



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

June 2, 2021
7:00 PM
202 Railroad Avenue, Rifle, CO

6:00 PM - Workshop Meeting

- a.** Discuss Approval of Construction Manager--General Contractor Firm for Rifle City Hall Physical and Electronic Security Improvements--Phase 2 Project

7:00 PM - Regular Meeting

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comment** *(maximum time permitted for Public Comment is 3 minutes per person)
 - 3.a.** Instructions to Participate / Citizen Comments - for items not listed as public hearings on the agenda
- 4. Consent Agenda**
 - 4.a.** Consider Minutes of the April 7, 2021, Regular Meeting
 - 4.b.** Consider Minutes of the April 21, 2021, Regular Meeting
- 5. Action, if any, on Workshop Items**
- 6. Presentation**
 - 6.a.** Receive an Update on Downtown Project
- 7. Regular Agenda**
 - 7.a.** Consider Approval of Construction Manager--General Contractor Firm for Rifle City Hall Physical and Electronic Security Improvements--Phase 2 Project

7.b. Consider Amending Appendix A of Chapter 7, Article VI of the Rifle Municipal Code Regarding the Fees for License, Impound, Adoption and Other Services - Ordinance No. 6, Series of 2021 - 1st Reading

7.c. Consider Downtown Revitalization Business Relief Program

8. Administrative Reports

8.a. Report to City Manager

9. Comments from Mayor and Council

10. Adjournment



Agenda Item #a.

Agenda Item Name:

Discuss Approval of Construction Manager--General Contractor Firm for Rifle City Hall Physical and Electronic Security Improvements--Phase 2 Project

Presenter:

Tom Whitmore, Parks & Recreation Director

Item Description:

Discussion of the City Hall Physical and Electronic Security Improvements RFP questions, responses, and submittals.

Recommended Action:

Fiscal Impact:

The current cost to the City will be for FCI's pre-construction services of \$5,250.00. Should the Guaranteed Maximum price be established and the City choose not to go forward with the project, separation of this cost from the construction price will allow FCI to be paid for that scope of work and be free of any further obligation. This is a fair and reputable way for the City to do business with contractors who are acting in good faith.

The overall cost of this project will be determined as the Construction Manager-General Contractor firm develops the Guaranteed Maximum Price, following approval of this item.

Operational Impact:

Time of staff and others.

Prior Board Motions:

Background Information:

Executive Summary:

Notification Requirements:

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

1. 2021.05.18 RFP CM-GC Memo
2. 2021.05.12 FCI RSP Rifle CH RFP
3. Rifle City Hall Phase 2-Questions for FCI Constructors Inc-5-17-21 at 1530 hours

Memo

To: City Manager, Honorable Mayor and Council

From: Tom Whitmore, Parks and Recreation Director

Date: May 18, 2021

Re: Recommendation of Construction Manager-General
Contractor Firm for City Hall Phase 2 Project

Scott,

Following Council endorsement of the CM-GC RFP selection process on April 21st, project team members released the Request for Proposals for Rifle City Hall Physical and Electronic Security Improvements—Phase 2. The Request for Proposals was published twice in each the Rifle Citizen Telegram and the Glenwood Springs Post Independent. The Western Colorado Contractors Association, with a member/subscriber list of approximately 930 members, was notified directly. Three local contractors were contacted directly. Other subscription agencies from around the country contacted us and distributed the RFP to their subscribers.

Local companies, Aspen Constructors, Giard Homes, and Rudd Construction thanked us for contacting them but declined to submit a proposal. They cited their current workloads as the primary reason.

Per the prescribed process, a mandatory pre-proposal walk-through was conducted on May 5th at 3:30 p.m. One construction firm, FCI Constructors, was represented at the walk through.

At the RFP opening on May 12th at 2:30 p.m., only one firm, FCI Constructors, Inc., submitted a proposal.

The review committee met at 3:30 p.m. to review the proposal which included Qualifications, Preconstruction Services, EMOD rate, General Conditions fee, Construction fee as a percentage of work, and Change Order fee. RFP Proposal documents are included in the Council Packet. RFP Preconstruction costs and fees are included on page 16 of the packet pdf document.

The evaluation committee chose to interview FCI's project staff prior to completing the review.

The project team has worked with Project Manager John Lupfer, and Estimator Brian Baughman, on City Hall Phase 1. References for Troy Reynolds, Project Superintendent were of particular interest to the committee. Phil Vaughan contacted 4 references, all of whom voiced a very high degree of satisfaction with Troy Reynolds during their respective projects.

The interview with Project Manager John Lupfer, Estimator Bryan Baughman, and Project Superintendent Troy Reynolds, took place on Monday, May 17th at 3:30 p.m.

Following the interview, the review committee met to complete the evaluation. The committee included Phil Vaughan, John Oldham (Re-2 Facilities Director), Kelly Thompson, Austin Rickstrew, and Tom Whitmore, (David Lowery was unavailable at that time).

Members of the committee scored the proposal which was totaled at 98.5 of the possible 100 points, which placed FCI Constructors on the high end of the “Exceeds Expectations” range of the evaluation.

Staff recommends approval of FCI Constructors, Inc. as the CM-GC for the Rifle City Hall Physical and Electronic Security Improvements—Phase 2 project, and recommends Council authorize staff to enter into an agreement for pre-construction services in the amount of \$5,250.00, and negotiation of a Guaranteed Maximum Price for Phase 2 Construction.

Staff expects to appear before Council at the July 7th meeting to seek approval of the Guaranteed Maximum Price proposal, a contract for construction, and a contract for Phil Vaughan Construction Management for Owner’s Representation and Construction Administration Services.

Thank you,

Tom Whitmore

Parks & Recreation Director

**Request for Proposals
Construction Manager / General Contractor
Rifle City Hall Phase 2**



**Regional leader
in commercial construction**
Colorado • Arizona • New Mexico
Wyoming • North Dakota
Montana • Oklahoma • Texas • Utah

3070 I-70B, Bldg. A
Grand Junction, CO 81504
Phone: 970.434.90939 / Fax:
970.434.7583
www.fciol.com

May 12, 2021

Tom Whitmore
Parks and Recreation Director
City of Rifle
202 Railroad Ave.
Rifle, CO 81650

RE: Rifle City Hall Phase 2

Dear Mr. Whitmore:

It is my pleasure to submit to you our proposal and qualifications of FCI Constructors and our team for the Rifle City Hall Phase 2 project. We are committed to providing you with the highest quality of service and delivering you a project that will not only meet but exceed your expectations. At FCI, we pride ourselves in giving the best in customer service and in being a partner and a resource to our clients throughout the project.

Headquartered in Grand Junction, FCI is an employee-owned, Commercial Contractor, building projects and maintaining relationships with local subcontractors and suppliers on the Western Slope. We continue to deliver projects utilizing the highest quality expertise and craftsmanship, while collaborating heavily with our clients and design partners to meet project goals. FCI is one of the largest most capable construction management firms on the Western Slope of Colorado. Our culture was established long ago to assure a remarkably responsive, highly personalized approach to client service. From each project's initial needs assessment to its final punch list review our "client-focused" service is reflective of this personalized culture. Our project team brings valuable listening, organizational and problem-solving skills to the decision-making process, allowing for a smoother experience, fewer change orders, with the number one goal of every project being accomplished on schedule and within budget.

Your FCI Project Team was selected due to their experience managing fast-track renovation projects as well as two decades of experience managing construction projects on the Western Slope. John Lupfer will be our project leader acting as the Project Manager. His leadership will be active throughout construction into project closeout. He will ensure that the vision of the project is maintained throughout and each team member is positioned for success.

