEPT. MANAGER | 7 YEARS OF EXPERIENCE | SAMPSON 2019

Lane will play a key role in ensuring project success. As Quality Control Department Manager, he will develop and implement a project-specific plan to ensure all installations and assemblies conform to contract documents. Lane's commitment to collaboration will enable him to work closely with the team to conduct frequent site and quality control inspections.



CHRIS SMITH, BIM/VDC COORDINATION MANAGER | 13 YEARS OF EXPERIENCE | SAMPSON 2022

Chris, Virtual Design and Construction (VDC) Coordinator, will play a critical role in ensuring a smooth and efficient construction process. He will work closely with project team members to identify and eliminate constructibility issues through model-based coordination, minimizing the risk of errors and delays.

BUILDING COMMUNITIES. BUILDING COLORADO.

“

*Sampson Construction has exceeded all my expectations in customer service, professionalism, and management. During construction Sampson listened to the Owner and made corrections accordingly. **Not only did the Sampson team meet our expectations but far exceeded them.***

Michael Craig, Project Manager (former) | 27J Schools - Brighton, CO



Provide the firm's OSHA reportable accident rate and current workman's compensation insurance multiplier for the last 3 years.

In 2018, our firm began a new collaborative partnership with OSHA. This exclusive partnership invites OSHA on select jobsites quarterly and is in place to enhance the safety of our projects. Our plan ensures everyone on the jobsite is able to navigate safely. We employ a zero tolerance policy for noncompliance of safety guidelines. We believe a safe site goes beyond visibility, cultivating a safety-focused culture on all of our projects. ***Our EMR going into 2025 is 0.83, demonstrating our commitment to excellence and our ability to safely and successfully complete the Development Services Building project.***

SAMPSON'S SAFETY RECORD

| TRIR | OSHA Illness/ Injury Rate | OSHA Lost Work Day Incident Rate | Workman's Compensation (EMR) |
|-------------|------------------------------|-------------------------------------|---------------------------------|
| 2024 - 1.62 | 2023 - 0.28 | 2023 - 0.00 | 2024 - 0.97 |
| 2023 - 0.28 | 2022 - 1.54 | 2022 - 0.26 | 2023 - 0.98 |
| 2022 - 1.54 | 2021 - 2.95 | 2021 - 1.88 | 2022 - 0.77 |

Address your company's safety program and additional information that would be useful in showing your approach to a safe work site.

Safety is our number one priority when completing a project. Our team will make every effort to minimize disruptions that will impact daily operations to surrounding facilities and community. This will include anytime people are in and around the area, 24/7. Ongoing communication and collaboration with all project stakeholders is crucial to ensure a safe and successful project. Our SHIELD safety program is designed with proven protocols that have been utilized for decades and designed by our in-house Safety Team. The safety of those onsite and adjacent to our jobsites is our team's priority.

During preconstruction, our team conducts a Preconstruction Risk Assessment (PCRA) to review project plans, site conditions, and construction methods. The PCRA identifies and helps our team mitigate potential risks, such as areas that are more susceptible to noise and vibration, hazardous materials, and compliance with regulations. Following the PCRA, our team will create a dedicated safety plan and project-specific phasing and site logistics plan. These project-specific plans will delineate the construction site, access points, travel routes for construction traffic, and manage surrounding vehicular and pedestrian movements, ensuring the safety of our onsite crews and the general public.

We will communicate with project stakeholders to ensure everyone is receiving continual updates on the schedule, upcoming construction activities and progress. We will phase construction and sequencing to optimize the project's schedule and minimize disruptions to ongoing operations. We efficiently manage construction and traffic minimizing disruption and implementing site specific safety plans, identifying means of egress and providing safe and navigable exits in the event of an emergency. Weekly meetings with crews allow for our team to review safety protocols and answer any questions.





TRENT BORCHERS | SAFETY SPECIALIST

22 YEARS OF EXPERIENCE | SAMPSON SINCE 2022

Trent ensures job sites are safe and secure for all personnel. He conducts thorough risk assessments, creates site-specific safety plans, and leads inspections and hazard analyses. Trent develops training programs, oversees loss control and environmental measures, and ensures compliance with air quality standards.

+ Communications and Public Safety Information: Sampson Construction understands the importance of being a good neighbor. Our team will conduct neighborhood meetings to introduce our team, explain the project schedule and give the community an opportunity to ask questions. We have the ability to create a project website with updated information, have live web cams, and social media updates for the neighbors and public to monitor progress. A neighborhood handout with project details will be provided to neighbors. Details on this flier will include a project site plan, potential disruptions, and contact information if they should have any questions or concerns.

+ Providing Accessible & Accurate Information: Project Website Updates, Virtual Tours, Community Workshops, Neighborhood Meetings, Neighborhood Brochures, Live Web Cams, Social Media Updates, Stakeholder Meetings, Cost Transparency, Prompt Responses, Open Communication Channels



TOWN OF JOHNSTOWN - DEVELOPMENT SERVICES BUILDING PROJECT

NEIGHBORHOOD SAFETY TIPS:

Stay Clear of Construction: Avoid entering the construction site for any reason. Designated areas can be hazardous due to heavy machinery and construction activity.

Supervise Children: Ensure that children are aware of the dangers and do not play near or inside the construction area.

Report Unsafe Conditions: If you notice any unsafe conditions or potential hazards on or near the construction site, contact the superintendent immediately.

Be Aware of Increased Traffic: Construction can bring additional traffic and heavy vehicles. Be extra cautious when walking or driving near the site.

Report Suspicious Activity: If you observe any suspicious behavior or individuals around the construction site, especially during off-hours, please report it to the site security or local authorities.

SAMPSON TEAM:



Bret Griepestroh

Superintendent

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Don Mohr

Project Manager

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SUBCONTRACTORS

List subcontractors that you have working relationships with that might be used on this project.

We understand the importance of recruiting local subcontractors, the value they provide to the project and recognize their pride in contributing to community projects. We have established strong relationships with several local subcontractors in the Johnstown area and are looking forward to continuing to foster these partnerships on the Development Services Building project.

Please find a sample list of established Johnstown and surrounding area subcontractor relationships below.

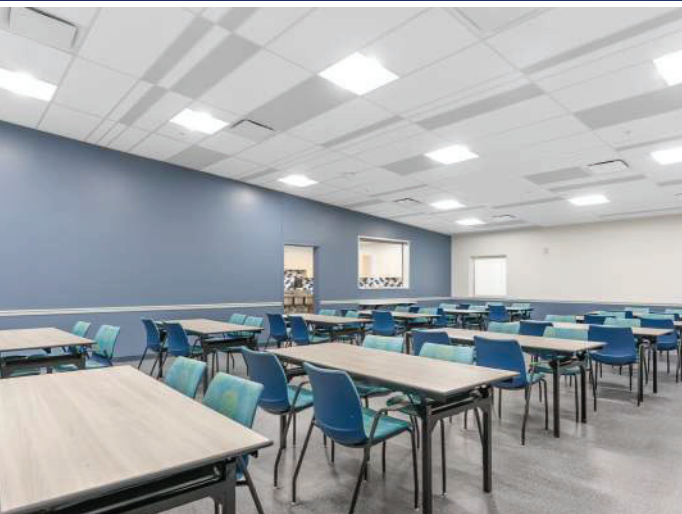
- + 4K Painting & Drywall
- + Action Signs
- + Advanced Interiors
- + Air Comfort
- + Associated Bldg Specialties
- + Ballinger Custom Constr
- + Collins Door & Hardware
- + Commercial Glass
- + Copper Spring Solutions
- + Del's Masonry
- + Division IV
- + Front Range Fire Protection
- + Great Western Fence
- + JACO Door
- + JD Enterprises
- + KUCK Mech Contractors
- + LA Woodworks
- + Majestic Surveying
- + Martin & Sons Excavating
- + Metal Solutions
- + Monarch Stucco
- + Northern Engineering Service
- + Phase 2 Company
- + Seal Tech Insulators
- + Strait Mechanical
- + The Ramos Roofing
- + Total Concrete Services



BAR NUNN TOWN HALL



EXPERTS IN MUNICIPAL BUILDING CONSTRUCTION



CONSTRUCTION SEQUENCING AND SCHEDULING

Describe the way in which your firm develops and maintains project schedules for projects of this size and nature.

With an experienced team and proactive communication all project partners will be aware of milestones, order dates and mockup reviews as we move through various stages of the project. We will evaluate long lead items prior to the start of construction. If lead times are found to potentially affect the project schedule, our team will suggest strategies for getting ahead of the procurement process, offering alternative materials, and system suggestions for approval.

Once the project is underway, we continually review the progress to ensure progress milestones are met, a 5-week look-ahead schedule will include specific subcontractor and supplier activities, all related to the larger milestones and project completion.

Describe process and frequency for updating project schedules and how your firm works to overcome challenges and works to maintain the original completion date.

Throughout the project, we continuously update and review the master schedule, comparing it to the 5-week look ahead schedule to ensure we are on track. Our team will continually look for efficiencies and areas to improve upon the project's scheduled completion. For example, our team will conduct ongoing risk assessments to anticipate challenges and implement preventive measures. Efficient resource allocation and management are critical, and we optimize resource utilization through careful planning and scheduling.

When changes occur, our structured change management process minimizes their impact on the project timeline. By leveraging advanced scheduling software to model scenarios, identify critical path activities, and track progress, we effectively manage project schedules and achieve the project deadline.

Describe process and software for managing short term duration schedule (i.e., two or three week look ahead schedules).

Our construction schedule, generated using ASTA Powerproject software, will serve as a comprehensive road map for the entire project. We will utilize a 5-week look-ahead schedule to highlight project tasks, milestones, and material procurement and installation requirements. Scheduling will begin during preconstruction activities by identifying early bid packages and ensuring the anticipated project schedule aligns with the jobsite. Our team will meet early with Town of Johnstown representatives to understand expectations and goals for the project, as well as scheduling parameters. Ongoing meetings and look-aheads will allow subcontractors to allocate staff onsite, while our Project Management team continually reviews the coordination of all trades. Our detailed schedule and construction staging plan will ensure the project stays on track and is completed efficiently.

Submit an example of a total and short-term project schedule for a similar sized project.

An example of a total project schedule can be found on pages 28-30. An example short-term project schedule can be found on page 31.

5 WEEK LOOK AHEAD SCHEDULE



**PROJECT
TASKS**



**MILESTONE
DATES**



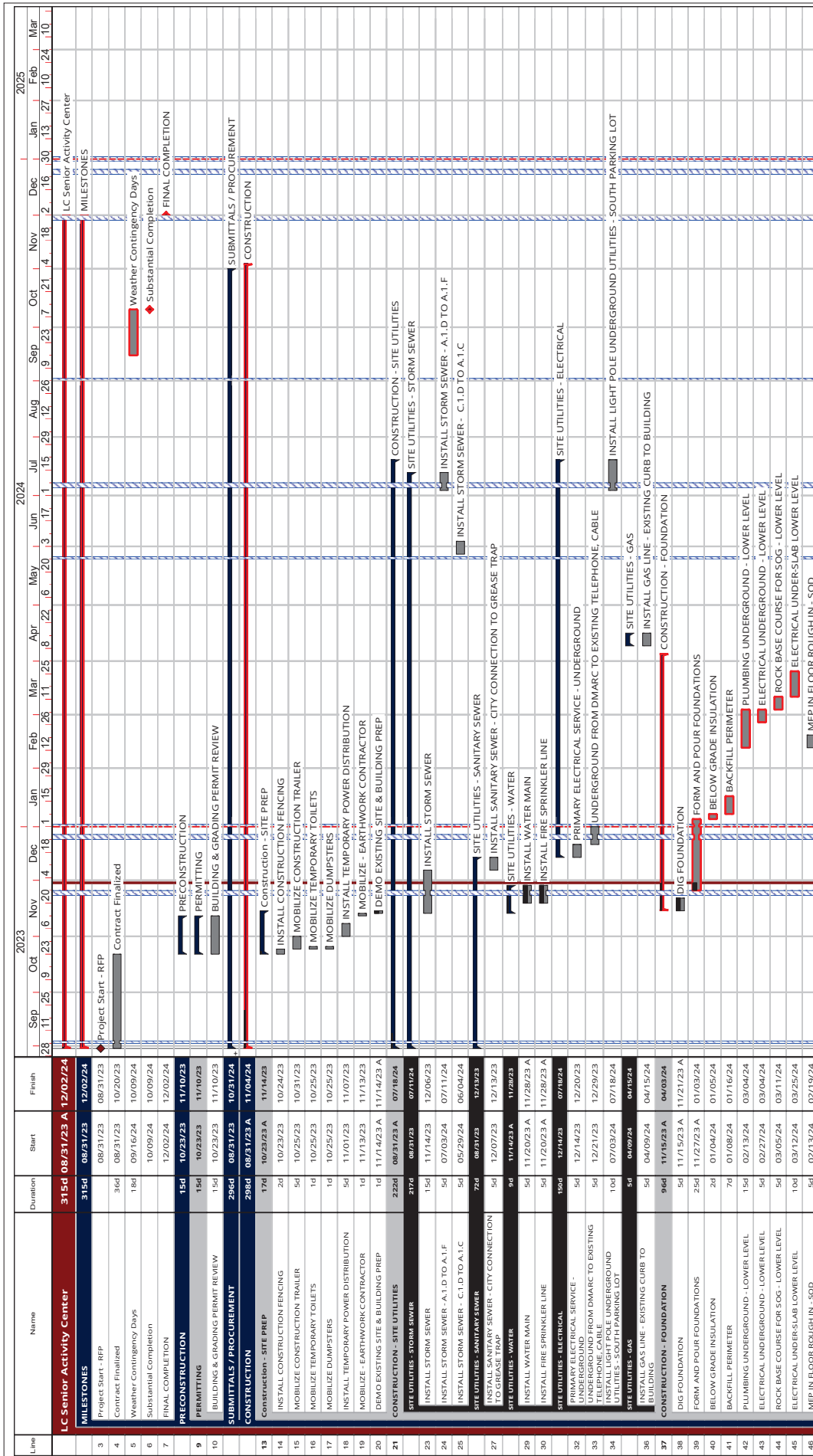
**MATERIAL
PROCUREMENT**

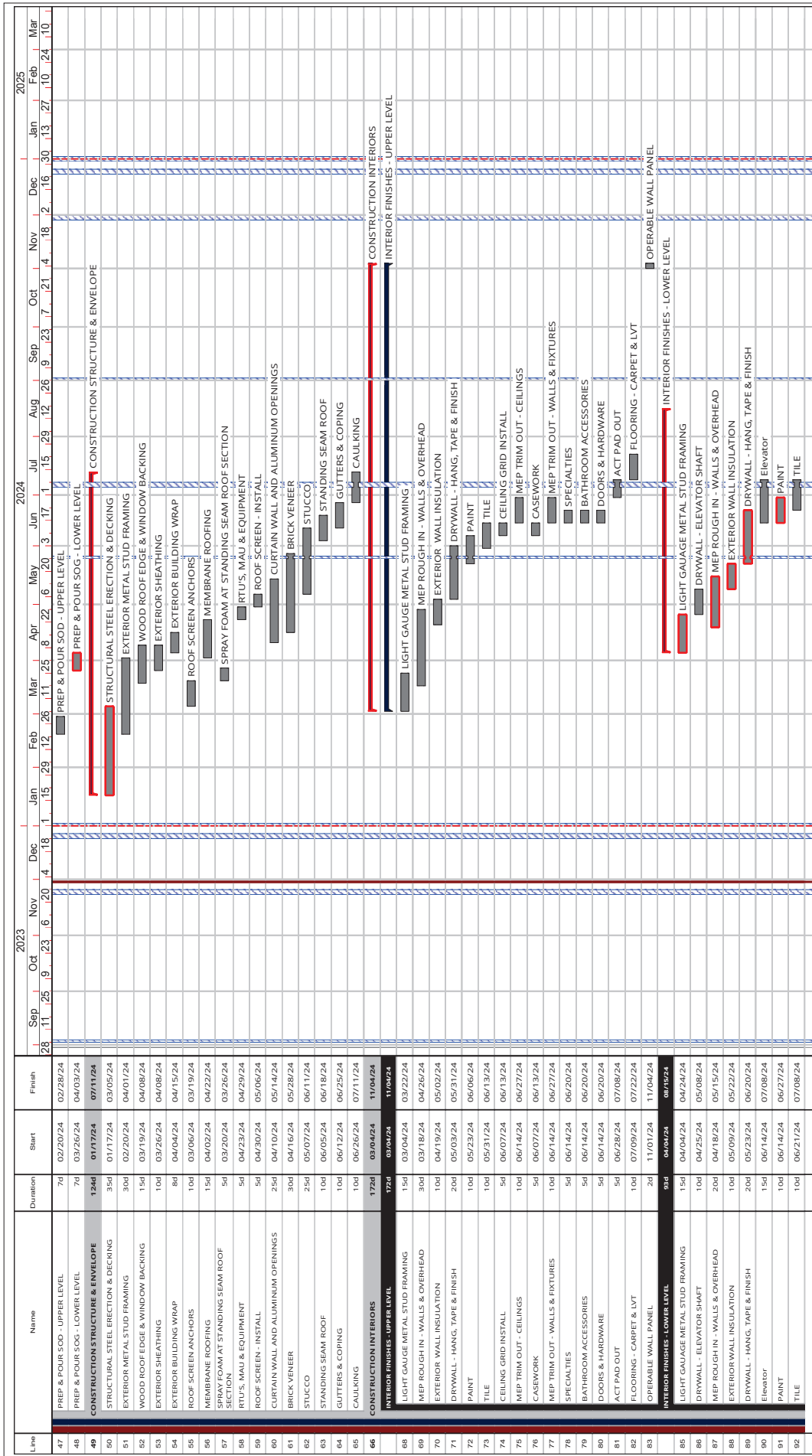


**INSTALLATION
REQUIREMENTS**



**COINCIDES WITH
MASTER SCHEDULE**





| Line | Name | Duration | Start | Finish | 2023 | 2024 | 2025 |
|------|-----------------------------------------------------------|----------|----------|----------|--------|-------|-------|
| 93 | CEILING GRID INSTALL | 3d | 06/28/24 | 07/02/24 | Sep 28 | Oct 1 | Oct 1 |
| 94 | MFP - CEILINGS | 10d | 07/03/24 | 07/18/24 | Oct 1 | Oct 1 | Oct 1 |
| 95 | CASEWORK | 3d | 06/28/24 | 07/02/24 | Oct 1 | Oct 1 | Oct 1 |
| 96 | MFP TRIM OUT - WALLS & FIXTURES | 10d | 07/03/24 | 07/18/24 | Oct 1 | Oct 1 | Oct 1 |
| 97 | SPECIALTIES | 5d | 07/03/24 | 07/11/24 | Oct 1 | Oct 1 | Oct 1 |
| 98 | BATHROOM ACCESSORIES | 5d | 07/03/24 | 07/11/24 | Oct 1 | Oct 1 | Oct 1 |
| 99 | DOORS & HARDWARE | 5d | 07/03/24 | 07/11/24 | Oct 1 | Oct 1 | Oct 1 |
| 100 | ACT PAD OUT | 5d | 07/19/24 | 07/25/24 | Oct 1 | Oct 1 | Oct 1 |
| 101 | FLOORING - CARPET & LVT | 15d | 07/26/24 | 08/15/24 | Oct 1 | Oct 1 | Oct 1 |
| 102 | INTERIOR FINISHES - KITCHEN | 72d | 06/21/24 | 09/07/24 | Oct 1 | Oct 1 | Oct 1 |
| 103 | WALK IN COOLER, FREEZER, & KITCHEN HOOD | 5d | 06/21/24 | 06/27/24 | Oct 1 | Oct 1 | Oct 1 |
| 104 | FRP | 5d | 06/28/24 | 07/08/24 | Oct 1 | Oct 1 | Oct 1 |
| 105 | CEILING GRID INSTALL | 5d | 07/09/24 | 07/15/24 | Oct 1 | Oct 1 | Oct 1 |
| 106 | MFP TRIM OUT - WALLS & CEILINGS | 10d | 07/16/24 | 07/29/24 | Oct 1 | Oct 1 | Oct 1 |
| 107 | ACT PAD OUT | 2d | 07/30/24 | 07/31/24 | Oct 1 | Oct 1 | Oct 1 |
| 108 | FLOORING - TILE | 15d | 08/01/24 | 08/21/24 | Oct 1 | Oct 1 | Oct 1 |
| 109 | FOODSERVICE EQUIPMENT | 15d | 08/22/24 | 09/12/24 | Oct 1 | Oct 1 | Oct 1 |
| 110 | FINAL CONNECTIONS & TESTING | 10d | 09/13/24 | 09/26/24 | Oct 1 | Oct 1 | Oct 1 |
| 111 | EQUIPMENT STARTUP | 5d | 09/27/24 | 10/03/24 | Oct 1 | Oct 1 | Oct 1 |
| 112 | CONSTRUCTION SITE FINISHES | 75d | 05/21/24 | 09/06/24 | Oct 1 | Oct 1 | Oct 1 |
| 113 | EXCAVATION - MSE WALL | 5d | 05/21/24 | 05/28/24 | Oct 1 | Oct 1 | Oct 1 |
| 114 | MSE WALL CONSTRUCTION | 15d | 06/05/24 | 06/25/24 | Oct 1 | Oct 1 | Oct 1 |
| 115 | ROUGH GRADE - SOUTH PARKING LOT | 5d | 06/26/24 | 07/02/24 | Oct 1 | Oct 1 | Oct 1 |
| 116 | FINAL GRADE - CONCRETE & ASPHALT - SOUTH SECTION | 5d | 07/12/24 | 07/18/24 | Oct 1 | Oct 1 | Oct 1 |
| 117 | PREP & POUR CURB, GUTTER, & SIDEWALKS - SOUTH PARKING LOT | 15d | 07/19/24 | 08/08/24 | Oct 1 | Oct 1 | Oct 1 |
| 118 | ASPHALT PAVING - SOUTH PARKING LOT | 10d | 08/09/24 | 08/22/24 | Oct 1 | Oct 1 | Oct 1 |
| 119 | GRADE & PREP - CONCRETE & ASPHALT - NORTH SECTION | 10d | 06/12/24 | 06/25/24 | Oct 1 | Oct 1 | Oct 1 |
| 120 | PREP & POUR CURB, GUTTER, & SIDEWALKS - NORTH SECTION | 15d | 06/26/24 | 07/18/24 | Oct 1 | Oct 1 | Oct 1 |
| 121 | ASPHALT PAVING - NORTH SECTION | 10d | 07/19/24 | 08/01/24 | Oct 1 | Oct 1 | Oct 1 |
| 122 | LANDSCAPING - SLEEVES | 5d | 06/19/24 | 06/25/24 | Oct 1 | Oct 1 | Oct 1 |
| 123 | LANDSCAPING | 25d | 08/02/24 | 09/06/24 | Oct 1 | Oct 1 | Oct 1 |
| 124 | CLOSEOUT | 91d | 07/23/24 | 11/27/24 | Oct 1 | Oct 1 | Oct 1 |
| 125 | COMMISSIONING | 15d | 08/16/24 | 09/06/24 | Oct 1 | Oct 1 | Oct 1 |
| 126 | EQUIPMENT START UP & OWNER TRAINING | 10d | 08/16/24 | 08/29/24 | Oct 1 | Oct 1 | Oct 1 |
| 127 | TAB | 5d | 08/30/24 | 09/06/24 | Oct 1 | Oct 1 | Oct 1 |
| 128 | PUNCHLIST | 33d | 07/23/24 | 09/06/24 | Oct 1 | Oct 1 | Oct 1 |
| 129 | PUNCHLIST - UPPER LEVEL | 15d | 07/23/24 | 08/12/24 | Oct 1 | Oct 1 | Oct 1 |
| 130 | PUNCHLIST - LOWER LEVEL | 15d | 08/16/24 | 09/06/24 | Oct 1 | Oct 1 | Oct 1 |
| 131 | FINAL CLEANING - UPPER & LOWER LEVEL | 5d | 08/30/24 | 09/06/24 | Oct 1 | Oct 1 | Oct 1 |
| 132 | FINAL INSPECTIONS | 5d | 09/09/24 | 09/13/24 | Oct 1 | Oct 1 | Oct 1 |
| 133 | FINAL INSPECTIONS | 5d | 09/09/24 | 09/13/24 | Oct 1 | Oct 1 | Oct 1 |
| 134 | CLOSEOUT - WARRANTY O&M'S | 35d | 10/10/24 | 11/27/24 | Oct 1 | Oct 1 | Oct 1 |
| 135 | SUBCONTRACTORS CLOSEOUT/ O&M PACKAGES | 20d | 10/10/24 | 11/06/24 | Oct 1 | Oct 1 | Oct 1 |
| 136 | DESIGN TEAM/ OWNER REVIEW | 10d | 11/07/24 | 11/20/24 | Oct 1 | Oct 1 | Oct 1 |
| 137 | GC CORRECTIONS & FINAL SUBMISSION | 5d | 11/21/24 | 11/27/24 | Oct 1 | Oct 1 | Oct 1 |



Senior Activity Center Laramie County

REPORT DATE: 11/30/2023

Page: 3 of 3

Cheyenne Senior Activity Center

Project Number 23091
Schedule #028

| Activity | Responsibility | Start Date | Completion Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Work | Rocky Mountain Landscapes | 5/28/2024 | 6/13/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | </ |

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QUALITY ASSURANCE/QUALITY CONTROL

Provide details on firm's quality control program. Explain how firm administers a quality control program during construction, how performance measures are documented and how quality issues are addressed.

