



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: 10-06-2025 Staff Member/Dept: Ben Whipple / Public Works

Agenda Item: Award of the Qualification Based Selection to Lunceford Excavation, Inc. for 2026 Sidewalk Construction

Recommended Motion:

"I motion to award the Design-Build Contractor selection to Lunceford Excavation, Inc., serving as the City's construction partner in completing fiscal year 2026 sidewalk projects"

Reasons for Recommendation:

- Through the Qualification Based Selection process (QBS), Staff and city engineers are looking to partner with a qualified contractor to approach our 2026 sidewalk and landscape projects with a more holistic approach that includes them earlier in the concept phase during the winter to efficiently and cost effectively implement projects during the shoulder seasons of the summer.
- Additionally, this approach allows staff to solidify construction disturbance expectations early in the design process and communicate those expectations to the community and business owners more accurately.
- Staff solicited contractors to submit resumes and qualifications to be judged on the following criteria: Experience, Technical Expertise, Code Compliance Proficiency, Inspection & Quality Assurance Capabilities, Availability, Licenses & Certifications.
- Two qualification submissions were received by the stated deadline and after staff scoring it was determined that Lunceford Excavation scored highest based on the qualifications provided.
- Awarding of this selection **does not award** specific sidewalk projects nor the cost to execute specific projects. Each sidewalk construction project that falls at or above the \$75,000 threshold will still come to council for approval.
- The last two years of street & sidewalk construction have provided the City a sizeable amount of unit pricing from Idaho contractors. This, coupled with the ability to negotiate and value engineer projects early on, provides the city meaningful protection against potential price gouging.

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

N/A

Financial Impact:

None OR Adequate funds exist in account: No specific expenses committed with this motion

Attachments:

1. Lunceford Excavation, Inc. Submission Packet
2. Guho Corp Submission Packet
3. QBS Staff Score Cards



Lunceford Excavation, Inc.
767 S Main St.
Bellevue, ID 83313
alabama626@gmail.com
(208) 720-1655

September 25, 2025

Trent Donat | City Clerk| City of Ketchum
191 5th Street West
Ketchum, ID 83340

To whom it may concern,

I am writing to express my interest in the SOQ Submission – Sidewalk & Landscape Enhancements for the City of Ketchum. Lunceford Excavation, Inc has extensive experience in managing and executing sidewalk and streetscape improvements, and we are confident in our ability to deliver high-quality results to ensure the project's success.

To ensure clear and efficient communication, Jonathan Lunceford, President, will be the primary point of contact for these projects. He can be reached at 208-720-1655 or alabama626@gmail.com. Jonathan will be available to handle all correspondence, provide requested information and address any questions that may arise.

We appreciate the opportunity to be considered for this important project and look forward to working together.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Lunceford", is written over a faint, larger version of the same signature.

Jonathan Lunceford | President
Lunceford Excavation, Inc.



Lunceford Excavation, Inc. Profile:

Background

Lunceford Excavation, Inc. was established in the year 1999 and has built a strong reputation as a reliable construction business. Our company has proudly served its local community in Blaine County for over 25 years. We have successfully delivered projects in the public, residential and commercial sectors, including residential housing developments, renovations, streetscape improvements, sidewalk constructions, underground water mains, sewer mains, utilities and more.

Ownership

Lunceford Excavation, Inc. operates as a corporation under the ownership of:

- Jonathan Lunceford, President, and Margaux Lunceford, Vice President.
- License Number(s): State of Idaho General Contractor - RCE-4023, State of Idaho Public Works Contractors License – PWC-C-16687

The owners provide direct oversight on all projects, ensuring compliance with state licensing requirements, contractual obligations, and performance expectations.

Organizational Structure

The company maintains a streamlined organizational structure to ensure accountability and efficiency in all phases of constructions:

- **President:** Provides leadership, oversees project execution, ensures compliance, maintains and manages client relationships, is responsible for scheduling, subcontractor coordination, and quality control.
- **Site Superintendents:** Direct daily field operations, enforce safety standards, and monitor work progress.
- **Administrative Staff:** Manage financial records and compliance documentations.

Staff Qualifications

Our staff are experienced construction professionals with proven expertise in delivering projects of varying scope and complexity. All staff are trained to conduct site inspections, enforce safety regulations, and implement quality control measures throughout each phase of construction. Lunceford Excavation, Inc. maintains a proactive approach to risk management and adheres to OSHA standards, ensuring the delivery of safe, compliant, and high-quality work.



Relevant Project Experience:

140 W 2nd St

Bill Griffin | Starting October 6, 2025 | Ketchum, ID

Description: All site work, excavation, backfill, water service, sewer service, utilities, sidewalks, storm drains, catch basins.

200 N Main

200 N Main, LLC | Current | Ketchum, ID

Description: All site work, excavation, backfill, water service, sewer service, utilities, sidewalks, storm drains, and catch basins.

Trail Creek Manhole Emergency

City of Ketchum | 2025 | Ketchum, ID

Description: Emergency replacement of manhole for Trail Creek Bridge replacement.

Water Main Relocations (5)

City of Ketchum | 2025 | Ketchum, ID

Description: Relocations of water mains for Hwy 75 rebuild on Main Street locations of Trail Creek Bridge, Gem Street, Emerald Street, and Garnet Street within the City of Ketchum.

Leadville Trading

Elias Construction | 2024-2025 | Ketchum, ID

Description: All site work, excavation, backfill, water service, sewer service, utilities, sidewalks, storm drains, and catch basins.

City of Ketchum Main Street Relocation

City of Ketchum | 2024-2025 | Ketchum, ID

Description:

Consisted of the relocation of existing water infrastructure between 2nd Street and 4th Street as well as fire hydrant replacement between 1st Street and 9th Street along Main Street in conjunction with the re-construction of Main Street within the City of Ketchum. Including storm drains and catch basins.



4th and Walnut

Elias Construction | 2022-2023 | Ketchum, ID

Description: All site work, excavation, backfill, water service, sewer service, utilities, sidewalks, storm drains, and catch basins.

Ketchum Fire Station

Core Construction | 2021 | Ketchum, ID

Description: Install fire line. All site work, excavation, backfill, water service, sewer service, all utility conduits, and sidewalk prep.

660 1st Ave

Kearns, McGinnis and Vandenberg, Inc. | 2020 | Ketchum, ID

Description: All site work, excavation, backfill, water service, sewer service, utilities, sidewalks, storm drains, and catch basins.

Ketchum Library

Elias Construction | 2019 | Ketchum, ID

Description: Install Fire line, sidewalk prep and construction.

Warm Springs Sidewalk and Retaining Wall

City of Ketchum | 2018 | Ketchum, ID

Description: Excavation, backfill, installation of concrete wall with Gibbs Construction, rebuild one lane of Warm Springs Road.



Project Team:

Jonathan Lunceford, President – over 30 years of experience managing construction projects. Extensive knowledge of codes, contract management and project delivery. Skilled in cost estimating, scheduling, and subcontractor management.

Scott Exon, Site Superintendent – over 40 years of on-site supervisory experience, with expertise in safety compliance, quality assurance, site supervision and crew coordination. Skilled in cost estimating.

Leopoldo Flores, Site Superintendent – over 20 years of on-site supervisory experience, with expertise in safety compliance, quality assurance, site supervision and crew coordination.

Chauncey Brauberger, Site Superintendent – over 25 years of on-site supervisory experience. Oversees daily operations, conducts routine site inspections, enforces safety standards, and ensures construction activities meet specifications and regulatory requirements.

Wyatt Swainston, Site Superintendent – over 10 years of experience. Expertise in site supervision. Proficient in reading plans, layouts, and conducting workmanship inspections to maintain quality standards and safety compliance.