FCI is committed to being a client service company and each of our team members will hold the complete satisfaction of the City of Rile as our responsibility. We deliver our core values of **Trust, Hard Work, Honest, and Professionalism** in every decision we make towards the outcome of your project. These values are the foundation upon which we have built our reputation and we look forward to becoming a member of your team on this exciting project.

Thank you for considering the FCI CM/GC team for the Rifle City Hall Phase 2 project. **We acknowledge the receipt of Addendum #1 dated May 10, 2021.** Please contact me should you have questions or require any additional information.

Sincerely,

A blue ink signature of Brad Keller, written in a cursive style.

Brad Keller
Vice President Grand Junction Operations
FCI Constructors, Inc.
3070 I-70B, Bldg. A
Grand Junction, CO 81504
bkeller@fciol.com
(970) 434-9093

About Us. FCI is a Colorado-based, **employee-owned** firm specializing in construction projects that center around the well-being and development of our communities. We take pride in partnering with local subcontractors and capturing the best value, maximizing quality, and ensuring client satisfaction. Our Grand Junction office is our company headquarters. In the last five years alone, company-wide, we have proudly and successfully completed \$503,865,347 of work in the municipal sector. Ninety-nine percent of all work we have completed in the past five years has been CM/GC projects. Experience has shown us that the most important service we provide is guidance at every stage of the project, from pre-construction through successful completion. **Therefore, our approach is based on a proven philosophy wherein the Owner, Architect and FCI agree to work together as a cohesive team.**

Experienced Team. FCI has been managing construction projects of all sizes and scope on the Western Slope for over 43 years. Your proposed team members have completed multiple fast-track renovation projects of similar size and scope to the Rifle City Hall Phase 2 project. The members of our team have been chosen to offer their respective expertise to each phase of your project - from now through warranty period. They understand the complexities of municipal buildings, phased renovations and the myriad of factors intertwining each within your project.

FCI Safety Measures. We understand the potential and inherent safety concerns associated with construction during an on-going pandemic, and will place a high degree of emphasis on the safety of all workers and visitors, and take every precaution to prevent spread of disease in compliance with all local, state and federal ordinances.

Financial Strength. FCI has the track record, resources, financial stability, established bonding capacity, and solid insurance coverage to undertake and successfully complete your project. Our bonding capacity reaches \$150,000,000 per project, with an aggregate capacity of \$750,000,000.

Knowledge of Subcontractor Market & Local

Construction Experience. FCI has been working and developing beneficial working relationships with a variety of subcontractors, suppliers, permitting officials and design professionals in Colorado since 1978. Having worked on Design-Build, CM/GC, and Competitive Bid projects in Colorado for years, we have immersed ourselves in the subcontracting community to better use local resources for the sake of the work and to improve relations between

our clients and local businesses. FCI's long standing relationships with subcontractors and history of successful projects in Colorado allows us to pull from a database of over 4,000 Colorado vetted and qualified subs with which to work. We are familiar with many subcontractors' work history, as well as their history of reasonable bid price submissions, quality control, responsiveness of warranty issues, flexibility and cooperation when resolving issues, etc. However, we follow a subcontractor selection process to identify and qualify subcontractors regardless of whether or not FCI has worked with them. FCI is currently finishing two large projects in Rifle for Grand River Health. Our strong relationships with local subcontractors and suppliers that help to reduce project costs and ensure high quality, timely project completion.

Project Contact & Managing Office:

Brad Keller, Vice President of Grand Junction Operations
3070 I-70B, Bldg. A
Grand Junction, CO 81504
(970) 434-9093
bkeller@fciol.com

Mission Statement

To be a forthright construction company delivering exceptional projects and services for engaging clients in a culture based on trust, honesty, hard work, and professionalism. Our employee-owners prosper in a challenging and rewarding environment.

Vision Statement

Exceeding our commitments through outstanding performance and innovative client-centered solutions.

Brand Promise

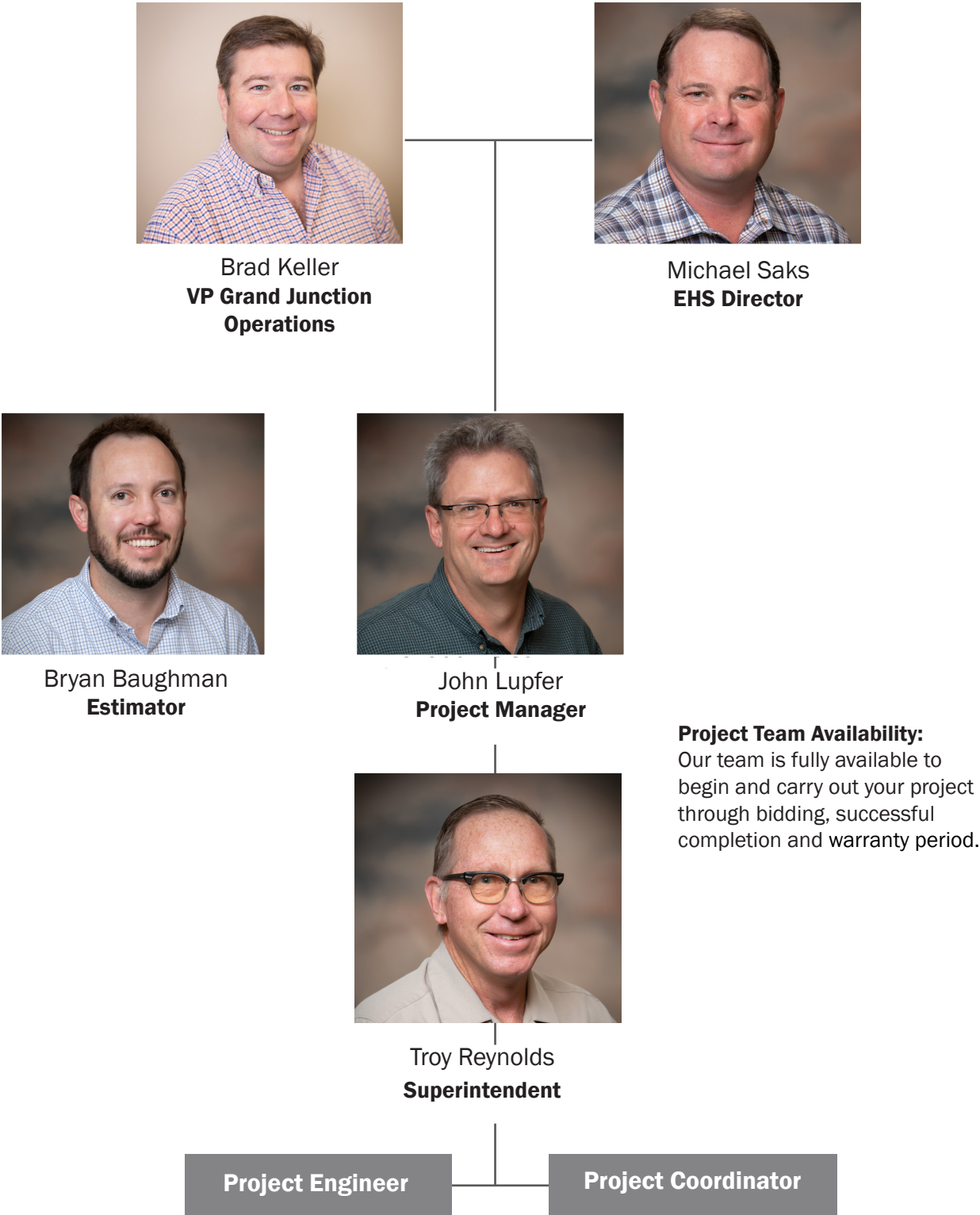
Focused on Your Vision

Core Values

- Trust
- Hard Work
- Honest
- Professional



CM/GC Team Organizational Chart



Project Team Availability:
Our team is fully available to begin and carry out your project through bidding, successful completion and warranty period.