Our team has a comprehensive quality control process in place to ensure materials and suppliers are meeting established standards, and the project is progressing smoothly and efficiently. Regular site walks with the Sampson Construction team and Town of Johnstown representatives will allow for consistent progress and quality control checks. Throughout construction we will communicate daily with owner representatives to guarantee minimal disruption to everyday operations.

Our project management team follows a 10-step Quality Assurance Program. Before each subcontractor begins their scope of work, pre-installation meetings are conducted to guide the team through the installation process and review project expectations and goals. This includes lead times, safety and security measures, manpower, contract details, and schedule. To ensure the highest quality installations, we meticulously review every project aspect. We foster open communication to address subcontractor questions and proactively offer additional training or accommodations for their success. To document and monitor project progress, regular reports are distributed and available through Fieldwire, a web-based software that is always available to all team members.

+ QA/QC Report: This report tracks project issues, informs quality processes, generates tasks, and ensures accountability, providing a reliable reference point for overall job quality.

+ Daily Report: The daily reports give the Owner at a quick glance a snap shot of the project. It provides an overview of who is working, scopes in progress, what is going right, and any concerns.

THE SAMPSON QA/QC 10 STEP APPROACH

| 01 | 02 | 03 | 04 | 05 |
|-----------------------------------------|---------------------------------|----------------------------------------------|-------------------------------|-----------------------------|
| Contractor Qualification | Submittals and Mock-ups | Pre-installation and Prefabrication Meetings | Initial Inspections | Third Party Inspections |
| 06 | 07 | 08 | 09 | 10 |
| Fieldwire Inspections and Documentation | Punchlist Process and Procedure | Owner Directed Commissioning | Testing and Final Inspections | Warranty and Closeout Phase |

Provide examples of when firm exceeded quality standards, gained industry recognition, or received quality awards.

Sampson Construction has received 63 awards for safety, wellness, citizenship, mentorship, and integrity, along with individual project recognition for excellence in construction, tax credit excellence, and outstanding achievement. We are honored to be recognized by the Safety Council, Better Business Bureau, Associated General Contractors of America, and the Great Plains Safety & Health Organization for our excellence in business, safety, and fostering future generations in the community.

When a project receives an award, the owner is also given an award to display at the project site. It's an opportunity to honor the success of the project and partnership with the project owner, design team, and all project stakeholders. We understand the pride that comes with this extra recognition and cooperation and participation it takes from all project stakeholders to obtain these accolades.

Provide the name, address, and phone number of the firm's insurance agent(s).

Sam Gifford, INSPRO, 4000 Pine Lake Road, Lincoln, Nebraska, 68516 | P: 402.483.4500

Provide certificate of insurance outlining coverage and policy limits. Confirm that coverage can be extended for work on this project. Town and Engineer shall be listed as an additional insured. Note any current claims that will affect coverage limits available to the Town for this project.

Sampson Construction confirms our ability to acquire and maintain the insurance limits specified by the Town of Johnstown. Our current coverage aligns with industry standards, and we are prepared to obtain any additional limits required for the final GMP. A formal letter from our insurance broker confirming this capacity will be provided upon award notification. No current claims will affect coverage limits available to the Town of Johnstown for this project.

A certificate of insurance outlining coverage and policy limits can be found on the following page.

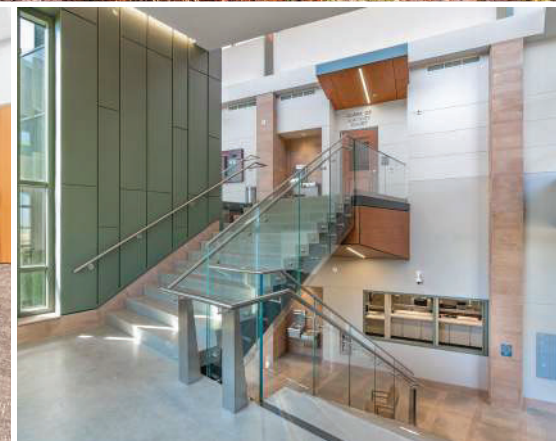
“

*Sampson's customer care has consistently been noted to be excellent. **Sampson's rapport with the design team and Owners has been noted professional and cordial, and in every instance difficult project situations have been successfully maneuvered with Sampson's assistance.** The successes of both projects (Glenrock Branch Public Library & the Converse County Joint Justice Center) have undoubtedly been largely a result of Sampson's exceptional project management, attention to detail, and commitment to completing fine finished projects.*

Hal H. Hutchinson, P.E. | Construction Manager/Owners Representative



CONVERSE COUNTY JOINT JUSTICE CENTER



REFERENCES

Provide three (3) client references for projects that are similar in size and scope.

Josh Roseberry

Director of Facilities
Weld County School District RE-5J
P: 970.587.6096
E: joshua.roseberry@weldre5j.org
Project: Milliken Elementary School
Size: 8,898 SF Addition
50,295 SF Renovation

Tucker Willard

Principal
Weld County School District RE-5J
P: 970.397.3708
E: tucker.willard@weldre5j.org
Project: Elwell Elementary School
Size: 77,000 SF New

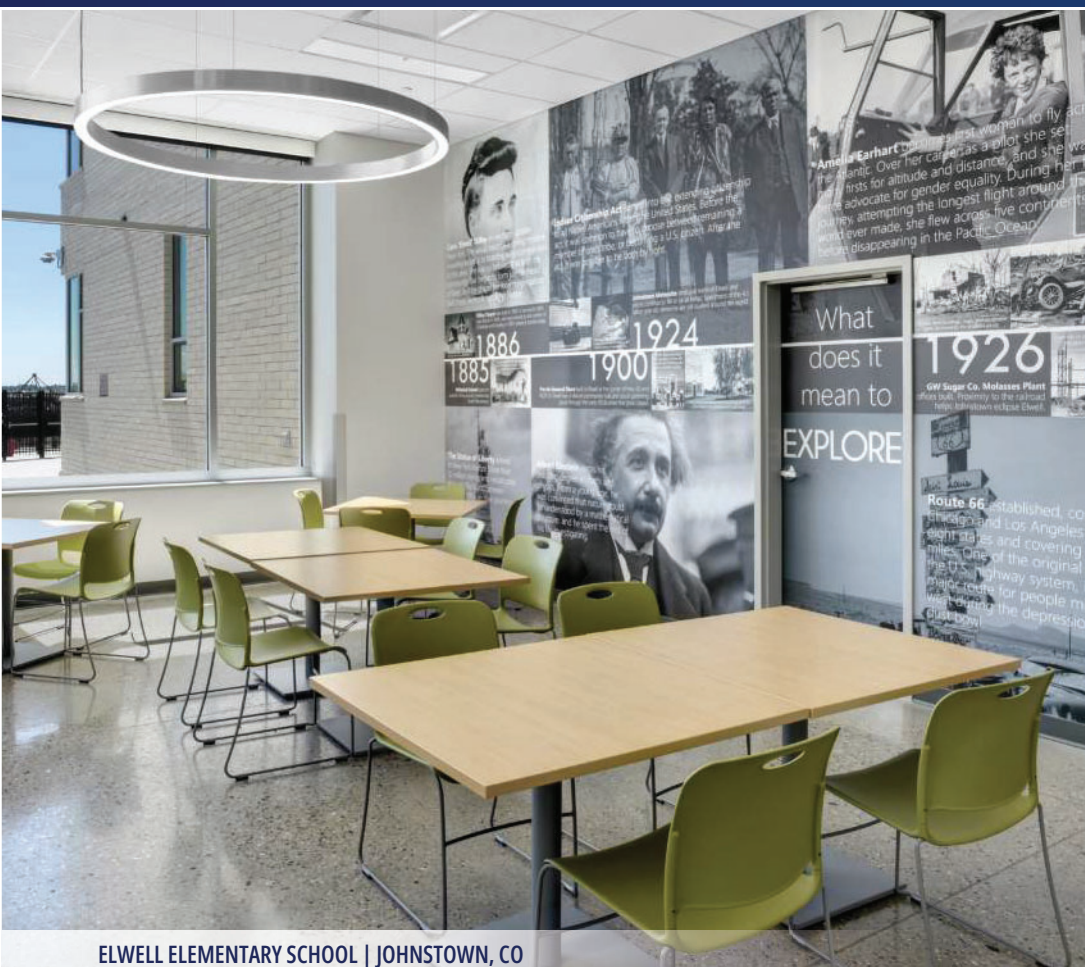
Mike Crawford

Sr. Deputy Superintendent
Mapleton Public Schools
P: 303.853.1050
E: crawfordm@mapleton.us
Project: Meadow Community School
Size: 71,000 SF New

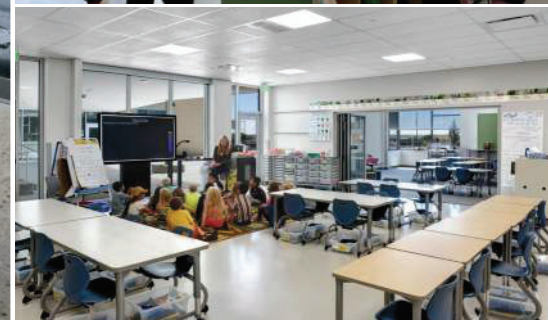
“

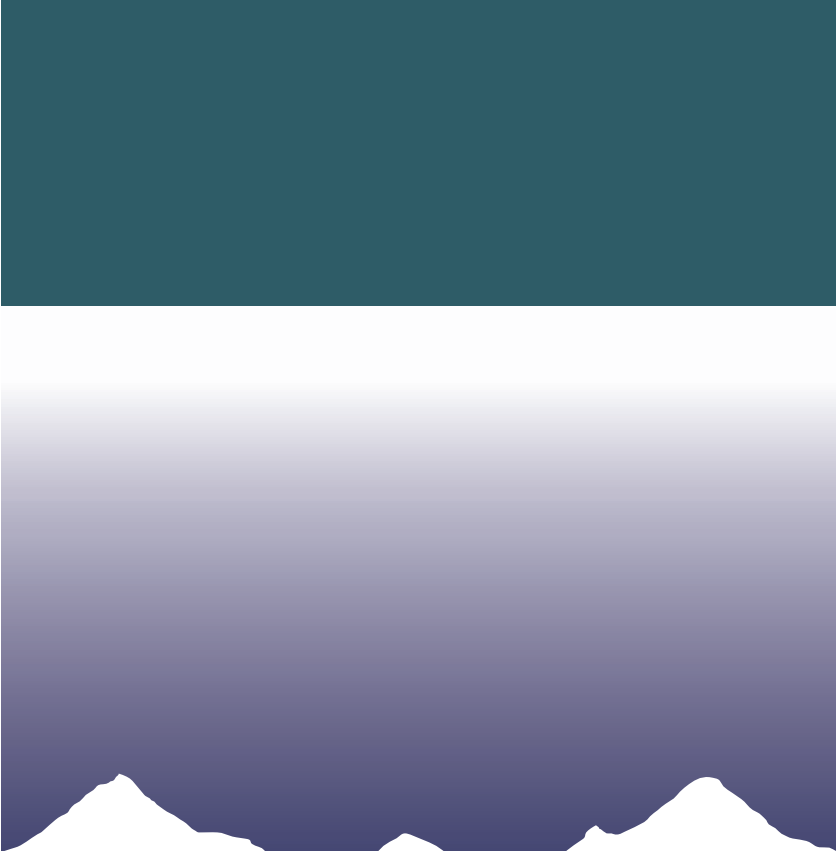
*Our school turned out beautifully, and you can tell there is a passion for the projects.. Our students and staff love our new building. We are the envy of all who come through the building. We have designed a school that creates a learning environment.. **Working with a group like Sampson that listens and responds to requests is refreshing.** It is the difference between a good new school and a great one. I would wholeheartedly recommend Sampson for any future projects.*

Tucker Willard, Principal | Elwell Elementary School



ELWELL ELEMENTARY SCHOOL | JOHNSTOWN, CO





Sampson
Construction

   Follow us on social media

Sampson-Construction.com

Phone: 1-833-434-5450



proposal for

DEVELOPMENT SERVICES BUILDING PROJECT

prepared for

TOWN OF JOHNSTOWN

November 12, 2024

 **SAUNDERS**

Table of CONTENTS



Cover LETTER

Mr. Jeremy Gleim
Planning and Development Director
Town of Johnstown

Mr. Gleim and selection committee,

As a longtime member of the Northern Colorado building community, we have seen the rapid growth in Johnstown over the last several years. Johnstown is home to our friends, family members as well as several of our employees and their families. We are excited about the opportunity to support your expanding town services operations.

Saunders has a strong history of delivering local municipal projects across Northern Colorado. From our dynamic preconstruction team to our trustworthy and reliable field staff, we take a transparent approach to each project and strive to build long lasting relationships with our clients.

Partnership Professionals

We understand that you need a CM/GC you can trust to manage your project while maintaining a dependable budget. The Town of Johnstown is well positioned for success on this project with a design partner like D2C. Working with D2C, we'll prioritize creating an initial budget and collaborating with you to support the design phase. Our approach includes engaging the trade community for real-time pricing and cost analysis to maximize scope within budget.

Masters in Municipal Facilities

With 52 years of experience, Saunders has deep expertise in new municipal facilities and major renovations, and we have a thorough understanding of the unique needs of these projects. Our team is well-versed in the specific requirements of these projects, and all team members, including executive leadership, are local to Northern Colorado.

In-Depth Preconstruction Services

Saunders has one of the premier preconstruction departments in Colorado. The key to Saunders' success is planning. Before any work on a project begins, a solid plan for the delivery of the work must be developed. Our Northern Colorado-based team will provide proactive planning, constructability reviews, accurate estimates, and cost-effective solutions to deliver the fullest project scope possible.

Thank you for considering us for your project, and we hope to be your trusted partner.

Legal name of firm and any previous names of firm in last 10 years, and date established.

Saunders North, LLC- 2023 (formerly Saunders Heath, LLC)- a 100% owned subsidiary of Saunders Construction, Inc., founded in 1972.

Contact person for this proposal, title, phone number, e-mail address, fax number, street, and mailing addresses.

Derek Breier

Vice President / General Manager

970.221.4195 | d.breier@saundersinc.com

1212 Riverside Ave. Ste. 130, Fort Collins, CO 80524

Project APPROACH

Suggested procurement packages, construction sequences, means and methods.

To effectively manage procurement and construction sequencing, we propose a proactive approach that prioritizes on-time ordering and delivery of key systems to support a seamless project schedule.

We will collaborate with the project team to develop a detailed plan for the timely ordering and delivery of essential systems, including electrical gear, mechanical systems, and glazing. Ideally, materials would be procured and delivered to the project site ahead of construction, ensuring that all components are ready for assembly before work begins. This strategy is intended to optimize time on site and enhance construction efficiency.

As the team further refines the Mechanical, Electrical, and Plumbing (MEP) drawing sets, we will account for current lead times on major equipment, particularly the building's main switch gear, which has an estimated procurement time of 40 to 50 weeks. With the project timeline targeted at 10 months, the release of the electrical switch gear may need to occur before final project documents are completed. To address this, we may implement an early release package to avoid delays and align with the construction schedule.

Value engineering ideas for the most cost-effective solutions.

As the CM/GC, we take a proactive role in value engineering and analysis, presenting all feasible cost alternatives to the design team. Effective value engineering isn't just about reducing scope—it's about balancing the quality, durability, and aesthetics of construction systems with costs to ensure the project delivers as much value as possible. Our team will work closely with the design team to identify, assess, and propose ideas that optimize both budget and project outcomes.

A critical tool in our value engineering process is the Budget Status Log (BSL), which tracks all known and potential changes in cost throughout the project. Updated regularly and reviewed at each design meeting, the BSL provides a clear, up-to-date view of anticipated project costs, highlighting outstanding cost issues, opportunities, and risks. This transparency allows the owner and design team to make informed, timely decisions based on current project finances.

What does this mean for the Town of Johnstown?

By integrating our preconstruction team with the design team early in the process, we can offer immediate pricing insights that support fast, cost-effective design decisions. Once the design development package is selected, our team will evaluate potential cost-saving alternates to maximize the project scope within the allocated budget.



We have identified potential value in adjusting the East and West exterior walls. Replacing the structural stud wall with a structural CMU grouted column could reduce exterior framing requirements, providing dual functionality in the column areas.

We look forward to discussing these and other options with D2C and the city to explore viable solutions that maintain structural integrity while reducing costs.

Input on factors such as cost, ease of installation, delivery schedule, quality, potential contracting, or construction issues.



Communicating Costs

Saunders works in a transparent, open-book basis to fully vet our initial estimate, which will include feedback from our trade partners and field staff for constructability and schedule input. Saunders will develop the initial budget from the 50% design development (DD) set of drawings, issued shortly after joining the team. This budget will be used to track the weekly conversations and design discussions between milestone estimates. Our entire team will be involved to come up with efficient ways to achieve your desired design and program, while meeting all the needs of the space and delivering a product that meets the standards set by the Town of Johnstown, while ensuring that the full desired scope of the project can be achieved.



Controlling Schedule is Controlling Costs

Continuous tracking of production associated with critical path activities (such as equipment/material procurement, initial site grading, major utility crossings, building erection, and interior finishes) helps our teams avoid surprises and costly delays. We will work directly with our trade partners to break down each phase of the project into smaller work areas and then develop the proper sequencing and flow for each area. This allows for a consistent workforce flow and provides buy-in from all parties to work efficiently while providing certainty of outcome on the schedule. This certainty gives the Town of Johnstown the confidence they need to communicate important dates to town staff and to ensure the move-in plan can be developed early.

Early Planning and Trade Partner Commitments

Early involvement of trade partners will be critical in obtaining long-lead items such as electrical switch gear and mechanical equipment, as well as for cost certainty prior to the completion of the drawing set. This helps to identify areas where the drawings will see further development and carrying appropriate budgets into the final drawing packages. Early coordination between trades streamlines production and workflow, and reduces the risk of potential conflicts between building systems and finishes. Early communication and trade partner commitment to the schedule is critical to our success. Ensuring trades are given time to review and commit to a detailed schedule at the time they bid ensures proper workforce and preparation is established before the start of construction.



Quality Control – Done Means Done

Continuous quality inspections ensure no incorrect work is buried, which can create costly rework delays and quality issues. Our rigorous quality control standards reduce warranty calls and owner disruptions and create a better end product for the Town of Johnstown. As is standard at Saunders, the project team will create a proactive, project-specific Quality Control (QC) plan for this project. This plan enables the team to construct a high-quality product, while ensuring time and materials are maximized as to not negatively impact the bottom line of a project. The team takes an integrated approach to each QC plan to guarantee that the materials used, all equipment and systems function properly and conform to the contract standards.

More information on our Quality program can be found on [page 32](#).

Contracting and Construction Issues During Preconstruction

Saunders leads the constructability effort with a proactive, integrated process called Collaborative Project Planning (CPP). This process begins by engaging the project team, consultants and key trade partners as early as schematic design (SD), but at the latest, the start of construction document (CD) design.

CPP's mission is to proactively identify, communicate, and resolve scope, jurisdictional, and coordination issues before finalizing the GMP and construction documents. This approach minimizes reliance on the RFI process, reducing the likelihood of cost changes and schedule delays during construction. Saunders' CPP process reduces RFIs and cost changes during construction and is a valuable tool for coordination on many recent complex projects. CPP can be through a Bluebeam Studio Session that allows all project stakeholders to collaborate in real time from a single set of managed design and project documents.

This process also incorporates structured review checklists throughout different phases of design, constructability reviews, a CPP deliverable schedule, and milestone reports documenting the issues identified, resolved or outstanding.

A CPP dashboard powered by data analytics allows team members to quickly track progress by assigned priority, as well as look at trends from historical projects of similar type.

Saunders will work collaboratively with D2C to confirm findings and ensure scopes of work can be constructed and sequenced with no gaps. Engaging key trade partners, paired with Saunders' Lean focus assures the most efficient installation processes are used including opportunities for prefabrication or modularization. By being proactive through CPP, and working alongside the design team and owner, we are able to ensure the project will be set up for success at the beginning of construction, saving all parties time and money throughout the course of the job.

As design approaches final CDs, CPP continues to look for completeness, coordination, potential challenges, procurement, and construction concerns. The constructability review is inclusive of input from Saunders' project manager(s) and superintendent(s). By engaging the project team early and often throughout CPP, it ensures a clean hand off and smooth transition from preconstruction to construction operations.

Collaborative Project Planning

BENEFIT 1

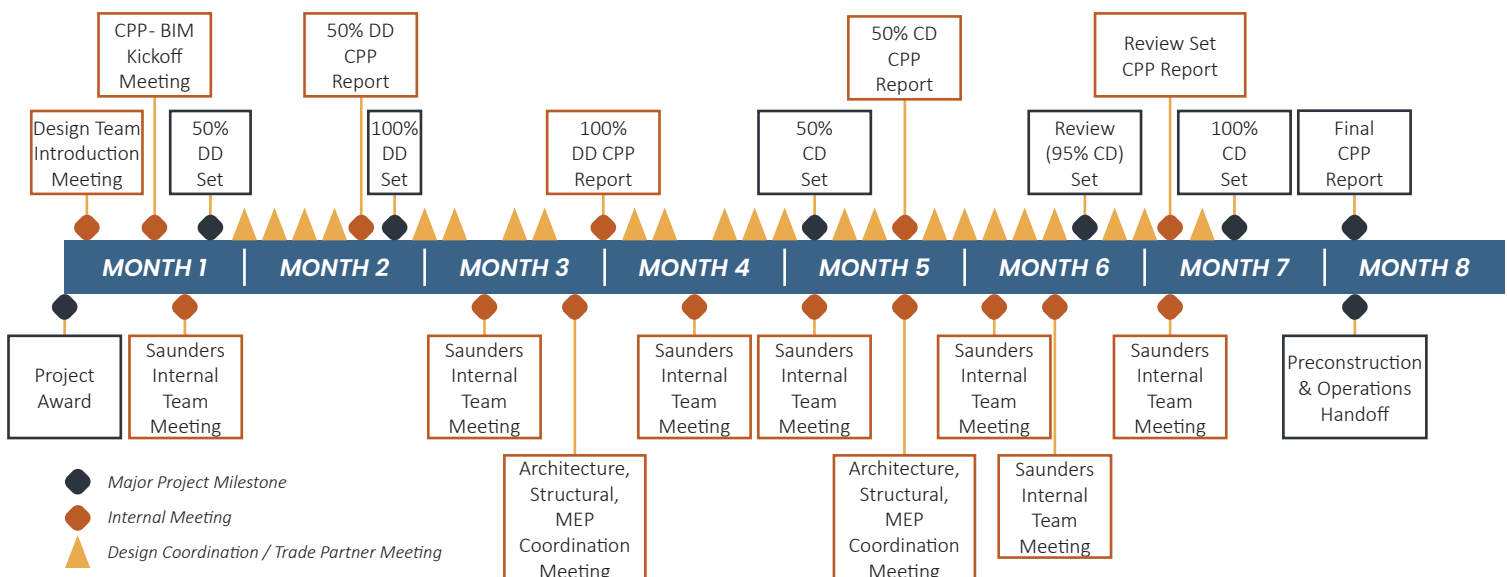
Encourages open, honest collaboration and communication

BENEFIT 2

Reduced design rework and costs in construction

BENEFIT 3

No learning curve or hand-off from preconstruction to construction





Contracting and Construction Issues During Construction

When encountering a missing or incorrect item on a drawing or specification during construction, it's important to handle the situation promptly and professionally to avoid delays or misunderstandings.



