



Dalrymple Construction Services LLC

“Building Idaho Since 1994”

Business Plan and Proposal New Meadows City Council

Dalrymple Construction Services Primary Contact:

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Business Plan

Executive Summary

Dalrymple Construction Services, LLC is a Public Works licensed Construction Manager/General Contractor based in New Meadows, Idaho. Our mission is to provide our clients with the best value for their project and help guide them toward the best options for their project.

Company Description

Dalrymple Construction Services LLC was established in 1994 by Joseph and Kimberly Dalrymple. Our services include Public Works and Commercial projects. Our company has been in business since 1994.

Market Analysis

Over the last few years our business has grown year over year. Business in the valley has slowed down, which brings concern of work up in the mountains. DCS is competitive in the local market though due to using local labor and not having to pay per diem. This in conjunction with our focus on customer-focused solutions has helped us increase gross revenue by about 45% over the last 3 years. Our target customers are governmental agencies and commercial property owners. Our competitors are mostly out of area general contractors.

Organization and Management

Dalrymple Construction Services LLC is led by Joseph and Kimberly Dalrymple, who have extensive experience in public works construction and contract administration. Our team is small, but we focus on utilizing tried and true specialty contractors to meet the needs of our company.

Products and Services

Our services include:

- Public Works
- Federal Projects
- Commercial Construction

Marketing and Sales Strategy

Dalrymple Construction Services LLC has repeat customers due to our work ethic and word of mouth. We focus on keeping in the know on pricing to ensure the projects we bid are accurate. We do have a website being built but do not typically need to advertise too much.

Operational Plan

Dalrymple Construction Services LLC currently operates out of a home office and is looking to lease the shop space in New Meadows to have a location for clients to come to as well as shop space allowing us to store project tools, equipment and supplies. Projects are scheduled using project management software to ensure efficiency and customer satisfaction.

Proposal

Dalrymple Construction Services LLC is proposing to gut the current building and bring it to a vanilla shell state with 2 options on the vanilla shell state (see demo plan).

- Option 1: Single meter, single tenant space with a storage/shop area. Framing in the back 10 feet of the building that was not originally framed in, adding a minimum R-19 20x8 foot overhead door, creating a usable shop/storage space. Cutting costs by salvaging FRP off the walls and ceiling in the office space, patching it into the walls and ceiling in the back storage space, moving and reconnecting all the water (there is currently no usable water in the building), cutting and patching back concrete and removing floor drains, removing all the steel, patching in the post holes, reworking the double doors and entry on the south side, relocating the gas ceiling mounted shop style area heater from the southeast corner of the building to the storage area, adding an electric furnace in the mechanical room with an A/C, moving and removing water and sewer lines that come up through the center of the building and relocating them to the north wall, adding water and sewer stubs for a future restroom in the storage area, pour back the recessed floor which is approximately 12x16x6" deep. Giving you a vanilla shell. The cost to do all of this and make the building usable again is somewhere between \$30,000 and \$40,000.
- Option 2: Everything on option 1 with the addition of a double meter and additional panel. This would allow you, in the future, to have office space on the east end and industrial space, i.e., office with a south entrance and a smaller storage area. Additional cost is \$10,000-\$15,000.

Dalrymple Construction Services understands that this space has been being rented for \$875/month. DCS is recommending that you go with Option 1. The current rent rate is a fair rent rate. The location is not conducive to an office space (it's not on main street, you have to need to go there, and it's a dusty industrial park not the place you go see an attorney, accountant, or real estate office). After DCS does all the afore mentioned upgrades this space would easily be rented

for 1,000 a month. Our proposal is that the city of New Meadows approve either option 1 or 2, set the rent at \$1,000 and give us a rent reduction of \$500 a month until the improvements needed are a \$0 match. DCS will provide all the receipts and hours needed to do the aforementioned work with no overhead and profit added. DCS will install their office space at their own cost. NOT TO BE INCLUDED IN THE VANILLA SHELL COST.

About Us

Dalrymple Construction Services is a family owned and operated public works contractor based in the West Central Mountains. Serving the State of Idaho since 1994, we pride ourselves on delivering the highest quality products to our customers at the most cost-effective price. As a family-owned company with roots in Idaho, we strive to embody old fashioned Idaho values of honesty, integrity, work ethic, and fiscal responsibility.