JOHN LUPFER, Project Manager

John is your primary contact during all phases of the project. All information will be processed through him, which provides a consistent, single point of responsibility from start to finish and eliminates the learning curve at the point of turnover from pre-construction to construction operations. He will coordinate and schedule weekly meetings as necessary during pre-construction and construction phases to make certain that all involved Team Members are informed as to what decisions need to be made in the time frames necessary to keep the projects on track for success.

Project management is much more than controlling costs, completing a project on-time, setting quality standards and ensuring that we provide a safe job site. It's how our team approaches the project that sets us apart from our competition. Long before we discuss schedule, costs and / or quality, it's important that we understand the client's vision and goals to create a team that is built on integrity, experience and trust. Through effective communication with the team, we'll have a clear and precise understanding of the client's expectations which will allow us to move forward successfully.

Being the primary contact during the project allows John the opportunity to implement the project execution plan developed during the design and pre-construction phases. During construction his primary responsibility is to ensure project success in the areas of schedule, budget, quality, safety and client satisfaction.

TROY REYNOLDS, Superintendent

Troy's input on the Rifle City Hall project during construction is extremely valuable in that his knowledge of construction of similar-type facilities leads to an accurate understanding of the necessary, critical elements involved, from both a timing and a cost perspective.

As Superintendent Troy will be responsible for the physical construction of this project, including general coordination, planning and scheduling of subcontractors and FCI crews. It is his responsibility to relay news about construction activities, address questions or concerns, distribute information about milestones, closures, service disruptions, and traffic patterns. Troy is also accountable for job site safety and quality control. He will be on-site full time once construction commences.

BRYAN BAUGHMAN, Estimator

Bryan is responsible for the final document review budgeting and coordination of subcontractor bids and correspondence. He performs the quantity take-offs, pricing consolidation, bid analysis, value engineering and research necessary to ensure accurate estimates throughout the pre-construction process. He works with subcontractors and suppliers to provide the latest product information and constructability and life-cycle analyses for specified materials. Bryan is also responsible for the recruitment of local subcontractors, ensuring we maximize local subcontractor participation for this project.

MICHAEL SAKS, EHS Director

Michael is responsible for monitoring and maintaining OSHA and Quality Assurance compliance on FCI projects. His 19 years of experience in construction inspection, quality control and safety compliance ensure a high standard of quality and job safety on all FCI projects. Michael will make regular site visits as part of his routine inspection operation.

John Lupfer Project Manager

IN INDUSTRY: 2000
WITH FCI: 2014



EDUCATION

OSHA 10-Hour

REFERENCES

Cathy Story
Hilltop Community Services
(970) 242-4400

Jeff Bown
Alpine Bank
(970) 254-2024

Greg Linza, Mes County
Facilities Parks & Fairgrounds
Director
(970) 244-3232

Peter Icenogle
Blythe Group + co
(970) 242-1058

John Lupfer joined FCI in 2014 bringing 31 years of Construction Industry experience. He has extensive project management and supervisory skills and a proven history of completing complex, fast-track projects on time and within budget.

John will be the FCI Team Leader. He will oversee and direct all aspects of the project from pre-construction to project close out. John brings his related experience to this project, and he will be responsible for total project success.

REPRESENTATIVE PROJECTS

- **City of Rifle City Hall Upgrades- Rifle, CO [\$42,884]**
- Mesa County Community Services & Workforce Center Remodel - Grand Junction, CO [\$315,248]
- Mesa County Community Services & Workforce Center Remodel - Grand Junction, CO [\$498,428]
- Hilltop Phase IV Cottages at the Commons - Grand Junction, CO [\$4,206,567]
- Stop and Save Horizon Drive - Grand Junction, CO [\$2,360,721]
- Hilltop Patio Homes at Fountain Hills Phase 2 - Grand Junction, CO [\$2,301,338]
- Hilltop Patio Homes at Fountain Hills Phase 1 - Grand Junction, CO [\$1,967,755]
- Hilltop Cottages Phase 3 - Grand Junction, CO [\$1,967,755]
- Loma Eastbound Port of Entry - Loma, CO [\$1,720,755]
- Taco Bell North Avenue - Grand Junction, CO [\$1,631,997]
- Mesa Valley Community School Renovation - Grand Junction, CO [\$1,217,218]
- Hilltop Bacon Campus Life Safety Upgrades - Grand Junction, CO [\$1,140,109]
- Mesa County Detention Center Facility Kitchen Sewer Repairs - Grand Junction, CO [\$703,335]
- Mesa County Detention Center Shower Renovation - Grand Junction, CO [\$366,345]
- Hilltop Bacon Campus Meds & Dining Addition - Grand Junction, CO [\$681,493]
- Alpine Bank Remodel- Grand Junction, CO [\$649,736]
- Einstein Bagels / Qdoba - Fruita, CO [\$611,131]
- Fuoco Motors - GMC/Cadillac Remodel 2017 - Grand Junction, CO [\$592,691]
- Alpine Bank GJ 4th Floor Remodel - Grand Junction, CO [\$575,439]
- Taco Bell Renovation - Clifton, CO [\$517,303]

Troy Reynolds Superintendent

IN INDUSTRY: 1999
WITH FCI: 1990



EDUCATION

OSHA 40-Hour Training

REFERENCES

Cathy Story
Hilltop Community Services
(970) 242-4400

Josh Miller, Construction
Manager
Eagle County
(970) 230-1782
josh.miller@eaglecounty.us

Don Kendall
Hilltop Community Services
(970) 244-0808
don@htop.com

Dana Dalla Betta
formerly with
Habitat for Humanity
(970) 923-8702

Troy joined FCI in 1999 and worked his way up from Finish Carpenter to Foreman to Superintendent. He has extensive project management and supervisory skills and a proven history of completing complex, fast-track projects on time and within budget.

As Superintendent, Troy is responsible for the physical construction of this project, including general coordination, planning and scheduling of subcontractors and FCI crews. It is his responsibility to relay news about construction activities, address questions or concerns, distribute information about milestones, closures, service disruptions, and traffic patterns. He is also accountable for job site safety and quality control.

REPRESENTATIVE PROJECTS

- Hilltop Patio Homes at Fountain Hills Phase 2 - Grand Junction, CO **[\$2,301,338]**
- Hilltop Patio Homes at Fountain Hills Phase 1 - Grand Junction, CO **[\$1,967,755]**
- Hilltop Cottages Phase 3 - Grand Junction, CO **[\$1,967,755]**
- Eagle County Administration Remodel- Eagle, CO
- Eagle County Detention Center Booking & Control Remodel- Eagle, CO
- Hilltop Bacon Campus Unit 37 Remodel- Grand Junction, CO
- Habitat for Humanity ReStore - Glenwood Springs, CO **[\$4,421,850]**
- HopeWest Receiving Warehouse - Grand Junction, CO **[\$416,019]**
- Eagle County Facilities Workshop - Gypsum, CO **[\$1,852,687]**
- Halliburton Energy Services D Road Office - Grand Junction, CO
- Halliburton Energy Services D Road Shops- Grand Junction, CO
- Halliburton Energy Services Cameo Administration and Shop Buildings- Cameo, CO **[\$1,372,061]**
- Avon I-70 Regional Transportation Facility- Avon, CO **[\$10,477,823]**
- Colorado Mesa University Storage Facility Remodel - Grand Junction, CO **[\$615,365]**
- St. Mary's Hospital Shell-Floor Build-Out Head Walls -Grand Junction, CO
- Junction, CO
- Eagle County Justice Center- Eagle, CO
- Mesa County Courthouse Renovation- Grand Junction, CO
- Mesa County Justice Center- Grand Junction, CO
- Community Bank of Colorado Renovation- Grand Junction, CO
- Little Bookcliff Apartments Renovation- Grand Junction, CO
- Wells Fargo Renovations (Multiple Locations) - Grand Junction, CO

Bryan Baughman

Estimator

IN INDUSTRY SINCE: 2009
WITH FCI SINCE: 2010



EDUCATION

B.S. Construction
Management
Colorado State University

REFERENCES

Colleen Kaneda
Principal
Dynamic Program Management
(970) 390-0312

Sean Sugden, AIA
EAPC Architects
(701) 461-7451

Peter Icenogle
BG+co
(970) 242-1058

As Project Estimator, Bryan will perform the quantity take-offs, pricing consolidation, bid analysis, value engineering and research necessary to ensure the estimate provided was accurate. Bryan has knowledge of multiple types of construction in both the competitive bid and negotiated markets. With this background, as your estimator, he will ensure that most accurate and relevant pricing is integrated into your project budgeting process. His strong relationships with the subcontracting community benefits your project by allowing FCI to choose from the most qualified subcontractors with available resources, saving you time and money.