Partnering.

Building relationships and becoming a trusted partner is the foundation of Saunders' business. As a result, the vast majority of projects constructed by Saunders have been built on a negotiated contract basis, including all of our work for government agencies. Over the last five years, we have built more than 300 projects using this contracting method. We understand the critical importance that being a good partner has on our reputation, and therefore our ability to secure future work, so we take very seriously our responsibility to work well and communicate with all team members.

Our team believes that communication is truly the key to success on any project and especially on complex multi-phased projects. Most projects involve a great number of different groups and there will be people interrupted by a construction process that they are not normally involved with. Our approach is to involve our client and create a high level of communication with not only the people directly involved but also with the people being affected by the project.

PARTNERSHIP PROFESSIONALS

forty years of partnering with the City of Fort Collins

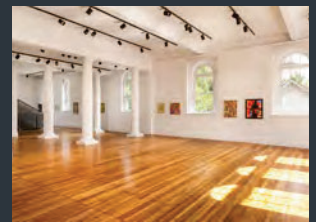
Our partnership with the City of Fort Collins, shown through over 40 years of constructing community spaces, enabled the success of this project. From our first projects in Old Town Square in 1984 to the historical renovation of the Center for Creativity at the Historic Carnegie Library, Saunders has continued to be dedicated to building this long-lasting partnership with the city, and ultimately, the community in which we build, live, work and play.

The City of Fort Collins awarded Saunders the On-Call CM/GC services agreement in 2021. The on-call contract reopened the partnering relationship between Saunders and the City of Fort Collins, fostering trust and teamwork to enable a cooperative bond and facilitate the completion of future successful projects.

To enable work for Carnegie, the elevator first had to be renovated. The project consisted of necessary renovations of the corridors, which included modifying and enlarging the existing elevator to meet ADA regulations, allowing community members of all abilities to visit and access the building. Additionally, the Saunders project team, who completed the elevator project, returned for the renovation of Carnegie. The elevator project allowed the team to become familiar with the building, and therefore, anticipate and mitigate substantial mechanical, electrical, plumbing, and fire protection (MEPF) piping conflicts.



Before and after of the first-floor meeting room. During the renovation, the project team decided to leave portions of the wall exposed to the underlying, original sandstone brick.



Before and after of the art gallery. The original flooring was kept and covered during construction, ensuring it would not be ruined by foot traffic and moving materials.



Before and after of the exterior. During demolition, the project team carefully removed the original windows and sent the windows offsite. The glass was restored and reused in the finished project.

Suggested method of establishing a project contingency and who controls the use of the contingency and procedures for justifying use of contingency funds. Note: Town reserves the right to determine final methodology for contingency funds.

Since the design documents for this project are well developed, we believe we can be a bit more aggressive than normal with regards to contingency. We would want to work with the Town of Johnstown and D2C to determine the appropriate contingency amounts to carry in the budget through design and preconstruction as well as during construction. We suggest carrying between 4-6% contingency through design, with the expectation that these funds would be reconciled prior to the start of construction. We would recommend carrying 2-3% construction contingency in the GMP as an estimating reserve budget to cover unpredictable costs of the work, minor unforeseen site conditions and minor owner requested changes. Any unspent construction contingency funds would be returned to the Town of Johnstown at the end of the project along with any other savings in the cost of the work.

More information on managing contingency can be found in the Cost Proposal section on [page 11](#).

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.

Saunders has reviewed the contract documents included in the RFP and does not have any suggested revisions.

Describe availability, bandwidth, and resources available to complete the project.

Saunders is fully prepared to provide all necessary resources and personnel to complete this project with excellence. With our extensive network of skilled professionals and access to industry-leading resources, we are well-equipped to handle the scope and demands of this project from start to finish. Our team has the capacity and availability to focus on this project, ensuring that it remains a priority throughout each phase. Saunders' commitment to quality, efficiency, and timely delivery means we will dedicate ample bandwidth to meet all deadlines and provide ongoing support to address any challenges that may arise.

SELF PERFORM WORK

Provide the percentage and scope of work that will be self-performed vs. those elements of work that will be subcontracted out.

Saunders employs a large, experienced field force comprised of over 150 foremen, carpenters and laborers, providing us with the ability to self-perform certain portions of the work. If it benefits the project, we can self-perform 5-20% of the scope of work, including concrete, rough carpentry and doors/frames/hardware installation.

Although Saunders has one of the largest and most experienced craft forces in the State of Colorado, we understand the need to solicit competitive bids for all scopes of work to ensure we create the best value for you. We may ask for the opportunity to submit a bid for certain portions of the project and will only do so with the authorization of the Town of Johnstown. In this scenario, we would submit our bid to the Town of Johnstown one day prior to the rest of the subcontractors' due date to ensure fair competition.



Concrete



**General
Labor**



**Finish
Protection**



**BIM/AR/VR/
Laser Scanning**

The benefits of using Colorado's largest self- perform work:

- Availability in a tightening labor market
 - Highly qualified personnel to excel at work
 - Schedule and quality control
 - Competitive pricing and extensive cost control
- **saving the owner money.**

Cost

PROPOSAL



1. Preconstruction Fee

Lump sum of \$12,500

2. Overhead and Profit Percentage

1.95%

3. Monthly General Conditions Cost

\$31,940

Managing CONTINGENCY

Describe contingency, how it is managed and the use of contingency.

Contingency Management

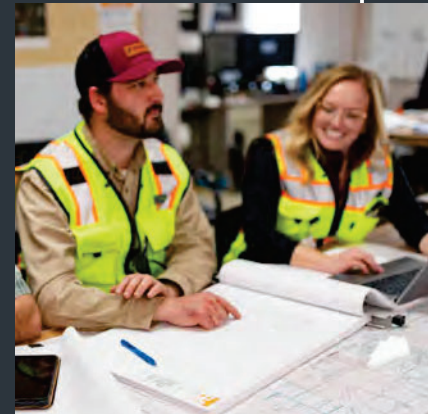
We will fully advise the owner before spending any contingency funds, explaining the reasoning behind their use. As project risks decrease, we will update the owner on uncommitted contingency funds, allowing for additional risk mitigation as the project progresses. Senior Project Manager Rodney Rogers will maintain a contingency log to track usage, ensuring transparent, collaborative communication with the Town of Johnstown.

Our goal is always to seek solutions with net-zero cost impact whenever possible. We believe in a team-centered approach to contingency expenditures, acting as an extension of the project's financial controls.

Field Management as Cost Management

We will manage the budget effectively by developing detailed plans and executing them consistently. A well-organized, clearly communicated work strategy, combined with a proactive quality control program, will reduce unnecessary change orders and delays that impact costs.

Involving Rogers and Heffley in the preconstruction phase will help us create a carefully planned construction strategy and sequence before work begins. This early planning will ensure timely, clear communication with our trade and project partners, minimizing unnecessary change orders and contingency use due to miscommunication or poor execution. It will also allow our subcontractors to add value and identify project efficiencies through their thorough understanding of constraints and opportunities.



Certificate of GOOD STANDING

OFFICE OF THE SECRETARY OF STATE OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

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

SAUNDERS CONSTRUCTION, INC.

is a

Corporation

formed or registered on 12/22/1975 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 19871295941 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 10/28/2024 that have been posted, and by documents delivered to this office electronically through 10/31/2024 @ 15:04:19 .

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 10/31/2024 @ 15:04:19 in accordance with applicable law. This certificate is assigned Confirmation Number 16525042 .



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

Project SCHEDULE

Johnstown Development Services

Printed: 11/7/2024

Proposal Schedule

Planned by Asta Powerproject

| Line | Name | OD | Start | Finish | October | November | December | January | February | March | April | May | June | July | August | September | October | November | December | January | February | March | April |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----|-------|-------------|---------|-----------|-----------|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|---------|----------|-------|-------|
| Project Summary | | | | | 294d | Nov 05 24 | Jan 16 26 | | | | | | | | | | | | | | | | |
| Impacts | | | | | 5d | Nov 05 24 | Nov 11 24 | | | | | | | | | | | | | | | | |
| Construction Milestones | | | | | 218d | Mar 03 25 | Jan 16 26 | | | | | | | | | | | | | | | | |
| 4 | Milestone - NTP | | 0d | Mar 03 25 * | | | | | | | | | | | | | | | | | | | |
| 5 | Milestone - Mobilization | | 0d | Mar 03 25 | | | | | | | | | | | | | | | | | | | |
| 6 | Milestone - Top Out Structure | | 0d | Jul 17 25 | | | | | | | | | | | | | | | | | | | |
| 7 | Milestone - Building Dry In | | 0d | Sep 17 25 | | | | | | | | | | | | | | | | | | | |
| 8 | Milestone - Exteriors Complete | | 0d | Oct 14 25 | | | | | | | | | | | | | | | | | | | |
| 9 | Milestone - TCO in Hand | | 0d | Jan 15 26 | | | | | | | | | | | | | | | | | | | |
| 10 | Milestone - Project Substantial Completion (XXXX/XXXX) (Must add a finish on or before constraint once it becomes contractual) | | 0d | Jan 16 26 | | | | | | | | | | | | | | | | | | | |
| Pre-Construction | | | | | 0d | Nov 05 24 | Nov 05 24 | | | | | | | | | | | | | | | | |
| Construction | | | | | 218d | Mar 03 25 | Jan 15 26 | | | | | | | | | | | | | | | | |
| Mobilization | | | | | 101d | Mar 03 25 | Jul 23 25 | | | | | | | | | | | | | | | | |
| Site Prep | | | | | 11d | Mar 03 25 | Mar 17 25 | | | | | | | | | | | | | | | | |
| 15 | Mobilization | | 5d | Mar 03 25 | | | | | | | | | | | | | | | | | | | |
| 16 | Remove existing fence | | 2d | Mar 04 25 | | | | | | | | | | | | | | | | | | | |
| 17 | Site fence & BHP's | | 3d | Mar 06 25 | | | | | | | | | | | | | | | | | | | |
| 18 | Clear & grub | | 5d | Mar 11 25 | | | | | | | | | | | | | | | | | | | |
| Mass Excavation | | | | | 90d | Mar 18 25 | Jul 23 25 | | | | | | | | | | | | | | | | |
| 20 | Survey | | 3d | Mar 18 25 | | | | | | | | | | | | | | | | | | | |
| 21 | Excavate foundations | | 5d | Mar 21 25 | | | | | | | | | | | | | | | | | | | |
| 22 | Grade site | | 5d | Jul 17 25 | | | | | | | | | | | | | | | | | | | |
| Demolition | | | | | 3d | Apr 08 25 | Apr 10 25 | | | | | | | | | | | | | | | | |
| 24 | Demo Existing Curb/Gutter & Asphalt | | 3d | Apr 08 25 | | | | | | | | | | | | | | | | | | | |
| Foundations | | | | | 57d | Mar 28 25 | Jun 17 25 | | | | | | | | | | | | | | | | |
| Footings | | | | | 30d | Mar 28 25 | May 08 25 | | | | | | | | | | | | | | | | |
| 27 | Spread Footings | | 15d | Mar 28 25 | | | | | | | | | | | | | | | | | | | |
| 28 | Caisson / foundations at steel columns | | 12d | Mar 28 25 | | | | | | | | | | | | | | | | | | | |
| 29 | Form and place stem walls | | 15d | Apr 11 25 | | | | | | | | | | | | | | | | | | | |
| 30 | Vapor barrier & insulation at stem walls | | 5d | Apr 29 25 | | | | | | | | | | | | | | | | | | | |
| 31 | Backfill foundations | | 5d | May 02 25 | | | | | | | | | | | | | | | | | | | |
| Underground | | | | | 10d | May 09 25 | May 22 25 | | | | | | | | | | | | | | | | |
| 33 | SOG MEP Rough-in | | 10d | May 09 25 | | | | | | | | | | | | | | | | | | | |
| Slab on Grade | | | | | 17d | May 23 25 | Jun 17 25 | | | | | | | | | | | | | | | | |
| 35 | File grade | | 2d | May 23 25 | | | | | | | | | | | | | | | | | | | |
| 36 | Insulation & Vapor barrier | | 5d | May 28 25 | | | | | | | | | | | | | | | | | | | |
| 37 | Concrete Reinforcement | | 5d | Jun 04 25 | | | | | | | | | | | | | | | | | | | |
| 38 | Place Slab on grade | | 3d | Jun 11 25 | | | | | | | | | | | | | | | | | | | |
| 39 | Strip / sawcut concrete | | 2d | Jun 16 25 | | | | | | | | | | | | | | | | | | | |
| Structure | | | | | 20d | Jun 18 25 | Jul 16 25 | | | | | | | | | | | | | | | | |
| 42 | Structural Steel | | 20d | Jun 18 25 | | | | | | | | | | | | | | | | | | | |
| 43 | Set Structural steel columns / beams / joists | | 15d | Jun 18 25 | | | | | | | | | | | | | | | | | | | |
| | Metal Decking | | 5d | Jul 10 25 | | | | | | | | | | | | | | | | | | | |

SAUNDERS Owner: Progress Period (Data Date): 11/6/2024

Start Date: 11/6/2024
Finish Date: 11/6/2026

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| 2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2025 | | | | | | | | | | | | 2026 | | | | | | | | | | | |
|---------------------|------------------------------------------|----------|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|---------|----------|-----------|-----------|-----|------|------|--------|-----------|---------|----------|----------|--|------|--|--|--|--|--|--|--|--|--|--|--|
| October | November | December | January | February | March | April | May | June | July | August | September | October | November | December | January | February | March | April | May | June | July | August | September | October | November | December | January | February | March | April | May | June | July | August | September | October | November | December | | | | | | | | | | | | | |
| Line | Name | | | | | | | | | | | | | | | | | | | | | | | | | | | OD | Start | Finish | | | | | | | | | | | | | | | | | | | | | |
| 88 | Roof Penetrations | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Aug 20 25 | Sep 03 25 | | | | | | | | | | | | | | | | | | | | | |
| 89 | Roof Insulation | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Sep 04 25 | Sep 10 25 | | | | | | | | | | | | | | | | | | | | | |
| 90 | Roof Membrane | | | | | | | | | | | | | | | | | | | | | | | | | | | 8d | Sep 05 25 | Sep 16 25 | | | | | | | | | | | | | | | | | | | | | |
| 91 | Cap Parapet | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Sep 12 25 | Sep 25 25 | | | | | | | | | | | | | | | | | | | | | |
| 92 | Metal Panel / Metal Roofing | | | | | | | | | | | | | | | | | | | | | | | | | | | 20d | Sep 17 25 | Oct 14 25 | | | | | | | | | | | | | | | | | | | | | |
| 93 | Set Rooftop Units | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Sep 17 25 | Sep 23 25 | | | | | | | | | | | | | | | | | | | | | |
| 94 | Roof Accessories & Screenshot | | | | | | | | | | | | | | | | | | | | | | | | | | | 15d | Sep 24 25 | Oct 14 25 | | | | | | | | | | | | | | | | | | | | | |
| Interiors | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 96 | Layout | | | | | | | | | | | | | | | | | | | | | | | | | | | 3d | Jul 17 25 | Jul 21 25 | | | | | | | | | | | | | | | | | | | | | |
| 97 | Overhead MEP Rough-in | | | | | | | | | | | | | | | | | | | | | | | | | | | 15d | Jul 22 25 | Aug 11 25 | | | | | | | | | | | | | | | | | | | | | |
| 98 | Frame walls | | | | | | | | | | | | | | | | | | | | | | | | | | | 8d | Aug 05 25 | Aug 14 25 | | | | | | | | | | | | | | | | | | | | | |
| 99 | Wall MEP Rough-In | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Aug 15 25 | Aug 28 25 | | | | | | | | | | | | | | | | | | | | | |
| 100 | In wall inspections | | | | | | | | | | | | | | | | | | | | | | | | | | | 2d | Aug 29 25 | Sep 02 25 | | | | | | | | | | | | | | | | | | | | | |
| 101 | Insulate | | | | | | | | | | | | | | | | | | | | | | | | | | | 6d | Sep 03 25 | Sep 10 25 | | | | | | | | | | | | | | | | | | | | | |
| 102 | Drywall walls and ceilings | | | | | | | | | | | | | | | | | | | | | | | | | | | 8d | Sep 11 25 | Sep 22 25 | | | | | | | | | | | | | | | | | | | | | |
| 103 | Tape & Finish | | | | | | | | | | | | | | | | | | | | | | | | | | | 12d | Sep 23 25 | Oct 08 25 | | | | | | | | | | | | | | | | | | | | | |
| 104 | Prime/First Coat | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Oct 09 25 | Oct 15 25 | | | | | | | | | | | | | | | | | | | | | |
| 105 | Tile bathrooms | | | | | | | | | | | | | | | | | | | | | | | | | | | 12d | Oct 16 25 | Oct 31 25 | | | | | | | | | | | | | | | | | | | | | |
| 106 | ACT Ceilings | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Oct 16 25 | Oct 29 25 | | | | | | | | | | | | | | | | | | | | | |
| 107 | Cabinets and casework & Misc Accessories | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Oct 23 25 | Nov 05 25 | | | | | | | | | | | | | | | | | | | | | |
| 108 | MEP Rough-in Ceilings & Trim walls | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Oct 30 25 | Nov 12 25 | | | | | | | | | | | | | | | | | | | | | |
| 109 | Bathroom vanities / plumbing trim | | | | | | | | | | | | | | | | | | | | | | | | | | | 2d | Nov 03 25 | Nov 04 25 | | | | | | | | | | | | | | | | | | | | | |
| 110 | Bathroom accessories & Partitions | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Nov 05 25 | Nov 11 25 | | | | | | | | | | | | | | | | | | | | | |
| 111 | Overhead Inspections | | | | | | | | | | | | | | | | | | | | | | | | | | | 3d | Nov 13 25 | Nov 17 25 | | | | | | | | | | | | | | | | | | | | | |
| 112 | Drop Ceiling tiles | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Nov 18 25 | Nov 24 25 | | | | | | | | | | | | | | | | | | | | | |
| 113 | Trim MEP in ACT | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Nov 21 25 | Dec 01 25 | | | | | | | | | | | | | | | | | | | | | |
| 114 | Final Paint | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Nov 25 25 | Dec 10 25 | | | | | | | | | | | | | | | | | | | | | |
| 115 | Roller Shades | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Dec 05 25 | Dec 11 25 | | | | | | | | | | | | | | | | | | | | | |
| 116 | Carpet tiles | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Dec 11 25 | Dec 24 25 | | | | | | | | | | | | | | | | | | | | | |
| 117 | LVT | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Dec 11 25 | Dec 17 25 | | | | | | | | | | | | | | | | | | | | | |
| 118 | Walk off mats | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Dec 11 25 | Dec 17 25 | | | | | | | | | | | | | | | | | | | | | |
| 119 | Base | | | | | | | | | | | | | | | | | | | | | | | | | | | 4d | Dec 19 25 | Dec 24 25 | | | | | | | | | | | | | | | | | | | | | |
| 120 | Punchlist | | | | | | | | | | | | | | | | | | | | | | | | | | | 8d | Jan 02 26 | Jan 13 26 | | | | | | | | | | | | | | | | | | | | | |
| 121 | Final Clean | | | | | | | | | | | | | | | | | | | | | | | | | | | 2d | Jan 14 26 | Jan 15 26 | | | | | | | | | | | | | | | | | | | | | |
| Stework / Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 124 | Underground utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Apr 11 25 | Apr 24 25 | | | | | | | | | | | | | | | | | | | | | |
| Hardscapes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 126 | Site Underground MEP Rough-in | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Sep 17 25 | Sep 23 25 | | | | | | | | | | | | | | | | | | | | | |
| 127 | Fine grade | | | | | | | | | | | | | | | | | | | | | | | | | | | 2d | Sep 24 25 | Sep 25 25 | | | | | | | | | | | | | | | | | | | | | |
| 128 | Curb & Gutter | | | | | | | | | | | | | | | | | | | | | | | | | | | 5d | Sep 26 25 | Oct 02 25 | | | | | | | | | | | | | | | | | | | | | |
| 129 | Place concrete parking stalls | | | | | | | | | | | | | | | | | | | | | | | | | | | 3d | Oct 03 25 | Oct 07 25 | | | | | | | | | | | | | | | | | | | | | |
| 130 | Concrete paths / patios | | | | | | | | | | | | | | | | | | | | | | | | | | | 10d | Oct 22 25 | Nov 04 25 | | | | | | | | | | | | | | | | | | | | | |
| 131 | Pour & Place bollards | | | | | | | | | | | | | | | | | | | | | | | | | | | 3d | Oct 29 25 | Oct 31 25 | | | | | | | | | | | | | | | | | | | | | |

Project TEAM

General

Provide a detailed response to the qualification requirements outlined in the Evaluation Criteria.

A. Responsiveness to RFP: Only responsive proposals will be considered and evaluated.

B. Qualifications and experience: Preference may be given to firms with the following experience: Successful completion (on time, within budget, and per client specifications) of at least two facilities for similar construction projects in the last five years by the general contractor with a similar or larger scope to the Project in the RFP.

Project information about our relevant projects can be found starting on [page 19](#).

C. Resources: Provide details explaining how the firm or firms involved have current resources available to perform this project.

Details on the resources Saunders plans to provide to perform this project can be found on [page 9](#).

D. Leadership structure/key personnel experience: Provide resumes demonstrating that the qualifications of the persons proposed for the following positions have relevant experience on projects of similar size and scope. Key Personnel include the following: Construction Manager and Construction Superintendent.

Resumes for the proposed staff are provided starting on [page 23](#).

E. Management Approach: Provide a narrative explaining your approach to successfully manage the design and construction of the Project. Include a description and examples of how you will manage cost, quality, and schedule. Schedule shall begin at "Notice to Proceed" and end with "Owner Occupancy" and assume an interim agreement will be executed.

The project approach can be found starting on [page 4](#). A preliminary project schedule can be found on [page 13](#).

F. References: The Town reserves the right to contact any reference listed or non-listed party it deems appropriate. Include a minimum of three (3) references. Preference will be given to references that are of similar nature to this construction project. References can be found on [page 37](#).

G. Financial Condition: Financial data will be reviewed and compared to industry standards. Include your firm's most recent, preferably audited, income statement and balance sheet.

Financial information can be found linked on [page 33](#).

H. Safety Performance: Safety data will be reviewed and compared to industry standards. Provide the firm's OSHA reportable accident rate and current workman's compensation insurance multiplier for the last 3 years. Address your company's safety program and any additional information that would be useful in showing your approach to a safe work site.

Safety data and information can be found on [page 29](#).

I. Debarment Status: By submitting a Proposal, the Proposer certifies that neither it nor any affiliated entity is currently debarred from submitting bids or has otherwise agreed not submit bids on contracts by the federal government or by any government entity in Colorado or any other state.

Saunders confirms it is not debarred from submitting this proposal.

J. Lawsuits: Proposers shall submit any open litigation and all litigation involving the firm in the past five years.

Litigation information can be found on [page 33](#).

Additionally, list current projects under construction including owner's name and contact information, contract price, percent done, scheduled completion date and brief description of the work.