Kyle Sorenson, Site Superintendent – over 20 years of supervisory experience. Expertise in site supervision. Proficient in reading plans, layouts, and conducting workmanship inspections to maintain quality standards and safety compliance.

Emerson Flores, Site Superintendent – over 10 years of experience. Expertise in site supervision. Proficient in reading plans, layouts, and conducting workmanship inspections to maintain quality standards and safety compliance.

Joaquin Gomez, Site Superintendent – over 10 years of experience. Expertise in site supervision. Proficient in reading plans, layouts, and conducting workmanship inspections to maintain quality standards and safety compliance.



Manuel Hernandez, Site Superintendent – over 10 years of experience. Expertise in site supervision. Proficient in reading plans, layouts, and conducting workmanship inspections to maintain quality standards and safety compliance.

Gerson Flores, Site Superintendent – over 5 years of experience. Experienced site supervisor. Proficient in reading plans, layouts, and conducting workmanship inspections to maintain quality standards and safety compliance.



References:

Adam Elias

Owner

Elias Construction

208.309.0132 | aelias@eliasconstruction.com

Mike Gilman

Owner

Lee Gilman

208.309.1565 | Mike@leegilman.com

Giovanni Tognoni

Water Utilities Supervisor

City of Ketchum

208.720.7978 | GTognoni@ketchumidaho.org



Licenses & Certifications:

State of Idaho

General Contractor Registration

License #: RCE-4023

State of Idaho

Public Works Contractors License Board

Public Works Contractor – Class AAA

License #: PWC-C-16687



**Division of Occupational and Professional
Licenses**

11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name
appears on this certificate has complied with the
provisions of the Idaho statutes and/or rules and
regulations and is hereby authorized to engage in
the activity as indicated below.

LUNCEFORD EXCAVATION INC

General Contractor Registration
RCE-4023

Issued: 24-Feb-2025 Expires: 28-Mar-2026

Renewal Required

Russell S. Barron
Administrator

Printed: 25-Sep-2025

LUNCEFORD EXCAVATION INC
General Contractor Registration
RCE-4023
Expires: 28-Mar-2026

Russell S. Barron
Administrator



Brad Little
Governor
Russell Barron
Administrator

State of Idaho Division of Occupational and Professional Licenses

11341 W Chinden Blvd.
PO Box 83720
Boise, ID 83720-0063
(208) 334-3233 dopl.idaho.gov

Date: January 8, 2025

Letter ID: L0000223252

License ID: PWC-C-16687

LUNCEFORD EXCAVATION, INC.
P.O. BOX 416
BELLEVUE ID 83313

RE: Public Works Contractor - Class AAA License Application

Dear LUNCEFORD EXCAVATION, INC.,

Congratulations! On behalf of the Idaho Public Works Contractors License (PWCL) Board, the Idaho Division of Occupational and Professional Licenses (DOPL) is pleased to issue you a(n) Public Works Contractor - Class AAA License to practice in the State of Idaho.

Public Works Contractor - Class AAA License Number: PWC-C-16687

Expiration date: 31-Jul-2026

Your license and license card is enclosed. You may reprint a copy of your Public Works Contractor - Class AAA License, by logging into DOPL Online Services dopl.idaho.gov/onlineservices. You may also manage your Public Works Contractor - Class AAA License from your online profile, including for renewals and to update contact information.

Please email us at dopl@dopl.idaho.gov or call (208) 334-3233 if you have any questions.

Sincerely,

Russell Barron
Administrator



**Division of Occupational and Professional
Licenses**

11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

LUNCEFORD EXCAVATION, INC.

Public Works Contractor - Class AAA License
PWC-C-16687

Issued: 08-Jan-2025 Expires: 31-Jul-2026

Renewal Required

Russell Barron
Administrator

Printed: 08-Jan-2025

Public Works Contractors License (PWCL) Board

LUNCEFORD EXCAVATION, INC.
Public Works Contractor - Class AAA License
PWC-C-16687

Expires: 31-Jul-2026

Russell Barron
Administrator



October 1st, 2025

City of Ketchum
191 5th Street West
Ketchum, ID 83340

Re: RFQ Design Build Professional Services for Sidewalk & Landscape Enhancement Initiatives

Dear Selection Committee,

It is with great enthusiasm that we submit our qualifications for the City of Ketchum's Sidewalk and Landscape Enhancement Initiatives. With extensive experience delivering streetscape improvements across Southern Idaho, Guho Corp is confident in our ability to provide high-quality results while managing the complex logistics of construction in active downtown environments.

Over the past decade, Guho Corp has completed more than 100 block faces of streetscape work, including the Twin Falls Downtown Main Avenue Redevelopment, Mountain Home Streetscapes Phases I–III, and numerous Capital City Development Corporation projects in Downtown Boise. These projects required careful coordination with multiple agencies, utility providers, and active businesses, while meeting ADA standards, integrating stormwater systems, and incorporating innovative features such as Silva Cells, permeable pavers, and festival streets. This experience has sharpened our ability to plan and phase construction effectively, minimize impacts on surrounding businesses and the public, and deliver successful results under tight deadlines.

Guho Corp confirms our availability to perform this work throughout fiscal year 2026. I will serve as the Construction Manager and your primary point of contact, supported by an experienced team including Rob Cloninger as Sr. Superintendent, and Jason Price & Kyle Legoll as Assistant Project Managers. Together, we bring decades of combined experience successfully executing urban streetscapes improvements projects.

We are eager for the opportunity to bring this expertise to the City of Ketchum. Ketchum is a uniquely beautiful city, and we recognize how important well-designed sidewalks and landscape enhancements are to supporting its vibrant downtown. These improvements will not only provide safer and more accessible connections for residents and visitors, but also strengthen the long-term vitality of the community. Guho Corp is committed to delivering this project with the same precision, collaboration, and dedication that has defined our streetscape work across Idaho.

Sincerely,

A handwritten signature in black ink that reads "Anthony Guho". The signature is stylized with a large, flowing "A" and a cursive "Guho".

Anthony Guho
Vice President
(208) 850-2055
391 W. State St. Suite G, Eagle ID 83616
anthony@guhocorp.com



HISTORY | GUHO CORP is a fourth generation construction company. Founded in 1919 in Los Angeles area, specializing in tough underground utility projects throughout the metropolitan area. In 1993, the company relocated to Eagle, Idaho. Over the past 30 years, GUHO CORP has been setting the standard for highly technical, complex construction in Southern Idaho. We have maintained our exceptional reputation through exceeding expectations and providing incomparable performance on every project we are involved in.

COMPANY INFORMATION |

COMPANY NAME: GUHO CORP
CONTACT NAME: Anthony Guho
OFFICE ADDRESS: 391 W. State St. Suite G.
 Eagle, ID 83616
PHONE: (208) 939-8850
FAX: (208) 939-8928
CELL: (208) 850-2055
EMAIL: anthony@guhocorp.com

ORGANIZATIONAL STATUS: S Corporation

SIZE & RESOURCES | GUHO CORP is licensed in the State of Idaho as a General Constructor, Public Works Contractor, and Construction Manager. We have an office staff of 12 and a field staff of 20 - 30.

Idaho Contractors License: RCE-6113
 Idaho Public Works License: PWC-C-12569-UNLIMITED
 Construction Manager License: 057919 (Anthony Guho)
 011938 (Nick Guho)

In addition to our home office in Eagle, ID GUHO CORP has a full shop and warehouse in Garden City, ID. With 6,000 sqft of indoor heated storage and 60,000 sqft of exterior secured storage. This facility can provide a location for material deliveries and storage, and also includes a complete wood and metal shop.