REPRESENTATIVE PROJECTS

- CDOT 13 Bay Mechanics Building - Grand Junction, CO
[\$4,688,512]
- Timberline Bank Headquarters - Grand Junction CO
[\$17,736,651]
- Eagle County Facilities Workshop - Gypsum, CO [\$1,901,597]
- Grand Junction Regional Airport Passenger Boarding Bridge - Grand Junction, CO [\$1,287,072]
- St. Mary's Hospital Diagnostic Imaging - Grand Junction, CO
[\$850,000]
- Pitkin County Library Renovation & Expansion - Aspen, CO
[\$10,585,675]
- City of Williston Pubic Works Phase 2 - Williston, ND [\$23,000,000]
- Trenton School Renovations - Trenton, ND [\$7,400,000]
- Missouri Ridge School - Williston, ND [\$22,335,534]
- Summit County School District High School Addition & Renovation - Breckenridge, CO [\$23,386,362]
- Roaring Fork School District Employee Housing [\$5,873,773]
- Carbondale Middle School Renovation - Carbondale, CO
[\$7,601,144]
- Divide County District Improvements - Crosby, ND [\$11,842,438]
- Williston Fire Station No. 1 Renovation - Williston, ND [\$1,761,430]
- Two Rivers Community School Addition/Renovation - Glenwood Springs, CO [\$5,793,566]
- Tioga High School FACS Renovation - Tioga, ND [\$227,462]
- Pitkin County Library Renovation and Expansion Phases 1-3 - Aspen, CO [\$10,585,675]
- Mesa County Valley School District New Alternative High School - Grand Junction, CO [\$7,625,074]
- SH 82 Grand Avenue Bridge - Glenwood Springs, CO [\$2,367,762]

Michael Saks
Corporate EHS Director

IN INDUSTRY SINCE: 2001
WITH FCI SINCE: 2013



EDUCATION

Bachelor of Science,
Occupational Safety and
Health, Columbia Southern
University

Industrial Hygiene
Management Certificate,
Columbia Southern
University

Certified Construction Health
& Safety Technician
Board of Certified Safety
Professionals

Michael brings over 20 years construction management experience in occupational environmental, safety, health and quality control fields. He has proven success in the development and implementation of environmental, safety, health and quality control policies and procedures as well as proven ability to successfully implement positive change resulting in decreased accidents and injuries and increased project controls efficiency. He possesses a “life-long-learner” attitude and continually seeks to further education and certifications. Michael also has extensive experience working with the U.S. Army Corps of Engineers and NAVFAC in the Pacific region.

TRAINING AND CERTIFICATIONS

OSHA Authorized Construction Trainer	Hazardous Energy; Lock-out/ Tag-out	ACI Concrete Strength Testing Technician
40hr. Construction Safety Hazard Awareness Training for Contractors	Safway Sectional Scaffold Erector/Inspector	ACI Concrete Laboratory Testing Technician- Grade I
Construction Health and Safety Technician (CHST)	Forklift Train the Trainer	Precast/Prestressed Concrete Institute (PCI) Quality Control Personnel Certification Technician Level I
40 hr. HAZWOPER	Lead Abatement Train the Trainer	
OSHA 30 hour Course Certification	Aerial/Man-lift	ICBO Reinforced Concrete Special Inspector #5206065-49
ACR Standard First Aid	Fall Protection	ICBO Structural Masonry Special Inspector #5206065-84
ACR Adult CPR	Cranes	ICBO Spray Applied Fire Proofing Inspector #5209065-86
NAVFAC Construction Safety & Health Certification Course, Level I	Excavation/Trenching	The Post-Tension Institute, Level 1 Field Fundamentals Inspector #21504597
NAVFAC Construction Safety & Health Certification Course, Level II	US Army Corps of Engineers Quality Control Management	NICET Level I in Geotechnical Engineering Technology, Construction #114351
KRS RF Safety Training Course	Estimating and Bidding Course Certificate, Association for the Advancement of Cost Engineering (AACE)	NICET Level I in Geotechnical Engineering Technology, Laboratory #114351
Mold Training for Contractors #2151369	Planning and Scheduling Course Certificate, AACE	
Personal Protective Equipment	ACI Concrete Transportation Construction Inspector	
	ACI Grade 1 Concrete Field Testing Certification #049738	

Safety is our #1 Priority...0.75
2021 Experience Modification Rate

Project Name:	City of Grand Junction Public Safety Remodel, Grand Junction, CO		
Services provided:	Remodel and reconfiguration of six different areas internal of an occupied/working public safety facility. Project consisted of two different phases in order to relocate personnel into new areas before working on areas they currently occupied.		
Delivery Method :	CM/GC		
Final Construction Cost:	\$315,248		
Construction Schedule:	Start Date: January 2021 Completion Date: May 2021		
Client:	City of Grand Junction Jay Valentine (970) 244-1517	Architect:	BG+co Mariah Magill (970) 242-1058



Project Name:	Coloramo Fruita Branch - Fruita, CO		
Services provided:	Coloramo Federal Credit Union new Fruita location consisted of the removal of three different buildings in order to clear the site for a new “gateway” feature into downtown Fruita. This new facility was a rather small footprint at only 2338 sq ft. This facility included some new space utilization with a more open teller experience including barrier-free transaction area with large, vaulted ceilings, and natural wood appeal. The HVAC design consisted of a VRF system in order to navigate the two wings on support space while keeping a large vault through the center. The buildings’ exterior consisted of five different material surfaces that had to blend well with the surroundings. Sitework consisted of undergrounding the existing overhead utilities, providing a drive-thru lane along with proper vehicle circulation. Landscaping, irrigation, site signage, and a local art piece were all incorporated into the small footprint of this site. A project schedule was developed to complete all scopes of work in anticipation of a fall opening.		
Delivery Method:	CM/GC		
Final Construction Cost:	\$1,699,558		
Square Feet:	2,338 SF		
Construction Schedule:	Start Date: 5/2020 Completion Date: 10/2020		
Client:	Amanda Piering Coloramo (970) 243-7280 Apiering@coloramo.org	Architect:	Peter Icenogle, AIA BG+co (970) 242-2268

Project Name:	Avon Town Hall Renovation, Avon, CO		
Services provided:	Tenant finish of 3-story, 14,000 sq/ft existing shell space. The first floor was constructed for Council Chambers and office space, The 2nd and 3rd floors are office space and future build-out. The project achieved LEED Gold. Sustainable features: 34% indoor water use reduction, 36% lighting power reduction, 100% of building electricity supplied from renewable sources (including a 28 kW PV system), 10% of building materials with recycled content, and outdoor air delivery monitoring for occupied spaces.		
Delivery Method :	CM/GC		
Initial/Final Construction Cost:	\$3,252,890 / \$3,955,279		
Square Feet:	14,000 SF		
Construction Schedule:	Start Date: January 2018 Completion Date: October 2018		
Client:	Justin Hildreth Town Engineer Town of Avon (970) 331-3741	Architect:	William Bussard (303) 861-8555