The following page contain our current projects under construction.

| # | Project Name | Owner Name and Contact Information | Contract Price | Percent Done | Scheduled Completion Date | Brief Description of the Work |
|----|-------------------------------------------------------------------|------------------------------------|-----------------|--------------|---------------------------|------------------------------------------------------------|
| 1 | 2nd and Martin Multi Family Apartments | Drew Kraft (303) 534-3344 | \$57,564,515.42 | 27% | 8/30/25 | Residential. New Construction. |
| 2 | Aurora Mental Health Center | Nazan Wolfe (303) 407-4044 | \$27,841,431.00 | 21% | 11/21/25 | Healthcare. New Construction. |
| 3 | Castle Rock Sports Center | Dan Tovado (303) 643-5775 | \$73,194,143.00 | 0% | 8/14/26 | Sports & Recreation. New Construction. |
| 4 | Conifer District Ops Facility Replacement | Stella Selander (719) 726-0470 | \$28,367,450.00 | 84% | 12/30/24 | Automotive. New Construction. |
| 5 | Element Research Campus Bldg 1 Improvements | Paul Giovannetti (650) 235-2846 | \$3,337,032.00 | 83% | 9/30/24 | Office. Tenant Finish. |
| 6 | Element Research Campus Bldg 5 Renov Site & Signage | Paul Giovannetti (650) 235-2846 | \$7,199,735.00 | 69% | 10/31/24 | Office. Renovation. |
| 7 | Estes Park High School Bleacher Replacement | Eric Adams (970) 586-2361 | \$1,355,924.00 | 43% | 11/1/24 | Education, Sport & Recreation. New Construction, Addition. |
| 8 | JP Plaza Office Building | Brian Heinze (303) 595-9919 | \$3,611,145.00 | 31% | 12/4/24 | Office. Renovation. |
| 9 | Littleton Adventist Heart & Vascular Expansion | Jay Shaffer (303) 734-3944 | \$94,241,655.00 | 60% | 7/1/24 | Healthcare. New Construction. |
| 10 | Old Church Shops Renovation | John Cullen (410) 585-4300 | \$9,336,630.00 | 82% | 3/1/25 | Hospitality, Historic, Retail. Renovation. |
| 11 | Orthopaedic Center of the Rockies - Loveland MRI | Jesse Struckhoff (970) 419-7006 | \$2,383,996.00 | 4% | 4/2/25 | Healthcare. Tenant Finish, Equipment Upgrade |
| 12 | RFTA Glenwood Springs Maintenance Facility Bus Storage Operations | Ben Ludlow (970) 989-3047 | \$61,168,444.00 | 92% | 10/8/24 | Civic Government. Core & Shell. |
| 13 | SJH Parking Garage | Kevin Deitsch (393) 549-2642 | \$317,426.00 | 29% | 4/30/25 | Parking Structures. Renovation, Concrete. |
| 14 | The Amble | Jamie Schwarz (303) 565-6935 | \$76,313,317.00 | 14% | 3/1/26 | Residential. New Construction. |
| 15 | Vi Care Center Expansion | Adrian Bolders (720) 207-3653 | \$11,700,144.00 | 90% | 1/8/25 | Senior Living, Residential. Addition, Tenant Finish. |
| 16 | Woodland Park District Op Facility | Stella Selander (719) 726-0470 | \$19,010,128.00 | 86% | 12/23/24 | Industrial. Addition. |
| 17 | WSSA Legacy Building | Kye Holtan-Brown (303) 299-8642 | \$67,067,587.00 | 26% | 11/3/25 | Cultural. New Construction. |

Providing needed maintenance to a rural area.

CDOT BRUSH 11-BAY VEHICLE STORAGE FACILITY

Saunders was awarded the vehicle storage facility project in Brush, Colo., in October 2022 through a CMGC negotiated process. The project scope involved constructing an 11-bay, 13,335-square-foot pre-engineered metal building (PEMB) to house CDOT's vehicles and equipment.

In June 2023, the Saunders team completed the buyout of major trade partners and began acquiring submittals for approval of long-lead items. The early buyout included the PEMB, overhead crane, earthwork, and concrete work. By November 2023, the PEMB arrived onsite, and construction of the building began in early December.

Although the original completion date for the project was set for October 2024, Saunders had been able to accelerate the timeline, with substantial completion in August 2024, well ahead of schedule.

The original design was for a 14-bay PEMB valued at \$7 million, which exceeded CDOT's fixed budget of \$6.2 million. To meet budget constraints, Saunders worked closely with CDOT to redesign the facility into a more cost-effective 11-bay building. The team also facilitated the approval process for early buyout of major trades, enabling the procurement of critical materials and keeping the project on track for an early completion.

Location

Brush, Colo

Role

CM/GC

Cost

\$6,200,000

Schedule

September 2023- August 2024

Owner

CDOT

Architect

D2C Architects

SIMILARITIES

- ✓ Municipal Client
- ✓ Administrative Spaces
- ✓ Critical Public Functions
- ✓ Exterior Work

Efficient and collaborative public works build.



BROOMFIELD SERVICE CENTER

The Broomfield Public Works Service Center project was driven by the city's significant population growth, which nearly doubled from 2000 to 2015. The 16.4-acre site includes an administration building with office and training spaces, maintenance and storage areas for utilities, fleet, streets, and police, as well as facilities for fuel, salt, and sand storage. Saunders, as the CM/GC, was responsible for preconstruction and construction services, including project budgeting, schedule management, and safety oversight.

Throughout construction, Saunders coordinated closely with Broomfield, engaging all stakeholders from day one to ensure timely progress. Challenges, including design coordination for pre-engineered metal buildings and major systems, were addressed using BIM clash detection to minimize delays. Despite the COVID-19 pandemic, the team implemented

extensive health and safety measures, ensuring the project was delivered on schedule.

Saunders played a key role in budget management by providing \$9 million in cost-saving options, including reducing the scope of the foundation and opting for pre-engineered metal buildings over structural steel. The team's collaborative approach ensured efficient planning and constructability, with rigorous quality control measures maintained throughout. Open communication with the owner ensured project success, meeting all building standards and compliance requirements.

Location

Louisville, Colo

Role

CM/GC

Cost

\$25,715,000

Schedule

March 2019 – April 2020

Owner

City and County of Broomfield

Architect

Stantec

SIMILARITIES

- ✓ Municipal Client
- ✓ Administrative Spaces
- ✓ Critical Public Functions
- ✓ Exterior Work

Seamless renovation for essential services client.



ADAMS COUNTY CORONER'S OFFICE REMODEL

In 2021, Saunders completed the Adams County Coroner's and Probation Office remodel project, a 28,500-square-foot renovation that included adding a cooler/bay to the existing autopsy suite, remodeling the suite itself, and upgrading several other areas of the Coroner's Office. The project also involved converting the existing Sheriff's Department office into new space for Probation and upgrading multiple MEP systems throughout the building.

This occupied remodel project required several phases to accommodate office personnel and operations in sync with construction. For instance, the team began demolition and rework in the vacant Sheriff's side of the building. Once that phase was complete, Probation personnel moved in, enabling Coroner's office staff to transition to their new offices so the project team could remodel their current space.

The team installed a temporary wall where they removed the autopsy suite's exterior wall to prepare for the new addition. During the suite's remodel, coroners used an isolation room adjacent to the construction area for autopsies, requiring clear communication and meticulous site management.

The project also included replacing water heaters, boilers, and rooftop units, which demanded carefully planned methods of procedures (MOPs) to minimize operational disruptions. Outside, the team added and replaced sections of the exterior skin.

Location

Brighton, Colo

Role

CM/GC

Cost

\$8,918,000

Schedule

December 2022- May 2023

Owner

Adams County

Architect

Roth Sheppard Architects

SIMILARITIES

- ✓ Municipal Client
- ✓ Administrative Spaces
- ✓ Critical Municipal Functions
- ✓ Exterior Work

ADDITIONAL PROJECTS



City of Littleton Community Center

\$1.2M | September 2020 - February 2021

Saunders renovated the City of Littleton Council Chambers as part of a multi-phased project for the City Administration Building. This 3,000-square-foot overhaul involved filling the 9-foot amphitheater pit with structural foam, replacing finishes and ceilings, and adding structural steel to support a large partition. Saunders also installed a new wheelchair lift, floor boxes, and a 12,000-pound rooftop RTU. Seating increased to 175, with improved accessibility for people with disabilities. Upgrades included new AV equipment, air exchange systems, and UV filters. Despite schedule pressure from CARES Act funding, Saunders met the deadline, coordinating closely with City staff throughout construction.



Southeast Aurora Maintenance Facility

\$124.5M | August 2020 - September 2023

Saunders developed the Southeast Aurora Maintenance Facility to serve as a centralized hub for the City of Aurora's Water Department and maintenance operations, supporting over 400 employees. The 88-acre campus included four buildings dedicated to Aurora Water, Fleet and Fueling, and Southeast Maintenance divisions, housing administrative, operations, and maintenance spaces like warehouses, vehicle bays, workshops, a fueling station, and a water quality lab. In Phase One, Saunders completed 44 acres of development, building 9,000 linear feet of paved roads and over five miles of utility roads. Construction involved 6.1 miles of sanitary sewer lines and moving 900,000 cubic yards of earth, with nearly 23 acres of hardscape laid in asphalt and concrete.



Frisco Transit Center

\$4.8M | June 2021 - August 2022

Awarded through a hard-bid process, Saunders completed the 3,600-square-foot Frisco Transit Center, enhancing traveler amenities with information and ticketing counters, a security office, a 24-hour bathroom, three new bus bays, and improved transit access. Designed with only one square corner to mimic mountain slopes, the structure required precise cuts to meet the architectural intent. Coronavirus pandemic-related material delays impacted the schedule, particularly for the Air Handler Unit (AHU), which arrived three months late. To maintain progress, the team designed a removable roof section, allowing interior work to continue until the AHU installation, after which the roof was permanently secured.

Project TEAM

The success of your project is dependent on the ability, skills, and collaboration of its team. Saunders is proposing an exceptional group of individuals for your project, carefully selected for their relevant skill sets and experience. Our priority is to ensure the Town of Johnstown and all end users of your new space are always at the forefront of our decision making process.

Preconstruction

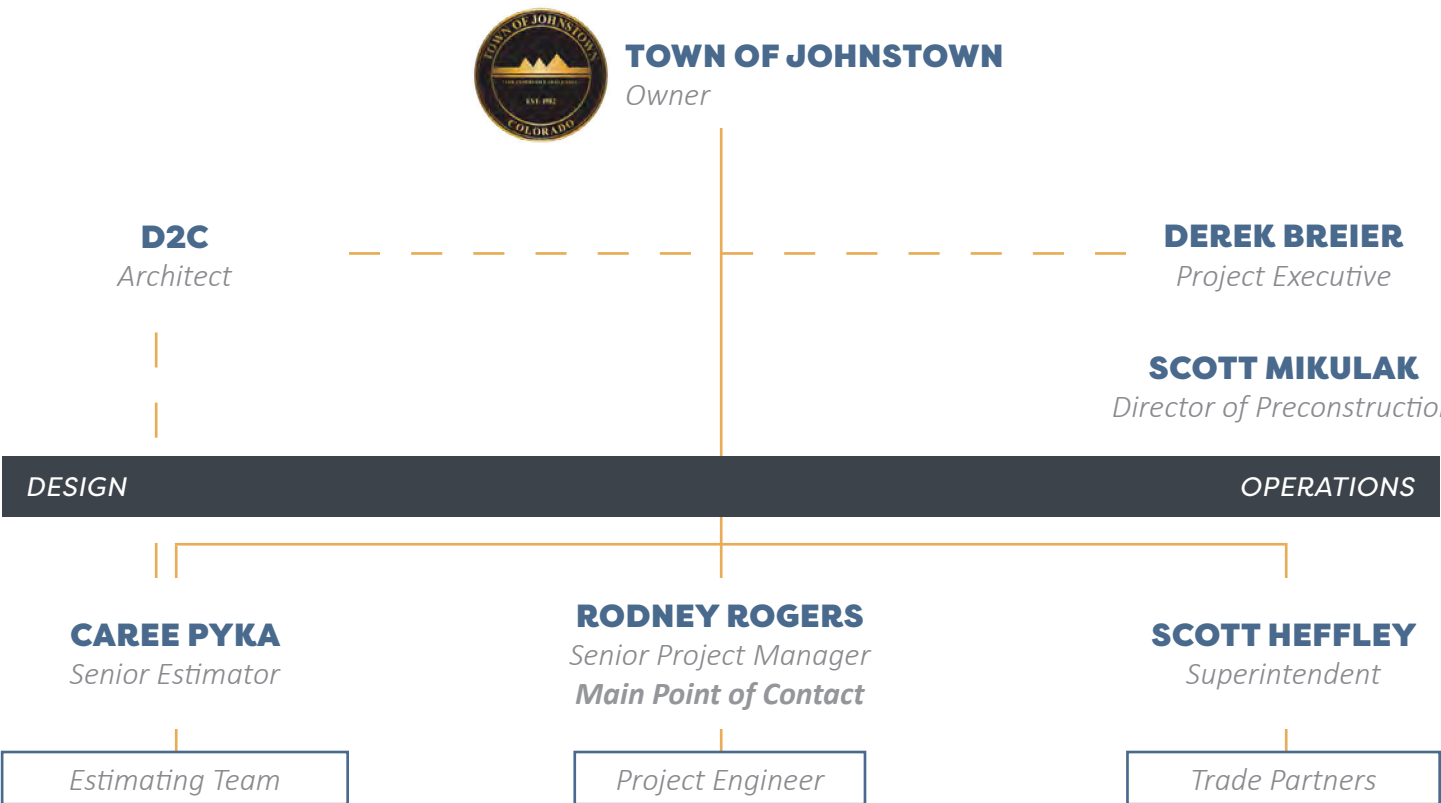
Senior Estimator Caree Pyka will guide the preconstruction process and will interface with the design team to ensure all program goals are being achieved.

Director of Preconstruction Scott Mikulak will provide support to Pyka, informing and providing value-added solutions to support project success. Mikulak and Pyka will be supported by a well-rounded estimating team.

Construction

Senior Project Manager Rodney Rogers will be the main point of contact for the duration of this project. Rogers and Superintendent Scott Heffley will support the preconstruction phase and lead the project through construction and closeout, overseeing the schedule and budget and solve any challenges that may arise once work begins. Rogers and Heffley have extensive experience working together on municipal, office and industrial projects.

Vice President Derek Breier will provide team oversight and offer any additional corporate resources to the project team where necessary. Breier will have overall project oversight from day one through warranty to ensure the project is budgeted correctly, staffed correctly, and all client interface is occurring as it should. Breier will provide executive oversight to ensure the most critical aspects of this project are achieved.



— Line of Authority
- - Line of Communication



Industry Tenure

33 Years

Education and Credentials

B.S., Construction Management,
Colorado State University

LEED Accredited Professional

OSHA 10-Hour

References

Mr. Tom Kalert
Kalert Consulting Group, LLC
970.412.3049
tomkalet@gmail.com

Ms. Hope Wright
CDOT
720.237.6173
hope.wright@state.co.us

Mr. Shannon Doyle
SPD Architecture
970.672.6570
sdoyle@spdarchitecture.com

RODNEY ROGERS, LEED AP

Senior Project Manager

WHY RODNEY?

Rodney Rogers has over 30 years of experience in all levels of construction. He is involved daily with preconstruction services, feasibility analysis, estimating, value engineering and life cycle costing on a wide variety of projects. He has extensive experience working under negotiated, design/build, CM/GC and hard bid contracts.

Rogers' knowledge of local building codes and sub-contractors makes him an a true asset to Saunders. His project experience includes municipal, educational, military, retail, religious, medical, office and hotel projects from small retail tenant finishes to multi-million dollar facilities.

SELECT PROJECT EXPERIENCE



CDOT Brush

\$6.2M | September 2023- August 2024

Municipal | Administrative Spaces
Critical Public Functions | Exterior Work

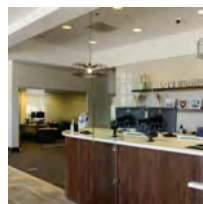
Other Team Members: Scott Heffley, Derek Breier



CDOT KOA, Phases I-III

\$24.6 | August 2016- August 2020

Municipal | Administrative Spaces
Critical Public Functions | Exterior Work



Blue Federal Credit Union - Loveland

\$500K | July 2023- September 2023

Office

Other Team Members: Scott Heffley, Scott Mikulak



Industry Tenure

28 Years

Education and Credentials

Willow Street Vocational Technical
School Graduate

AGC Stormwater Management

OSHA 10-Hour

First Aid/CPR

Forklift and Aerial Lift Training
Certificate

UL Qualified Firestop Contractor

2003 IBC Training

References

Mr. Jeff White
Sikorsky
970.412.1653

Mr. Nate Brock
Dohn Construction, Inc.
970.219.2531

SCOTT HEFFLEY

Superintendent

WHY SCOTT?

Scott Heffley has over 28 years of construction experience in Northern Colorado and Pennsylvania. He began his career as a carpenter foreman, working his way up to a project superintendent and home improvement business owner. He has worked on a variety of project types including residential, federal, office, education and retail.

Heffley is an exceptional field leader, working collaboratively with other project team members to manage contracts, scheduling, material procurement, labor resources, safety procedures and quality control initiatives.

SELECT PROJECT EXPERIENCE

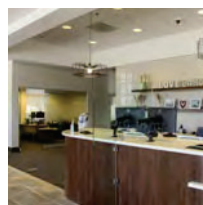


CDOT Brush

\$6.2M | September 2023- August 2024

Municipal | Administrative Spaces
Critical Public Functions | Exterior Work

Other Team Members: Rodney Rogers, Derek Breier



Blue Federal Credit Union - Loveland

\$500K | July 2023- September 2023

Office

Other Team Members: Rodney Rogers, Scott Mikulak, Derek Breier



Animal Friends Alliance - Taft Campus

\$2.3M | August 2021- November 2022

New Space | Administrative Space

Other Team Members: Scott Mikulak, Derek Breier



Industry Tenure

32 Years

Education and Credentials

B.S., Interior Design,
Colorado State University

References

Ms. Kendra Brodkorb
Acquilano
303.893.1739
kendra@acquilano.com

Mr. Patrick Noble
DaVita
816.518.4316
Patrick.Noble@DaVita.com

Ms. Trisha Viener
Martin/Martin
303.431.3100 x321
tviener@martinmartin.com

CAREE PYKA

Senior Estimator

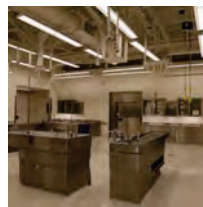
WHY CAREE?

Caree Pyka has worked in the construction industry since 1992 and has held numerous positions such as project manager, estimator and lead estimator. She has provided preconstruction services for hospitality and residential buildings, recreation centers, education facilities, worship centers and retail centers.

Pyka worked on the Seasons at Cherry Creek project, which was one of Saunders most challenging preconstruction efforts. Pyka and her team were able to exceed the owner's budget needs and execute a GMP that was \$10 million less than the initial estimate (given to the Owner by another CM/GC).

She has been a key estimator for some of Saunders' key municipal clients, including Adams County and the City of Littleton.

SELECT PROJECT EXPERIENCE



Adams County Coroner Renovation

\$8.9M | December 2022- June 2023
Municipal Client | Administrative Spaces
Critical Municipal Functions | Exterior Work



City of Littleton Community Center

\$1.2M | September 2020- February 2021
Municipal Client | Administrative Spaces
Critical Municipal Functions



Adams County Government Renovation

\$2.7M | January 2020- May 2021
Municipal Client | Administrative Spaces
Critical Municipal Functions



Industry Tenure

28 Years

Education and Credentials

M.S., Construction Management,
Arizona State University

B.S., Architecture,
Arizona State University

LEED Accredited Professional

References

Mr. William Welch
Owner
William T. Welch Company
970.215.4099
wwelch@wmtwelch.com

Ms. Cathy Higgins, CEO/CFO
Boulder Centre for Orthopedics &
Spine
720.749.2386
cathy@bouldercentre.com

Mr. Randell Johnson
Principal Architect
Infusion Architects
970.658.5585
tim.lago@infusionarchitects.com

SCOTT MIKULAK, LEED AP

Director of Preconstruction

WHY SCOTT?

Scott Mikulak has over 26 years of experience in both preconstruction and construction management for a variety of project types, sizes and locations in both healthcare, commercial and education arenas. His experience in managing team tasks, detailed estimating, budget control, collaboration on design solutions, schedule and constructibility review, makes him a valuable asset to our team as well as clients. He has extensive knowledge of qualified trade partners in the region and has played an integral role on many of Saunders' complicated municipal projects.

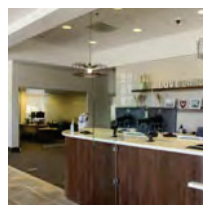
As the director of preconstruction, Mikulak provides comprehensive design phase leadership to analyze, inform and provide value-added solutions to support project success. As the design development process continues, Mikulak solicits and analyzes trade proposals, drawings, specifications and other related documents to deliver best value.

SELECT PROJECT EXPERIENCE



Frisco Transit Center

\$4.8M | June 2021- August 2022
New Build | Administrative Spaces
Municipal Client | Essential Municipal Functions
Other Team Members: Derek Breier



Blue Federal Credit Union - Loveland

\$500K | July 2023- September 2023
Office
*Other Team Members: Rodney Rogers,
Scott Mikulak, Derek Breier*



Animal Friends Alliance - Taft Campus

\$2.3M | August 2021- November 2022
New Space | Administrative Space
Other Team Members: Scott Mikulak, Derek Breier



Industry Tenure

27 Years

Education and Credentials

B.S., Construction Management
Colorado State University

LEED Accredited Professional
Building Design and Construction

ASHE Health Care Construction
Certificate

Certified Healthcare Constructor
(CHC)

References

Mr. Matt Palumbo
Cumming Group
303.478.9651
mspalumbo@cumming-group.com

Mr. Randell Johnson
Infusion Architects, LLC
970.775.2925
randell.johnson@
infusionarchitects.com

Mr Dan Dirksen
Tetrad Real Estate, LLC
303.304.4565
ddirksen@tetradre.com

DEREK BREIER, LEED AP BD+C

Vice President / General Manager, Saunders North

WHY DEREK?

Derek Breier began his career in construction in 2000 as a carpenter and foreman. He has been involved in various projects such as education, residential/assisted living, healthcare and office buildings. Breier has developed superior management and leadership skills from his project experience and is a master at Saunders' process. He effectively manages all aspects of a project from inception through completion.

As Vice President and General Manager of Saunders North, Breier supports corporate alignment of project stakeholder goals using key performance indicators to track the overall progress of the project. He provides strategic planning and guidance for the project team, ensuring they are equipped to execute the project plan.

SELECT PROJECT EXPERIENCE



CDOT Brush

\$6.2M | September 2023- August 2024

Municipal | Administrative Spaces
Critical Public Functions | Exterior Work

Other Team Members: Rodney Rogers, Scott Heffley



Carnegie Center for Creativity

\$4.3M | March 2023- July 2024

Municipal Client | Partnering



Frisco Transit Center

\$4.8M | June 2021- August 2022

New Build | Administrative Spaces
Municipal Client | Essential Municipal Functions

Other Team Members: Scott Mikulak

SAFETY

Provide the firm's OSHA reportable accident rate and current workman's compensation insurance multiplier for the last 3 years.

| YEAR | RAR | EMR |
|------|-------------------------|------|
| 2024 | not currently available | 0.55 |
| 2023 | 1.93% | 0.67 |
| 2022 | 3.4% | 0.70 |
| 2021 | 1.43% | 0.61 |

Address your company's safety program and any additional information that would be useful in showing your approach to a safe work site.

Our commitment to safety on the Johnstown Development Services Building project involves a detailed approach tailored to the evolving phases of construction. Each phase will address specific hazards and adapt our safety strategies according to the site's changing conditions and project requirements.

Each phase of the Johnstown Development Services Building project will be supported by an evolving site logistics plan, ensuring that safety measures are dynamically aligned with the current phase and specific hazards. By continuously adapting our safety strategies, we aim to protect our workforce and maintain a high standard of safety throughout the project.

Supporting our Employees' Mental & Physical Health

While the focus on physical safety is paramount to Saunders, the mental health of our workers can be overlooked. However, there is a growing recognition of the importance of mental health initiatives in the construction industry and at Saunders. Addressing mental health concerns not only enhances the wellbeing of our teammates, but also improves physical safety, productivity and overall job satisfaction.

Statistics reveal the severity of the mental health crisis in the construction sector, and according to the CDC (Centers for Disease Control), the construction industry has been identified as one of the leading industries for high suicide rates and substance use issues in the US. This information underscores the urgent need for mental health initiatives to support workers in this industry.

In 2023, Saunders began to prioritize and implement a mental health initiative intertwined with, and at the same level, as our physical health safety program (Safety: It's On Me). In conjunction with Saunders' Safety Department, a Ground Crew was established to conduct research, solicit help from third-party experts, set goals, and lead the roll-out of the mental health initiative. Saunders partnered with Dr. Sally Spencer-Thomas to create a culture of support and awareness. In June 2023, Saunders was selected as one of ten organizations to pilot the 12-month H.O.P.E. Certification program in Colorado.

