



PROPOSAL

Prepared for:

REPUBLIC BUILDS
**Community Development/
Public Works Building**

June 16, 2021

Republic Builds- Community Development/Public Works Building Proposal

Thank you for the opportunity to provide our Proposal for Construction Services for the new Community Development/Public Works Building. Ross Construction Group acknowledges and accepts the stipulations as noted within the Request for Proposals issued June 2, 2021.

The following pages include information about our company and the RCG Team, as well as our approach to construction management. We'd encourage you to view our website at www.rosscgllc.com to learn more about our group of construction professionals.

We're confident our team can deliver a completed project that will serve the City of Republic, the Republic Builds team, and the entire Republic Community for many years to come. We strongly feel our recent body of work in Republic speaks for itself, and we look forward to the opportunity to be part of this project.

Sincerely,

David Ross

David Ross

Ross Construction Group, CEO

3100 E. Division Springfield, MO 65802



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Introduction and Executed Signature Page

At Ross Construction Group, we strive to develop lasting relationships with each of our clients, and are fortunate that 75-80% of our projects come from repeat clientele or negotiated work. Our team is well-versed at working with the owner throughout the project development stages.

From schematic design through design development and construction drawings, our team will be by your side to insure a smooth process. From there, our construction team will take the Community Development/Public Works Building from the groundbreaking to the ribbon cutting for the City of Republic.

We have assembled the following team for this project: Ross Construction Group will serve as Construction Manager; Buxton Kubik Dodd will provide Architectural, MEP and Structural Engineering Services; Olsson will be the Civil Engineer.

Ross Construction Group, LLC
3100 E. Division St.
Springfield, MO 65802
417-429-1417

EXECUTED SIGNATURE

David Ross
CEO

Buxton Kubik Dodd Design Collective
3100 S. National Ave, Suite 300
Springfield, MO 65807 417-890-5543

Olsson
550 E. St. Louis St.
Springfield, MO 65806
417-890-8802

COMPANY

Ross Construction Group
LLC 3100 E. Division
Springfield, MO 65802
417-429-1417

Firm Structure: LLC

Total years in business: 3

Primary Contact:
David Ross
david@rosscglc.com
417-429-1417

Ross Construction group was founded in 2017, but our history dates back to 1982 when Kenny Ross began his career in the construction industry. Kenny joined his sons, Andy and David Ross, in early 2018. RCG employs a team of estimators, project managers, and superintendents with over 301 years of cumulative construction management experience. Over the past 39 years, the RCG team has been involved in many notable projects throughout the Ozarks, spanning millions of square feet and hundreds of million dollars. Our current team of construction professionals manage approximately \$32 million annually.

At Ross Construction Group, the majority of our projects are Design-Build or Construction Manager at Risk. Our team is very experienced working with owners and design teams through the entire design and construction process. Our vast knowledge and expertise in all building types and material selection is an asset to every project team we work with.

Several of our recent projects are highlighted below and on the following pages.

TEAM

David Ross, Owner, CEO
Andy Ross, Owner, COO
Kenny Ross, VP of Biz Dev
Heath Dawson, VP of Ops
Julie Wallace, Estimating
Robin Newhart, Systems and Pers.
Matt Pennington, Biz Dev
Steve Guilliams, Project Manager
Annie Cox, Project Manager
Scott Brown, Project Manager
Donna Sturgeon, Bookkeeping
Debbie Perry, Office Manager
Doyle Atnip, Superintendent
Clay Tucker, Superintendent
Kyler Ennis, Superintendent
Steve Carney, Superintendent
Rory Allen, Superintendent
Craig Davis, Carpenter
Cameron Soetaert, Labor

RECENTLY COMPLETED PROJECTS

Quarry Town (project profile attached)

Springfield Plaza Shopping Center (project profile attached)

Ozarks Coca-Cola Co. (project profile attached)

Garton Lots 2, 3, and 5, Republic, MO
100,000 to 130,000 SF warehouse and distribution with office
infills Completed 2018-2020, and currently under construction

Odle Sales, Springfield, MO
10,000 SF office and warehouse
Completed 2019

MMC Fencing, Springfield, MO
10,000 SF office and warehouse
Completed 2020

Ozarks Food Harvest, Springfield, MO
50,000 SF warehouse addition
Completed 2018



**PRE-CONSTRUCTION
PLANNING**



DESIGN BUILD



**CONSTRUCTION
MANAGEMENT**



**GENERAL
CONTRACTING**



BUXTON KUBIK DODD
DESIGN COLLECTIVE

COMPANY

Buxton Kubik Dodd, Inc.
3100 S National Ave,
Suite 300
Springfield, MO 65807
417-890-5543

Firm Structure: S-Corporation

Total years in business: 18

Primary Contact:
Jon Dodd, AIA, NCARB
jdodd@bk-dc.com
417-890-5543

Buxton Kubik Dodd Design Collective has over 200 years of collective experience in high end architecture, interior design, space planning, mechanical and electrical engineering, project feasibility and cost analysis, project planning, conceptual design, construction management services and much more. Our firm has vast experience in the governmental sector and community projects. We have recently completed building projects for Greene County, Springfield Public Schools, Nixa Fire Protection District, Battlefield Fire Protection District, and Logan-Rogersville Fire Protection District. Our previous experience includes the Springfield Regional Police and Fire Training Center, Greene County Public Safety Center, Greene County Morgue and the Missouri State Crime Lab in Carthage.

At Buxton Kubik Dodd Design Collective our greatest resource is our people. Our key personnel includes five principals, with nine full-time registered architects, two full-time MEP engineers with two full-time EIT (Engineers in Training), as well as five full-time interior designers and one full-time interior design assistant to ensure project success. In addition to the key personnel and resources of the entire project team, Buxton Kubik Dodd Design Collective has seven additional full-time design, technical and marketing professionals to assist throughout the life of the project, meeting critical deadlines and milestones, and ensuring the highest quality service and successful delivery of your project.