When you think of Idaho, you dream of open spaces, rugged mountains, and pristine natural beauty. As a public works contractor, our mission is to create meaningful spaces for Idahoans to gather and experience the places, spaces, and energy that make Idaho so special. As a public works contractor, we understand the work we do today will have a lasting impact on our community tomorrow and for years to come.

As a company, our goal has, and always will be, to meet and exceed our customers' expectations in everything we do. We specialize in design builds and enjoy the opportunity to help our clients bring their dreams to life. Our talented team of design build experts walks each client through the entire design, permitting, and construction process and helps to find value and cost savings along the way. During the design and construction management process, our goal is to find the most efficient and cost-effective solutions for every problem we encounter without sacrificing quality. Our customer focused approach driven by quality, not quantity, allows us to deliver the highest quality construction at an affordable price. No matter the size of your project, we're ready to greet you with a smile and help make your dreams a reality.



-Ponderosa State Park Welcome Center-

Basic Qualifications

Dalrymple Construction Services has been family owned and operated since 1994. We specialize in Public Works and commercial construction. Joseph Dalrymple has spent over 40 years in the industry and Kimberly Dalrymple has been involved in the operations of Dalrymple Construction since its inception. Our business model is customer-focused driven with quality over quantity, we hand-pick projects that we would like to take on and then pursue those projects aggressively. This structure allows us to maintain low overhead and customer satisfaction.

When you're beginning the process of planning and designing a future construction project, the steps and decisions can seem daunting. Dalrymple Construction is well versed in all phases of project development from initial planning, budgeting, pre-construction, and throughout the construction phase. Our goal is to simplify the process for our clients by providing multiple options and highlighting the benefits of each so you can make an informed decision during every phase of construction. We also work hard to utilize local subcontractors, which in turn keep costs down.

When you select Dalrymple Construction Services, you can rest assured you're selecting a company with an extensive history of success in public works, commercial construction, and design- build projects. Established in McCall, Idaho by Joseph Dalrymple, under the original name of J.R. Dalrymple Construction. Our first project was a design- build for the contracted school bus services at the McCall School District; (2) 40'x 200' pole buildings. Since then, we've gone on to complete numerous design build projects, working with our design team to meet and exceed our clients' expectations.

Dalrymple Construction Services specializes in finding the most efficient and cost-effective way to manage a project. We also specialize in difficult problems and projects. When working through a problem, we always work to find the simplest, most direct & cost-effective solution. We have a successful history of contracting with other contractors to manage their difficult projects as well as projects with design flaws and finding solutions to fix those flaws. Our mission is to always strive to give the customer a higher quality product than they have seen or expected while working within their budget constraints.

Team Member Qualifications

Dalrymple Construction Services

Our Design-Build team for this project includes:

- *Joseph Dalrymple-Owner*
 - *Joseph has over 40 years of experience in the construction industry. He has designed and/or built everything from steel buildings to state parks, freezers, hotels, and fire stations. He has experience lifting and moving buildings, prepping for, and setting modular buildings and the outside the box thinking needed to fix what might not have been expected in the project. Examples of projects managed/built by Joseph within this building type include:*
 - *Helping with the design of a 15,000 square foot shop for Valley County Road and Bridge*
 - *Design and construction of a 5,000 square foot vehicle storage building for Idaho Parks and Recreation*
 - *Design and construction of a 5,000 square foot bus barn for the Cascade School District.*

Joseph will be involved from the design phase through completion of the construction of the project. With over 30 years in the industry, Joseph has the experience to ensure that the project design is constructable, within the owner's budget and is constructed with the highest quality.

Project reference:

1. *Cascade School District Bus Barn; Cost \$568,000; Owner: Cascade School District-Joni Stevenson-See reference letter at back of proposal. Designer R&M Steel Rob Roberts 208.454.180; came in budget and time allowed.*
2. *Valley County Road and Bridge Shop; Award amount \$4,200,000; Owner: Valley County-Jeff McFadden-see reference letter at end of proposal; Designer Dana Kauffman-see reference letter at back of proposal*
3. *Idaho Parks and Recreation: 5,000 square foot vehicle storage steel building; R&M Steel was the designer; Cost \$500,000; came in at budget and time allowed.*

- *Kimberly Dalrymple-Owner*
 - *Kimberly has been involved in the company since it began. Her experience is on the bidding and contract administration side. She also bids and manages depending on the size and time needed.*

Kimberly will be involved from the design phase through project completion as well. She handled all the paperwork to ensure the project runs smoothly and that the project stays within budget.