PHILOSOPHY OF SERVICE | Our mission is to deliver high-quality construction, technical expertise, and project management services that align with the City of Ketchum's goals. Guho Corp understands the importance of enhancing downtown environments in ways that improve accessibility, safety, and long-term vitality. With our proven track record on complex streetscape projects across Southern Idaho, we see this work as both an opportunity to apply our experience and a chance to build a strong partnership with the City of Ketchum. We are committed to completing the sidewalk and landscape enhancements with precision, collaboration, and efficiency, leaving a lasting positive impact on downtown Ketchum and its community.

TYPICAL VOLUME OF WORK | GUHO CORP completes a wide variety of projects each year, typically 30–50 in total, with several multimillion-dollar contracts at various phases of construction at any given time. This depth of experience ensures that we have the resources, systems, and personnel in place to manage complex projects effectively. The City of Ketchum Sidewalk & Landscape Enhancement Initiatives fits seamlessly into our upcoming workload, aligning with both our civil and community-focused expertise, and will benefit from a dedicated project team with the capacity and availability to give it the full attention it deserve.

FINANCIAL STABILITY | Financial stability of the contractor is critical to the success of this project. GUHO CORP is proud of never having been denied a bond or file for Bankruptcy protection. Nor are there any claims or unresolved claims ongoing or pending, or any potential or anticipated litigation. GUHO CORP is well positioned to be the Design Builder on this project. Please reference the following contacts for any follow up on the financial stability of GUHO CORP.

BANKING |
Mark Monroe
US Bank
(208) 383-7027

INSURANCE |
Chris Christenson
Moreton & Company
(208) 321-2035

BONDING |
Phil Walter
Moreton & Company
(801) 531-1234

ACCOUNTING |
Josh Tyree
Harris CPAs
(208) 333-8965

Guho Corp has a bonding capacity of \$25,000,000.00 single and \$60,000,000.00 aggregate. Therefore, we have the bonding capacity to meet the requirements of this RFQ.

Each construction project is unique in the exposures it presents and the insurance it requires. GUHO CORP is committed to protecting the interest of both our clients and our company during all phases of their project. From pre-construction through project closeout, GUHO CORP works closely with our insurance carrier to maintain all specific coverage needs. Following is a list of the coverage GUHO CORP holds and we can certify that our current insurance coverages align with what is required for this RFQ.

Builders Risk
Cyber Liability Insurance
Professional Liability
General Liability
Property Insurance

Equipment Insurance
Automobile Insurance
Umbrella Liability Policy
Workers Compensation

**Additional coverage available if required.*

PROFESSIONAL AFFILIATIONS |

Idaho Association of General Contractors
Idaho AGC - Board of Director
Idaho AGC - Health Plan Benefit Trustee
Eagle Chamber of Commerce
Boise State Construction Management Industry Advisory Board
Boise State Construction Management Alumni Association
Construction Managers Association of America
Big Dig - Construction vs Childhood Cancer Founding Sponsor & Co-Chair

AWARDS |

2023 Preservation Idaho - Contribution to Historical Preservation - Hayman House
2023 Preservation Idaho - Heritage Stewardship - St Agnes Catholic Church
Idaho Top Projects 2022 - 2nd Place Infrastructure / Utilities - Mountain Home Improvements Project
Star Buildings 2019 Master Builder Award, selected Best of Schools Category and Best of the Intermountain District, Forge International School
Idaho Top Projects 2016 - 3rd Place Renovation Projects - 2015 CCDC Streetscapes
Idaho Top Projects 2015 - 3rd Place Private Projects - Sage International School
City of Boise 2014 Building Excellence Award in the Best Fire-Life Safety Category - 8th St. Marketplace (Honorable Mention)
Star Buildings 2011 Master Builder Award, selected Best of Boise District, City of Pullman ERD Expansion
Cooperative Conservation Award of the Department of the Interior - Foothills Environmental Education Center
Leed Certification - Idaho Pulmonary & Associates
National AGC Safety Award
Occupational Safety & Health Administration Partnership Award (OSHA)

THE GUHO CORP ADVANTAGE | Guho Corp brings unmatched expertise in streetscape construction, with more than a decade of experience completing over 100 block faces of improvements across Southern Idaho, including Twin Falls, Mountain Home, and Boise. These projects have sharpened our ability to navigate complex downtown conditions, coordinate with multiple agencies, and deliver results that improve both function and aesthetics in active pedestrian corridors. That experience directly translates to the unique needs of Ketchum, where enhancing walkability and accessibility must be balanced with maintaining the vitality of its downtown core.

Our culture thrives on taking on complex, high-visibility projects and solving challenges in real time. Streetscape projects often reveal unforeseen conditions, and our team is known for quickly diagnosing issues, collaborating with design teams, and implementing innovative solutions to keep projects on schedule. This adaptability has made Guho Corp the trusted contractor for some of the most logistically difficult downtown work in Idaho.