TEAM

Brian Kubik, AIA, NCARB
Jonathan Dodd, AIA, NCARB
Wade Lininger, AIA, NCARB
Ryan Stewart, AIA
Eric Street, AIA
Kent Sanders, AIA
Bryan Ragsdale, AIA
John Luce, AIA
Catherine Murrell, RA
Kyle Yarbrough, AIA
Sean Harrell
Mike Brown
Jim Leckrone
Larry Phillips, PE
Dylan Chorice, PE
Dustin Scott, EIT
Jacob Crosby, EIT
Kara Washam
Jim Parsons
Joyce Buxton, ASID, NCIDQ
Kris Evans, ASID, NCIDQ
Becky Green, NCIDQ
Lisa Wampler NCIDQ, LEED AP ID +C
Morgan Mace, Interior Designer
Amy Pennington, Executive Assistant
Bradley Wilkinson, Graphic Designer
Gregory Kubik, Accountant

SERVICES OFFERED

Full-Service Architecture & MEP Engineering

Project Feasibility & Cost Analysis

Project Master Planning

Space Needs Programming & Planning

Commercial & Industrial Architectural, and Engineering Design

Conceptual Design and 2D/3D Modeling

Animation & Virtual Reality Walk-Through

Construction Drawings

Contract Administration

Construction Management

Furniture Selection and Specification

Consulting Corporate Finish Standards and Analysis Artwork,

Framing and Accessories Retail Sales

3D Building Scanning

Quarry Town | Buxton Kubik Dodd Design Collective & Ross Construction Group

Architect-of-Record

MEP Engineer

Interior Design

Construction Cost: \$18.4M

Client Reference:

Green Circle Projects

Matt O'Reilly - Owner

2144 E Republic Road B103

Springfield, MO 65804

417-633-7933



The mixed-use Quarry Town development in Galloway Village features energy efficient solar panels, an apartment building with 101 apartments and roughly 20,000 square feet of combined restaurant, retail and office space. The four-story apartment complex is designed with a pool.

Springfield Plaza Shopping Center | Buxton Kubik Dodd Design & Ross Construction Group

Architect-of-Record

MEP Engineer

Size: 100,000 SF

Client Reference: Tom Rankin

Rankin Development

2808 S. Ingram Mill, A100

Springfield, MO 65804

417-887-8826



Springfield Plaza Shopping Center, located on the west side of Springfield Missouri, consists of over 100,000 SF of retail shopping space on 98 acres.

Ozarks Coca-Cola Co. | Buxton Kubik Dodd Design Collective & Ross Construction Group

Architect-of-Record

MEP Engineer

Size: 432,000 SF Expansion

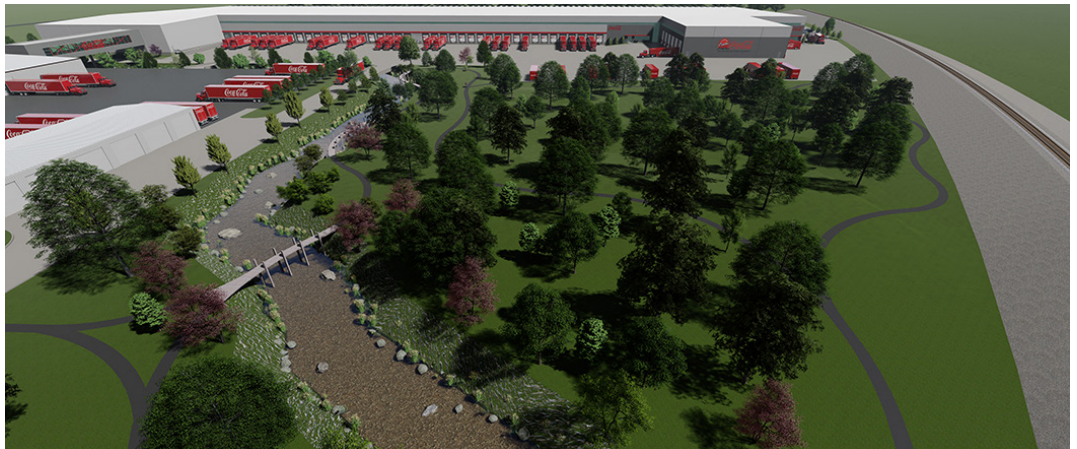
Client Reference:

Sally Hargis

1777 N. Packer Road

Springfield, MO 65803

417-865-9900



A 432,000 SF expansion, located just behind the existing manufacturing building, the two are connected by a unique feature: a connector bridge spanning the Jordan Creek. The first phase of Ozarks Coca-Cola's expansion began in 2018.

Proposed Budget and Schedule

The following pages contain our proposed budget estimate, schedule duration, and plan for completing the design and construction of the Community Development/Public Works project.

In our experience, establishing an agreed upon budget is essential in achieving a successful construction project. We work with a multitude of subcontractors in the region and have strong, long term relationships with many of them. This allows our team to keep up with current market pricing, and provides us with valuable insight towards the planning and scheduling of construction activities from the outset of the project. These relationships and our experience help to insure we are meeting the overall project goals.

Proposed Budget

\$3,747,915

Alternate 1: \$1,759,000

Alternate 2: \$809,000





Project Name:

RFP REPUBLIC BUILDS

Square Feet:

16,798

Ross Construction Group
Estimating Take-off

01	GENERAL CONDITIONS
02	SITEWORK
03	CONCRETE
04	MASONRY
05	METALS
06	WOODS & PLASTICS
07	THERMAL/MOISTURE PROTECTION
08	DOORS, HARDWARE & GLASS
09	FINISHES
010	SPECIALITIES
011	EQUIPMENT
012	FURNISHINGS
013	SPECIAL CONSTRUCTION
014	ELEVATOR
015	MECHANICAL
016	ELECTRICAL
017	UTILITIES
018	TOTAL MATERIAL & LABOR
018.01	RCG CONTRACTORS FEE
018.02	CONTINGENCY
018.03	CIVIL ENGINEERING
018.05	ARCHITECTURAL FEES
	SUBTOTAL
018.06	GENERAL LIABILITY INSURANCE
018.04	PERFORMANCE & PAYMENT BOND
	TOTAL PROJECT COSTS

Div. Total	Div. Cost/S
\$244,240.02	\$14.54
\$403,770.25	\$24.04
\$342,129.00	\$20.37
\$91,236.00	\$5.43
\$594,330.00	\$35.38
\$9,700.00	\$0.58
\$49,481.50	\$2.95
\$102,642.30	\$6.11
\$327,643.53	\$19.50
\$24,177.00	\$1.44
\$8,330.00	\$0.50
\$0.00	\$0.00
\$64,392.00	\$3.83
\$0.00	\$0.00
\$453,155.00	\$26.98
\$413,500.00	\$24.62
\$25,000.00	\$1.49