The H.O.P.E. Certification is designed to help workplaces prepare comprehensive well-being programs that empower people to survive and thrive through tough times. It covers proactive prevention and culture change, early identification of mental health challenges, and preparation for mental health emergencies.

In November 2024, Saunders achieved the Platinum H.O.P.E. Certification, ensuring comprehensive mental health support for all Saunders employees and their families.



TRADE PARTNERS

List subcontractors that you have working relationships with that might be used on this project.

| | | | |
|-------------------------|--------------------------------------------|-------------------------|-------------------------------------|
| DIVISION 01 | | Gypsum Board Assemblies | Copper Spring Solutions |
| Surveying | EPS Group (Northern Engineering) | Gypsum Board Assemblies | Spacecon Specialty Contractors |
| Surveying | King Surveying | Acoustical Ceilings | Acoustics and Interiors |
| DIVISION 03 | | Acoustical Ceilings | Heartland Acoustics |
| Concrete | Pierson Concrete | Acoustical Ceilings | Copper Spring Solutions |
| Concrete | Total Concrete Services (TCS) | Flooring | Office Elements dbs Floorz |
| Concrete | Coloscapes Concrete | Flooring | Advanced Interiors |
| Concrete | Saunders Concrete | Flooring | Guy's Floor Service |
| DIVISION 04 | | Painting | Maximum Painting |
| Masonry | Don's Masonry | Painting | Molecular Coatings |
| Masonry | Dm Construction | DIVISION 21 | |
| Masonry | Mile High Stucco (Stone) | Fire Suppression | Rapid Fire Protection |
| DIVISION 05 | | Fire Suppression | Front Range Fire Protection |
| Structural Steel | Front Range Steel | Fire Suppression | Total Fire Protection |
| Misc. Metals | KDM Steelworks | DIVISION 22 | |
| Misc. Metals | General Iron & Steel | Plumbing | Neuworks Mechanical |
| DIVISION 06 | | Plumbing | Kerwin Plumbing & Heating |
| Finish Carpentry | Bruck Enterprises | Plumbing | Wray Plumbing and Heating |
| Finish Carpentry | Bear Lake Designs | DIVISION 23 | |
| Finish Carpentry | LA Woodworks | Mechanical/HVAC | Air Comfort |
| DIVISION 07 | | Mechanical/HVAC | Kuck Mechanical |
| Waterproofing/Sealants | Restoration Specialists Incorporated (RSI) | Mechanical/HVAC | Wray Plumbing and Heating |
| Waterproofing/Sealants | AAA Waterproofing | DIVISION 26 | |
| Waterproofing/Sealants | Alpha Insulation and Waterproofing (AIWP) | Electrical | Merit Electric |
| Insulation | Allied Insulation | Electrical | Gregory Electric |
| Insulation | Division 7, Inc. | Electrical | Exceed Electrical Contractors |
| Roofing | Front Range Roofing | DIVISION 31 | |
| Roofing | Select Roofing | Earthwork/Utilities | Dunrite Excavation |
| Roofing | Advanced Roofing Technologies | Earthwork/Utilities | Martin and Sons Excavating |
| DIVISION 08 | | Earthwork/Utilities | J-Jireh Contractors |
| Doors, Frames, Hardware | LaForce (Collins Door and Hardware) | DIVISION 32 | |
| Doors, Frames, Hardware | Colorado Doorways | Asphalt Parking | Martin Marietta |
| Storefronts/Glazing | Commercial Glass | Asphalt Parking | Asphalt Specialties |
| Storefronts/Glazing | Aglasco, Inc. | Landscaping | Hurr Vasa Sprinkler and Landscaping |
| Storefronts/Glazing | MSW Glass dbs Skyline Glass | Landscaping | Environmental Landworks |
| DIVISION 09 | | Landscaping | Zak George Landscaping |
| Gypsum Board Assemblies | Holsinger Drywall | | |

Construction SEQUENCING

Describe the way in which your firm develops and maintains project schedules for projects of this size and nature.

Scheduling Tools

Saunders' approach to managing a project schedule begins long before the groundbreaking ceremony or before the first shovel of dirt is turned — it often starts before the project is even awarded. We combine information from critical trade partners with our own experience to further develop the schedule that the entire team approves. We maintain progress in the schedule file on a daily basis so that we can effectively communicate updates to our trade partners as well as our design team partners and ownership.

Describe process and frequency for updating project schedules and how your firm works to overcome challenges and works to maintain the original completion date.

Master Schedule

A baseline master schedule will be developed as the primary tool to manage the preconstruction and construction process for all parties. This schedule will include input from all team members and design milestones, authority approvals and detailed construction activities. The critical path will be the focus for planning and executing and will be developed in close coordination with our project partners. The master schedule is a working tool that is constantly updated and revised as more project information is acquired.

If we encounter an unexpected delay or if a critical path activity takes longer than we anticipated, we immediately develop a recovery plan that will minimize the impacts. Our daily progress monitoring and schedule forecasting efforts allow us to identify potential schedule pinch points before they start impacting subsequent activities, so that we can maintain a predictable workflow and meet our commitments.

Describe process and software for managing short term duration schedule (i.e., two or three week look ahead schedules).

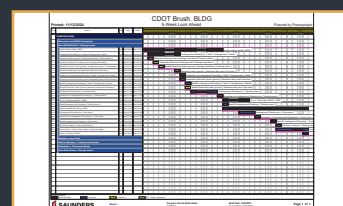
Short interval scheduling approach

Once construction begins, the direct supervision and day-to-day coordination of the work on site is the responsibility of the Superintendent. One of our best management techniques for planning and executing the work is obligating all subcontractors to plan their work with our team. Therefore, our superintendent is responsible for managing the master schedule collaboratively with all of our subcontractors on the project. It is always our commitment to update the schedule as frequently as necessary to maintain strict control of projects progress. On this project we will be maintaining the project on a daily basis and communicating status weekly, or more frequently if needed.

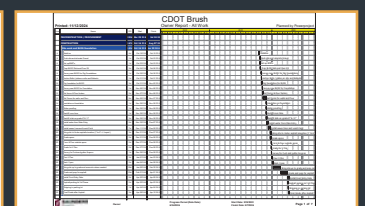
CDOT BRUSH delivering a vital public project two months ahead of schedule

Submit an example of a total and short-term project schedule for a similar sized project.

Senior Project Manager Rodney Rogers and Superintendent Scott Heffley delivered the CDOT Brush 11-Bay Vehicle Service Facility two months ahead of schedule. Below are links to a five-week, short-term look ahead schedule and final, full schedule for the project.



SHORT-TERM SCHEDULE

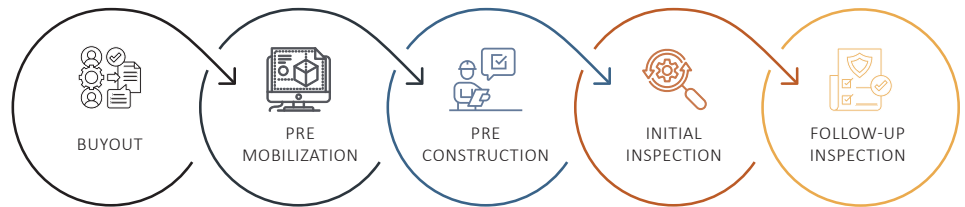


FULL SCHEDULE

Quality CONTROL

Provide details on firm's quality control program. Explain how firm administers a quality control program during construction, how performance measures are documented and how quality issues are addressed.

A 5-Phase control system will address each definable feature of work beginning with early planning stage requirements and ending with the finished work activities. Each phase will allow the opportunity to prevent problems and deficiencies. The Five-Phase process is conducted for each definable feature of work.



Phase 1: Buyout

Once a trade partner's contract is fully executed and the new partner is on board, this date is to be documented on the Site-Specific Quality Tracking Log. This phase is to trigger the contact of the trade partner to set up the requirements of Phase II Pre-Mobilization as soon as possible to begin the submittal process.

Phase 2: Pre-Mobilization

The Pre-Mobilization phase initiates the submittal process by contacting trade partners and subcontractors, ensuring timely, complete submittals. It includes reviewing applicable specification sections and contract drawings to determine submittal, shop drawing, sample, and mock-up requirements. The project engineer will identify necessary submittals required to begin the work.

Phase 3: Pre-Construction

The Pre-Construction Phase occurs just before starting each definable work feature. It involves QC personnel, the Project Superintendent, the Subcontractor's QA personnel, and Foreman.

If applicable, the Owner's Representative is notified in advance. This meeting ensures all responsible personnel fully understand the work requirements.

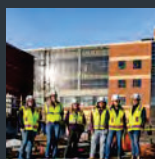
Phase 4: Initial Inspection

The Initial Inspection phase takes place once a representative portion of work is completed for each feature, with a field meeting involving QC personnel, the Project Superintendent, Project Engineers, and the Subcontractor's Foreman. Notified in advance, the Owner's Representative attends if applicable. This stage establishes workmanship standards, identifies nonconforming work, and enforces early quality expectations.

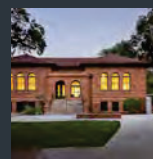
Phase 5: Follow-Up Inspections

The Follow-up Inspection phase ensures ongoing quality and safety standards established earlier, continuing until work completion. This phase involves regular inspections by the Subcontractor's and General Contractor's QC teams, along with required control testing to maintain standards throughout the activity.

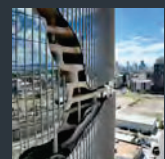
Provide examples of when firm exceeded quality standards, gained industry recognition, or received quality awards.



2024 Engineering New-Record Mountain States Contractor of the Year
(Click image to read the feature article on [enr.com](#))



2024 ACE Award - Best Building Project - General Contractor (Under \$10 Million):
The Renovation of the Center for Creativity at the Historic Carnegie Library



2024 ACE Award - Silver Award - Best Building Project - General Contractor (Over \$70 Million):
One River North Residences

REFERENCES

Provide three (3) client references (project name, contact person, and phone number) for projects that are similar in size and scope, and best demonstrates the firm's ability to finish the proposed project successfully.



CDOT BRUSH 11-BAY VEHICLE STORAGE FACILITY

Ms. Hope Wright | 720.237.6173



BROOMFIELD SERVICE CENTER

Ms. Katie Allen | 303.438.6250



SOUTHEAST AURORA MAINTENANCE FACILITY

Ms. Elly Watson | 303.739.7109

WHY SAUNDERS?



Partnership Professionals



Masters in Municipal Facilities



In-Depth Preconstruction Services



1212 RIVERSIDE AVE. STE. 130
FORT COLLINS, CO 80524
SAUNDERSINC.COM
970.221.4195



Johnstown Colorado

Construction Manager at Risk
Request for Proposals for the

Town of Johnstown Development Services Building

NOVEMBER 12, 2024



**Adolfson
& Peterson
Construction**

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November 12, 2024

Jeremy Gleim, Planning & Development Director
jgleim@johnstownco.gov
450 S Parish Ave
PO Box 609
Johnstown, Colorado 80534

Dear Jeremy Gleim and Selection Committee Members:

As a builder deeply invested in Johnstown, both as a community and as a place we call home, we're excited to submit our proposal for the Development Services Building Project. At Adolfson & Peterson Construction (AP), we don't just work here; we live here, and we are honored to support the growth and success of our town in a way that is both personal and professional.

Our office, located right in Johnstown, is one of several local projects we're proud to have delivered, along with Roosevelt High School, Pioneer Ridge Elementary's remodel, the Johnstown YMCA, and the Roosevelt Middle School. These projects have given us deep insight into Johnstown's values and the needs of our local stakeholders. Additionally, our team brings a personal commitment to Johnstown: Priscilla Dodds (your proposed Project Engineer), Rebecca Durst (your proposed Project Manager), and I live in Johnstown, with Rebecca and I in Pioneer Ridge, within four minutes of the jobsite. We will be readily available for any project needs that may arise.

Our proposed Northern Colorado team is rooted in our local communities and our involvement goes beyond construction. For the past nine years, we have actively participated in Johnstown's annual BBQ Day, leading sponsorship initiatives and organizing the Punt, Pass, & Kick event. Our efforts have raised hundreds of thousands of dollars for the event, which continues to foster our Johnstown community spirit and support local causes.

Our community engagement extends to numerous local organizations. We support the Johnstown Downtown Development Authority, serve on the Johnstown Y Branch Council, and I currently hold the position of President with the Weld RE-5J Education Foundation. These commitments reflect our dedication to Johnstown's long-term growth and well-being.

We are excited by the opportunity to build another essential facility that will serve our town, enhancing Johnstown's resources and strengthening its future. Thank you for considering our team for this project. We look forward to contributing our expertise, dedication, and local pride to your vision for Johnstown's Development Services Building.

Sincerely,



Anthony Durst
Construction Manager
adurst@a-p.com
307-274-6155



4660 Concord Avenue
Johnstown, Colorado 80534
970.286.6150 | a-p.com



Johnstown
Colorado

43

YEARS IN COLORADO

794

OFFICE PROJECTS

125

EMPLOYEES IN
NORTHERN COLORADO

*We acknowledge
Addendums No. 1 and No.
2.*

QUALIFICATIONS

SOUTH METRO FIRE RESCUE AUTHORITY STATION 31 | GREENWOOD VILLAGE, CO

Project Experience:

CMAR firm shall have experience as a general contractor in the construction of at least three (3) municipal administrative buildings, at least one of which has been completed in the last five (5) years.

- Submit a minimum of two (2) featured project references. Firms may supplement project reference worksheets with project data sheets or other information deemed necessary for consideration in the evaluation.
- The proposed Project Manager and Project Superintendent shall have worked on at least one

MUNICIPAL ADMINISTRATIVE BUILDINGS



BERTHOUD CAMPUS EXPANSION PROJECT - PHASE 1

Location: Berthoud, CO

Completion Date: November 2022

Reference: Amy Cook

Project Manager, Northern Water
970.622.2261 | acook@northernwater.org

Description: Acting as a secured administration building for Northern Water, the facility provides office spaces for multiple departments at the quasi municipality's main campus in Berthoud.



Completed in Last
5 Years



Same Proposed
Project Manager



Same Proposed Project
Superintendent



PARK COUNTY GOVERNMENT COMBINED OFFICE SPACE II

Location: Fairplay, CO

Completion Date: August 2018

Reference: Denny Gibson

Director of Public Works, Park County Government
303.647.2208 | dgibson@parkco.us

Description: This new 2 story, 23,000 sf office building was built directly behind, and tied into, the County's current office building. It now houses the offices of Administration, Assessor, Clerk & Recorder, Treasurer, and Development Services. In addition to the new structure, a tenant improvement/renovation to the existing building basement level (~5,840 sf) was also completed.



D2C Collaboration



Office Spaces



Same Proposed Project
Team Members



BLOCK 32 UTILITY SERVICE CENTER RENOVATION

Location: Fort Collins, CO

Completion Date: October 2017

Reference: Brian Hergott

Facilities Project Manager, City of Fort Collins
970.221.6805 | bhergott@fcgov.com

Description: The Block 32 project in Old Town Fort Collins is designed to house the administrative functions of Fort Collins Utilities. It is the first phase of the City of Fort Collins' plan to redevelop their municipal services complex and create a more welcoming civic center. This new 3-story, 37,500-sf municipal office building was designed to be one of the most energy efficient buildings in the state and incorporates sustainable features, such as photovoltaic panels, an insulated enclosure and windows, the state's first perennial outdoor living wall and a rain garden.



Office Spaces



Public Project



Same Proposed Project
Team Members



CITY OF FORT COLLINS SHOP EXPANSION

Location: Fort Collins, CO

Completion Date: June 2024

Reference: Blake Visser

Sr. Facilities Project Manager, City of Fort Collins
970.221.6227 | bvisser@fcgov.com

Description: AP worked with the City of Fort Collins to construct a new expansion for their City's Fleet Maintenance facility to allow staff to perform major maintenance on City Fleet CNG vehicles. This included a renovation of the existing administration, break room, rest rooms, parts storage, and circulation areas. The project also upgraded the HVAC systems and incorporated solar PV on the roof and added a geothermal borefield to help with energy usage.



Completed in Last
5 Years



Office Spaces



Same Proposed Project
Team Members



Track record of project completion based on feedback from project references regarding CMAR firm's construction quality, project management, communication, and scheduling management.

Proven Project Completion

QUALITY, COMMUNICATION, AND RELIABILITY BACKED BY LONG-STANDING CLIENT RELATIONSHIPS

Adolfson & Peterson Construction (AP) has a proven track record of delivering high-quality administrative, office, and municipal projects across Colorado. As a Johnstown builder with nearly 50 years of relationships in our local communities, AP is deeply committed to serving our clients with a focus on quality and consistency. This commitment is reflected in our strong client retention—85% of our business comes from repeat clients who trust AP to meet and exceed their expectations on every project.

Having completed eight projects in Johnstown in the past five years, AP is a trusted partner in the community, bringing local expertise and a responsive team that prioritizes our clients' goals on every project.

JOHNSTOWN COMMUNITY CENTER



"The site was selected by the Town offered some real challenges for constructing a 65,000 sf building. These challenges were always met with knowledge and adaptability. I have had the pleasure of attending all Owner, Architect and Contractor (OAC) meetings which have been great. AP staff have been great at keeping us informed during every step of the building process."

— Gary Lebsack, Former Mayor | Town of Johnstown

NORTHERN WATER BERTHOUD CAMPUS EXPANSION PROJECT



"I can't say enough about this team. The relationship between northern water and AP is a partnership. Whether it was the Project Manager, Superintendent, or Foreman, I had daily communication with the team. AP added value to this project by understanding who we are and how we work. That relationship has made the difference."

— Amy Cook, Project Manager | Northern Water

BLOCK 32 UTILITIES ADMINISTRATION BUILDING



"This project would not have had the success it did without the careful coordination and collaborative efforts of the AP team. For example, this project received the best air tightness rating ever produced on a City of Fort Collins building. This was due in large part to the careful coordination between the AP team and City staff and Engineers."

— Brian Hergott, Facilities Project Manager | City of Fort Collins

Location of permanent place of business as it relates to potential mobilization costs.

Location of Permanent Place of Business

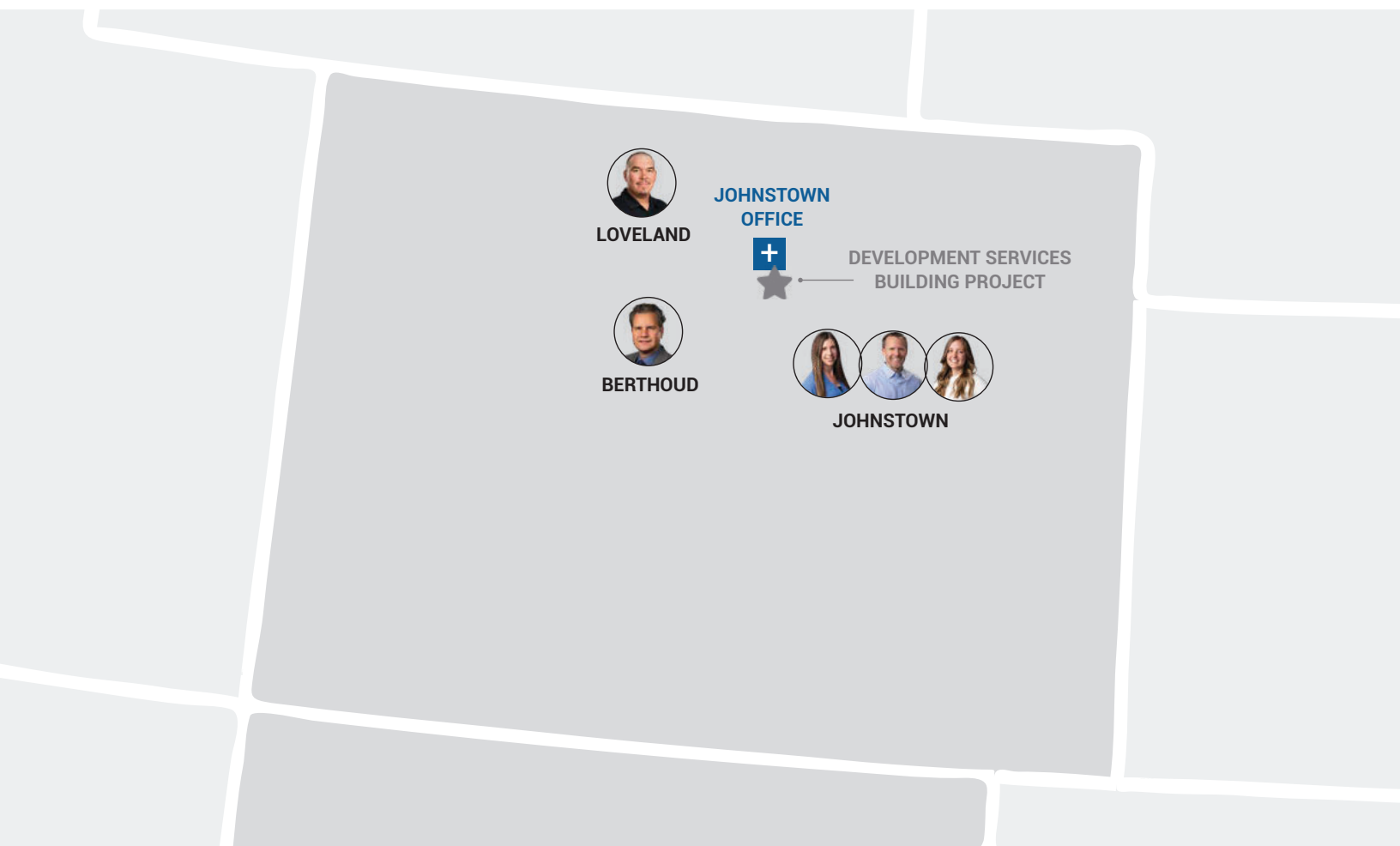
At AP, our commitment to being a community builder in Johnstown extends beyond our projects; it is reflected in our operational base. Our permanent office is located in Johnstown (4660 Concord Ave), strategically positioning us to efficiently mobilize resources and respond to project needs swiftly. This proximity significantly reduces mobilization costs, allowing us to allocate more funds toward enhancing project quality and ensuring timely delivery.

Rebecca and Anthony Durst and Priscilla Dodds, key members of our project team, reside just minutes from

the job site, ensuring that leadership is readily available for on-site coordination and communication. Their close proximity enables rapid decision-making and responsiveness to any emerging project challenges, further minimizing potential delays and additional costs associated with mobilization.

By leveraging our local presence and fostering strong relationships within the community, we not only ensure a cost-effective approach to mobilization but also contribute positively to Johnstown's economy. Our commitment to hiring local subcontractors and labor enhances this effect, keeping resources and talent within the community. This local engagement further demonstrates our dedication to building a stronger, more connected Johnstown while ensuring that the project is managed efficiently and effectively from start to finish.

TEAM LOCATIONS



Experience and degree thereto with projects of similar size and scope.