Project Name:	Alpine Bank 4th Floor Remodel, Grand Junction, CO		
Services provided:	Complete renovation of the entire fourth floor (5376 sq ft) located in downtown Grand Junction. Demo of all existing finishes, drywall, framing, bathrooms. Re-locate bathroom groups to new location, install new ductwork and vavs. Construct all new offices and open areas with steel stud framing and drywall. New ACT ceiling installed in entire space with new lighting and controls. Completed in 17 weeks.		
Delivery Method:	CM/GC		
Initial/Final Construction Cost:	\$579,071.		
Square Feet:	5,576 SF		
Construction Schedule:	Start Date: September 2019 Completion Date: December 2019		
Client:	Alpine Bank Jeff Brown (970) 625-7286	Architect:	Kraai Design Eric Kraai (970) 640-7898

Project Name:	Mesa County Community Services & Workforce Center Remodel, Grand Junction, CO		
Services provided:	FCI was the CM/GC for the complete renovation of a 4400 sq ft area internal of the existing Mesa County building. Demo of all existing finishes, drywall, & framing. Install new ductwork and vavs. New client service areas were constructed with added client/staff separation to limit spread of viruses and provided added level of security. New ACT ceiling installed in entire space with new lighting and controls		
Delivery Method:	CM/GC		
Final Construction Cost:	\$498,428		
Square Feet:	4,400 SF		
Construction Schedule:	Start Date: March 2021 Completion Date: April 2021		
Client:	Mesa County Greg Linza, Mes County Facilities Parks & Fairgrounds Director (970) 244-3232	Architect:	Chamberlin Architects Eric Tscherter (970) 242-6804

Project Name:	Eagle County Offices Remodel, Eagle, CO		
Services provided:	The Eagle County Remodel consisted of relocating the assessors dept front desk staff to other office space while we disassembled the reception counter, taking care to remove the walnut wood trim for reinstall later. The counter was rebuilt, new flooring installed, new lighting ,HVAC upgrades and all the interior finishes freshened up, either by replacing or refinishing. Then they were moved back in and the accessors and mapping dept was moved out and their offices were demoed and reconfigured, again salvaging as much existing walnut doors and trim as able and then rebuilt in a different configuration and similar finishes as the first stage.		
Delivery Method :	CM/GC		
Final Construction Cost:	\$696,994		
Construction Schedule:	Start Date: May 2016 Completion Date: October 2016		
Client:	Eagle County Rick Ullom (970) 328-8780	Architect:	Menendez Architects Luis Menendez, AIA (970) 544-4851

Project Name:	Eagle County Detention Center Booking & Control Remodel, Eagle, CO		
Services provided:	This project consisted of a remodel of the booking area and central control room with demo and replacement of the existing built in work stations. It included plumbing, electrical and low voltage scopes of work. The project area was within a secure area of the facility. Temporary barriers were placed to provide work place access within the project areas. This project required great care in managing access and control of the work space. Detailed logistics for coordinating work in this active environment was very important for the coordination subcontracted trades selected for this project.		
Delivery Method :	CM/GC		
Final Construction Cost:	\$154,343		
Construction Schedule:	Start Date: July 2015 Completion Date: August 2015		
Client:	Eagle County Rick Ullom (970) 328-8780	Architect:	Reilly Johnson Architecture (303) 832-9111

Key Objectives of FCI's Project Approach:

- Exemplary leadership, teamwork and communication throughout all stages of the project
 - Provide timely and accurate information for decision making to keep project on schedule and within budget
 - Open-book policy at all stages of the project (pricing, self performed work, billings during construction, monthly published expenditure reports and all other documentation).
 - Ensure our Clients the best value, long term durability, safety and highest quality.
-

Project Kick-Off:

FCI begins every project with the goal of positioning all Team members to be successful. Right from the start we identify:

- Roles and responsibilities of each Team member.
- Goals and expectations of each Team member.
- All project stakeholders.
- Lines of reporting and communication.
- Critical project-related issues.

Preconstruction:

There are two documented facts that attest to the success of FCI's preconstruction phase services: 1) We have never failed to reach a mutually acceptable GMP with a client and 2) The final GMP estimates on our CM/GC projects have averaged about 2% below our previous estimates.

- Participation in design
- Constructability review
- Feasibility studies
- Budget estimates with comparisons at each level of design
- Preliminary scheduling with updates at each level of design
- Collaboration with user groups + designers to develop options
- Value analysis
- Competitively bid all trade packages to at least 3 bidders
- Open book policy with all bids, providing full transparency
- Subcontractor engagement and pre-qualification
- Researching sustainability options
- Discovering optimal materials and methods
- Ensure drawing coordination and clarity for all trades
- Phasing planning
- Bid packaging, if necessary

Construction Process:

With the start of work on site, we take our project execution plan developed during the preconstruction phase, coupled with our corporate policies and procedures (tailored to the specifics of this project), to keep tight control of cost, schedule and quality effectiveness.

- Hold weekly meetings with all on site subcontractors to review schedule, safety, quality, problem areas, and changes to the project. Any problems identified as needing input and/or assistance from the Owner or Design Team is identified at these meetings as well as potential solutions.
- Hold weekly coordination meetings with the Owner and Design Team to review these same issues to ensure that the project stays on track and that the Owner and building occupants' expectations are being met.
- Weekly safety inspections are conducted by FCI.
- Identification and suggested resolution of potential issues as they arise.

Schedule Management:

FCI's project schedule control system begins with the Preconstruction team, the Project Manager and Superintendents analyzing of the scope of work to be completed. This analysis allows FCI to obtain a clear understanding of the project, which leads to a list of all necessary pre-construction and construction activities.

- 5-Week Look Ahead Schedules are developed by Superintendent for weekly subcontractor coordination meetings
- Weekly on site meetings are scheduled with all subcontractors to go over the five week schedule to determine any potential issues early for each scope.
- Monthly updating of master scheduling for continual monitoring of real time progress
- If any delays are identified, FCI will work to enhance the subcontracting labor pool or methods to expedite material delivery.

Quality Control:

Prior to the commencement of construction activities, a pre-installation meeting will be conducted by FCI with the subcontractors. We communicate and establish the ground rules for workmanship.

- Pre-qualification of subcontractors
- Review and commitment to individual subcontracting schedules
- Weekly coordination meetings with subcontractor to ensure safety, quality and performance standards are achieved.

Safety:

FCI has full-time regional safety managers, who uphold FCI's level of safety through employee training and distribution of recent, relevant information. Our Safety Managers work with each Project Manager and Superintendent in developing project-specific safety plans.

Each plan is adapted to the specifics of the site and job conditions-as well as client requirements. Our project safety manuals typically address issues such as:

- Employee orientation of site safety plan procedures
- Site safety and security analysis
- Job hazard analysis
- Establishment of weekly tool box safety meetings
- Requirements for Personnel Protective Equipment (PPE)
- Employee conduct and competency criteria (including drug and alcohol regulations)
- Temporary service employee pre-screening requirements
- Preventative maintenance for equipment.
- Hazardous materials communications program
- Dust and debris control

Project Closeout:

FCI is not only committed to starting strong but to finish strong.

- Pre-punch list review of installed work by FCI Superintendent. If deficiencies are identified, a Pre-Punch Work List is prepared and distributed to respective subcontractors along with a scheduled completion date.
- Substantial completion date set.
- Items not yet completed by substantial completion date will be added to the recorded punch list to be completed before the established deadline.
- Operation and Maintenance Manuals and full set of project record provided to Owner
- Special systems training scheduled with respective subcontractors

Warranty:

It is FCI's goal to exceed our clients' expectations.