- *Sean Dalrymple-Project Manager*

- *Sean has been involved in the company in many areas since the company's inception. He has had his own electrical business and currently does most of the bidding on the projects.*

Sean will also be involved from start to finish of the project. He will be Joseph's right hand on site ensuring the project is completed with quality and care.

All members above are involved in the whole project from design phase through the finished project. All members are part of the bidding, contracts, ensuring budgets are met and value engineering as needed. Schedules are followed in Microsoft Project, and we utilize Procore to ensure all staff have the most up to date information and the finished project is as the owner has requested.

At the top of our management plan is the importance of communication with all stakeholders. We work closely with our specialty contractors to ensure that they can meet our schedule, that prices are accurate, and the project is built of the utmost quality.

Technical Approach to Project

As the Design-Build Project Manager, Joseph and Kimberly will be responsible for working with the owner and the design team through all phases of Design. We will handle all pre-construction activities including procurement, subcontracting, scheduling, project submittals, project communication, project documentation control, permitting, contract management, establishing the schedule of values, project billing, and office administrative duties. Joseph will be the project manager/superintendent taking care of all the project needs, and will host meetings with the owner's representatives, key subcontractors to ensure and address any issues with the project.

An example of how we manage schedules and budgets to meet specific timelines and customer budget limitations is shown below:

1. Design and Pre-Construction

- Verification with customer of the program needs.*
- Development of sites, floor plan, and elevations based on available metal building options and budget.*
- Early estimating and product lead time review*
- Early engagement with the agency responsible permitting approval*
- Includes early procurement packages.*
- Development of bid packages for subcontracted scopes*
- Development of purchase orders for equipment and material procurement*
- Establish site laydown area, site security, communication protocol, emergency procedures, & site safety rules and concerns.*

2. Construction

- Mobilize to site.*
- Set up temporary material storage sites.*
- Site Security, fencing, etc.*
- Installation of SWPP.*
- Initiate weekly construction meetings.*
- Begin site work.*
- Progress construction work according to the overall project schedule*
- Maintain monthly project schedule and budget reports.*

3. Project Commissioning and Start-Up

- Verify that all inspections have been satisfactorily completed.*
- Testing and balancing*

- *Equipment start-up*
 - *Building security/keying, etc.*
4. *Closeout*
- *Owner beneficial occupancy (substantial completion)*
 - *Completion of punch list items*
 - *Final cleaning*
 - *Owner training/O&M Manual*
 - *Final acceptance walk-through.*

Throughout the project, Dalrymple Construction Services focuses on giving the best product to the customer. We do this by ensuring that the design is constructable, working with Architects/Engineers to ensure that the building will stand for years to come and working with the customer on any value-engineering that may benefit them in cost or in durability. We only work with specialty contractors that are tried and true. Low bid does not always win. We phase the project in such a way that our contractors have the room and time they need to give a superior product. We communicate with the stakeholders and ensure that they have access to Procore to watch their project from start to finish. We pride ourselves on under-promising and over-delivering and work hard to always have happy customers at the end of every project.

Construction Delivery

Since our inception, Dalrymple Construction Services has been a leader and innovator in the design build process. We have the tools and resources to quickly get your project underway from an experienced construction management team to a dedicated team of architects, engineers, and trusted sub-contractors. Based in McCall, ID with an office in Meridian, ID, Dalrymple Construction Services provides construction services to North Central, Southwestern, and South-Central portions of Idaho.

Dalrymple Construction Services is licensed, insured, and bonded for all the work we perform. Carrying an Unlimited Public Works license in the State of Idaho, we're able to bond projects up to \$10 million. Although multiple contracts hold these same credentials, what sets us apart is our attention to the client experience and satisfaction. With Dalrymple Construction Services, You're not just another project; you're a hand selected partner in the entire design and construction process.

As with every design build project we undertake, we collaborate with local contractors and suppliers to find the best fit for the project. We focus on the contractor's ability to perform over whether they are the low bid. Our focus is on ensuring that we give the best product to the customer. Our construction partners are tried and true and have been part of our team for a long time.