\$3,153,726.60

\$126,149.06

\$157,686.33

\$71,300.00

\$173,454.96

\$3,682,316.96

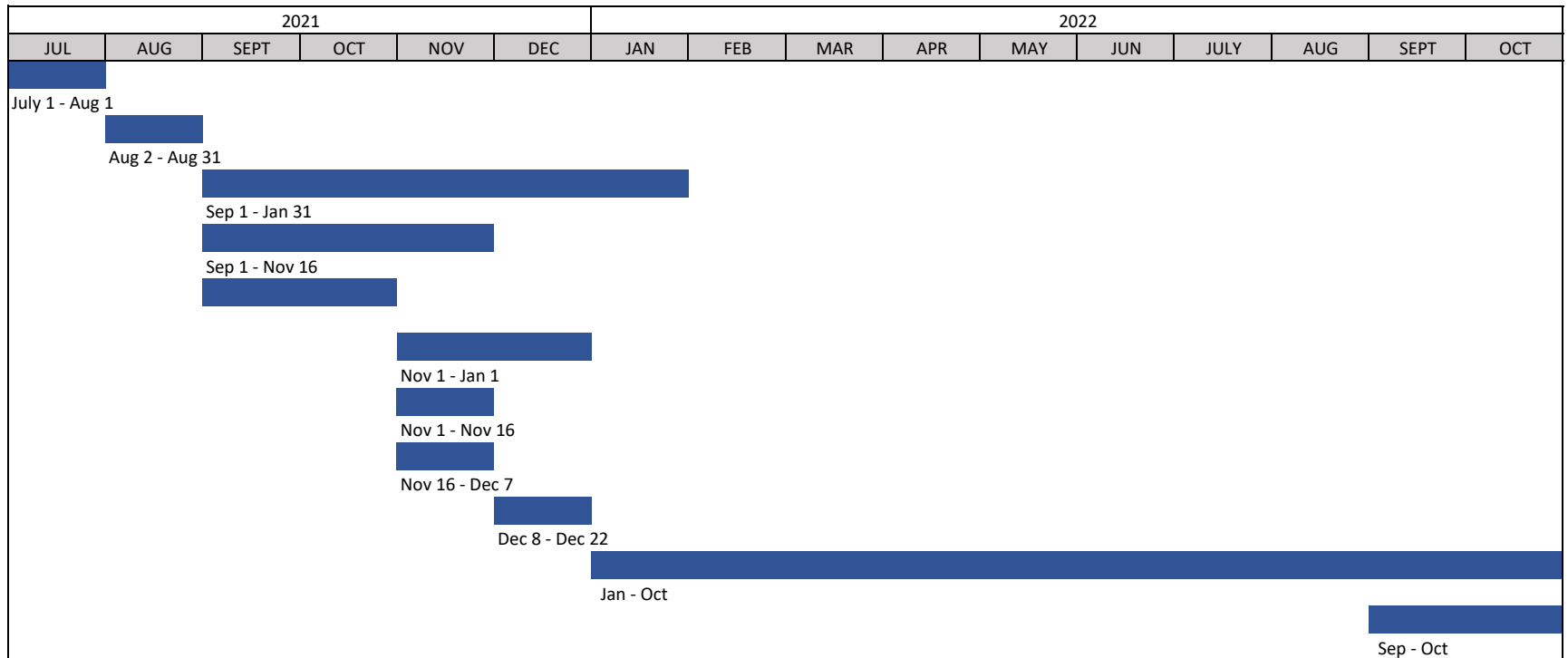
\$16,399.38

\$49,198.13

\$3,747,914.47

\$223.12

Proposed Schedule (with or without alternates)





June 16, 2021

BUILDS Department
City of Republic Missouri
204 North Main Ave, Republic, MO 65738

RE: New BUILDS Building for the city of Republic

The following budget proposal is for a 16,800 square foot building per the preliminary floor plan, site plan and exterior elevation sheets attached to this proposal. Ross Construction Group will provide all labor, material and equipment to perform the construction of your project to meet, and hopefully exceed, your expectations for job cost control, quality control and schedule.

DESIGN FEES

This proposal includes architectural, structural, mechanical and civil engineering services and construction drawings.

Architectural Fee

5.5% of the cost of the work included in this proposal

Includes Architectural Design Services, Mechanical Electrical and Plumbing Engineering and Structural Engineering

Civil Engineering Fees

Phase 100 – Site Investigation Excluded N/A

Phase 200 – Preliminary Design Lump Sum \$17,200

Phase 300 – Final Design Lump Sum \$20,400

Phase 400 – Construction Related Services Lump Sum \$5,600

Phase 500 – Optional Added Services

Surveying Lump Sum \$1,500

MoDOT Right-turn Lanes Lump Sum \$9,000

Public Sewer Extension Lump Sum \$8,800

Public Water Extension Lump Sum \$8,800

Alternate 1 Per RFP Lump Sum \$8,000

An allowance of \$25,000 is included for third party testing and inspections.

CONTRACT DOCUMENTS

Final Contract documents will include this proposal, the construction drawings referenced above and a Standard Form of Agreement between Owner and Contractor/Construction Manager.

PERMITS & FEES

This proposal does not include permits or fees.

INSURANCE

RCG will carry General Liability Insurance and Worker's Compensation Insurance. If requested our insurance company will provide a certificate of insurance listing the owner as an additional insured. *Builders Risk Insurance will be provided by the owner. The policy will have extended coverage and name Ross Construction Group as an additional insured. It will also stipulate that the owner will be responsible for the deductible.*

WARRANTY

RCG will warrant the building for one year from the date of our final occupancy certification or from the date of substantial completion, whichever occurs first. This warranty will include labor and material and equipment as furnished by RCG under the contract. Per the contract documents the work will be of good quality, free from defects and will conform with the construction drawings and specifications. The warranty excludes remedy for damage or defect caused by normal wear and tear, insufficient maintenance, abuse or modification.

SITE AND STORMWATER

Infrastructure engineering costs, i.e. offsite extensions to site, internal infrastructure, parking, ingress/egress, etc. Water, Wastewater, Stormwater and Earthwork will be completed by the City based on engineering included in this proposal.

LANDSCAPING

We have included a \$64,800 Landscape allowance for landscape including site fine grading, topsoil spreading, seeding and additional plantings and landscaping at the front of the building. This proposal assumes that enough topsoil will be stockpiled on-site by others for our spreading.

PAVING & SITE CONCRETE

The east (front) side of the building will be finished per the site plan. The parking lot and main drive areas will be 6" compacted limestone base and 3" hot asphalt surface mix. The front section of the south service drive will be heavy duty asphalt paving consisting of 6" compacted limestone, 4" bituminous base course and 2" hot asphalt surface mix.