Highlighted Projects

RELEVANT EXPERIENCE IN COMMUNITY DEVELOPMENT

Over the years, AP has successfully delivered numerous

projects that exemplify our commitment to quality, innovation, and community engagement. Of the many relevant projects we've completed, here are just a few from the past decade that stand out for their significance and alignment with the goals of the Town of Johnstown Development Services Building Project. These selected projects showcase our extensive experience and demonstrate our ability to meet the unique challenges associated with similar developments.

| Similar Project Experience Value Location Year Completed | Municipal | Administrative Office Components | Public Project | New Build | Northern Colorado | Same Proposed Team Members |
|---------------------------------------------------------------------------------------------------------|-----------|-------------------------------------|----------------|-----------|----------------------|-------------------------------|
| City of Fort Collins Shop Expansion \$3.9M Fort Collins, CO 2024 | ✓ | ✓ | ✓ | | ✓ | ✓ |
| Weld RE-3J - Admin Building \$4.7M Hudson, CO 2019 | | ✓ | ✓ | ✓ | ✓ | |
| AP Johnstown Office TI \$5.1M Johnstown, CO 2023 | | ✓ | | ✓ | ✓ | |
| South Metro Fire Rescue Authority, New Community Fire Station 20 \$7.8M Highlands Ranch, CO 2021 | ✓ | ✓ | ✓ | ✓ | | ✓ |
| Park County Government, Combined Office Space II \$8.5M Fairplay, CO 2018 | ✓ | ✓ | ✓ | ✓ | | ✓ |
| Arapahoe Library District, Kelter Library \$8.7M Byers, CO 2018 | ✓ | | ✓ | ✓ | | ✓ |
| City of Fort Collins, Block 32 Utilities Administration Building \$10.2M Fort Collins, CO 2017 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| City of Fort Collins, Municipal Courthouse Renovation \$12.1M Fort Collins, CO 2025 | ✓ | ✓ | ✓ | | ✓ | ✓ |
| City of Englewood, Englewood Police Headquarters \$23.1M Englewood, CO 2021 | ✓ | ✓ | ✓ | ✓ | | ✓ |
| Northern Water, Berthoud Campus Expansion Project \$24.5M Berthoud, CO 2022 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| City of Aurora, Public Safety Training Center (CAPSTC) \$24.9M Aurora, CO 2016 | ✓ | ✓ | ✓ | ✓ | | ✓ |
| Northern Water, West Slope Campus \$28.1M Granby, CO 2022 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| City of Thornton, Thornton Community Center \$31.3M Thornton, CO 2024 | ✓ | ✓ | ✓ | ✓ | | ✓ |
| Northern Water, Building A Addition & Renovation \$34.5M Berthoud, CO 2024 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Key personnel committed to the project.

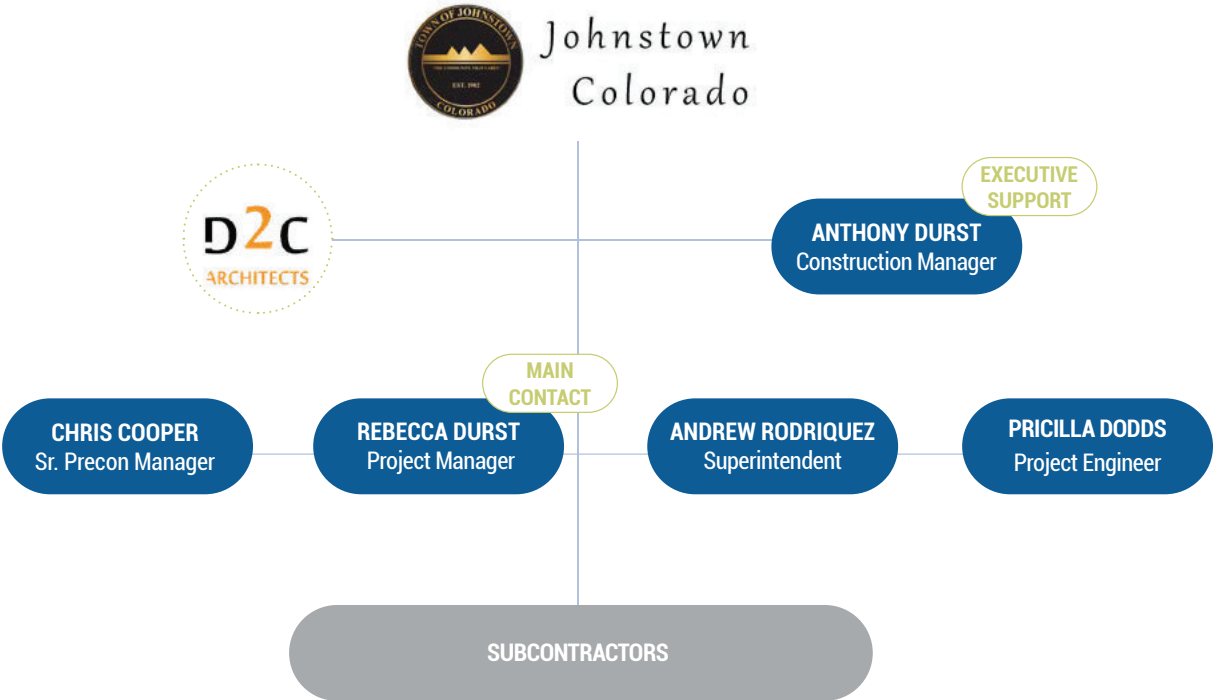
Dedicated Project Team

EXPERIENCED PROFESSIONALS FOR NORTHERN COLORADO’S MUNICIPAL SUCCESS

This project team was strategically chosen for their skills and experience to successfully deliver your finished project. This team brings their experience working on municipal projects in Northern Colorado.

Full project resumes can be found on page 23.

AP’s Municipal Administration Experts



Safety rating and history of compliance with Occupational Safety and Health Administration construction industry standards. Please see page 28 for our safety rating and philosophy.

Financial situation and having sufficient staff, resources, and technical experience to perform the work properly and expeditiously. Please see our full financial on page 39.

PROJECT APPROACH AND DETAILED SCOPE OF WORK

NORTHERN WATER - WESTERN SLOPE CAMPUS | GRANBY, CO

Describe your proposed Project Approach, addressing:

- Suggested procurement packages, construction sequences, means and methods.

Strategic Project Approach for Seamless Facility Transformation

The process of transforming your facility is a collaborative effort and we will develop a specific project approach working with you and D2C Architects, Inc. Our team will meet with the project stakeholders to fully understand your goals and expectations immediately upon notification of award.

Integrating construction expertise into the design phase will deliver the highest value to your project. By embracing the CMAR process and understanding the design details our team can minimize schedule impacts, develop highly defined scopes of work to eliminate scope gaps, expedited product selections based on availability, and incorporate constructability reviews early in the process.

Early identification of material and component lead times and understanding how these correlate with the projected construction schedule will be vital to the project's success. Identifying any lead time issues early will allow the project team to develop alternate options and temporary solutions to minimize impacts to the project schedule.

PROCUREMENT SCHEDULE //

On the Alternative Sentencing project, the procurement schedule played a vital role in mitigating risks by facilitating early identification of potential issues, such as material availability and market fluctuations. By outlining lead times, the schedule enabled proactive measures to address delays and disruptions. Thorough vendor evaluation and qualification within the schedule helped in selecting reliable suppliers, reducing the risk of poor performance.

| Procurement - Structural Steel | 341 days | Wed 10/27/21 | Mon 3/6/23 |
|---------------------------------------------------------|----------|--------------|--------------|
| Joist & Deck - Submitted | 1 day | Wed 10/27/21 | Wed 10/27/21 |
| Joist & Deck - Review | 11 days | Thu 10/28/21 | Thu 11/11/21 |
| Joist & Deck - Approved | 1 day | Fri 11/12/21 | Fri 11/12/21 |
| Joist & Deck - Delivery | 126 days | Mon 11/15/21 | Mon 5/16/22 |
| Main Structural Steel with Embeds & Anchors - Submitted | 1 day | Wed 12/29/21 | Wed 12/29/21 |
| Main Structural Steel with Embeds & Anchors - Review | 29 days | Thu 12/30/21 | Wed 2/9/22 |
| Main Structural Steel with Embeds & Anchors - Approved | 1 day | Thu 2/10/22 | Thu 2/10/22 |
| Main Structural Steel with Embeds & Anchors - Delivery | 67 days | Fri 2/11/22 | Mon 5/16/22 |
| Metal Stairs - Submitted | 1 day | Thu 2/24/22 | Thu 2/24/22 |
| Metal Stairs - Review | 15 days | Fri 2/25/22 | Thu 3/17/22 |
| Block Veneer - Submitted | 1 day | Thu 12/16/21 | Thu 12/16/21 |
| Block Veneer - Review | 5 days | Fri 12/17/21 | Mon 12/27/21 |
| Block Veneer - Approved | 1 day | Tue 12/28/21 | Tue 12/28/21 |
| Block Veneer - Delivery | 147 days | Wed 12/29/21 | Tue 7/26/22 |
| Metal Stairs - Approved | 1 day | Fri 3/18/22 | Fri 3/18/22 |
| Stainless Steel Handrails - Submitted | 1 day | Mon 5/16/22 | Mon 5/16/22 |
| Stainless Steel Handrails - Review | | | |
| Stainless Steel Handrails - Approved | | | |
| Metal Stairs - Delivery | | | |
| Kitchen Equipment - Submitted/Review | | | |
| Kitchen Equipment - Approved | | | |
| Window Frame Delivery | | | |
| AHU-6 & AHU-8 Delivery | | | |
| AHU-7 & ERV-2 Delivery | | | |
| Backflow Skid Delivery | | | |
| Kitchen Equipment - Delivery | | | |
| Stainless Steel Handrails - Delivery | | | |
| Curtain Wall Frame Delivery | | | |
| Solid Surface Shower Panel Delivery | | | |
| Switchgear Delivery | | | |
| Interior Glazing Delivery | | | |
| Pre-Hardwood Door Delivery 1st & 2nd Floors | | | |
| Curtain Wall Glazing - Re-Delivery (Broken Pallet) | | | |
| Bolt Down Table Re-Delivery - OFCI - 1st Floor | | | |



- Value engineering ideas for the most cost-effective solutions.

Optimizing Design with Cost-Effective Value Engineering

AP's preconstruction philosophy starts with a quality foundation and leads to a smooth building process. Promoting teamwork and constructability, we invest all team members early in design. Our focus is quality, feasibility and making your vision a reality. We plan how to best carry out the project design with quality and efficiency. We provide value-engineering options during design meetings and realtime cost estimating to make opportunities clear and decisions easier. This "draw

once, build once" philosophy allows the entire team to be lean and efficient. On a daily basis, we will provide cost options and constructability input to D2C that will allow them stay on schedule throughout the design process.

Our price option lists offer flexibility and transparency by presenting clear cost options for materials, finishes, and design choices. This approach empowers you to make budget-aligned decisions without compromising project quality or timeline. At AP, we leverage the price option list to ensure efficient resource management, clear communication, and a seamless construction experience that meets each client's unique priorities.

PRICE OPTION LIST //

This document allows all stakeholders to understand the decisions ahead that need to be made on the project and are prioritized based on not just impact to cost but also both the design and construction schedule.

| Price Options List | | | | | | | | | |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------|------------------------|-----------------------|---------------|---------------|---------------------------------------------------|---------------|----------------------------------------------------------------------------------|
| 75 YEARS adolfson & peterson Construction | | 10/22/2024 | | | | | | | |
| SD Cost Model Update | | \$70,841,314 | | | | | | | |
| Target Budget (Increased from \$69.5mm through FFE transfer to FLODC) | | \$71,000,000 | | | | | | | |
| Total Accepted Costs | | \$0 | | | | | | | |
| Revised Target | | -\$158,686 | | | | | | | |
| Total Pending Reductions Items (excludes overlapping cost savings items) | | -\$181,785 | | | | | | | |
| Potential Funds For Alternates with all Pending Items Accepted | | \$340,471 | | | | | | | |
| Remaining Estimate Contingencies @ 3.5% (Does not include additional 3% construction contingency) | | \$2,087,733 | | | | | | | |
| | | -\$181,785 \$2,789,904 \$0 -\$500,000 | | | | | | | |
| Item Number | Description of Item | Status | Pending Cost Reduction | Pending Cost Addition | Accepted Cost | Rejected Cost | 10/16 Decisions Incorporated Into Base Cost Above | Decision Date | Comments |
| Alternates | | | | | | | | | |
| 001 | Add Alternate 1 - Add cooling to remaining wing of residential rooms (1 Wing and x5 Floors) | Pending | | \$111,976 | | | | 11/22/2024 | Base Scope includes cooling at 3 of the 4 wings |
| 002 | Add Alternate 2 - Modify north entry site requirements for PFA requirements | Pending | | \$201,188 | | | | 11/22/2024 | PFA review pending if this needs to be accepted |
| 003 | Add Alternate 3 - Add operable windows to residence wings | Pending | | \$1,053,888 | | | | 1/31/2025 | Base Scope includes DONAS units but no operable windows |
| 004 | Add Alternate 4 - Provide localized mechanical systems with central backup (Option 2) | Pending | | \$484,010 | | | | 11/22/2024 | This layout aligns with CSU preferred mechanical based on 10/9 page turn |
| 005 | Add Alternate 5 - Provide additional 2 Elevators in residence wings | Pending | | \$392,815 | | | | 1/31/2025 | Elevator shafts are included in base cost |
| 006 | Add Alternate 6 - Budget to be held for coffee shop build out | Pending | | | | | | 1/31/2025 | \$350-\$750k Potentially |
| 007 | Add Alternate 7 - Add demountable partition at meeting room | Pending | | \$50,000 | | | | 1/31/2025 | |
| Price Option Items | | | | | | | | | |
| 001 | Price Option - Move portion of CSU FFE cost from project budget to operating budget and increase FLODC | Accepted | | | | | (\$1,500,000) | 10/31/2024 | Increases FLODC by \$1.5mm |
| 002 | Price Option - Move portion CSU FFE cost from project budget to operating budget and increase FLODC | Rejected | | | | (\$500,000) | | | Increases FLODC by \$500k |
| 003 | Reduce Estimate Contingency at end of SD to allow priority add alternates to be accepted | Accepted | | | | | (\$609,000) | 10/31/2024 | Need to discuss with HDS and FM (this would reduce est. cost. from 4.5% to 3.5%) |
| 004 | Price Option - Reduce Sunshade from 3' Projection to 2' Projection | Pending | (\$63,450) | | | | | 11/22/2024 | Needs to be reviewed further by team prior to acceptance |
| 005 | Price Option - Reduce Roof Eyebrow and Soffit from 3' to 2' | Pending | (\$118,335) | | | | | 11/22/2024 | Needs to be reviewed further by team prior to acceptance |
| 006 | Price Option - Remove additional AED scope cost | Accepted | | | | | (\$30,000) | | Scope overlap with overall budget |
| 007 | Price Option - Target Reduced Signage and Branding Scope | Accepted | | | | | (\$33,333) | | Potential overlap of budgets (value represent 33% of amount carried) |
| 008 | Price Option - Target Reduced Glass Marker Board Scope | Accepted | | | | | (\$17,567) | | Potential overlap of budgets (value represent 33% of amount carried) |
| 009 | Price Option - Target Reduced Site Furnishing Budget | Accepted | | | | | (\$59,165) | | Potential overlap of budgets (value represent 33% of amount carried) |
| 010 | Aluminum bussing for switchboards and panel boards | Accepted | | | | | (\$100,000) | | Previously accepted but awaiting subcontractor updates |
| 011 | Target 10% savings on light fixture package | Accepted | | | | | (\$150,000) | | Previously accepted but awaiting subcontractor updates |
| 012 | Remove lightning protection | Accepted | | | | | (\$48,125) | | Previously accepted but awaiting subcontractor updates |
| 013 | Add abuse resistant drywall to all residence rooms | Pending | | \$236,027 | | | | 01/31/2025 | Base Scope includes abuse resistant drywall in all public spaces |
| 014 | Remove addition 2 elevator shafts from scope of work | Rejected | | | | (\$72,100) | | 11/22/2024 | |
| Potential Risk Items | | | | | | | | | |
| 001 | Potential overages in Abatement Contractor bids | Pending | | TBD | | | | 10/31/2024 | Bids will be leveled by 10/31 |
| 002 | Potential Helical Pier Capacity Requiring Additional Piers | Pending | | TBD | | | | 12/31/2024 | Currently Carrying 68 Piers but more may be required depending on test pile |
| 003 | Potential need for atrium at knuckle stairs depending on final design solution | Pending | | TBD | | | | 11/22/2024 | Reviewing potential option and determining costs |
| 004 | Cost delta for JCI controls ILO Innotch | Pending | | \$250,000 | | | | 11/22/2024 | Team to have mechanical subcontractors get bids from both at SD documents |
| 005 | Reduce contingencies to allow FFE back into project budget | Pending | | TBD | | | | 3/31/2025 | This could be a partial give back to the overall project budget |
| 006 | Relocation of Fiber at building for foundation work | Pending | | TBD | | | | | |
| 007 | Relocation of gas line | Pending | | TBD | | | | | |

- *Input on factors such as cost, ease of installation, delivery schedule, quality, potential contracting, or construction issues.*

Advanced Quality and Cost-Efficiency Tools

ENHANCING PROJECT PRECISION AND PERFORMANCE

Thermal Imaging

Thermal imaging is a powerful tool on construction projects, allowing teams to detect temperature variations that reveal issues like insulation gaps in envelope as the project is being constructed. By identifying these problems early, thermal imaging helps improve energy efficiency, ensures building integrity, and reduces costly repairs, supporting a higher standard of quality and safety in construction.

Existing Conditions Surveys

AP's full enterprise drone services provide cut/fill analyses of sites, QA/QC documentation, safety audits, thermal envelope scans and more. When in construction, we are capable of continually updating built conditions through 3D scanning to provide more accurate as built as well as insure that the project is built as the documents dictate. Our 3D scans can be compared to 3D models to identify any deficiencies through measuring tolerances to pin-point accuracy, eliminating unknowns and reducing risk.

Virtual Mock Ups

Quality assurance for AP starts in preconstruction. As your partner we will provide not just constructability reviews but also coordinate construction details alongside the design team to ensure your building will perform at its best. The virtual mockup shown here was generated for an envelope sequencing study that was used to coordinate subcontractor scopes and identify potential conflicts at intersections that would otherwise not be discovered until in the field.

AP'S COMMITMENT TO TECHNOLOGY PROVIDES YOU WITH:



shorter
schedules



reduced cost



increased
quality

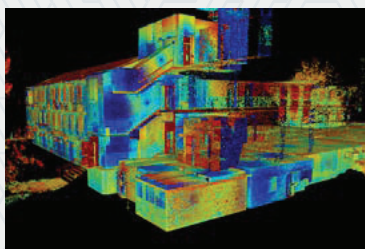


less waste



increased safety

OUR TOOLS FOR SUCCESS //



Thermal Imaging



Existing Conditions Surveys



Virtual Mockups

- *Partnering.*

Committed Partnership with the Town of Johnstown

It is our goal to serve the community hand in hand with the Town of Johnstown. Serving the community through our Johnstown office, we pride ourselves on building trust, communities and people.

We are fortunate to have employees who are passionate about supporting local charities and causes to better our communities. Our employees have been supporting and sponsoring events over the past several years such as the Johnstown BBQ Day, Weld RE-5J Education Foundation Golf Tournament, Johnstown Jingle, Roosevelt High School Athletics, and more.



- *Suggested method of establishing a project contingency and who controls the use of the contingency and procedures for justifying use of contingency funds. Note: Town reserves the right to determine final methodology for contingency funds.*

Effective Management and Use of Project Contingency Funds

Contingency funds are set aside to manage the unforeseen or incomplete conditions of the project. Approval to use these funds are typically agreed upon by the entire project team. These funds are managed as an allowance throughout the project. As the project progresses, AP continues to evaluate the level of risk associated with specific phases of the project. As the project milestones are completed, the level of risk is reduced. Therefore, we evaluate and recommend a reduction of the contingency allowance to identify savings and potentially reinvest these funds back into the project at the owner's discretion. This process continues throughout the lifecycle of construction with the expectation of returning any unallocated contingency funds to the owner at project completion.

ESTABLISHING A PROJECT CONTINGENCY



- *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.*

Contract Documents Recommendations

The sample contract provided with Addendum 2 is a Professional Services Agreement which is typically between an owner and an architect, professional engineer, land surveyor, etc. They are not commonly used in an Owner/ Contractor CMAR arrangement. Typical provisions contained within a standard CMAR agreement are not included in the Professional Services Agreement, including but not limited to a changes clause, a differing site conditions clause, hazardous materials language, contractor’s right to additional time, mutual waiver of consequential damages, substantial completion/liquidated damages, and GMP/Cost of the Work.

We recommend using AP’s preferred edits to the AIA A133-2019, AIA A133-2019 Ex B (for insurance) and AIA A201-2017 for this project.

- *Provide the percentage and scope of work that will be self-performed vs. those elements of work that will be subcontracted out.*

Self-Perform Capabilities

Receiving the best price for your project requires a competitive process for subcontractor procurement and bidding every trade and scope of work. We are your contractor first. By managing the entire project and its subcontractors instead of self-performing work, we can better manage your project’s schedule and budget. The percentage of self performed work is typically less that 10% of the total scope of work.



SELF-PERFORM CAPABILITIES

| | | |
|--------------------------------------------|------------------------------------|---------------------------------|
| ▶ Surveying, Horizontal & Vertical Control | ▶ Public Safety | ▶ Stormwater Management |
| ▶ Temporary Partitions | ▶ Vertical Concrete Work | ▶ Drone Services and Laser Scan |
| ▶ Select Demolition | ▶ BIM Coordination | ▶ Documentation |
| ▶ Vertical Transportation | ▶ Doors, Frames, & Hardware | ▶ Major Floor Preparation |
| ▶ Weather Protection | ▶ Rough Carpentry/Finish Carpentry | ▶ Quality Control |
| | | ▶ Horizontal Concrete |

- *Describe availability, bandwidth, and resources available to complete the project.*

Available Resources

The proposed team will be dedicated to your project from start to finish. With their current projects wrapping up this fall and living just a few minutes from the project site, they are eager to serve you. Additionally, AP has approximately 125 team members who report to our Johnstown office, with many living in the northern Colorado area and ready to support the project as needed.

We also have strong relationships with local subcontractors who are well-equipped to handle this work and are located just minutes from the jobsite. These trusted partners are available and prepared to provide seamless support, ensuring the project stays on track with the highest quality standards.