- Turnover of all written warranties as required by the specifications will be given to the Owner as specified in the contract
- Periodic site visits with maintenance staff for early detection of any issues that may arise
- Full accountability for all warranty claims within the first year of completion
- 11-month walk-through with the Owner, as appropriate, to identify any issues prior to warranty expiration.
- FCI, or the appropriate subcontractor, will return for one year to repair or replace any unsatisfactory portion of the work.

Technology Utilized by FCI:

Pre-Construction:

- OST (On Screen Take-Off)
- Custom database of historical costs
- Primavera Project Planner for Enterprise (P6)
- SmartBid database of subcontracting workforce
- Utilization of 3D BIM modeling

Construction:

- Timberline software for cost tracking and reporting
- Paperless Environment - all invoices, RFIs, submittals and communications are done electronically
- Utilization of on-site use of ipads and surface tablets to enable real time tracking of daily progress in the field
- ShareFile System that enables FCI's employees to easily manage data in the field with the sending and receiving of large files easily and efficiently.

Rifle City Hall Long Lead & Risk Items & Phasing:

Your project team has not identified any long lead items or risk items to your project that will challenge the project schedule. The project will be completed in at least two phases - the first being to prepare the location for Channel 10 and the second will be to re-configure the old Channel 10 location. Parking and logistics will not be an issue as there is plenty of available parking and a location for a connex if needed.

Agreement to Maximum Price proposal:

FCI agrees to execute a Guaranteed Maximum Price proposal.

Cathy Story
Hilltop Community Resources
(970) 243-3333
Email: cathys@htop.org

Kent Frieling
Feather Petroleum
(970) 242-5205
Email: kfrieling@featherpetro.com

Brandy Hendershot
ColCal
(970) 245-0898
Email: brandy@colcal.net

Greg Linza
Mesa County Facilities
Parks & Fairgrounds Director
(970) 244-3232
greg.linza@mesacounty.us

Diane Anglim
HopeWest
(970) 263-2185

Jeff Bown
Regional Maintenance Supervisor
Alpine Bank
(970) 254-2024
Email: jeffbown@alpinebank.com

Dana Dalla Betta
formerly with Habitat for Humanity
(970) 923-8702

Luis Menendez, AIA
Menenndez Architects
(970) 544-4851

FCI Constructors

5/12/2021

Rifle City Hall Ph. 2 Physical and Electronic Security Improvements		
Preconstruction Services	Fees-Staff & Consultant time	\$ 4,500.00
	Printing, Postage, Shipping	\$ 250.00
	Travel, Mileage, Hotel, Meals	\$ 500.00
		\$ -
TOTAL	Fees-Staff & Consultant time	\$ 4,500.00
	Printing, Postage, Shipping	\$ 250.00
	Travel, Mileage, Hotel, Meals	\$ 500.00
GRAND TOTAL		\$ 5,250.00

check

TRUE

Please attach hourly fee schedules for personnel

**Interstate Experience Modification Rate
 applied to Worker's Compensation Policy**

 2020
 2019
 2018
EMR Rate
 0.75
 0.65
 0.75

**General Conditions Fee as a percentage of 1
 Cost of the work**
10%**Note: Surety shall not be included in the Conditions Fees**
**Construction Fee as a percentage of the
 Cost of the Work**
7%**Change Order Fees**

7 % of the cost

 .1 For the Contractor, for Work performed by
 the Contractor's own forces

7 %

 .2 For the Contractor, for Work performed by
 the Contractor's Subcontractor

7 %



AIA Document A305™ – 2020

Contractor's Qualification Statement

THE PARTIES SHOULD EXECUTE A SEPARATE CONFIDENTIALITY AGREEMENT IF THEY INTEND FOR ANY OF THE INFORMATION IN THIS A305-2020 TO BE HELD CONFIDENTIAL.

SUBMITTED BY:

(Organization name and address.)
FCI Constructors, Inc.
3070 I-70B, Bldg. A
Grand Junction, CO 81504

SUBMITTED TO:

(Organization name and address.)
Tom Whitmore
Parks and Recreation Director
City of Rifle
202 Railroad Ave
Rifle, CO 81650

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TYPE OF WORK TYPICALLY PERFORMED

(Indicate the type of work your organization typically performs, such as general contracting, construction manager as constructor services, HVAC contracting, electrical contracting, plumbing contracting, or other.)
General Contracting / Construction Management Services

THIS CONTRACTOR'S QUALIFICATION STATEMENT INCLUDES THE FOLLOWING:

(Check all that apply.)

- ☒ Exhibit A – General Information
- ☒ Exhibit B – Financial and Performance Information
- ☒ Exhibit C – Project-Specific Information
- ☒ Exhibit D – Past Project Experience
- ☐ Exhibit E – Past Project Experience (Continued)

CONTRACTOR CERTIFICATION

The undersigned certifies under oath that the information provided in this Contractor's Qualification Statement is true and sufficiently complete so as not to be misleading.

Organization's Authorized Representative
Signature

May 11, 2021

Date

Clay Marshall, CFO
Printed Name and Title

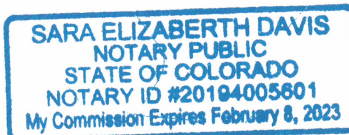
NOTARY

State of: Colorado
County of: Mesa

Signed and sworn to before me this 11th day of May 2021

Notary Signature

My commission expires: 02/08/2023





AIA[®] Document A305[™] – 2020 Exhibit A

General Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by FCI Constructors, Inc. and dated the 11th day of May in the year 2021.
(In words, indicate day, month and year.)

§ A.1 ORGANIZATION

§ A.1.1 Name and Location

§ A.1.1.1 Identify the full legal name of your organization.

FCI Constructors, Inc.

§ A.1.1.2 List all other names under which your organization currently does business and, for each name, identify jurisdictions in which it is registered to do business under that trade name.

N/A

§ A.1.1.3 List all prior names under which your organization has operated and, for each name, indicate the date range and jurisdiction in which it was used.

Francis Constructors, Inc. 1978-2000

§ A.1.1.4 Identify the address of your organization's principal place of business and list all office locations out of which your organization conducts business. If your organization has multiple offices, you may attach an exhibit or refer to a website.

3070 I-70B, Bldg.A
Grand Junction, CO 81504
www.fcior.com

§ A.1.2 Legal Status

§ A.1.2.1 Identify the legal status under which your organization does business, such as sole proprietorship, partnership, corporation, limited liability corporation, joint venture, or other.

Corporation

- .1 If your organization is a corporation, identify the state in which it is incorporated, the date of incorporation, and its four highest-ranking corporate officers and their titles, as applicable.

State of Colorado – July 14, 1978
Shane Haas, President
Clay Marshall, CFO
Jeff Erker, Bryan Hemeyer, Mike Foutz, Becket Hinson, Jeff Eades,
Brad Keller, Tony Seidling, Evan Walton – Vice Presidents

- .2 If your organization is a partnership, identify its partners and its date of organization.

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- .3 If your organization is individually owned, identify its owner and date of organization.
- .4 If the form of your organization is other than those listed above, describe it and identify its individual leaders:

§ A.1.2.2 Does your organization own, in whole or in part, any other construction-related businesses? If so, identify and describe those businesses and specify percentage of ownership.

N/A

§ A.1.3 Other Information

§ A.1.3.1 How many years has your organization been in business?

43

§ A.1.3.2 How many full-time employees work for your organization?

407

§ A.1.3.3 List your North American Industry Classification System (NAICS) codes and titles. Specify which is your primary NAICS code.