The rear service yard and south drive up to the gate will be 8" of Recycled Asphalt Paving in our base proposal. Alternates are given for upgrades to heavy-duty asphalt paving and concrete paving with parking striping in these areas. A deduct is included to provide 8" of base rock only in these areas.

Concrete Curb and Gutter where shown on the site plan at the front asphalt paved areas will be 30".

Concrete approaches to Wilson's Creek Blvd will be 4" thick limestone base and 8" thick concrete.

Concrete Sidewalk as shown on the site plan.

FENCING

Approximately 1,276' of 6' tall chain link fence with (3) strands of barbwire have been included as shown on the preliminary site plan. (2) 30' cantilever slide gates have been included at the entrances to the rear service yard as shown on the site plan. Gate automation will include (2) slide gate operators, (4) in-ground loops, (2) photo eye safeties, (2) gooseneck stands, and (2) Knox fire department switch boxes.

Access control entry fob system is excluded.

BUILDING SHELL

Pre-Engineered Metal Building (PEMB) structure with (2) building sections: The first building will be 95' wide x 150'-11" long with a 20'-0" low eave, and the second building will be 67'-6" wide x 36'-7" long. Both will have a single slope roof with a ¼" to 12" slope. The interior clear height will be 16' minimum throughout, except for the Shop area which will have 20' minimum clear height. All PEMB frames will be clear-span with no interior columns.

The roof on the main building will be a standing seam roof system. The roof on the office building will be TPO on mechanically fastened R-30 rigid insulation.

The walls will be PEMB vertical metal wall panels on the north, west and south face of the main building for the full height. The north, east and south walls of the office building will be horizontal metal panel systems using 7.2 style, exposed fastener, 24ga (standard colors) as shown on the preliminary elevation.

Cantilevered metal canopies are planned at the office area as shown on the preliminary elevations and floor plan. Below eave structural canopies by the PEMB supplier are included over all the drive-in doors at the HD/LD/Shop areas.

All exterior walls will be insulated with 3" vinyl backed insulation (R11) in all exterior walls, and the main building will have 6" vinyl backed insulation (R19) in the roof.

Gutters will be 26 gauge galvanized in standard color at the low eave, including downspouts to the floor line. Flashing will also be standard galvanized with colors to match.

Overhead doors will consist of:

Seven (7) 12'-2" X 14'-0" High lift track 48" Motor-operated.

Two (2) 10'-2" X 14'-0" High lift track 48" Motor-operated.

One (1) 10'-2" X 8'-0" Full vertical track motor operated.

Haas double steel insulated garage doors model CHT-712 white.

Each door to have one section glazed with 25" X 12" 1/2" insulated tempered glass.

Ten (10) Lift-Master jack shaft operators 1/2hp model MH5011U5 with emergency chain hoists, safety sensor beams and one wall button each. 115/60/1 needed. Operators have built in radio receivers to except hand controls if needed. No controls figured.

The 14' tall overhead doors will have (2) pipe bollards installed on each side of the door to protect the door frames.

Glass and Glazing includes exterior Kawneer 451T clear anodized framing with insulated solarban 60 glazing. Safety glazing where required by code. Interior glazing at vestibule includes Kawneer 450 clear anodized framing with 1/4" clear safety glass. (4) standard 3070 storefront doors and hardware packages are included with upgrades to panic hardware.

We have included (10) exterior hollow metal doors and frames, with closers and panic hardware.

An allowance of \$15,000 for a monument sign, \$4,000 for building signage and \$2,000 for site directional signage has been included.

BUILDING CONCRETE

Concrete will be a 3500 psi mix in the floor and a 3000 psi mix in the footings. All foundation and slab will be reinforced as required to sustain building design loads. A concrete grade beam will be used around the perimeter of the building with concrete column pads for the main building columns per the attached "Concrete Plan".

The building floor will be 6" thick, with fiber mesh reinforcing, poured on a 4" thick base rock cushion at the shaded areas on the attached "Concrete Plan" and 4" thick, with fiber mesh reinforcing, poured on a 4" thick base rock cushion at all other areas. Exposed top surfaces of concrete will be troweled to a smooth finish. All interior exposed slab on grade concrete will receive either a high-performance coating equal to "Terra-Rich Broadcast Quartz" or have a grind and polish surface. See schematic floor plan for locations of each surface.

Anchor Bolts are included for anchoring the building to the concrete foundation.

SPRINKLER SYSTEM

The sprinkler system is designed to meet NFPA compliance. Engineering will be provided by a qualified fire suppression company. The sprinkler system includes the following:

- A complete set of blueprints and hydraulic calculations showing material and install will comply with NFPA and local fire protection codes.
- Labor and Material to install complete (1) new wet pipe system.
- Labor and Material to install approximately 103 upright sprinklers (ordinary hazard), 41 semi-recessed pendant heads (light hazard) and 9 horizontal sidewall heads under overhead doors.
- Underground fire service to the building is to be installed by others and is not included in this proposal.
- (1) 6" stainless riser.

A Fire Pump is not anticipated to be needed for this project and is not included in this proposal.

Prior to final building inspections the City will be required to have a qualified security company to provide monitoring of the sprinkler system. This agreement must be in place prior to RCG final testing the system and final building inspections for occupancy.

PLUMBING

Plumbing includes:

- sanitary piping
- domestic water piping
- gas piping for water heater, HVAC units and shop heaters
- plumbing fixtures
- trench drains in each of the truck bays and the shop area with a sand/oil interceptor
- Roof drains at the office area
- Water/gas/sewer service to the building installed by others.