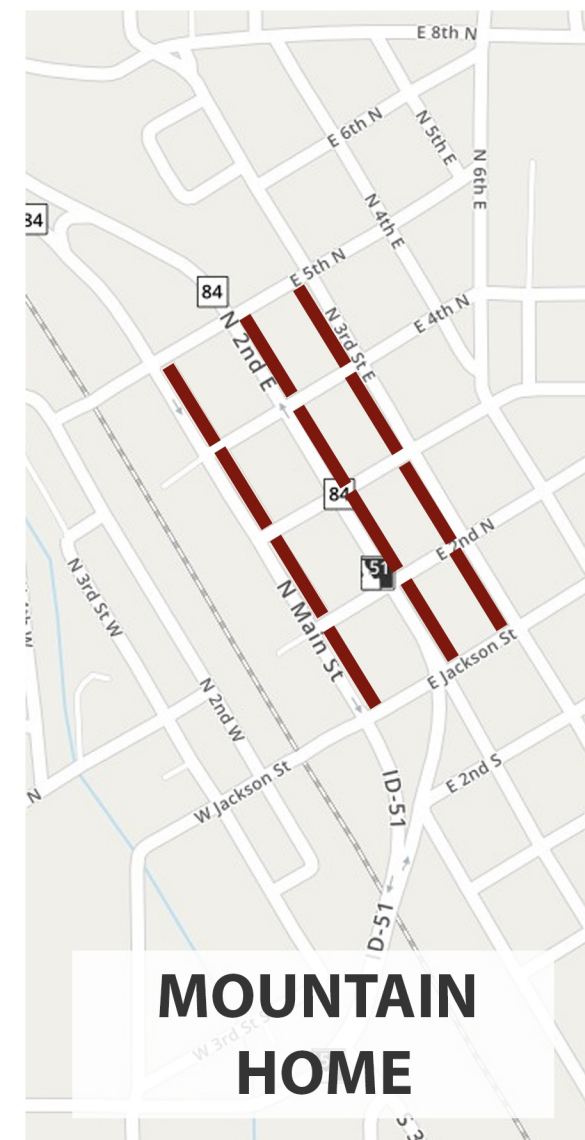
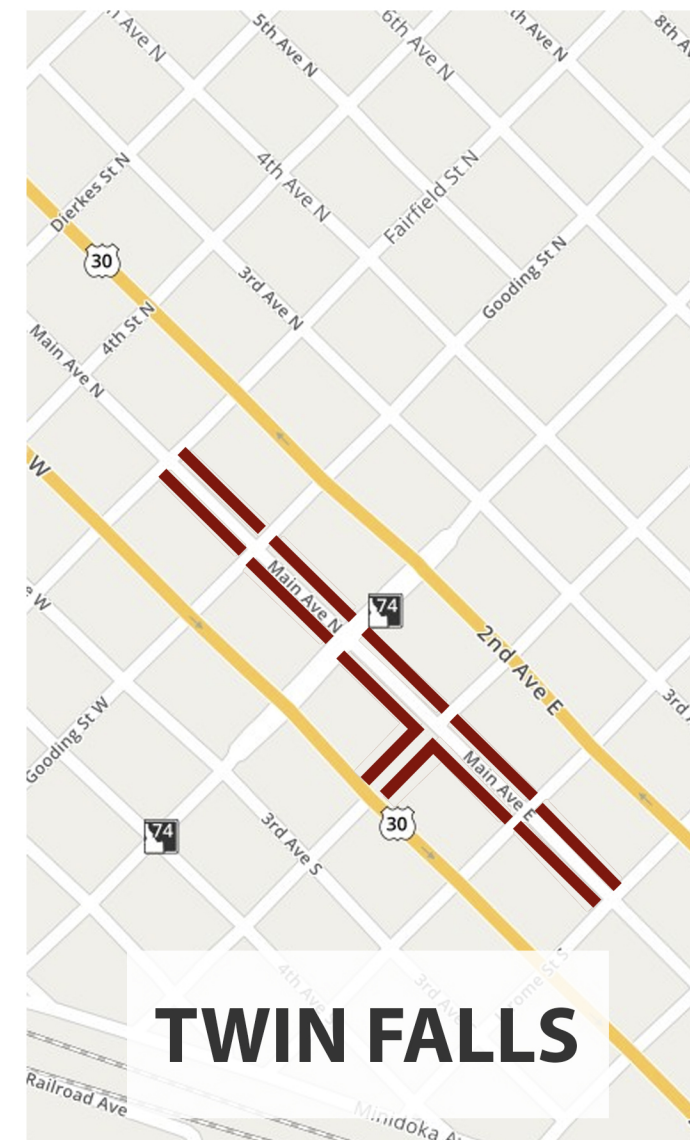
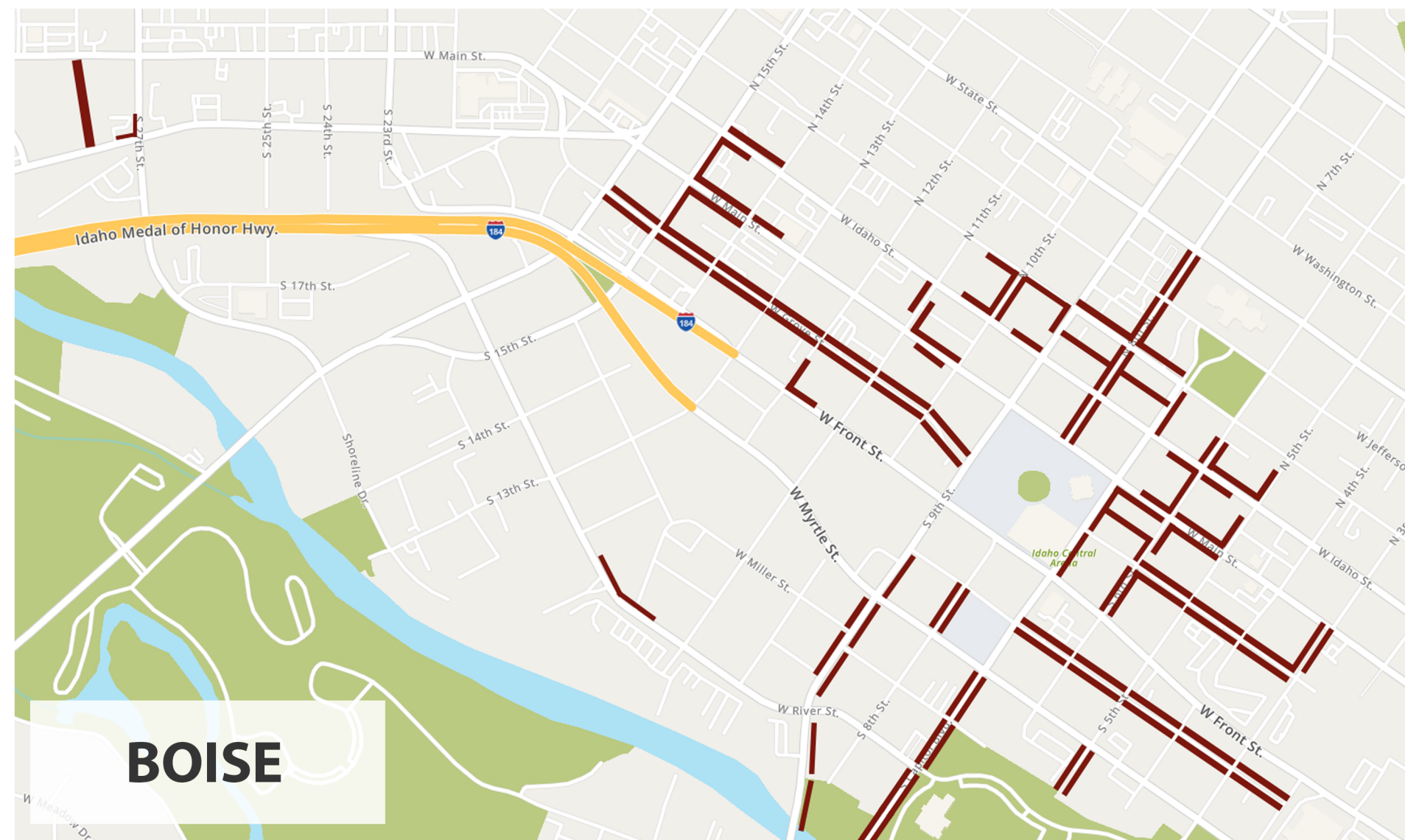
We also recognize the importance of minimizing disruption to businesses and the public. In Ketchum, where downtown supports both residents and a strong tourism economy, this is especially critical. Our team has consistently demonstrated the ability to maintain access, accommodate events, and communicate effectively with stakeholders, ensuring that construction enhances rather than hinders the downtown experience.

To support today's increasingly complex projects, Guho Corp invests in leading-edge technology that enhances communication, coordination, and accuracy. Tools such as Procore, Autodesk Civil3D, Bluebeam, Trimble SiteVision, and Sage 300 Construction allow us to streamline field-to-office collaboration, resolve conflicts quickly, and maximize efficiency. This investment ensures that every decision is made with the best available information, ultimately delivering a higher-quality finished product.

Guho Corp is well-positioned to take on the City of Ketchum's sidewalk and landscape enhancements within the proposed schedule. As our current backlog concludes, we are prepared to mobilize our experienced management team and self-performing crews to meet the City's needs. With 20–30 skilled field staff and one of the most advanced fleets in the Treasure Valley, we can self-perform key scopes such as demolition, excavation, utilities, storm drain, structural concrete, flatwork, and custom installations. This capability not only drives efficiency and quality but also provides greater schedule control and responsiveness throughout the project.



GUHO CORP'S STREETSCAPE EXPERIENCE MAP





RELEVANT PROJECT EXPERIENCE

MAIN AVE REDEVELOPMENT | TWIN FALLS, ID

The Main Avenue Redevelopment in Twin Falls revitalized five blocks of the downtown core from Fairfield Street to Jerome Street, introducing new sidewalks, paving, storm drainage, streetlights, service meters, and street trees while upgrading public gathering areas with benches, furnishings, and event power. The project also delivered festival street blocks with concrete paving, structural basement infill and waterproofing within the right of way, and the Hansen Street extension to improve parking access and pedestrian/cyclist connectivity. With 97 active businesses along the corridor, careful preconstruction planning was critical to minimizing disruptions while supporting the city's economic development and long-term downtown vitality.

MOUNTAIN HOME STREETSAPES PHASE I | MOUNTAIN HOME, ID

Phase I of the Historic Mountain Home downtown revitalization constructed four block faces of streetscapes in close coordination with ITD ahead of a scheduled mill and overlay on State Highways 30 and 51. The project balanced highway requirements with the city's goal of creating a more pedestrian-friendly environment, incorporating upgraded storm drainage for the downtown core. Completed quickly between September and December 2019, it marked the first major revitalization in more than 30 years. Despite early skepticism, careful planning and communication ensured success, transforming opponents into supporters and paving the way for future phases along North 2nd East.