Recently we have dealt with price increases due to tariffs. We have worked with our customers to mitigate cost increases as much as possible by purchasing those items early on the contract to save the extra cost. If there is an extra cost, we would rather they get something for that extra cost.

Examples of Work

Dalrymple Construction Services

McCall Donnelly School Bus Barns-1994

Covered Bus Barn parking storage in Lakefork, Idaho. Built around 1994 and still standing and in use today as Disaster Response.



Heneggler Home and RV-1995

Covered RV parking storage in Lakefork, Idaho. Built around 1995 and still standing and in use today.



Ponderosa Welcome Center-2008-\$5,000,000

- *I was the onsite superintendent project manager for this project. I was especially elated to be chosen to do this project mainly because as a kid, I had worked in the prior RV park, Lakeview Village, all of my teen years.*
- *Project consisted of new entry roads, logging the site in a way as to not disturb the natural beauty, removal of existing camp sites, electrical and infrastructure in such a way as to rehab the property back to an undisturbed condition.*
- *Welcome center construction, a large percentage of the timbers in this building came from old growth timber that was logged from the site.*
- *Four guest cabins, parking areas, restrooms, picnic shelters*



12,000 Sq. Ft. Fed-ex Ground-2012-\$1,200,000

- *I was contracted to provide Superintendent/Project Manager services on this project.*
- *The building was a simple addition.*
- *The challenge was the expanded parking lots. Extensive blasting to the site had to be done to accommodate the new parking lot. This was complicated by the surrounding manufacturing facilities. A lot of their equipment is CNC and very sensitive to vibration. We had to schedule blasting days in advance and ensure that each one of the companies had their equipment shut down and locked down before the blasting could occur. As you can imagine, when you shut down a facility, and are blasting next door, everybody wants to come out and watch, adding a huge issue to the safety factor keeping everyone at a safe distance while disrupting their daily activities.*

- *Please note the trench drain straightness. It looks like a simple thing to install straight but after Fed-Ex explained and after walking the facility, I discovered this is very difficult. My process has been adapted by Fed-Ex for all new construction.*



Holiday Inn Express Downtown-2013-\$3,600,000

- *I was contracted to provide Superintendent/Project Manager services on this project.*
- *Complete gut and rebrand of a 6-story, 160-room hotel on Park Center.*
- *Project completed in approximately 9 months.*
- *Challenges of the project included not being in control of FF&E (Furniture, fixtures, and equipment), an extremely tight budget made*

tighter by an owner who looked for every possible way to cut costs which did not always work out in his favor. One such decision to save 30 cents from a service line to faucets caused a failure when one of the sub-standard lines burst, causing a flood over 4 floors on the weekend of the 4th of July. Fortunately, we caught the issue, cleaned, dried, did necessary repairs and were still able to turn the project around and meet the opening date.



Crystal Beach Structural Upgrades-2019-\$2,500,000

- *I was contracted to provide Superintendent/Project Manager services on this project.*
- *Structure was built in 1977-1978, the scope of the project was to take extensive geotechnical and structural evaluations and repair or mitigate flooding in the crawl space of all the condominiums, restoration of framing in the crawl spaces, diversion of groundwater around the 3 structures, repair and or replacement of sub-terranean walls that were failing partially due to the groundwater and partially due to the technology of the time that the building was built.*
- *Challenges included how to bring 1978 technology into current times, how to dewater 2000 gallons of water a day, how to make the engineer's vision and designs actually buildable, and how to design a backup system underneath 3 stories of existing condominiums to create a dry crawl space in the event there was a possible future failure in the first line of defense outside the project which constituted a French drain system, exterior sumps with pumps on alarms, a complete vapor barrier and foam insulation as well as humidistat controlled fans in all crawl spaces to take care of any future water issues.*