HVAC

The following heating and air conditioning will be provided:

- 1- 5 TON PACKAGE UNIT
- 1- 7.5 TON PACKAGE UNIT
- 6- TUBE HEATERS
- 2- COOK BATHROOM EXHAUST FANS
- 3- 24' DIAMETER HIGH-VELOCITY FANS
- 2- COOK WALL PROP FANS W/WEATHER HOODS
- 4- LOUVER DAMPER COMBINATIONS W/120 V ACTUATORS
- CERTIFIED TEST AND BALANCE
- 2-MINI-SPLIT HVAC UNITS
- 1 UNIT HEATER

***Additional Exhaust fan(s) may be required for minimum air movement. Additional Exhaust fan(s) will be determined by mechanical engineer.*

ELECTRIC

Electrical work will include the following:

- Transformer Pad
- 100' of Secondary Feeders
- 800A 277/480V MDP
- 400A 277/480V Panel
- 112.5kVa Dry Type Transformer
- 400A 120/208V Panel
- 66 – 8' LED Strip Fixtures
- 53 – 2x4 LED Troffers

- 3 – Shower Lights
- 9 – Wall Packs
- 8 – Emergency Fixtures
- 14 – Emergency Exit Fixtures
- 9 – Remote Head Fixtures
- 50 – Receptacles
- 50 – GFIC Receptacles
- 9 – Overhead Door Connections
- 8 – Single Head Pole Lights
- 2 – Double Head Pole Lights
- 10 – Concrete Pole Bases
- 2 – RTU Power Connections
- 3 – Big Ass Fan Power Connections
- 4 – Exhaust Fan and 120V Dampers
- 7 – 120V Unit Heater Connections
- 2 – Mini-Split connections.
- Conduit Stubs for HVAC Controls excludes Cabling and Controls.
- 200' of 3" Conduit for Data Service to the building
- 20 – Conduit Stubs for Data
- Fire Alarm System to monitor Sprinkler System.

OFFICE/RESTROOM/TOOL AREA

We have included the office areas and two multi-user restrooms/locker rooms as shown on the preliminary floor plan. The walls will be framed with metal studs, insulated, and sheet-rocked with an acoustical tile ceiling at 10'. The perimeter metal stud walls (inside the exterior PEMB wall system) will only extend to above the ceiling system. The sheetrock walls will be painted and have standard vinyl cove base except where tiled. An allowance for tile with backerboard for three 4' x 6' showers, wall tile on wet walls only and ceramic wall base in restrooms, mud/locker rooms. FRP will be installed on the mud room walls. The floors will have a grind and polish exposed concrete finish.

A \$12,500 allowance has been included for lockers.

A \$4,000 allowance has been included for appliances.

See schematic floorplan for notes regarding interior doors and frames.

Millwork will be plastic laminate on all cabinet faces and countertops. Appliances will be furnished by the owner.

Bath hardware will include grab bars per code, paper holders, soap dispensers, towel dispensers, and mirrors. Painted metal toilet partitions are included. Fire extinguishers will be provided, with cabinets at sheetrock wall locations.

SHOP/MAINTENANCE AREAS

Interior walls in the Shop/Maintenance areas will be 8" concrete block walls up to 8'-0" tall and then metal stud and sheetrock walls up to the roof deck from the top of the block walls. See schematic floor plan for wall type locations and the "CMU Block Wall 3-D View" sheet attached to this proposal. Exterior walls in the Shop/Maintenance areas will have PEMB liner panel up to approximately 8'-0" high.

EXCLUSIONS

- Solid rock removal
- Builders Risk insurance (can be provided upon owner's request for contractor to carry)
- Unsuitable soil removal & replacement
- City Permits and fees
- Utility Fees
- Telephone, security, data, and any other low voltage
- Site grading, stormwater, water/gas/sewer/fire sprinkler/electrical primary services to the building

PRICING, ALTERNATES, AND TIMEFRAME

Based on the specifications above please note the following.

- Sales Tax is excluded.
- Performance and Payment Bond is included.
- All labor based on Greene County wage order 27.

ALTERNATES PER RFP:

Alternate 1: 10,000 square foot office addition with infill...\$1,759,000

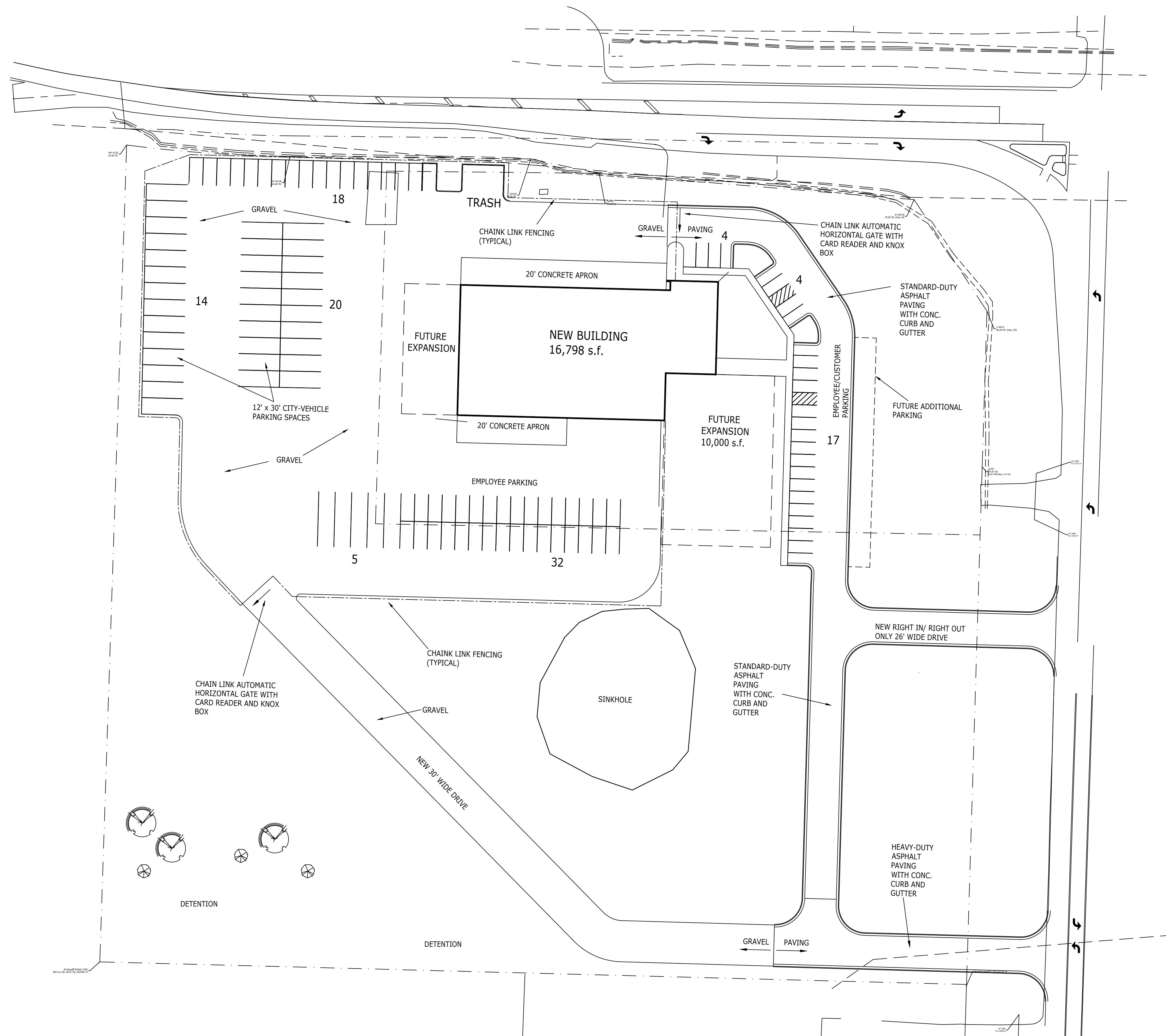
Alternate 2: 10,000 square foot office addition shell only...\$809,000