236220 – Commercial and Institutional Building Construction (PRIMARY)

237110 – Water and Sewer Line and Related Structures construction

237990 – Other Heavy and Civil Construction

§ A.1.3.4 Indicate whether your organization is certified as a governmentally recognized special business class, such as a minority business enterprise, woman business enterprise, service disabled veteran owned small business, woman owned small business, small business in a HUBZone, or a small disadvantaged business in the 8(a) Business Development Program. For each, identify the certifying authority and indicate jurisdictions to which such certification applies.

N/A

§ A.2 EXPERIENCE

§ A.2.1 Complete Exhibit D to describe up to four projects, either completed or in progress, that are representative of your organization's experience and capabilities.

§ A.2.2 State your organization's total dollar value of work currently under contract.

\$595,000,000

§ A.2.3 Of the amount stated in Section A.2.2, state the dollar value of work that remains to be completed:

\$396,000,000

§ A.2.4 State your organization's average annual dollar value of construction work performed during the last five years.

FYE 2021 - \$505,690,751

FYE 2020 - \$501,876,700

FYE 2019 - \$456,913,218

FYE 2018 - \$513,204,731
FYE 2017 - \$425,030,596

§ A.3 CAPABILITIES

§ A.3.1 List the categories of work that your organization typically self-performs.

All General Trades, Carpentry and Concrete

§ A.3.2 Identify qualities, accreditations, services, skills, or personnel that you believe differentiate your organization from others.

What sets FCI apart from our competition is our ability to provide experienced and proper resources from pre-construction through project closeout and our focus on providing the best customer service. When FCI was founded, it was with the philosophy that we would be a client focused organization. We stand by our core values of Trust, Hard Work, Honesty, and Professionalism in every decision we make towards the outcome of all our projects. In addition, FCI is an employee-owned corporation with each of our employees having a vested interest in the success of our company.

§ A.3.3 Does your organization provide design collaboration or pre-construction services? If so, describe those services.

FCI provides detailed estimates from conceptual and schematic plan milestones to full contract documents. These open-book detailed estimates allow for the project team to have a clear understanding of what we have included in our estimate in terms of quantity, as well as type and quality of material. This detailed information encourages dialogue between team members, ensuring that our estimate is consistent with Owner and Design Team intent. We utilize our experience and estimate review input from field personnel to spot items or potential cost impact not yet shown at the early stages of design.

§ A.3.4 Does your organization use building information modeling (BIM)? If so, describe how your organization uses BIM and identify BIM software that your organization regularly uses.

At FCI we use primarily Autodesk products. The most heavily used are particularly: Revit, Navisworks, AutoCAD Civil 3D, and AutoCAD MEP.

§ A.3.5 Does your organization use a project management information system? If so, identify that system.

Prolog Manager

§ A.4 REFERENCES

§ A.4.1 Identify three client references:

(Insert name, organization, and contact information)

Jim Pederson/Jeff Teats
Timberline Bank
633 24 Rd
Grand Junction, CO 81505
(970) 683-5560

Jim Combs
Grand River Hospital District
501 Airport Rd
Rifle, CO 81650
(970) 625-1510

Mike Stahl
Hilltop Community Services
1331 Hermosa Ave
Grand Junction, CO 81506
(970) 242-4400

§ A.4.2 Identify three architect references:

(Insert name, organization, and contact information)

Chamberlin Architects
Daniel Gartner
439 Main Street
Grand Junction, CO 81501
(970) 242-6804

BG+co
Peter Icenogle
622 Rood Ave.
Grand Junction, CO 81501
(970) 242-1058

Davis Partnership
JD Dryer
2901 Blake St., Suite #100
Denver, CO 80205
(303) 861-8555

§ A.4.3 Identify one bank reference:
(Insert name, organization, and contact information)

Ron Sawyer
Wells Fargo Bank West, N.A.
359 Main Street
Grand Junction, CO 81501
(970) 248-4820

§ A.4.4 Identify three subcontractor or other trade references:
(Insert name, organization, and contact information)

Mays Concrete
PO Box 4150
Grand Junction, CO 81502
(970) 243-5669

Western Slope Iron
670 23 Road
Grand Junction, CO 81501
(970) 243-9770

Superior Drywall
1286 Chambers Ave. #200
Eagle, CO 81631
(303) 328-7125



AIA[®] Document A305[™] – 2020 Exhibit B

Financial and Performance Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by FCI Constructors, Inc. and dated the 11th day of May in the year 2021.
(In words, indicate day, month and year.)

§ B.1 FINANCIAL

§ B.1.1 Federal tax identification number:

84-0763878

§ B.1.2 Attach financial statements for the last three years prepared in accordance with Generally Accepted Accounting Principles, including your organization's latest balance sheet and income statement. Also, indicate the name and contact information of the firm that prepared each financial statement.

Available upon request.

§ B.1.3 Has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, been the subject of any bankruptcy proceeding within the last ten years?

No.

§ B.1.4 Identify your organization's preferred credit rating agency and identification information.

(Identify rating agency, such as Dun and Bradstreet or Equifax, and insert your organization's identification number or other method of searching your organization's credit rating with such agency.)

Dun & Bradstreet #01-126-4421

§ B.2 DISPUTES AND DISCIPLINARY ACTIONS

§ B.2.1 Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000?

(If the answer is yes, provide an explanation.)

No.

§ B.2.2 In the last five years has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management:

(If the answer to any of the questions below is yes, provide an explanation.)

.1 failed to complete work awarded to it?

No.

.2 been terminated for any reason except for an owners' convenience?

No.

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- .3 had any judgments, settlements, or awards pertaining to a construction project in which your organization was responsible for more than \$75,000?

No.

- .4 filed any lawsuits or requested arbitration regarding a construction project?

No.

§ B.2.3 In the last five years, has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management; or any of the individuals listed in Exhibit A Section 1.2:
(If the answer to any of the questions below is yes, provide an explanation.)

- .1 been convicted of, or indicted for, a business-related crime?

No.

- .2 had any business or professional license subjected to disciplinary action?

No.

- .3 been penalized or fined by a state or federal environmental agency?

No.

AIA® Document A305™ – 2020 Exhibit C

Project Specific Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by FCI Constructors, Inc. and dated the 11th day of May in the year 2021.
(In words, indicate day, month and year.)

PROJECT:

(Name and location or address.)

Rifle City Hall - Phase II
202 Railroad Ave
Rifle, CO 81650

CONTRACTOR'S PROJECT OFFICE:

(Identify the office out of which the contractor proposes to perform the work for the Project.)

FCI Constructors, Inc.
3070 I-70B, Bldg. A
Grand Junction, CO 81504

TYPE OF WORK SOUGHT

(Indicate the type of work you are seeking for this Project, such as general contracting, construction manager as constructor, design-build, HVAC subcontracting, electrical subcontracting, plumbing subcontracting, etc.)

General Contracting / Construction Management

CONFLICT OF INTEREST

Describe any conflict of interest your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A Section 1.2, may have regarding this Project.

N/A

§ C.1 PERFORMANCE OF THE WORK

§ C.1.1 When was the Contractor's Project Office established?

July 1978

§ C.1.2 How many full-time field and office staff are respectively employed at the Contractor's Project Office?

123

§ C.1.3 List the business license and contractor license or registration numbers for the Contractor's Project Office that pertain to the Project.

City of Rifle General Contractor #057932

§ C.1.4 Identify key personnel from your organization who will be meaningfully involved with work on this Project and indicate (1) their position on the Project team, (2) their office

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location, (3) their expertise and experience, and (4) projects similar to the Project on which they have worked.

Please see attached project team resumes

§ C.1.5 Identify portions of work that you intend to self-perform on this Project.

Not known at this time.

§ C.1.6 To the extent known, list the subcontractors you intend to use for major portions of work on the Project.

Not known at this time.