COST PROPOSAL


BLOCK 32 UTILITIES ADMINISTRATION BUILDING | FORT COLLINS, CO

Prepare and submit a Cost Proposal for the Town's consideration reflecting the entire cost, scope of work, and quality intent of the project.

a. General Contractors shall provide the fees for the following services:

- i. Pre-Construction Fee
- ii. Percentage of Overhead & Profit
- iii. Monthly General Conditions Cost

Cost Proposal

|  | | <i>Proposal</i> | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------|------------------------------------------------------|
| Project | | Contractor Information | |
| Name | Development Services Building | Company | AP Mountain States, LLC |
| Client | Town of Johnstown | Name | Chris Cooper |
| Primary Contact | Jeremy Gleim, Planning & Development Director | Address | 4660 Concord Avenue |
| Organization | Town of Johnstown | City, State ZIP | Johnstown, CO 80534 |
| Address | 430 S Parish Ave | Phone | 303-326-5805 |
| City, State ZIP | Johnstown, CO 80534 | Email | ccooper@a-p.com |
| Email | jgleim@johnstownco.gov | Date | 11/12/2024 |
| Proposal For Town of Johnstown Development Services Building Project | | | |
| PRECONSTRUCTION SCOPE OF WORK | | | |
| <ul style="list-style-type: none">- Provide milestone estimates at 100% DD and CD phases- Provide comprehensive schedule to include design and construction phases along with updates at milestones- Participate in design meetings during preconstruction phase to provide real time cost and constructability input- Provide constructability reviews to design team and owner at milestone drawing issuances- Provide interim cost updates with cost savings options as needed and track potential alternates- Provide GMP based on competitive bids from a minimum of 3 qualified subcontractors per trade | | | |
| PRECONSTRUCTION COST PROPOSAL | | | |
| - AP proposes the above scope of work (based on 3 month duration) for to be completed for the amount of | | | \$7,500 |
| GENERAL CONDITIONS | | | |
| - Itemized cost for general conditions found on the following page and is shown as a cost per month | | | \$29,659 |
| CM/GC CONSTRUCTION FEE | | | |
| - Proposed Construction fee | | | 1.95% |
| Construction Cost Estimate | | | |
| - Per addendum #2 the cost estimate is not to be provided with this submission but is being developed to be presented if awarded the project | | | |

General Conditions



| Item | Description | Quantity | Unit | Total Unit | Total \$ | Notes / Comments / Clarifications |
|------------------------------------------------------|-----------------------------------------------------------------------|----------|-------|-------------|-------------------------|-----------------------------------|
| 00 - Procurement and Contracting Requirements | | | | | | |
| 00 72 00 - AIA 201 General Conditions | | | | | | |
| 001 | Article 1 - General Provisions | | | | | Included |
| 002 | Article 2 - Owner | | | | | See Below |
| 003 | Permit, easements, assessments required for construction | | | | | By Owner |
| 004 | Surveys | | | | | By Owner |
| 005 | Contract Documents | | | | | By Owner |
| 006 | Article 3 - Contractor | | | | | See Below |
| 007 | Review existing conditions of the site | | | | | Included |
| 008 | Supervise and Direct work | | | | | See Below |
| 008 | Project Superintendent | 1.00 | mo | \$15,762.37 | \$15,762 | |
| 009 | Project Manager | 1.00 | mo | \$7,881.18 | \$7,881 | |
| 010 | Inspect portions of the work to determine subsequent work can proceed | | | | | Included |
| 011 | Costs associated with supervision: | | | | | Below |
| 012 | Jobsite office trailer | 1.00 | mo | \$1,150.00 | \$1,150 | |
| 013 | Temp electrical power for trailer | | | | | Direct Cost of Work |
| 014 | Telephone Lines | 1.00 | mo | \$110.00 | \$110 | |
| 015 | Cell Phones | 1.00 | mo | \$200.00 | \$200 | |
| 016 | Jobsite technology (for supervisory personnel) | 1.00 | mo | \$1,200.00 | \$1,200 | |
| 017 | Office Equipment | 1.00 | mo | \$450.00 | \$450 | |
| 018 | Office Supplies | 1.00 | mo | \$200.00 | \$200 | |
| 019 | Vehicles | 1.00 | mo | \$1,650.00 | \$1,650 | |
| 020 | Gas/Oil/Tires/Service | 1.00 | mo | \$450.00 | \$450 | |
| 021 | Jobsite Office Expenses (water, coffee, etc) | 1.00 | mo | \$200.00 | \$200 | |
| 022 | Subsistence for supervisory personnel | | | | | Not Included |
| 023 | 3.4 - Labor and Materials | | | | | Direct Cost of Work |
| 024 | Labor | | | | | Direct Cost of Work |
| 025 | Materials | | | | | Direct Cost of Work |
| 026 | Equipment | | | | | Direct Cost of Work |
| 027 | Tools | | | | | Direct Cost of Work |
| 028 | Construction Equipment | | | | | Direct Cost of Work |
| 029 | Temporary Power for Shell Building | | | | | Direct Cost of Work |
| 030 | Sanitary Facilities | 2.00 | ea/mo | \$190.00 | \$380 | For job compound only |
| 031 | Temporary Hoists | | | | | By Subcontractor Trade / Division |
| 032 | Erosion Control Measures | | | | | Direct Cost of Work |
| 033 | Daily Clean | | | | | Direct Cost of Work |
| 034 | Final Clean | | | | | Direct Cost of Work |
| 035 | 3.6 - Taxes | | | | | Not Included |
| 036 | 3.7 - Permits, Fees | | | | | See Below |
| 037 | Building Permit | | | | | Not Included |
| 038 | 3.8 - Allowances | | | | | Not Included |
| 039 | 3.9 - Superintendent | | | | | Included above |
| 040 | 3.10 - Construction and Submittal Schedules | | | | | Included |
| 041 | 3.12 - Professional Design Services | | | | | Not Included |
| 042 | 3.14 - Cutting and Patching | | | | | Direct Cost of Work |
| 043 | Article 4 - Architect | | | | | N/A |
| 044 | Article 5 - Subcontractors | | | | | N/A |
| 045 | Article 6 - Construction by Owner | | | | | N/A |
| 046 | Article 7 - Changes in the Work | | | | | N/A |
| 047 | Article 8 - Time | | | | | N/A |
| 048 | Article 9 - Payments and Completion | | | | | N/A |
| 049 | Article 10 - Protection of Persons and Property | | | | | See Below |
| 050 | Safety Precautions and Programs | | | | | See Below |
| 051 | Safety Equipment | | | | | Direct Cost of Work |
| 052 | Safety Manager | | | | | Direct Cost of Work |
| 053 | Safeguards for Safety and Protection | | | | | See Below |
| 054 | Project Signs | | | | | Direct Cost of Work |
| 055 | Temp Fencing | | | | | Direct Cost of Work |
| 056 | Barricades | | | | | Direct Cost of Work |
| 057 | 10.4 Emergencies | | | | | See Below |
| 058 | Site specific Crisis Plan | 1.00 | mo | \$25.00 | \$25 | |
| 059 | Article 11 - Insurance and Bonds | | | | | See Proposal Sheet |
| 060 | Article 12 - Uncovering and Correction of Work | | | | | N/A |
| 061 | Article 13 - Miscellaneous Provisions | | | | | N/A |
| 062 | Tests and Inspections | | | | | By Owner |
| 063 | Article 14 - Termination or Suspension of the Contract | | | | | N/A |
| 064 | Article 15 - Claims and disputes | | | | | N/A |
| Total 00 72 00 - AIA 201 General Conditions | | | | | \$29,659 / month | |

The term "By Owner" indicates that A&P expects this cost to be borne by the Owner

The words "By Sub" indicates that A&P intends to include this item in the subcontractor costs

The word "Excluded" indicates that A&P thinks this cost will be incurred, but is specifically excluding it for the total shown on this worksheet.

The letters "N/A" indicate that A&P does not believe this line item applies to this specific job and is therefore not included in this worksheet.

The word "Included" indicates the line item has been included A&P's Construction Phase Fee

The word "Allow" indicates the line item has been included in the cost of the work as an allowance subject to the definition defined in the Project Manual/Specifications.

The term "Direct Cost of Work" indicates costs that are dependent on tasks to be defined by the end scope of the project and will either be subcontracted or self performed in a competitive process

CERTIFICATE OF GOOD STANDING

PUBLIC SAFETY TRAINING CENTER (CAPSTC) | AURORA, CO

Include current Certificate of Good Standing with the State of Colorado.

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,

ADOLFSON & PETERSON, INC.

is an entity formed or registered under the law of Minnesota, 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 19871418774.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 11/12/2024 that have been posted, and by documents delivered to this office electronically through 11/12/2024 @ 10:30:33.

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 11/12/2024 @ 10:30:33 in accordance with applicable law. This certificate is assigned Confirmation Number 16560117.



Jena Griswold

Secretary of State of the State of Colorado

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

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



PROJECT SCHEDULE

THORNTON FIRE STATION 7 | THORNTON, CO

THORNTON FIRE STATION 7 | THORNTON, CO

phases, allowing for clear communication, proactive issue resolution, and timely decision-making. This schedule reflects AP's commitment to meeting key project dates and maintaining flexibility to adapt as needed, ensuring that all aspects of the project progress smoothly and efficiently.

This is the first page of the schedule; to view the full schedule, please click the link below.

This is the first page of the schedule; to view the full schedule, please click the link below.

**CLICK HERE TO SEE THE FULL
PROPOSED PROJECT SCHEDULE**

PROJECT TEAM

CREDIT UNION OF COLORADO NEW HEADQUARTERS | DENVER, CO

General:

Provide a detailed response to the qualification requirements outlined above.

Please see a detailed response to the required qualifications on page 4.

Additionally, list current projects under construction including owner's name and contact information, contract price, percent complete, scheduled completion date and brief description of the work.

| Project Name | Owners Name and Contact Information | Contract Price | Percent Complete | Scheduled Completion Date | Brief Description of the Work |
|---------------------------------------------------|----------------------------------------------------------------------|----------------|------------------|---------------------------|---------------------------------------------------|
| Brand Integration-Lobby Branding | BAE Systems Brandon Dorrough (720) 304-5104 | \$80,224 | 30% | 11/22/2024 | Industrial, Remodel/Renovation |
| Thornton Community Center Remodel | City of Thornton Jennifer Cahill PMP (303) 538-7330 | \$31,251,816 | 92% | 11/27/2024 | Municipal, New Construction |
| Station 18 Kitchen Remodel | South Metro Fire Rescue Authority Kevin Milan (720) 989-2401 | \$189,686 | 24% | 12/16/2024 | Municipal, Remodel/Renovation, Tenant Improvement |
| Northern Colorado Youth Shelter | Thompson School District R2-J John Rowell (970) 566-2366 | \$3,296,566 | 49% | 12/30/2024 | K-12, Remodel/Renovation |
| Reimagining Montbello High School | Denver Public Schools Neisa Lynch, Renee Verspoor (720) 346-1097 | \$151,546,120 | 93% | 12/31/2024 | K-12, New Construction, Remodel/Renovation |
| PSL LINAC Replacement | Health One Cares Adam George (720) 754-6384 | \$1,177,770 | 45% | 12/31/2024 | Healthcare |
| Alternative Sentencing Facility and Central Plant | Boulder County Joe May (303) 579-7020 | \$32,021,773 | 33% | 1/31/2025 | Correctional, Addition, New Construction |
| Roosevelt Middle School | Weld RE-5J School District Scott Nielsen (970) 587-6050 | \$43,128,464 | 95% | 2/13/2025 | K-12, Remodel/Renovation, Site Work |

| Project Name | Owners Name and Contact Information | Contract Price | Percent Complete | Scheduled Completion Date | Brief Description of the Work |
|------------------------------------------|----------------------------------------------------------------------|----------------|------------------|---------------------------|---------------------------------------------------------------------------|
| Boulder County Jail Intake Addition | Boulder County Joe May (303) 579-7020 | \$19,241,670 | 42% | 2/27/2025 | Correctional, Addition, Remodel/ Renovation |
| Courthouse II Buildout | Arapahoe County Ken Morris (303) 795-4504 | \$1,684,660 | 19% | 2/28/2025 | Correctional, Remodel/Renovation |
| Building Renovation for Arts and Media | University of Colorado Denver Rick Ritter (303) 817-8305 | \$1,094,118 | 1% | 3/10/2025 | Higher Education, Remodel/Renovation |
| AHEC North Classroom Building Renovation | University of Colorado Denver Rick Ritter (303) 817-8305 | \$3,048,537 | 3% | 3/10/2025 | Higher Education, Remodel/Renovation |
| Banner MMC MRI Replacement | Banner Health North Colorado Medical Center | \$1,431,338 | 22% | 3/31/2025 | Hospital, Remodel/ Renovation |
| Pueblo North Medical Office Building | Kaiser Permanente Deborah Chastain (303) 909-3916 | \$13,306,760 | 14% | 4/30/2025 | Clinic/Medical Office Building, New Construction |
| Thunder Vista P-8 Utility Repairs | Adams 12 Five Star School District Eddie Coronado (303) 915-5709 | \$847,577 | 44% | 8/8/2025 | K-12, Maintenance/ Repair Work |
| Shaw Heights HVAC Upgrade | Westminster Public Schools Don Ciancio 720-542-5135 | \$8,250,000 | 31% | 8/31/2025 | K-12, HVAC, MEP Upgrades, Remodel/ Renovation |
| New Vista High School Replacement | Boulder Valley School District RE-2 Gene Temanson (720) 561-5951 | \$41,150,801 | 47% | 8/31/2025 | K-12, New Construction |
| Medical/Mental Health Facility Expansion | Arapahoe County Ken Morris (303) 795-4504 | \$40,052,629 | 34% | 9/30/2025 | Correctional, Addition |
| Hellems Renovation | University of Colorado Boulder Blake Guyer (303) 735-7238 | \$68,270,028 | 39% | 10/14/2025 | Higher Education, Historical Renovation/ Preservation, Remodel/Renovation |
| SLFRF Hellems Renovation | University of Colorado Boulder Blake Guyer (303) 735-7238 | \$11,217,160 | 69% | 12/1/2025 | Higher Education, Remodel/Renovation |
| CONFIDENTIAL PROJECT | CONFIDENTIAL CLIENT | \$3,489,238 | 45% | 12/11/2025 | Industrial |

| Project Name | Owners Name and Contact Information | Contract Price | Percent Complete | Scheduled Completion Date | Brief Description of the Work |
|---------------------------------------|-------------------------------------------------------------------|----------------|------------------|---------------------------|----------------------------------------------------------------|
| CONFIDENTIAL PROJECT | CONFIDENTIAL CLIENT | \$120,188,695 | 58% | 12/12/2025 | Industrial, Remodel/ Renovation, Site Work, Tenant Improvement |
| College of Osteopathic Medicine | University of Northern Colorado Kevin Robinson (970) 351-1264 | \$111,700,000 | 4% | 7/1/2026 | Higher Education, New Construction |
| Subsurface Frontiers Infrastructure | Colorado School of Mines Susan Miner (303) 384-2517 | \$13,851,952 | 51% | 8/1/2026 | Higher Education, New Construction |
| Energy and Minerals Research Facility | Colorado School of Mines Susan Miner (303) 384-2517 | \$199,985,472 | 14% | 1/1/2027 | Higher Education, New Construction |

Staff

It is expected that the CMAR's key personnel assigned to the project will remain fixed throughout the design and construction phase of the project, unless mutually acceptable arrangements are made otherwise.

- Submit the following information regarding staff that will be dedicated to the project:
 - Job descriptions of key positions (i.e., project manager, project superintendent(s).
 - Onsite project manager
 - Project engineer
 - Cost estimator
 - Others as appropriate
- Names and experience and qualifications of individuals proposed to fill key positions.

A Team Committed to Your Project Success

Our project team brings extensive municipal experience, with each member having successfully completed a range of public and community-focused projects that align closely with your vision. Having collaborated on multiple projects, our team operates with a high degree of synergy, allowing us to leverage established processes and communication strategies that drive efficiency and quality.

Many of our team members are based just minutes from Johnstown, demonstrating not only a commitment to your project but also a connection to the community. This proximity means we are readily available to address project needs in real-time, reinforcing our hands-on approach and ensuring quick responses at every project stage. Our team's dedication to municipal excellence, backed by a local presence, uniquely positions us to deliver a project that meets and exceeds expectations.



ANTHONY DURST
CONSTRUCTION MANAGER
21 YEARS EXPERIENCE

EDUCATION

- ▶ B.S., Construction Management, South Dakota State University

EXPERIENCE RELEVANCY

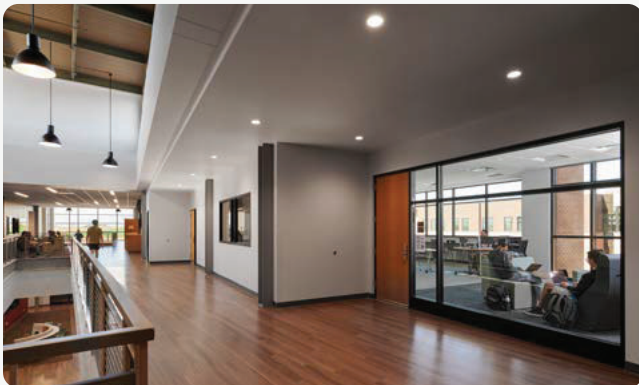
- ▶ Johnstown community member
- ▶ Johnstown projects
- ▶ Municipal construction expertise
- ▶ Office construction experience

CERTIFICATIONS

- ▶ OSHA 30 Hour Certification
- ▶ LEED Accredited Professional
- ▶ AIA Constructor Certification

RELEVANT EXPERIENCE

- ▶ Weld RE-5J Roosevelt High School
Johnstown, CO | \$107,425,265 | 230,000 | Remodel/Renovation
- ▶ Roosevelt Middle School
Johnstown, CO | \$42,300,000 | 119,253 sf | Remodel/Renovation
- ▶ Town of Johnstown - Johnstown Community Center
Johnstown, CO | \$28,848,238 | 70,000 sf | New Construction
- ▶ City of Fort Collins - Block 32 Utilities Administration Building
Fort Collins, CO | \$10,241,461 | 37,500 sf | Historical Renovation/Preservation, New Construction
- ▶ Adolfson & Peterson Construction - Johnstown Office
Johnstown, CO | \$5,023,978 | 5,000 sf | New Construction
- ▶ Weld RE-3J - Admin Building
Hudson, CO | \$4,675,658 | 8,202 sf | New Construction
- ▶ Pioneer Ridge Elementary Renovation
Johnstown, CO | \$3,101,859 | 55,336 sf | Remodel/Renovation
- ▶ City of Fort Collins - Shop Expansion
Fort Collins, CO | \$3,989,682 | 5,000 sf | Addition, HVAC



Weld RE-5J Roosevelt High School



City of Fort Collins - Block 32 Utilities Administration Building



ANDREW RODRIQUEZ

SUPERINTENDENT

18 YEARS EXPERIENCE

EXPERIENCE RELEVANCY

- ▶ Municipal construction expertise
- ▶ Office construction experience

CERTIFICATIONS

- ▶ Advanced Stormwater
- ▶ CPR, First Aid, AED
- ▶ OSHA 10
- ▶ OSHA 30
- ▶ Power Project

RELEVANT EXPERIENCE

- ▶ **City and County Broomfield - Broomfield Community Center Reconstruction**
Broomfield, CO | \$43,999,558 | 96,088 sf | New Construction, Remodel/Renovation
- ▶ **Arapahoe County - Medical/Mental Health Facility Expansion**
Centennial, CO | \$40,052,629 | 31,000 sf | Addition
- ▶ **Northern Water - Building A Addition & Renovation**
Berthoud, CO | \$34,365,619 | 89,000 sf | Tenant Improvement, Addition, New Construction, Remodel/Renovation
- ▶ **City and County of Denver - Carla Madison Recreation Center**
Denver, CO | \$33,779,725 | 69,070 sf | New Construction, Site Work
- ▶ **City of Aurora - Public Safety Training Center (CAPSTC)**
Aurora, CO | \$24,948,643 | 44,023 sf | New Construction
- ▶ **Northern Water - Berthoud Campus Expansion Project - Phase 1**
Berthoud, CO | \$24,569,356 | 50,425 sf | New Construction
- ▶ **City of Englewood - Englewood Police Headquarters**
Englewood, CO | \$23,012,624 | 52,000 sf | New Construction



City of Englewood - Englewood Police Headquarters



Northern Water - Building A Addition & Renovation



CHRIS COOPER

SENIOR PRECONSTRUCTION MANAGER

27 YEARS EXPERIENCE

EDUCATION

B.S., Architectural Studies,
Southern Illinois University

EXPERIENCE RELEVANCY

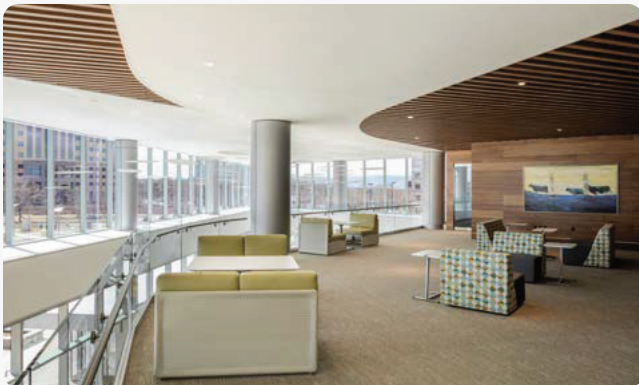
- ▶ Experience with D2C
- ▶ Johnstown projects
- ▶ Municipal construction expertise
- ▶ Office construction experience

CERTIFICATIONS

- ▶ AGC Executive Leadership Academy Graduate
- ▶ Leadership Fort Collins Class of 2022
- ▶ OSHA 10 Hour
- ▶ Silica Awareness Training

RELEVANT EXPERIENCE

- ▶ **Shea Properties - CoBank Center Village Center Station III**
Greenwood Village, CO | \$75,602,414 | 296,000 sf | Tenant Improvement, New Construction, Site Work
- ▶ **Shea Properties - Charter Communications Village Center Station II**
Greenwood Village, CO | \$62,194,152 | 328,000 sf | New Construction, Site Work
- ▶ **Arapahoe County - Medical/Mental Health Facility Expansion**
Centennial, CO | \$40,052,629 | 31,000 sf | Addition
- ▶ **Northern Water - Building A Addition & Renovation**
Berthoud, CO | \$34,365,619 | 89,000 sf | Tenant Improvement, Addition, New Construction, Remodel/Renovation
- ▶ **Town of Johnstown - Johnstown Community Center**
Johnstown, CO | \$28,848,238 | 70,000 sf | New Construction
- ▶ **City of Aurora - Public Safety Training Center (CAPSTC)**
Aurora, CO | \$24,948,643 | 44,023 sf | New Construction
- ▶ **Northern Water - Berthoud Campus Expansion Project - Phase 1**
Berthoud, CO | \$24,569,356 | 50,425 sf | New Construction



Shea Properties - CoBank Center Village Center Station III



Town of Johnstown - Johnstown Community Center



REBECCA DURST
PROJECT MANAGER
12 YEARS EXPERIENCE

EDUCATION

- ▶ B.S., Construction Management, Colorado State University

EXPERIENCE RELEVANCY

- ▶ Johnstown community member
- ▶ Johnstown projects
- ▶ Municipal construction expertise
- ▶ Office construction experience

CERTIFICATIONS

- ▶ OSHA 10 Hour Certification
- ▶ OSHA 30 Hour Certification

RELEVANT EXPERIENCE

- ▶ Poudre School District - Timnath Middle-High School
Fort Collins, CO | \$135,103,985 | 252,000 sf | New Construction
- ▶ Westminster Public Schools - Westminster High School
Westminster, CO | \$76,182,985 | 369,000 sf | New Construction
- ▶ Brush School District Re 2J - Brush Middle/High School Addition and Renovation
Brush, CO | \$51,382,446 | 170,000 sf | MEP Upgrades, Addition, HVAC, New Construction, Remodel/ Renovation, Site Work
- ▶ Northern Water - Building A Addition & Renovation
Berthoud, CO | \$34,365,619 | 89,000 sf | Tenant Improvement, Addition, New Construction, Remodel/ Renovation
- ▶ City and County of Denver - Carla Madison Recreation Center
Denver, CO | \$33,779,725 | 69,070 sf | New Construction, Site Work
- ▶ Town of Johnstown - Johnstown Community Center
Johnstown, CO | \$28,848,238 | 70,000 sf | New Construction
- ▶ United Properties - Inova Dry Creek Office Building 1
Centennial, CO | \$27,765,753 | 225,000 sf | HVAC, New Construction, Site Work



United Properties - Inova Dry Creek Office Building 1



Brush Middle/High School Addition and Renovation



PRISCILLA DODDS

PROJECT ENGINEER

8 YEARS EXPERIENCE

EDUCATION

- ▶ A.S., Web Design, Front Range Community College

EXPERIENCE RELEVANCY

- ▶ Johnstown community member
- ▶ Johnstown projects
- ▶ Municipal construction expertise
- ▶ Office construction experience

RELEVANT EXPERIENCE

- ▶ Denver Public Schools - Reimagining Montbello High School
Denver, CO | \$152,701,146 | 277,694 sf | New Construction, Remodel/ Renovation
- ▶ Poudre School District - Timnath Middle-High School
Fort Collins, CO | \$135,103,985 | 252,000 sf | New Construction
- ▶ City of Englewood - Englewood Police Headquarters
Englewood, CO | \$23,012,624 | 52,000 sf | New Construction
- ▶ Fort Lupton Recreation Department - Recreation Center Expansion
Fort Lupton, CO | \$11,051,855 | 25,585 sf | Addition, Remodel/ Renovation
- ▶ Park County Government - Combined Office Space II
Fairplay, CO | \$8,482,929 | 23,000 sf | New Construction
- ▶ Boulder County - Jail Administration Addition
Boulder, CO | \$6,320,359 | 14,179 sf | Addition
- ▶ United Properties - Inova Tenant Improvements
Centennial, CO | \$2,765,977 | 33,165 sf | Tenant Improvement
- ▶ City of Fort Lupton - Fort Lupton Splashpad
Fort Lupton, CO | \$1,646,232 | 28,400 sf | New Construction



Boulder County - Jail Administration Addition



Park County Government - Combined Office Space II

SAFETY

NORTHERN WATER BERTHOUD CAMPUS EXPANSION PHASE 1 | BERTHOUD, CO

Provide the firm's OSHA reportable accident rate and current workman's compensation insurance multiplier for the last 3 years.



WORKMAN'S COMPENSATION SAFETY RECORD (EMR):

| 2024 | 2023 | 2022 |
|------|------|------|
| 0.63 | 0.92 | 0.89 |

OSHA REPORTABLE ACCIDENT RATE

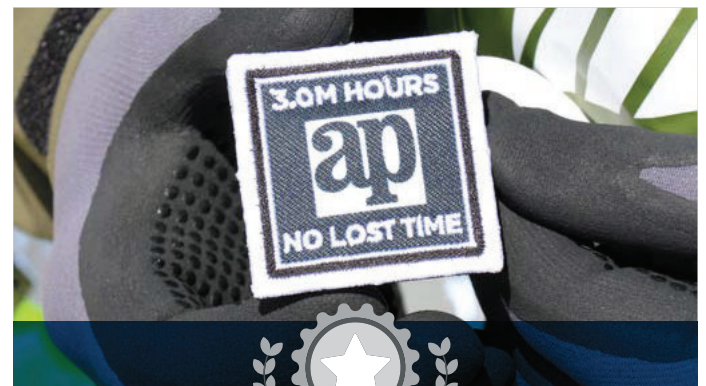
| 2023 | 2022 | 2021 |
|------|------|------|
| 1.8 | 1.41 | 2.42 |

Address your company's safety program and any additional information that would be useful in showing your approach to a safe work site.