Optional Voluntary Alternates:

- Add - heavy-duty 9/4/2 fiber asphalt paving at rear yard and south service drive to gate: \$319,373
- Add - 7.5" thick concrete paving at rear yard and south service drive to gate: \$497,967
- Deduct - Recycled Asphalt Paving: \$26,674

COST ALLOCATION MATRIX

Description	Contractor's Fee		General Conditions		Project Costs	
Overhead & Profit						
Contractor's Executives	X					
Overhead & General Expenses	X					
Human Resources	X					
Payroll Clerk	X					
Accounts Payable Clerk	X					
Liability Insurance						X
Profit	X					
Supervision						
Senior Superintendent			X			
Superintendent			X			
Supervision Helper			X			
Safety & Quality Control	X					
Vehicle Expense			X			
Equipment Expense			X			
Administrative Assistance						
Senior Project Manager			X			
Project Manager			X			
Estimating	X					
Scheduler	X					
Invoice Review/Jobcosting			X			
Construction Drawing Reproductions			X			
Mailings			X			
Construction Site Expenses						
Field Office			X			
Toilets			X			
Traffic Control			X			
Project Fence			X			
Project Sign						X
First Aid Kits			X			
General Safety Maintenance			X			
Clean-Up						
Dumpster Rental			X			
Dump Fees			X			
Construction Clean-up			X			
Final Clean-up						X
Street Cleaning			X			
Temporary Utilities						
Temporary Phone Service & Hook-Up			X			
Telephone Expense			X			
Temporary Computer			X			
Temporary Lighting						X
Temporary Water						X
Temporary Gas						X
Temporary Electric Service/Usage						X
Temporary Heat						X
Temporary Parking						X
Bonding & Insurance						
Performance Bond						X
Subcontractor Bonds						X
Builders Risk Insurance						X
Builders Risk Deductables						X
Permits & Fees						
Building Permit						X
Special Permits & Fees						X
Equipment Rental						
Equipment Rental						X
Project Layout						
Layout Wages						X
Professional Survey Services						X
Quality Control Testing						
Concrete Testing						X
Soil Testing						X



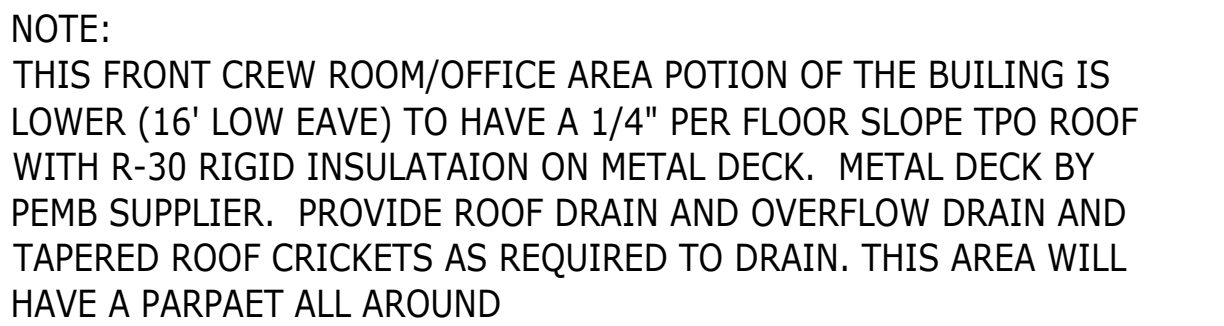
PAVING AND STRIPING ALTERNATE:
PROVIDE 7-1/2" CONCRETE PAVING (NO REINFORCING) OVER 4" BASEROCK AT ALL AREAS SHOW AS GRAVEL DRIVES AND REAR SERVICE /PARKING YARD.
PROVIDE PARKING STRIPING AS SHOWN IN THE REAR SERVICE/PARKING AREA ON THE CONCRETE PAVING

OVERALL SITE PLAN

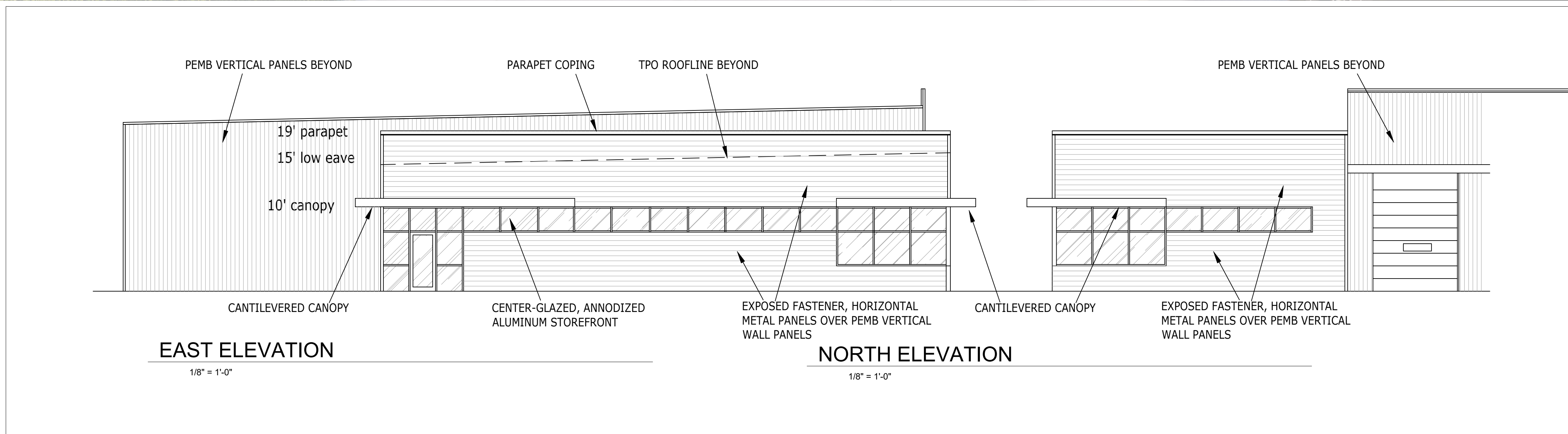
1" = 40'-0"