Ponderosa Vehicle Storage-2020-2023

- *Dalrymple Construction Services was the General Contractor.*
- *This project started with a phone call from Idaho Department of Parks and Recreation (IDPR). “Our 35x50 vehicle storage building has just collapsed. Can you help us?”*
- *Project has consisted of 2 years of dealing with IDPR’s insurance company, looking at their current needs versus their prior needs and how to make it all fit within their budget and give them a 2nd building for linen storage. At the end of the day, we were able to design 1 structure to fit both needs and give them the additional vehicle storage that they desperately needed all within their budget.*
- *Challenges: When DOPL came to inspect the foundation rebar we discovered that DOPL had reviewed and attached the wrong blueprints to this project resulting in our permit being revoked and having to go back through the review and permit process. Kim worked directly with IDPR and DOPL to shorten this process by about 4 weeks. It still took 6 weeks to get through this process.*
- *Completed with 1 change order where IDPR decided to add 4 doors that they had previously not wanted.*



Valley County Recycle-2023-\$500,000

- *Dalrymple Construction Services was the General Contractor.*
- *Scope: Build a 10,000-foot structure that Valley County had already purchased and was lying on site. During excavation, it was mentioned that they wished they had bought walls. We reached out to R&M Steel, our local fabrication company, and our erectors who were able to supply and install all the components within a few weeks to meet the erection schedule.*
- *Challenges: A project that was presented late in a busy building season for all contractors. Pulling together the resources and manpower to accomplish the goal and being able to complete it within 8 weeks.*



Cascade School District Bus Barns-2024-\$568,000

- *This project started as an RFQ in April 2023. We were placed in the number 2 slot behind an out of area builder due to the price presented. We had presented a price of \$881,000; the other contractor had presented a price of \$600,000. This project had hydronic floors using wells, we had done all our research and had brought the contractor who had designed the hydronic heating system for the existing school, and spent the money on engineering for the hydronic system to ensure our price was accurate. After 3 design build options had been presented to the Cascade School District, and all being extremely over their budget of \$600,000, and after they had spent \$100,000, the contractor and their owner's representative were both dismissed. We were contacted and asked if there was any way that we could give them a 5-bay building (not 7-bay building) with no insulation, no doors, and minimal electrical.*
- *We gave them the 7-bay originally designed building with R-25 walls and R-38 ceilings, (7) 12x15 R-19 doors with openers, a fully expandable electrical system with lights and plug-ins for all buses, and heat. This is a fully expandable facility, and it came in under their \$500,000 budget. They then added hydronic flooring and the final project came in at \$568,000.*



46th Flex-2008-\$2,000,000

Two Steel Structures, 30,000 and 60,000 Sq Ft. Managed a team of 50 subcontractors; the project start was delayed due to permits being issued late. Even with a late start I finished the project ahead of schedule and on budget.



Wilder Fire Station-2010-\$2,000,000

12 Engine Station using Nu Core Steel construction. Project was from ground-up managing 60 subcontractors including sewer system design and implementation. Worked closely with the owner and architect on submitting designs, obtaining permits and on-site inspections.



City Hall West-2006-\$3,000,000

City Hall West, 96,000 Sq Ft. Police and Fire Station, Lead Silver Certified Project. Managed construction team of 150-300 subcontractors including excavators, concrete, roofers, HVAC, and specialty trades.





March 12, 2025

Re: Dalrymple Construction Services, LLC

We worked with Dalrymple Construction Services during the design and budgeting phases of a maintenance facility for Valley County, ID. This building was designed around a pre-engineered metal building structure, DCS was very knowledgeable and extremely helpful during that process. Joe and Kim were very prompt with their advice and answers to our questions. The building will no doubt be better for Valley County because of their input.

If we have another opportunity to work with DCS, I would not hesitate to reach out to them.

Sincerely,

Dana Kauffman, AIA

INSIGHT architects, pa

A handwritten signature in blue ink, appearing to read "D. Kauffman", is written over the printed name and firm name.



Cascade School District 422

209 N. School Street

P.O. Box 291

Cascade, ID 83611

Phone (208) 630-6057

Fax (208) 382-3797

March 31, 2025

To Whom It May Concern,

It is my pleasure to write this letter of recommendation on behalf of Dalrymple Construction Services. As the Superintendent of the Cascade School District, I had the opportunity to work directly with DCS during the construction of our district's new bus barn — a long-awaited and much-needed project for our rural school community.

From the start, Dalrymple Construction Services demonstrated a strong commitment to quality, professionalism, and clear communication. Their team was organized and efficient, ensuring that every phase of the project was carefully planned and executed. They maintained open lines of communication throughout the entire process, kept us informed of progress and challenges, and remained flexible and responsive to the evolving needs of the district.