MOUNTAIN HOME STREETSAPES PHASE II | MOUNTAIN HOME, ID

Building on the success of Phase I, Phase II revitalized four blocks along 2nd East. Guho Corp worked closely with the City of Mountain Home and the design team to finalize design and secure ITD approvals, with construction completed between May and August 2020.

MOUNTAIN HOME STREETSAPES PHASE III | MOUNTAIN HOME, ID

Phase III of the Mountain Home Downtown Revitalization built upon the success of the first two phases, which had transformed initial skepticism into strong community support. As the improvements from Phases I and II took shape, residents and business owners witnessed firsthand the benefits of increased foot traffic, revitalized shopping, and a growing dining scene. By the time Phase III began, many of the original opponents had become advocates, and local businesses welcomed our return with enthusiasm, recognizing the lasting positive impact the revitalization was bringing to the downtown core.

CCDC LINEN BLOCKS ON GROVE GMP 1-3 | BOISE, ID

This project upgrades a previously inconsistent section of Grove Street between 10th and 16th Streets, replacing aging sidewalks and intersections and reconfiguring the right-of-way to provide safer, more comfortable travel options. The design reallocates space to create a continuous protected bikeway, while integrating consistent streetscape and placemaking elements, lighting, trees, furnishings, to enhance connectivity and character in this corridor. Utility and roadway repairs were combined under one contract to reduce disruption to nearby businesses.



CCDC CAPITOL BLVD STREETSCAPES | BOISE, ID

This transformative downtown project reimagines Capitol Boulevard, upgrading both form and function across its corridor. Improvements include ADA-compliant sidewalks, pedestrian ramps with detectable warnings, and enhanced crossings. The protected bike network is extended, and a new Valley Regional Transit hub is incorporated. Streetscape enhancements include historic-style lighting, additional street trees and planting zones, upgraded irrigation and storm drainage, and street furnishings such as benches, trash receptacles, and bike racks. Major utility work includes replacement of the geothermal line and Veolia water main, along with upgraded pedestrian signal infrastructure at Fulton and River Streets. The project is part of a broader initiative to adapt Boise's downtown public realm to growing urban needs, supporting connectivity, vibrancy, and long-term character. Construction began in late 2024, with anticipated completion in September 2025.



CCDC KIA XO CORNER | BOISE, ID

Guho Corp recently completed Kaixo Corner, a permanent public gathering space in downtown Boise created from CCDC's Old Boise Blocks Redevelopment Strategy. Selected as the CM/GC, we collaborated closely with the design team to honor the neighborhood's multicultural heritage while managing construction in a tight urban site. The project required careful coordination with surrounding businesses, precise scheduling of multiple subcontractors in a confined footprint, and innovative solutions to construct and install one-of-a-kind public art features. Despite these challenges, Kaixo Corner was delivered six weeks ahead of schedule and now serves as a vibrant landmark for cultural events, community interaction, and everyday use.



CCDC 3RD ST STREETSCAPES | BOISE, ID

The 3rd Street Streetscape and Mobility Improvements project enhances a key north-south corridor in downtown Boise, prioritizing safety and connectivity for pedestrians, cyclists, and motorists. The project narrows lanes along Main Street and 3rd Street to balance traffic flow, adds landscaped buffers, installs ADA-compliant ramps and curb extensions to shorten crossings, and introduces historic-style lighting and new street trees. Upgrades also include shared bike lane improvements, updated signage and markings, and enhanced pedestrian crossings. These improvements connect to the Grove Street upgrades and link residents to the Boise City Canal Multi-Use Pathway, creating a more accessible, vibrant, and connected downtown. Construction is scheduled for completion in September 2025.



CCDC OLD BOISE BLOCKS ON GROVE | BOISE, ID

Completed in November 2024, this CCDC-led revitalization project transformed Grove Street within Boise's historic Old Boise neighborhood with robust infrastructure, placemaking, and utility upgrades. The scope included enhanced pedestrian and cyclist infrastructure with raised intersections and curb extensions; wider sidewalks, sandstone benches, event power bollards, pedestrian lighting, and 44 new street trees; upgraded water, stormwater, and fiber systems; and two public artworks, "Crossroads of Boise" cast bronze sidewalk inlays and "Clepsydra" water-clock-inspired sculpture, celebrating the area's irrigation heritage and cultural diversity.





CCDC 2020 8TH & BANNOCK STREETSCAPES | BOISE, ID

The 8th and Bannock Streetscapes project brought together multiple agencies to upgrade road paving, utilities, and pedestrian amenities while constructing a two-block protected bike lane. Work included structural upgrades to the Hoff Building basement extending into the right-of-way, installation of fiber conduits and vaults along three blocks, ACHD signal relocation with pedestrian push buttons, and utility replacements for water, sewer, and geothermal systems ahead of a Bannock Street mill and overlay. Mid-construction, ACHD shifted from asphalt to concrete paving on 8th Street, requiring close coordination and adaptive project management. Guho Corp managed pedestrian detours, traffic control, and extensive business communications, while also collaborating with the State of Idaho on the Senator Borah statue installation at the Post Office.



CCDC 2019 STREETSCAPES | BOISE, ID

This project delivered two blocks of streetscape improvements along 6th Street, including Silva Cells, new curb and gutter, sidewalks, storm drainage, a concrete intersection, and fiber optic infrastructure. Block 7 Alley was upgraded with architectural colored concrete, festoon lighting, and consolidated screened waste areas, with fiber extended through the alley to serve adjacent properties. Extensive coordination with surrounding businesses ensured continued access for waste disposal and deliveries during construction.

CCDC 2018 CENTRAL DISTRICT CLOSEOUT STREETSCAPES | BOISE, ID

The Central District "sun setting" project closed out CCDC's first Urban Renewal District with a series of coordinated improvements, including three blocks of Capitol Boulevard streetscapes with protected bike lanes, Silva Cells, fiber conduits, new sidewalks, curbs, streetlights, trees, and brick pavers. Work also included ADA upgrades and tree/irrigation replacement on the busiest two blocks of 8th Street, hardscape and lighting enhancements in Freak and Union Alleys featuring public art elements and festoon lighting, and replacement of a geothermal main line and service connection. Construction began in spring 2018 with a strict September 30 deadline, which Guho Corp met through proactive coordination with the City of Boise and ACHD, open stakeholder communication, and a dedicated project team.



CCDC 2017 STREETSCAPES | BOISE, ID

Centered in the heart of Boise's nightlife district, this streetscapes project replaced sidewalks along two of the city's most active downtown blocks. Building uprights were integrated into the sidewalks to highlight the architectural character of the historic buildings along Main Street. The project scope included Main Street between Capitol Boulevard and 5th Street, a half block of Capitol Boulevard south of Main on the east side, and a half block of Main Street east of 14th Street on the north side.

8TH ST MARKETPLACE STREETSCAPES | BOISE, ID

Working for a private property developer in coordination with CCDC, the 8th Street Marketplace Streetscapes completed the upgrades along the busy 8th Street corridor, including new sidewalks and landscaping. This challenging project required extensive public relations to maintain positive business relations, and through thoughtful planning and precise execution, construction was completed smoothly with strong satisfaction from all parties involved.



CCDC LIV DISTRICT STREETSCAPES | **BOISE, ID**

Through the CM/GC delivery method, three separate projects were combined into one master effort, maximizing investment while minimizing impacts to businesses and the public, and requiring coordination with four private developments. A key design challenge was achieving 100% stormwater retention within the district, which Guho Corp addressed with a mix of Suspended Pavement Silva Cells, permeable pavers, and seepage beds. The four phases included: expanding the geothermal system with 2,000 feet of underground pipeline and highway utility crossings (federally funded in part); reconstructing 5th Street and the Julia Davis Park entrance with Silva Cells and concrete paving; upgrading five blocks of Broad Street streetscapes with two blocks of concrete paving; and installing 20,000 feet of fiber optic raceways, incorporating custom art manhole covers in partnership with Boise's Arts & History Department.