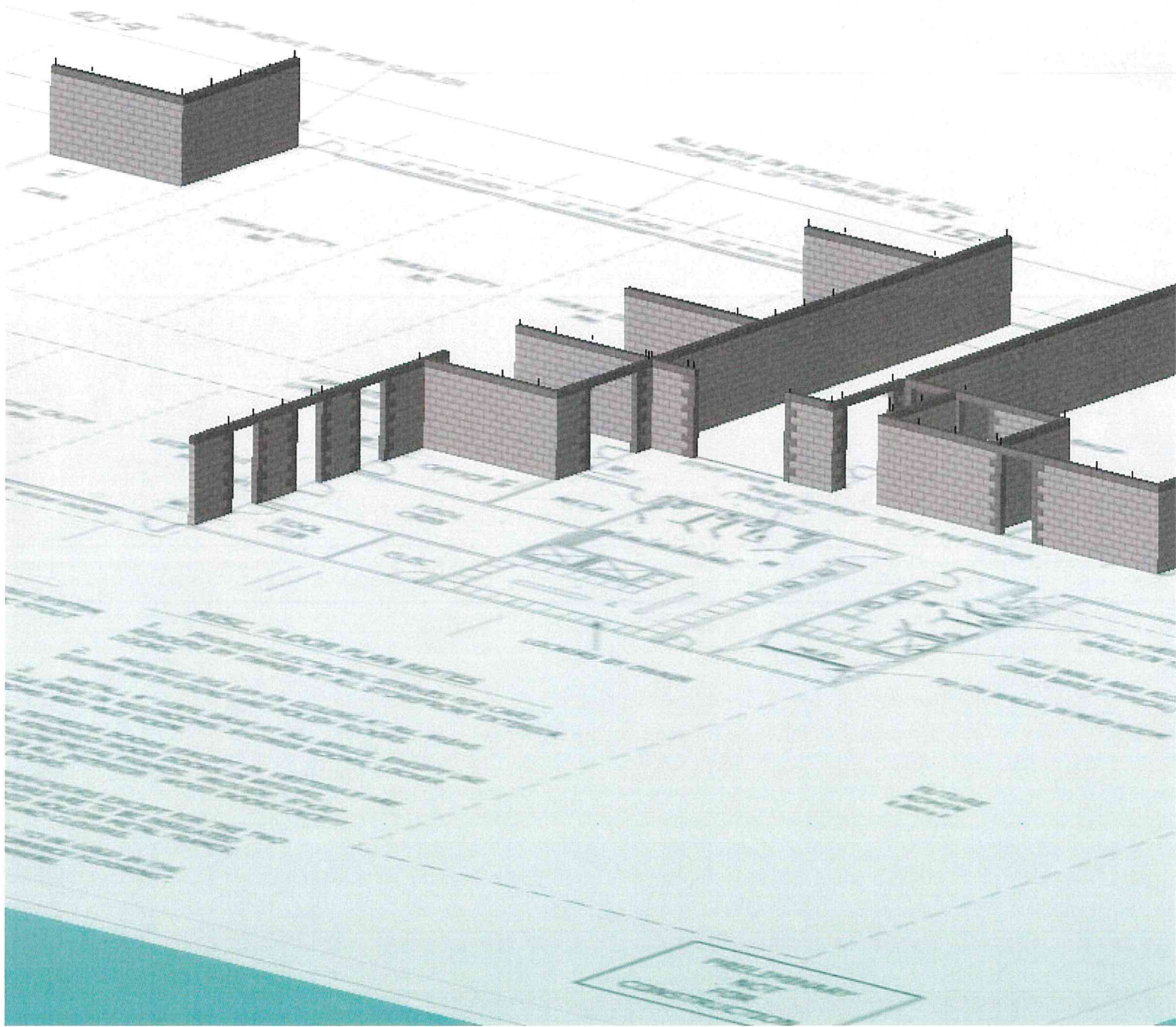


PRELIMINARY
NOT
FOR
CONSTRUCTION



PRELIMINARY
NOT
FOR
CONSTRUCTION





CMU Block Wall Location
3-D View



REFERENCES

Michael Shoults

Project Manager, Erlen Group
417-844-2992

Zach Hoskins

Duckett Ladd CPAs
417-881-3500

Bill Jameson

Board Member, Volt Credit Union
417-830-5042

Tom Rankin

Owner, Rankin Development
417-887-8826

Sally Hargis

CEO, Ozarks Coca-Cola Bottling Co.
417-872-8515

Bart Brown

CEO, Ozarks Food Harvest
417-865-3411



voltcu.org • 417.862.0471 • 888.430.7199

PO Box 1217, Springfield, MO 65801-1217

February 2, 2021

To Whom It May Concern:

Re: Letter of recommendation for Ross Construction

Volt Credit Union contracted with Ross Construction in the summer of 2020 as our general contractor for a purchase/remodel project. The building was approximately 3500 square foot building that was previously a restaurant that we needed to be renovated for a financial services branch location.

Volt Credit Union has been extremely satisfied with the quality, workmanship, and professionalism of Ross Construction and its employees throughout this entire project. Regular site meetings were held in which Ross Construction always had key staff involvement and representation. Concerns were promptly addressed by David Ross or onsite supervisor. Ross Construction understands what it takes to maintain successful relationships not only with their customers, but also with third parties and those subcontractors they utilize for their projects.

Ross Construction has worked closely with Volt, our architect, and the City of Springfield to ensure the construction process was as seamless as possible. Ross Construction has assisted with any project design changes and has made valuable recommendations during the project to ensure our branch was both aesthetically pleasing and functional. Ross Construction worked well with other third-party vendors Volt contracted that were outside the scope of their work.

Volt Credit Union would highly recommend Ross Construction to any organization. They have provided the resources and expertise to successfully meet our requests on every occasion. We are very thankful for the exceptional relationships we were able to acquire with Ross Construction leadership and staff through this process and look forward to working with them again in the future.

Respectfully Submitted,

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

William "Bill" Jameson
Chairman of the Board Volt Credit Union



February 3, 2021

To Whom It May Concern:

Prior to our construction project, I had zero experience with the construction process and what all of that looked like. There seemed to be mountains of unknowns and a long road ahead that was unclear. Until we found ROSS.