A Culture Rooted In Safety

Safety is a cornerstone of our culture, and our unwavering commitment drives us to a safe work environment. AP embraces an Incident and Injury Free (IIF) safety culture where individual and collective responsibility creates an environment where incidents and injuries are not tolerated.

This doesn't just extend to our AP employees, though. It's a holistic mindset—safety is our number one thought when planning the logistics of building on an active college campus by minimizing our construction footprint, providing clear wayfinding and detours, and continually communicating with campus officials. **Lead by Andrew Rodriguez, our team has coordinated with staff members working around the project, keeping everyone safe throughout its duration.**



**3,900,000 HOURS WITHOUT A
LOST-TIME INCIDENT!**

This month, AP Mountain States celebrated a huge safety milestone, 3.9 million hours without a lost-time incident!

Comprehensive Safety Program

TRAINING, ORIENTATION, AND SITE-SPECIFIC PROTOCOLS FOR A SAFE WORK ENVIRONMENT

AP's mission is attracting and retaining top talent. Encouraging and providing educational opportunities for our employees is vital for our success. AP Project Management Teams complete a variety of safety training meeting both external regulatory requirements and internal best practices. All project Superintendents and Foreman receive training as competent persons in areas specific to the work AP executes.

AP's orientation process is tailored to meet the unique requirements that many of our job sites demand. All individuals entering into an AP project site, whether it be field personnel performing work or a temporary visitor to the site require a site-specific orientation communicating the specific hazards and safety expectations of the site. Upon completion individuals receive a numbered sticker signifying they have reviewed and understand the expectations of the site.

Safety training offered by AP includes:

- ▶ Incident & Injury Free (IIF)
- ▶ Crisis Management
- ▶ Forklifts – operators
- ▶ Riggers
- ▶ Signalpersons
- ▶ Powder Actuated Tools
- ▶ Fall Protection
- ▶ Heavy Equipment
- ▶ Aerial lifts – including boom lifts and scissor lifts
- ▶ Respirators
- ▶ Silica – awareness and competent person
- ▶ Scaffold Erection
- ▶ Scaffold Use
- ▶ Crane Operations – operators
- ▶ Confined Space Entry
- ▶ Ladder Use
- ▶ Lasers
- ▶ Lockout/Tagout
- ▶ Excavation & Trenching
- ▶ Electrical Safety
- ▶ Flagging for traffic control
- ▶ First aid/CPR
- ▶ OSHA 30 hour Construction Safety Outreach
- ▶ Stormwater Management
- ▶ Additional training as required per jobsite conditions – asbestos, lead, etc.



SUBCONTRACTORS

ENGLEWOOD POLICE HEADQUARTERS | ENGLEWOOD, CO

List subcontractors that you have working relationships with that might be used on this project.

Local Partnerships

EXPERIENCED SUBCONTRACTORS COMMITTED TO SUPPORTING THE JOHNSTOWN COMMUNITY

As a community builder, we understand the importance of using hometown resources and we have a plan for reinvesting your taxpayer's money locally. If managed well, this project has the potential to benefit the Johnstown economy by supporting your community's workforce and businesses.

| GROUP BY | COMPANY NAME | CITY |
|--------------------------------------|-------------------------------------|--------------|
| 01 71 23.16 - Construction Surveying | Civil Arts, Inc. | Longmont |
| | Coffey Engineering & Surveying, LLC | Bosler |
| | King Surveyors | Windsor |
| | Lamp Ryneerson | Ft. Collins |
| | Majestic Surveying, LLC | Windsor |
| | Northern Engineering | Fort Collins |
| | Terrain Land Surveying LLC | Berthoud |
| 03 11 00 - Concrete Forming | A Concrete, Inc. | Johnstown |
| | Coloscapes Concrete | Loveland |
| | Hoff Construction | Loveland |
| | Panel Masters Inc | Lafayette |
| | Three Brothers Concrete, Inc. | Thornton |
| | Total Concrete Services Inc TCS | Longmont |
| | | |
| 03 11 15 - Concrete Building Slabs | A Concrete, Inc. | Johnstown |
| | All Phase Concrete Construction | Englewood |
| | Coloscapes Concrete | Loveland |
| | Hoff Construction | Loveland |
| | Marrou Concrete, Inc. | Fort Collins |
| | Piersons Concrete Construction | Ft. Collins |
| | Three Brothers Concrete, Inc. | Thornton |
| | Top Gun Concrete Inc | LIVERMORE |
| | Total Concrete Services Inc TCS | Longmont |
| 04 20 01 - Masonry Contractors | Big Horn Masonry Inc. | Ft. Collins |
| | Builders Stone & Masonry Inc- BSM | Denver |

| GROUP BY | COMPANY NAME | CITY |
|-------------------------------------------|------------------------------------------|-------------------|
| | C. Morgen Masonry Inc | Brighton |
| | Dels Masonry, Inc. | Longmont |
| | Division IV, Inc. | Johnstown |
| | Don's Masonry | Loveland |
| 05 12 00 - Structural Steel Framing | Front Range Steel | Wellington |
| | High Plains Steel Services LLC | Windsor |
| | Metal Solutions Inc. | Ault |
| | Redd Iron Inc. | Brighton |
| | St Thomas Steel Inc | Arvada |
| | Steel Fabricators | Fort Collins |
| 06 20 00 - Finish Carpentry | Boulder Mills Inc | Longmont |
| | Concepts in Millwork Inc | Colorado Springs |
| | Front Range Cabinets | Denver |
| | ISEC Inc. | Greenwood Village |
| | JK Concepts Inc | Denver |
| | LA Woodworks, Inc. | Windsor |
| | Wood Technology | Louisville |
| 07 10 00 - Dampproofing and Waterproofing | Absolute Caulking & Waterproofing | Wheat Ridge |
| | Barrier Compliance Services | Denver |
| | Black Roofing & Waterproofing | Boulder |
| | Division 7 Insulation | Golden |
| | Division 7 Construction | Denver |
| | MTN Inc | Englewood |
| | Rsi Inc. / Restoration Specialists, Inc. | Broomfield |
| | Summit Sealants/Insulation | Englewood |
| 07 40 00 - Metal Roofing | Academy Roofing Inc | Aurora |
| | B&M Roofing of CO, Inc. | Frederick |
| | Black Roofing & Waterproofing | Boulder |
| | Flynn BEC, LP | Commerce City |
| | Front Range Roofing Systems, LLC | Greeley |
| | Roof Check Inc | Longmont |
| 07 50 00 - Membrane Roofing | Academy Roofing Inc | Aurora |
| | B&M Roofing of CO, Inc. | Frederick |
| | Black Roofing & Waterproofing | Boulder |
| | Flynn BEC, LP | Commerce City |
| | Front Range Roofing Systems, LLC | Greeley |
| | Roof Check Inc | Longmont |
| 07 92 00 - Joint Sealants | Absolute Caulking & Waterproofing | Wheat Ridge |
| | Barrier Compliance Services | Denver |
| | Division 7 Construction | Denver |
| | Rsi Inc. / Restoration Specialists, Inc. | Broomfield |
| | Summit Sealants/Insulation | Englewood |
| 08 10 00 - Doors, Frames & Hardware | Brothers Door Supply | Berthoud |

| GROUP BY | COMPANY NAME | CITY |
|-----------------------------------------------------|-----------------------------------------------|---------------|
| | Colorado Doorways Inc | Denver |
| | La Force | Fort Collins |
| 08 41 00 - Entrances and Storefronts | B&W Glass, Inc. | Cheyenne |
| | Commercial Glass | Loveland |
| | EAP Glass, Inc. | Littleton |
| | Glass Doctor | Greely |
| | Ken Caryl Glass Inc | Littleton |
| | LW Facades, Inc. | Commerce City |
| | PCI Metro (PCG) | Denver |
| 09 20 00 - Metal Stud and Drywall-Complete Building | Delta Dry Wall, Inc. | Denver |
| | Diversified Builders Inc | Wheat Ridge |
| | Drywall Services Inc. (DSI) | Lakewood |
| | Holsinger Drywall Inc | Fort Collins |
| | Phase 2 Company | Fort Collins |
| 09 51 00 - Acoustical Ceilings | Drywall Services Inc. (DSI) | Lakewood |
| | Heartland Acoustics & Interiors | Englewood |
| | High Plains Acoustics | Elizabeth |
| | Innovative Interiors & Construction | Denver |
| | Phase 2 Company | Fort Collins |
| | SRB Acoustics | Englewood |
| 09 60 00 - Flooring | Decor II Inc | Greeley |
| | ELEMENTS | Denver |
| | Floorz Lllp | Denver |
| | Front Range Commercial Flooring LLC | Loveland |
| | Gary Leimer, Inc. | Denver |
| | Masters Flooring LLC | Windsor |
| | Next Generation Surfaces | Englewood |
| | Spectra Contract Flooring | Denver |
| 09 90 00 - Painting and Coating | Drywall Services Inc. (DSI) | Lakewood |
| | Maximum Painting | Fort Collins |
| | Molecular Coatings, Inc. | Loveland |
| | Phase 2 Company | Fort Collins |
| | Southwest Company | Parker |
| 21 00 01 - Fire Suppression Contractors | Front Range Fire Protection | Loveland |
| | Frontier Fire Protection LLC (FFP) | Denver |
| | Rapid Fire Protection Inc | Timnath |
| | Total Fire Protection West | Berthoud |
| | Western States Fire Protection - Fort Collins | Fort Collins |
| 23 00 01 - Complete Mechanical Contractors | Air Comfort, Inc. | Fort Collins |
| | Central Mechanical, Inc | Erie |
| | Horizon Mechanical Solutions | Fort Collins |
| | Innovative Mechanical & Design | Fort Collins |
| | Kuck Mechanical Contractors, LLC | Loveland |
| | MTech Mechanical Technologies Group | Westminster |

| GROUP BY | COMPANY NAME | CITY |
|-------------------------------------|-------------------------------------|---------------|
| | Neuworks Mechanical, Inc. | Fort Collins |
| | Parker Sheet Metal, Inc. | Longmont |
| | Poudre Valley Air | Fort Collins |
| | Strait Mechanical | Evans |
| | US Engineering Construction LLC | Westminster |
| | Wray Plumbing & Heating Company | Fort Collins |
| 26 00 01 - Electrical Contractors | Benchmark Electrical Solutions | Windsor |
| | Bret's Electric LLC | Frederick |
| | Duro Electric Company | Englewood |
| | Encore Electric | Lakewood |
| | Gregory Electric Inc. | Loveland |
| | Merit Electric Inc. | Fort Collins |
| | Wayne's Electric Co. | Fort Lupton |
| | Weifield Group Contracting, LLC | Centennial |
| 31 20 00 - Earth Moving & Utilities | Connell Resources, Inc | Fort Collins |
| | Dobbs Excavating Inc. | Bellvue |
| | Dunrite Excavation Inc | Berthoud |
| | E-Z Excavating | Frederick |
| | Hoff Construction | Loveland |
| | JD Enterprises | Windsor |
| | Martin and Sons Excavating | Windsor |
| 32 12 00 - Flexible Paving | Colorado Asphalt Services, Inc CASI | Commerce City |
| | Connell Resources, Inc | Fort Collins |
| | Don Kehn Construction | Fort Collins |
| | Martin Marietta Materials | Lakewood |
| 32 90 00 - Landscaping | Alpine Gardens | Ft. Collins |
| | Bath, Inc | Fort Collins |
| | Belmire Sprinkler Landscaping Inc | Loveland |
| | BrightView Landscape Development | Parker |
| | Environmental Landworks Company Inc | Golden |
| | Mill Brothers Landscape Group | Fort Collins |

CONSTRUCTION SEQUENCING AND SCHEDULING

BOULDER COUNTY ADMIN SERVICES DEPARTMENT - ST. VRAIN COMMUNITY HUB | LONGMONT, CO

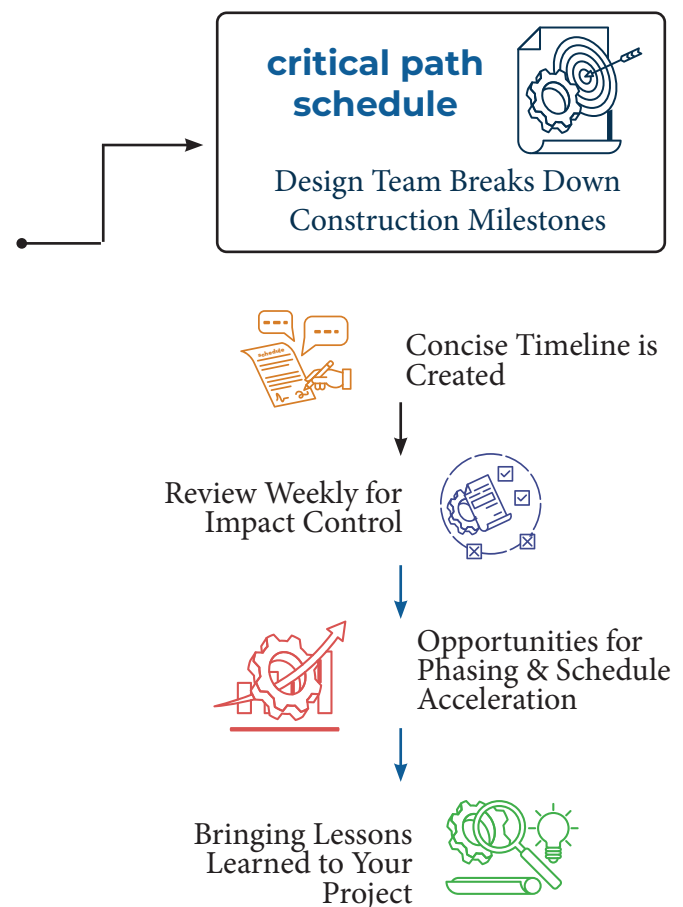
Describe the way in which your firm develops and maintains project schedules for projects of this size and nature.

Dynamic Scheduling Approach

Developing and maintaining an effective schedule relies on meticulous construction sequencing of critical components such as site access, limited lay-down space, and security requirements. AP develops our schedules from an initial pull-planning schedule with design team and ownership. From that, we are able to develop a comprehensive master Critical Path Method (CPM) schedule by fully understanding the project schedule goals and desired completion date. The master schedule will offer a concise, easy-to-read map of the timeline and budget with an ultimate focus on reaching critical milestones. We provide weekly updates at the OAC meeting to show the owner milestones and important owner deadlines.

By developing the master schedule early, and with team input, we can recognize opportunities for phasing and schedule acceleration, which in the end will save you money. This schedule will reflect the understanding of project variables and resources to establish realistic objectives. We then focus every resource to support optimal performance and construction quality by implementing just in time deliveries and coordination of long lead items to make sure we don't have down time in the construction process or multiple times handling the same piece of equipment/product. We calculate the logistics related to material availability and delivery options with an objective to ensure the right people, products and equipment are on site and ready when needed.

To make sure critical milestones are achieved in the right sequence, we can develop a detailed Work Breakdown Structure (WBS) to understand all the working pieces that make up the schedule. Our thorough, collaborative process reduces expenses and makes the best use of project resources by identifying opportunities for construction phasing and schedule acceleration.



Submit an example of a total and short-term project schedule for a similar sized project.

This is an example of a short-term project schedule from the Larimer County Community Corrections Improvements project. Updated daily and distributed weekly, this schedule reflects AP's commitment to maintaining real-time accuracy and consistent communication. By providing regular updates, we ensure all stakeholders are informed of progress, upcoming tasks, and any necessary adjustments, fostering a transparent and efficient construction process.

Adolfson & Peterson Construction

QUALITY ASSURANCE/ QUALITY CONTROL

CHARTER COMMUNICATIONS TENANT IMPROVEMENT | GREENWOOD VILLAGE, CO

Provide details on firm's quality control program. Explain how firm administers a quality control program during construction, how performance measures are documented and how quality issues are addressed.

AP's Quality Management Program (QMP)

Our QMP ensures that projects are built right the first time – from preconstruction through the delivery of the final project. The successful execution of the QMP is the result of commitments and participation by every project participant – AP, project owners, subcontractors,

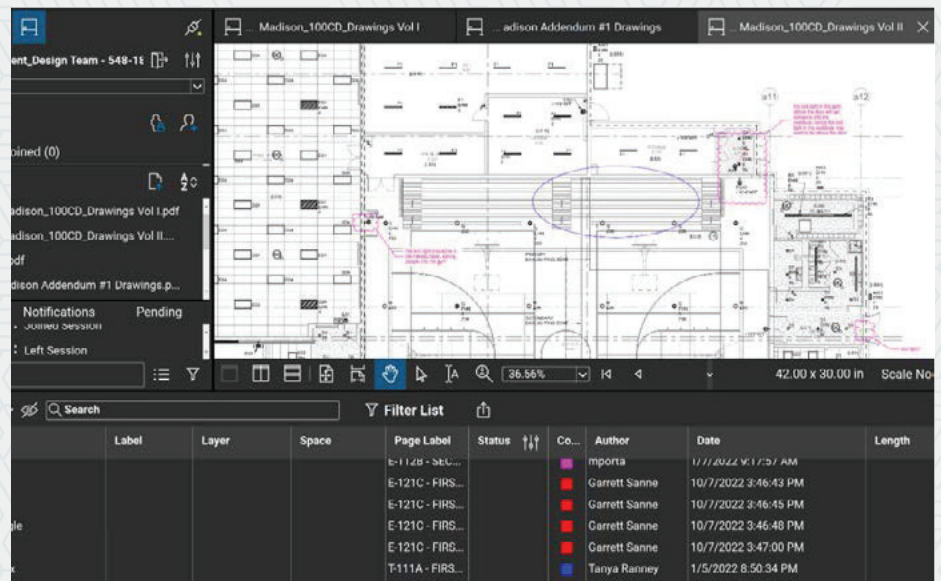
suppliers, designers, representatives and consultants. The QMP details AP's quality assurance and quality control policies, standards, procedures and supporting documentation and tools.

The purpose of the QMP is threefold:

1. To ensure projects meet the highest quality standards
2. To ensure that we deliver best-in-class services
3. To provide direction and guidance to AP employees and subcontractors about our quality policies, standards and procedures, to ensure that they have the knowledge and tools to accomplish AP's quality goals

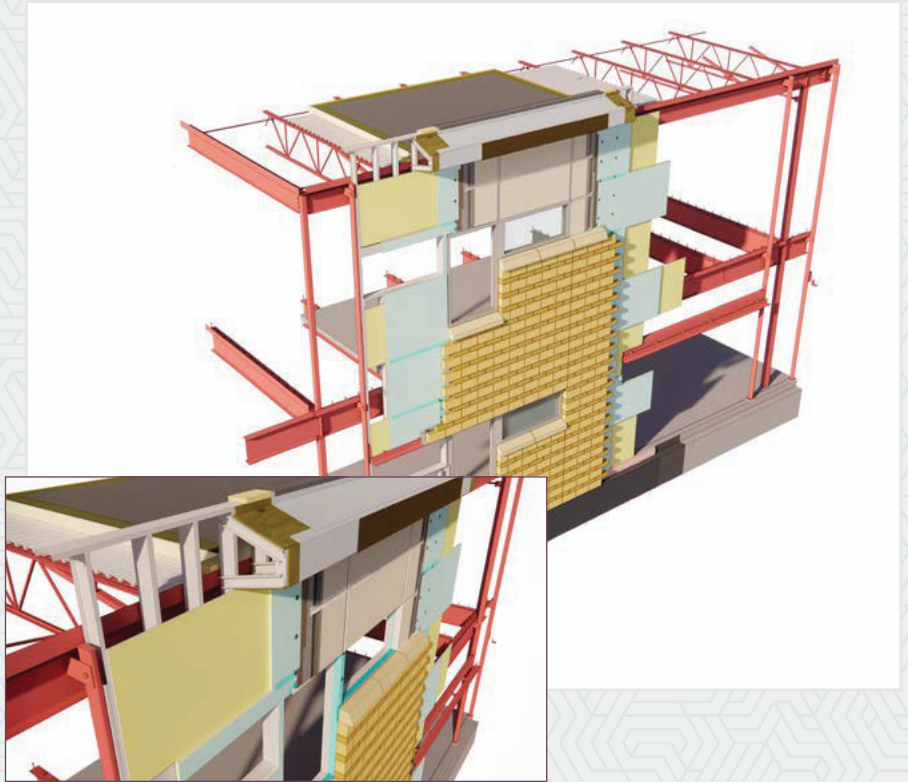
CONSTRUCTABILITY REVIEW //

To the right is an example of our constructability review process that will occur on your project. In a collaborative bluebeam session, all team members can provide input and comments in one location to allow a comprehensive evaluation of design drawings and provide direction to the design team in a timely manner to prevent potential redesign or conflicts in the field.



QUALITY TOOLS //

Quality assurance for AP starts in preconstruction. As your partner we will provide not just constructability reviews but also coordinate construction details alongside the design team to ensure your building will perform at its best. The virtual mockup shown here was generated for an envelope sequencing study that was used to coordinate subcontractor scopes and identify potential conflicts at intersections that would otherwise not be discovered until in the field.



Provide examples of when firm exceeded quality standards, gained industry recognition, or received quality awards.

Exceeding Quality Standards

AWARD-WINNING PROJECTS AND INDUSTRY RECOGNITION IN COLORADO

In the past 10 years, AP has won 45 project awards in the state of Colorado. Below are relevant recent examples of quality awards.

AWARD WINNING PROJECTS



ENGLEWOOD POLICE HEADQUARTERS
Best Government / Public Build 2020 - ENR Mountain States
ACE Silver Award - Associated General Contractors
Award of Distinction - AIA Colorado



WELD RE-5J SCHOOL DISTRICT ROOSEVELT HIGH SCHOOL
2024 Award of Merit - ENR Mountain States



NORTHERN WATER WEST SLOPE CAMPUS
2023 Award of Merit - ENR Mountain States

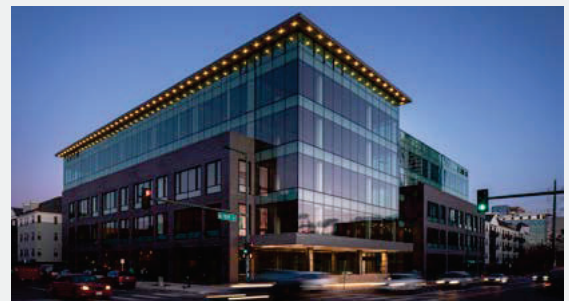
AP has won
**45 PROJECT
AWARDS**



in the past 10 years



CITY OF AURORA PUBLIC SAFETY & POLICE
TRAINING CENTER
Best Government / Public Build 2016 - ENR Mountain States
Excellence in Construction 1st Place - ABC Rocky Mountain
Chapter
Excellence in Construction 2nd Place - ABC National



PLATTE FIFTEEN
Annual Mayor Design Awards - City and County of Denver



CITY OF THORNTON THORNTON FIRE STATION 7
2023 Award of Merit - ENR Mountain States

REFERENCES

INNOVEST PORTFOLIO SOLUTIONS INNOVEST OFFICE | DENVER, CO

Provide three (3) client references (project name, contact person, and phone number) for projects that are similar in size and scope, and best demonstrates the firm's ability to complete the proposed project successfully.



BLOCK 32 UTILITIES ADMINISTRATION BUILDING

Brian Hergott | Facilities Project Manager
City of Fort Collins | 970.221.6805



LARIMER COUNTY ALTERNATIVE SENTENCING & COMMUNITY CORRECTIONS IMPROVEMENTS

David Bragg | Project Manager
Larimer County | 970.498.5918



BERTHOUD CAMPUS EXPANSION PROJECT

Amy Cook | Project Manager
Northern Water | 970.622.2261