8TH ST MARKETPLACE STREETSCAPES | **BOISE, ID**

Working for a private property developer in coordination with CCDC, the 8th Street Marketplace Streetscapes completed the upgrades along the busy 8th Street corridor, including new sidewalks and landscaping. This challenging project required extensive public relations to maintain positive business relations, and through thoughtful planning and precise execution, construction was completed smoothly with strong satisfaction from all parties involved.



CCDC 2015 WESTSIDE STREETSCAPES | **BOISE, ID**

This project was on the leading edge of streetscape product development, featuring the first installation of Silva Cell 2 in the world. Numerous Silva Cell installations were incorporated to create a suspended pavement system, greatly improving this part of downtown. The work spanned a half block of 11th Street south of Idaho Street on the west side, 15th Street from Idaho Street to Main Street on the east side, 15th Street from Main Street to Grove Street, and both sides of Grove Street between 14th and 15th Streets.

CCDC 2015 OLD BOISE STREETSCAPES | **BOISE, ID**

This five-block streetscapes project in Boise's historic "Old Boise" district was constructed in front of some of downtown's oldest buildings, requiring careful planning and collaboration to minimize disruption to active businesses. A detailed phasing plan ensured continuity for merchants while maximizing positive public response. The work included stormwater management systems added at building faces without basements, extensive curb and gutter replacement, new concrete drive approaches, and brick paver sidewalks. Silva Cell systems were installed throughout to support healthier, long-term tree growth. Project areas spanned portions of 5th, 6th, and 12th Streets, as well as Idaho and Main Streets, including key intersections at 6th and Idaho and 5th and Main.



CCDC 2012 STREETSCAPES | **BOISE, ID**

The 2012 Streetscapes project replaced 14 downtown Boise block faces with new sidewalks, landscaping, brick pavers, and streetlights. Structural upgrades were completed to existing vaults beneath the sidewalks to support the new improvements, and all work was carefully managed to maintain traffic flow and tenant access throughout construction.

GUHO CORP PROJECT TEAM

The Guho Corp project team brings decades of combined experience delivering complex, multi-phased public projects across Idaho, including extensive streetscape and downtown revitalization work in Boise, Twin Falls, and Mountain Home. Our staff has a proven record of managing challenging civil projects from preconstruction through closeout with consistent leadership and accountability. Based in the Treasure Valley, our team is well-positioned to provide the City of Ketchum with dedicated support and seamless communication throughout the duration of this project.

ANTHONY GUHO | VICE PRESIDENT / CONSTRUCTION MANAGER

ROLE | Anthony will serve as the Construction Manager and primary point of contact for the project. His responsibilities include estimating, scheduling, cost control, safety oversight, procurement with subcontractors and suppliers, material purchasing, and overall project leadership. He will also lead constructability reviews, value engineering, RFIs, and submittals, as well as coordinate weekly and monthly job site meetings and ensure timely project closeout.

QUALIFICATIONS | Anthony holds a Construction Management degree from Boise State University and has worked on every CCDC project Guho Corp has completed. A fourth-generation construction professional, Anthony grew up in the industry, gaining hands-on experience across all phases of construction. He continues to serve as Chair of the Boise State CM Department Industry Advisory Board, staying connected to industry best practices and education.

YEARS OF EXPERIENCE | Anthony has over 20 years of experience in the construction industry, all with Guho Corp.

RELEVANT PROJECT EXPERIENCE | Twin Falls Main Ave Redevelopment, LIV District Infrastructure Improvements, CCDC Rebuild Linen Blocks on Grove GMP I-III, Mountain Home Revitalization Phases I-III

RESUME | Included in Appendix section.

WHY SELECTED | Anthony has more than a decade of experience successfully delivering complex downtown streetscape projects with CCDC. His depth of experience and leadership make him uniquely qualified to manage the Ketchum improvements with precision and accountability.

ROB CLONINGER | SENIOR SUPERINTENDENT

ROLE | Rob will serve as Senior Superintendent, overseeing all construction activities on site. He will work closely with Anthony and the field superintendent to ensure that the project is executed per plans and specifications. Rob will monitor subcontractor and supplier activities to maintain schedule, oversee quality control and safety, and attend weekly and monthly site meetings.

QUALIFICATIONS | Rob has extensive experience managing urban construction and streetscape projects, with a proven ability to balance complex phasing, coordinate multiple trades, and maintain high standards of quality and safety. He is highly regarded for his ability to manage jobsite stress and communicate effectively with stakeholders at all levels.

YEARS OF EXPERIENCE | Rob has 30 years of experience with Guho Corp and over 24 years in the industry.

RELEVANT PROJECT EXPERIENCE | LIV District Infrastructure Improvements, Twin Falls Main Avenue Redevelopment, Rebuild Linen Blocks on Grove St., Mountain Home Revitalization Phases I-III

RESUME | Included in Appendix section.

WHY SELECTED | Rob's depth of construction knowledge, steady leadership, and ability to engage stakeholders, including owners, business owners, inspectors, and the public, make him an essential leader for delivering this project to the highest standards.



JASON PRICE | ASSISTANT PROJECT MANAGER

ROLE | Jason will support the Construction Manager and Superintendent in managing the day-to-day operations of the project. His responsibilities include budget tracking, submittals, RFIs, change order management, procurement coordination, progress reporting, and maintaining project documentation from preconstruction through closeout. Jason will also assist in coordinating communication between subcontractors, vendors, and design professionals to resolve issues efficiently.

QUALIFICATIONS | Jason has developed strong technical and organizational skills through his experience supporting complex civil and streetscape projects. His ability to manage documentation, track budgets, and provide clear communication ensures smooth project execution and reliable support to the field team.

YEARS OF EXPERIENCE | Jason has 18 years of experience in the construction industry, 7 years working with Guho Corp.

RELEVANT PROJECT EXPERIENCE | CCDC Linen Blocks on Grove GMP 1 - 3, 28th St Extension, Whitewater Lift Station

RESUME | Included in Appendix section.

WHY SELECTED | Jason provides dependable, detail-oriented support to both the office and field teams. His reliability and proactive approach make him an invaluable asset to maintaining project momentum and accountability.

KYLE LEGOLL | ASSISTANT PROJECT MANAGER

ROLE | Kyle will assist the project team in maintaining schedule, cost, and quality control. His responsibilities include managing RFIs, submittals, and change orders, coordinating subcontractors and vendors, tracking project progress, and preparing project documentation. Kyle will also support field operations by helping implement look-ahead schedules, quality reviews, and closeout deliverables.

QUALIFICATIONS | Kyle has experience working on public infrastructure and streetscape improvements, developing a strong foundation in project coordination and construction administration. His organizational skills and proactive communication style strengthen the project team's ability to respond quickly to challenges.

YEARS OF EXPERIENCE | Kyle has over 2 years of experience working with Guho Corp.

RELEVANT PROJECT EXPERIENCE | 3rd Street Streetscape & Mobility Improvements, Rebuild Linen Blocks on Grove St., Capitol Boulevard Streetscapes, Kaixo Corner

RESUME | Included in Appendix section.

WHY SELECTED | Kyle's attention to detail and strong organizational skills help maintain efficiency in both documentation and field operations. His ability to keep project records accurate and current makes him a key resource for project success.



September 23, 2025

Re: Letter of Reference – Guho Corp.