The team at ROSS was able create clarity and confidence in our journey to build out an extremely important space for our business.

They were able to communicate and teach in a way that I could understand and feel part of the process. The budgeting process was one of these moments where they worked with us to land on what we were hoping to achieve and what was in our budget to invest.

Secondly, the communication between ROSS' project manager, the project's superintendent and myself was as smooth as it could be. We were able to work through successes, challenges, and changes in an efficient manner.

Lastly, ROSS was able to create a space that brought our vision to life. From the quality of construction, to the quality of sub-contractors, to finishes and everything in between, we are highly satisfied with the product that ROSS brought to fruition for us.

We highly recommend them and would 100% use them again in the future.

Thank you,

A handwritten signature in black ink, appearing to read 'Zach' followed by a stylized 'H'.

Zach Hoskins
Integrator
zhoskins@duckettladd.com
417-883-6590



February 3, 2021

To Whom It May Concern,

On behalf of the Erlen Group I would like to offer a letter of recommendation for David Ross and the Ross Construction Group. I have had the pleasure of working with David and his team on several projects involving all aspects of the construction process from pre-construction through project completion.

erlengroup.com

3253 E. Chestnut Expressway #1
Springfield, MO 65802

417.874.1400

Ross Construction Group always takes a proactive approach and demonstrates a high level of integrity, knowledge and an understanding of their client's needs. Combine those traits with strong project supervision, quality craftsmanship and attention to detail, you have a team that can successfully manage a project and overcome challenges.

I have been very satisfied with the projects Ross Construction Group has performed for the Erlen Group and would highly recommend them to be a part of your team.

Regards,

M. Shoults

Michael Shoults
Project & Property Manager
Erlen Group
mshoults@erlengroup.com



TECHNICAL APPROACH


At Ross Construction Group, we approach each of our projects with four cornerstones.

- 1. Safety:** from beginning to the end, our commitment to the safety and well-being of our project team members is second to none. We utilize the services of Summit Safety Group for site inspections, reporting, and to ensure we are current with all OSHA guidelines.
- 2. Pre-Construction:** The success of a project begins with creating construction documents that align with the project control budget. We bring our expertise in collaboration with the design team in an effort to help ensure that the owner achieves their desired result while ensuring budget goals are met.
- 3. Construction:** Develop and maintain the schedule for construction consistent with the established time-line for completion while making certain that our high level of quality is met and the project remains within budget. We utilize RedTeam cloud-based construction management software along with other platforms such as Slack to make sure that our project construction documents are always kept current and all of our project team members are up-to-date. Each of our project teams utilize a project specific quality assurance plan that is tailored to the specific requirements of each project to meet our goal of delivering a project that the entire team is proud of.
- 4. Close-Out.** Providing Operation & Maintenance information, owner training, and timely completion of the punch-list is critical toward delivering the final impression of a successful project. Vigilant pre-punch on our teams part helps ensure that the project is completed on time and allows for a smooth transition to owner occupancy.

Through our many years of experience, we have found that focusing on these four cornerstones keep all parties informed of the process, and help us create lasting partnerships with the client.



SAFETY RECORD

<div>  <div> <div>WORKERS COMPENSATION EXPERIENCE RATING</div> <div> <div>Risk Name: ROSS CONSTRUCTION GROUP LLC</div> <div>Risk ID: 241123324</div> </div> <div> <div>Rating Effective Date: 10/11/2020</div> <div>Production Date: 04/14/2020</div> <div>State: MISSOURI</div> </div> </div> </div>								
State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
MO	.06	9,278	12,623	3,345	0	34,875	0	0
(A) Wt	(B) Exp Exc Losses (D - E)	(D) Expec Losses	(E) Exp P Losses	(F) Act Losses (H - I)	(G) Ball	(H) Act Losses	(I) Act P Losses	
.06	9,278	12,623	3,345	0	34,875	0	0	
	Primary Losses		Stabilizing Value		Ratable Excess		Totals	
Actual	(I) 0		C * (1 - A) + G 43,596		(A) * 0		(J) 43,596	
Expected	(E) 3,345		C * (1 - A) + G 43,596		(A) * 557		(K) 47,498	
	ARAP		FLARAP		SARAP		MAARAP	
Factors	1.00						(J) / .92	

CITY OF REPUBLIC, MISSOURI

AFFIDAVIT OF COMPLIANCE WITH SECTION 285.500 RSMO., ET SEQ.
FOR ALL AGREEMENTS IN EXCESS OF \$5,000.00

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

Before me, the undersigned Notary Public, in and for the County of GREENE,
State of MISSOURI, personally appeared DAVID ROSS (Name)
who is MEMBER (Title) of ROSS CONSTRUCTION GROUP LLC
(Name of company), (corporation), (partnership), (sole proprietorship), (limited liability company), and is
authorized to make this affidavit, and after being duly sworn did depose and say:

- (1) that said company is enrolled in and participates in a federal work authorization program
with respect to the employees working in connection with the contracted services; and
- (2) that said company does not knowingly employ any person who is an unauthorized alien
in connection with the contracted services.

The terms used in this affidavit shall have the meaning set forth in Section 285.500 R.S. Mo., et seq.

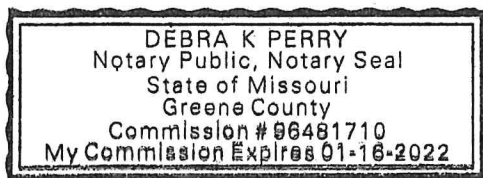
Documentation of participation in a federal work authorization program is attached to this affidavit.

David Ross
Signature
David Ross
Printed Name

Subscribed and sworn to before me this 15th day of JUNE, 2021.

Debra K Perry
Notary Public

My commission expires: January 16, 2022





Company ID Number: 1259063

Approved by:

Employer Ross Construction Group LLC	
Name (Please Type or Print) Andrew F Ross	Title
Signature Electronically Signed	Date 01/04/2018
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/05/2018



We are proud members of our community. We live, work and raise our families here. We share common values, goals and interests with each of our clients, allowing us to maintain strong relationships with them. We take pride in our building projects with superior workmanship and a solid commitment to each project before, during, and after completion. We encourage you to contact our references, many of whom are repeat clients and will attest to our commitment to the community and each project we construct. We appreciate the opportunity to team up with you!

- Kenny, David, and Andy Ross

ROSS CONSTRUCTION GROUP