The final product — a fully functional, well-designed bus barn — stands as a testament to the hard work and integrity of the DCS team. The facility not only meets our current operational needs but also reflects the pride we have in our transportation department and the value we place on the safety and maintenance of our fleet.

Dalrymple Construction Services approaches their work with a strong sense of responsibility and professionalism. Their crews are hardworking, respectful, and dedicated to delivering high-quality outcomes. I would not hesitate to work with them again and strongly recommend them for any construction project requiring a dependable and highly capable team.

Please feel free to contact me directly if additional information is needed.

Sincerely,
Joni Stevenson

Superintendent, Cascade School District



Cascade School District 422

*209 N. School Street
P.O. Box 291
Cascade, ID 83611
Phone (208) 630-6057
Fax (208) 382-3797*

March 31, 2025

To Whom It May Concern,

It is my pleasure to provide a reference for Dalrymple Construction, who recently completed the construction of a bus barn for Cascade School District. Throughout the project, their team demonstrated the highest level of professionalism, integrity, and expertise.

From the initial planning stages to the final completion, Dalrymple Construction remained budget-conscious and ensured that all work was completed within the agreed-upon financial parameters. They were also highly committed to the project timeline, meeting all deadlines and keeping the work on track without sacrificing quality.

Their knowledge and experience were evident in every phase of the construction process, allowing them to address challenges effectively and provide solutions that best served our district's needs. Their honesty and transparency in communication made working with them a seamless and positive experience.

I highly recommend Dalrymple Construction for any construction project, especially for those requiring a contractor who is detail-oriented, reliable, and committed to excellence. Please feel free to contact me if you need further information.

Sincerely,

Wendy McGowan
Business Manager
Cascade School District
208-630-6155



State of Idaho

Department of Parks and Recreation

BRAD LITTLE
Governor

SUSAN E. BUXTON
Director

Idaho Park and Recreation Board

Brian Beckley, Chair - District 3 | Chuck Roedy - District 1 | Hugh Cooke - District 2 | Jim Keating - District 4 | Amy Manning - District 5 | Courtney Liddiard - District 6

To whom it may concern.

My name is Bryan Griggs. I am a Project Manager with Idaho Department of Parks and Recreation, and I would like to express my gratitude to Joe Dalrymple and Dalrymple Construction Services LLC. We at IDPR have been working with Joe and his team for the last 18 years.

Joe and his team of professionals have always been willing to take on the simplest straight forward projects, to the most complicated adverse projects without hesitation and always deliver. Joe has a cunning ability to review construction documents and plans to look for ways to save money and eliminate unnecessary change orders. He is also very fair when it comes to additional customer wants, as well as unforeseen conditions that result in change orders. Joe has a get it done on time and on budget attitude.

Another attribute that stands out when it comes to working with Joe and his team is that they have the ability to self-perform many of the sub trades in-house when necessary. Self-performing allows them to be on site more and working side by side with the subtrades on a daily basis to avoid project delays. Also eliminating subtrades means less people involved, and less people involved means more productivity and less mark up.

In closing. It has been a pleasure working with Joe dalrymple and Dalrymple Construction services. There has been many projects delivered with the utmost professionalism, and hopefully many more to come. Working with Dalrymple Construction Services has always been an easy-going experience as well as a great stewardship of project funding.

Respectfully:

11/25/2024

Bryan Griggs
IDPR Project Manager
5657 Warm Springs Avenue | Boise, ID 83716
Office (208) 514-2441 | Cell 208-832-8494



Valley County Road & Bridge

PO Box 672* Cascade, Idaho 83611

Jeff McFadden
Superintendent

jmcfadden@co.valley.id.us
Office * (208)382-7195
Fax * (208)382-7198

April 3, 2025

RE: Dalrymple Construction Services, LLC

To whom it may concern,

Dalrymple Construction Services (DCS) went above and beyond to help Valley County Road Dept. design our new maintenance facility. DCS worked with us closely to make sure our needs were met with this 100,000 sq.ft. facility. They were very knowledgeable in all phases of this building from designing the footing to snow load design to the office space. They were great to work with and very prompt to answer our questions and explain the reasoning behind decisions.

We will definitely work with DSC again if the opportunity presents itself.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff McFadden".

Jeff Mcfadden