To Whom It May Concern:

It is with great confidence and appreciation that I write this letter of recommendation for Guho Corp., a trusted CM/GC partner of Capital City Development Corp. (CCDC) for over 14 years. Guho has consistently demonstrated an unwavering commitment to excellence, integrity, and innovation in delivering complex public infrastructure projects in our rapidly evolving downtown Boise environment.

Guho's value is evident from the earliest stages. During preconstruction, they bring unmatched expertise to schedule planning, especially in multiphase projects, helping to establish early and reliable timelines. Their robust estimating capabilities are further strengthened by deep, long-standing relationships with trade partners, ensuring accurate and timely pricing throughout design to drive best-value decisions. Guho has also led the coordination and execution of mock-ups for specialty elements, such as custom concrete benches and high-end pavement finishes, ensuring the design intent is met without compromise.

Guho holds themselves to the highest standards of quality and professionalism. One of their most commendable qualities is their ability to "do the right thing"—often resolving issues before they reach the owner. This level of trust and accountability is rare and invaluable.

Our work with Guho often involves coordinating with multiple active development projects in close proximity. On the recently completed \$17M Rebuild Linen Blocks on Grove Street project, they successfully managed coordination with five adjacent private developments, each with overlapping construction schedules. Guho navigated these complexities with precision and transparency, ensuring continuity of work and minimal disruption to the public and stakeholders.

Their ability to assemble comprehensive bid packages, manage risk effectively, and track costs across multiple funding sources has made them an indispensable partner. Most notably, Guho has a proven track record of delivering projects under budget—maximizing the impact of public investment while never sacrificing quality or performance.

In short, Guho Corp. exemplifies what we seek in a construction partner: skill, accountability, innovation, and a collaborative spirit. I give them my highest recommendation for any CM/GC role and am confident they will bring exceptional value to any project they undertake.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Fimbel', written in a cursive style.

Amy Fimbel, CCM
Sr. Project Manager – Capital Improvements
Capital City Development Corp.
208-319-1218
afimbel@ccdcboise.com



September 24, 2025

Re: Reference Letter – Guho Corp.

To Whom it May Concern,

I have worked with Anthony Guho and the team at Guho Corp. (Guho) for more than 16 years over my public sector design, construction, and project management career.

Most recently, as a project manager for Capital City Development Corp., Guho was my CM/GC partner for design and construction of the City of Boise's newest downtown public space, Kaixo Corner, at the corner of 6th and Grove Streets. This site offered unique construction challenges with being less than 1/4 acre in size, having no staging/parking areas, and needing to coordinate multiple subcontractors, each with delivery of materials, in a busy downtown location.

Guho's expertise in the CM/GC process, construction methods, cost estimating, and scheduling was instrumental in the early stages of this project as they assisted the design team to create a vibrant urban space with both a realistic construction budget and achievable construction timeline.

As the design continued to develop, Guho ensured that the final design was within the established budget and could be built within the developed timeline. During the bidding process the project timeline was shortened by over one month to meet a scheduled event. Guho reviewed the schedule, agreed, and set to work to deliver the completed project on this shortened timeline. It is Guho's commitment, ability to assemble a team of trusted subcontractors, and hold themselves and subcontractors to a schedule that allows them to achieve this.

What continues to impress me about the entire Guho team, from management to on site construction workers, is their ability to be a partner, take on the vision of a project, and make it a reality. They are unwavering in their attention to detail, maintain the highest quality in workmanship, and are able to navigate the uncertainties of construction to deliver a completed project on time and under budget.

I would highly recommend Guho Corp as a partner for any CM/GC or construction project. Feel free to reach out if additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to be 'Toby Norton', written over a white background.

Toby Norton, RLA
Project Manager – Capital Improvements
Capital City Development Corp.
208-319-1221
tnorton@ccdcb Boise.com

May 17, 2021



To Whom It May Concern,

I am writing to recommend the services of GUHO Corp and principal Anthony GUHO. I have had the pleasure of working with Anthony and his team on a major construction project in downtown Boise. The project involved working with several agencies and addressed many streetscape and infrastructure issues in the area.

There was some concern from stakeholders over the timing of this particular project, with small business owners coming off a difficult year due to the pandemic and not wanting their small businesses to be further impacted by anything, including a construction project. The GUHO team addressed these issues with empathy and a willingness to communicate openly while remaining professional and getting the job done in a timely manner.

The GUHO team met with business owners and stakeholders in the area to answer questions and talk through the project prior to beginning work. Anthony stayed in contact with stakeholders throughout the duration of the project, providing consistent updates and making sure everyone knew what to expect during any given week.

The GUHO team also worked to minimize the impact of construction to area businesses by tackling all the needed improvements in a compacted timeline and The GUHO team listened to the concerns of the business owners and worked with partner agencies (Capitol City Development Corporation, Downtown Boise Association, and City of Boise) to deliver solutions that worked to alleviate the impacts of the construction project to business.

In speaking with the business owners in the area, there is a general consensus that GUHO has been great to work with. I highly recommend the GUHO Corporation team.

Warm Regards,

A handwritten signature in black ink that reads "Heather Lile". The signature is written in a cursive, flowing style.

Heather Lile
Downtown Boise Association
Business Relations & Development Manager
(208) 616-1052



Date: 2/10/2020

To Whom it May Concern:

On behalf of the City of Mountain Home it is my pleasure to recommend Guho Corp for consideration of other work.

The City of Mountain Home has contracted with Guho for the City's Downtown Revitalization Project. I would like to extend my sincere recommendation for Guho construction projects. They have worked with us as an ally and team member through Phase 1 of our project and we look forward to working with them again on Phase 2 and 3 of our Downtown Plan.

Guho delivered ahead of schedule every step of the way. Anthony and his team genuinely shared our commitment to the project. I was personally impressed with their efforts and abilities. They brought their energy, attention to detail to a project that had a demanding schedule. All of this was completed with a high quality of workmanship.

In summary the City of Mountain Home would recommend the services of Guho Corp. to others and would not hesitate to use their company in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rich Sykes", with a long, sweeping horizontal line extending to the right.

Rich Sykes
Mayor



July 27, 2016

To Whom It May Concern:

We are pleased to present you with this letter of recommendation for Guho Corp. Over the last four years, we have worked with Guho Corp on multiple Streetscapes projects in downtown Boise for the Capital City Development Corporation (CCDC).

A number of issues are present when working in the downtown area that are less prevalent when working in other locations within the Treasure Valley, including traffic control, business access considerations, buildings with historical significance, jurisdictional questions, contractor staging, and limited information regarding existing underground infrastructure. Guho Corps experience with streetscape projects gives them an understanding of the unique complexity of the interaction of these issues when completing construction work in the downtown area.

Quadrant Consulting has worked with CCDC on many projects located in the downtown Boise area since 2000. In comparison to other contractors, Guho Corp has by far excelled at working in the downtown environment. We have received many compliments from affected business about Guho's quality of work, ability to maintain business access during construction, and ability to expedite construction to minimize impacts to these businesses. Based on our past experience, we have no hesitation in recommending Guho Corp as a general contractor.

Sincerely,
QUADRANT CONSULTING, INC.

Ricardo Zavala

Ricardo Zavala, PE
Principal



YEARS WITH GUHO CORP |
22

EDUCATION |

Bachelor of Science in Construction
Management
Boise State University

PROFESSIONAL AFFILIATIONS |

Boise State University - Construction
Management Advisory Board Member
Idaho AGC Board of Directors
Boise State Construction Management
Alumni Association

ANTHONY GUHO

VICE PRESIDENT / CONSTRUCTION MANAGER

As a fourth generation Construction Manager, Anthony has been around construction his entire life. Working throughout high school and college, he has developed a thorough understanding and has hands on experience with all phases of construction. After graduating from Boise State University with a degree in Construction Management, Anthony has stayed involved with the program and is a Chair of their Advisory Board. Anthony is heavily involved with the Idaho AGC, sitting on the Board of Directors and will be the President in the upcoming term.

SELECTED PROJECT EXPERIENCE |

Anthony served as the Project Manager on every project listed in our Project Experience section.

- Main Avenue Redevelopment (Twin Falls) (CMGC)
- Mountain Home Revitalization (CMGC)
- Kiexo Corner - 521 W Grove Street (CMGC)
- CCDC Linen Blocks on Grove St (CMGC)
- LIV District Infrastructure Improvements (CMGC)
- City of Boise Greenbelt Repairs GMP 2 & 3 (CMGC)
- Western States Equipment Company - Parking Lot Expansion

ROB CLONINGER

SR. SUPERINTENDENT

YEARS WITH GUHO CORP |
24

CERTIFICATIONS |

OSHA 10 Hour
City of Boise - SWPPP Responsible Person
First Aid / CPR / AED
Fall Protection & Rigging
Star Metal Building, Master Builder
Forklift Certified
NUCA Excavation Safety & Competent
Person Training

Rob has over 30 years of experience in the construction industry and 24 years working for Guho Corp. His extensive experience in the industry and with Guho Corp has made Rob an exceptional Senior Superintendent / Field Operations Project Manager, capable of balancing schedules of self performed work, in addition to multiple trades and subcontractors. His wealth of construction knowledge brings clients comfort knowing their project will be a success.

SELECTED PROJECT EXPERIENCE |

Rob served as the Sr. Superintendent on every project listed in our Project Experience section.

- Main Avenue Redevelopment (Twin Falls) (CMGC)
- Mountain Home Revitalization (CMGC)
- Kiexo Corner - 521 W Grove Street (CMGC)
- CCDC Linen Blocks on Grove St (CMGC)
- LIV District Infrastructure Improvements (CMGC)
- Western States Equipment Company - Parking Lot Expansion





YEARS WITH GUHO CORP |
7

EDUCATION |
Bachelor Degree from Boise State
University

CERTIFICATIONS |
CM Certificate from Boise State
University

OSHA 10 Hour

City of Boise - SWPPP
Responsible Person

First Aid / CPR / AED

ATSSA TCS Card (American Traffic Safety
Services Association - Traffic Control
Supervisor)

Federal Aviation Administration Remote
Pilot Certification

JASON PRICE

ASSISTANT PROJECT MANAGER

Jason has 18 years of experience in the construction industry, 7 of those working with Guho Corp. He started working for Guho as a foreman on our field crew and has quickly advanced up into the role of Assistant Project Manager. His hands on field experience help him think critically and problem solve through every phase of construction, and give him valuable insight in managing civil construction projects.

Jason has robust experience creating and managing complex traffic control plans and has his Traffic Control Supervisor training from the American Traffic Safety Services Association. He manages the traffic control coordinating with ACHD, as well as adjacent project.

Jason has also taken on getting his Federal Aviation Administration Remote Pilot Certification. He manages our survey drone which we operate to gather aerial data tied to survey which can monitor stock piles of import / export of materials, accurately quantify job site progress, and assist in accurate project billings.

SELECTED PROJECT EXPERIENCE |

- Idaho Military Division - Design Build Contract 2022 - Current
- CCDC Linen Blocks on Grove St (CMGC)
- 28th Street Extension
- CCDC Old Boise Blocks on Grove (CMGC)
- Whitewater Lift Station Phases I - II (CMGC)

KYLE LEGOLL

ASSISTANT PROJECT MANAGER

YEARS WITH GUHO CORP |
2

CERTIFICATIONS |
City of Boise - SWPPP Responsible Person

First Aid / CPR / AED

Kyle has been a valued member of the Guho Corp team for over two years, bringing energy, charisma, and strong communication skills to every project. He works exceptionally well with clients, businesses, and stakeholders, building trust and maintaining positive relationships throughout construction. As an Assistant Project Manager, Kyle has become a key asset to Guho Corp's streetscape projects, supporting coordination, scheduling, and documentation with reliability and professionalism. His ability to balance technical execution with strong interpersonal skills makes him an integral part of the team's success.

SELECTED PROJECT EXPERIENCE |

- CCDC Linen Blocks on Grove GMP 2 & 3
- City of Boise Greenbelt Repairs GMP 3
- CCDC Kiexo Corner
- CCDC 3rd St Streetscapes
- CCDC Capitol Blvd Streetscapes
- CCDC Old Boise Blocks on Grove



RFQ Evaluation Scorecard

Project: Professional Services for Sidewalk Enhancement Initiatives – LUNCEFORD
EXCAVATION, INC.

City of Ketchum, Idaho

Evaluator: Ben Whipple Date: 10/03/2025

Evaluation Category	Weight (%)	Max Points	Score Awarded	Evaluator Comments
Experience (3+ years)	20%	20	20	Very applicable experience
Technical Expertise	20%	20	18	Wide amount of experience in sidewalk infrastructure but also related scope (water infrastructure)
Code Compliance & ADA Knowledge	15%	15	12	Needs some management assistance but predominantly compliant
Inspection & Quality Assurance	15%	15	12	Committed to quality and coordinates well with local inspectors, testing documentation sometimes needs to be requested
Availability	20%	20	20	Large local presence and mostly mobilized equipment, always available
Licenses & Certifications	10%	10	10	No concerns on certifications
TOTAL	100%	100	92	

RFQ Evaluation Scorecard

Project: Professional Services for Sidewalk Enhancement Initiatives (Lunceford Ex)

City of Ketchum, Idaho

Evaluator: Ramsy Hoehn Date: 10/3/25

Evaluation Category	Weight (%)	Max Points	Score Awarded	Evaluator Comments
Experience (3+ years)	20%	20	19	Has completed many sidewalk and ADA projects in Ketchum.
Technical Expertise	20%	20	17	Experienced and well-trained crew
Code Compliance & ADA Knowledge	15%	15	14	Lunceford is well versed in Ketchum city code
Inspection & Quality Assurance	15%	15	14	Well known for warranting his work
Availability	20%	20	20	Lunceford & crew are readily available in the valley.
Licenses & Certifications	10%	10	7	
TOTAL	100%	100	91	

RFQ Evaluation Scorecard

Project: Professional Services for Sidewalk Enhancement Initiatives – GUHO CORP

City of Ketchum, Idaho

Evaluator: Ben Whipple Date: 10/3/25

Evaluation Category	Weight (%)	Max Points	Score Awarded	Evaluator Comments
Experience (3+ years)	20%	20	20	Extensive and diverse sidewalk infrastructure experience
Technical Expertise	20%	20	17	Very experienced in the Magic Valley but no heavy snow locations
Code Compliance & ADA Knowledge	15%	15	12	No Ketchum work, i.e. existing knowledge of local unique codes
Inspection & Quality Assurance	15%	15	13	Good references, No work history in Ketchum
Availability	20%	20	15	Concerned on availability for smaller projects, including sub-contractors
Licenses & Certifications	10%	10	10	No concerns
TOTAL	100%	100	87	

RFQ Evaluation Scorecard

Project: Professional Services for Sidewalk Enhancement Initiatives **(Guho Corp)**

City of Ketchum, Idaho

Evaluator: Ramsy Hoehn Date: 10/3/25

Evaluation Category	Weight (%)	Max Points	Score Awarded	Evaluator Comments
Experience (3+ years)	20%	20	20	Ample experience in large scale sidewalk/ streetscape projects
Technical Expertise	20%	20	19	Well educated and trained crew.
Code Compliance & ADA Knowledge	15%	15	12	May need to be brought up to speed on Ketchum city code.
Inspection & Quality Assurance	15%	15	12	Good references, No work history in Ketchum
Availability	20%	20	15	Not local, may not be as available for issues or changes.
Licenses & Certifications	10%	10	9	
TOTAL	100%	100	87	