§ C.2 EXPERIENCE RELATED TO THE PROJECT

§ C.2.1 Complete Exhibit D to describe up to four projects performed by the Contractor's Project Office, either completed or in progress, that are relevant to this Project, such as projects in a similar geographic area or of similar project type. If you have already completed Exhibit D, but want to provide further examples of projects that are relevant to this Project, you may complete Exhibit E.

§ C.2.2 State the total dollar value of work currently under contract at the Contractor's Project Office:

\$215,000,000

§ C.2.3 Of the amount stated in Section C.2.2, state the dollar value of work that remains to be completed:

\$106,000,000

§ C.2.4 State the average annual dollar value of construction work performed by the Contractor's Project Office during the last five years.

FYE 2021 - \$195,000,000

FYE 2020 - \$202,000,000

FYE 2019 - \$204,000,000

FYE 2018 - \$202,000,000

FGY 2017 - \$137,000,000

§ C.2.5 List the total number of projects the Contractor's Project Office has completed in the last five years and state the dollar value of the largest contract the Contractor's Project Office has completed during that time.

102 projects completed.

Largest contract amount - \$32,103,676

§ C.3 SAFETY PROGRAM AND RECORD

§ C.3.1 Does the Contractor's Project Office have a written safety program?

Yes

§ C.3.2 List all safety-related citations and penalties the Contractor's Project Office has received in the last three years.

Please see attachment

§ C.3.3 Attach the Contractor's Project Office's OSHA 300a Summary of Work-Related Injuries and Illnesses form for the last three years.

§ C.3.4 Attach a copy of your insurance agent's verification letter for your organization's current workers' compensation experience modification rate and rates for the last three years.

§ C.4 INSURANCE

§ C.4.1 Attach current certificates of insurance for your commercial general liability policy, umbrella insurance policy, and professional liability insurance policy, if any. Identify deductibles or self-insured retentions for your commercial general liability policy.

§ C.4.2 If requested, will your organization be able to provide property insurance for the Project written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis?

Yes.

§ C.4.3 Does your commercial general liability policy contain any exclusions or restrictions of coverage that are prohibited in AIA Document A101-2017, Exhibit A, Insurance A.3.2.2.2? If so, identify.

No.

§ C.5 SURETY

§ C.5.1 If requested, will your organization be able to provide a performance and payment bond for this Project?

Yes

§ C.5.2 Surety company name:

USI Insurance Services

§ C.5.3 Surety agent name and contact information:

Cory Clauss, Vice President – Surety
6501 S. Fiddlers Green Circle, Suite 100
Greenwood Village, CO 80111
(303) 831-5218

§ C.5.4 Total bonding capacity:

\$750,000,000

§ C.5.5 Available bonding capacity as of the date of this qualification statement:

\$400,000,000



UNDERSTAND. SERVICE. INNOVATE.

USI Insurance Services, LLC
6501 S. Fiddlers Green Circle
Suite 100
Greenwood Village, CO 80111
www.usi.com
Phone: 303.837.8500
Toll-free: 800.873.8500
Fax: 303.831.5295

August 25, 2020

Re: FCI Constructors' Workers' Compensation Experience Modifier

To Whom It May Concern:

Below is a summary of FCI Constructors' NCCI Workers' Compensation experience modifiers for the renewal and 2 prior policy periods.

Rating Effective Date	Experience Modification Factor
10/1/2020	0.73
10/1/2019	0.65
10/1/2018	0.75

I certify that the factors shown above are accurate as of the date of this letter. Please contact me if you need additional information.

Thank you,

Jason Ray, ARM
Risk Analysis

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	2	0	3
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
56	31
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	5	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name FCI Constructors Inc.

Street PO Box 1767

City Grand Junction State Colorado Zip 81502

Industry description (e.g., Manufacture of motor truck trailers)
Construction of Buildings

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

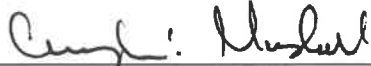
Annual average number of employees 402

Total hours worked by all employees last year 740,511

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.


Company executive


Title

(970) 434-9093 Phone

1-16-19 Date

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	1	3	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
14	70
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	4	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name FCI Constructors Inc.

Street 3070 Interstate 70 Business Loop, Bldg A.

City Grand Junction State Colorado Zip 81504

Industry description (e.g., Manufacture of motor truck trailers)
Construction of Buildings

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 425

Total hours worked by all employees last year 771,984

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive CFO Title

(970) 434-9093 1/23/2020
Phone Date

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	3	2	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
30	61
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	2	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	3	(6) All Other Illnesses	0

The (3) days away from work cases represent COVID-19 infections, resulting in the (30) days away from work recorded below. Inclusive of these "recordable" cases, FCI's 2020 TRIR is 1.21 Excluding these illnesses, and only calculating injuries, FCI's 2020 TRIR is .49 Industry average TRIR is 1.9 (2019)

Establishment information

Your establishment name FCI Constructors Inc.

Street 3070 Interstate 70 Business Loop, Bldg A.

City Grand Junction State Colorado Zip 81504

Industry description (e.g., Manufacture of motor truck trailers)
Commercial General Contractor

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1 5 4 2

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 435

Total hours worked by all employees last year 823,864

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive

CFO
Title

(970) 434-9093
Phone

1/22/2021
Date

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

May 11, 2021

Re: Certification of OSHA Citations Issued to FCI Constructors, Inc. in 3-year period from May 11, 2018 – May 11, 2021

To Whom It May Concern,

This correspondence is to certify that FCI Constructors, Inc. has been issued (1) OSHA “Serious” citation and (1) “Other-than-serious” citation in the above referenced period. The citations stemmed from a temporary electrical panel installed by the electrical subcontractor whose scope of work included installation and maintenance of temporary power for the site; and an extinguisher that was out of annual inspection period. The observed hazards were corrected immediately during the “Walk-around” portion of the OSHA inspection.

In the 3-year period referenced above, FCI Constructors, Inc. sites have been inspected (10) times by various OSHA federal and state agencies with no further citations issued.

Project: Ray Public School, Ray, ND

Classification: Serious; Other-than-serious

Violations: 1926.403(d)(1) Mounting. Electric equipment shall be firmly secured to the surface on which it is mounted. Penalty: \$5783

1926.150(c)(1)(vii) Extinguishers. Penalty: \$0

Establishment Search Results

Establishment	Date Range	Office	Zipcode	State
FCI Constructors	05/11/2018 to 05/11/2021	all	all	all

Please note that inspections which are known to be incomplete will have the identifying Activity Nr shown in italic. Information for these open cases is especially dynamic, e.g., violations may be added or deleted.

Sort By: [Date](#) | [Name](#) | [Office](#) | [State](#)

[Return to Search](#)

By Date

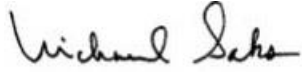
Results 1 - 10 of 10

[Get Detail](#) [Select All](#) [Reset](#)

	#	Activity	Opened	RID	St	Type	Sc	SIC	NAICS	Vio	Establishment Name
☐	1	1526232.015	04/21/2021	0830600	CO	Planned	Partial		236220		Fci Constructors, Inc.
☐	2	1522647.015	03/30/2021	0830500	CO	Prog Other	Complete		236220		Fci Constructors Inc
☐	3	1494069.015	09/17/2020	0855610	WY	Complaint	Partial		236210		Fci Constructors Of Wyoming
☐	4	1468712.015	03/10/2020	0855610	WY	Planned	Partial		236220		Fci Constructors Of Wyoming Llc
☐	5	1461637.015	02/06/2020	0830300	ND	Planned	Complete		236220	2	Fci Constructors, Inc.
☐	6	1461643.015	02/06/2020	0830300	ND	Planned	Complete		236220		Fci Constructors, Inc.
☐	7	1396921.015	04/23/2019	0830300	ND	Unprog Rel	Partial		236220		Fci Constructors, Inc.
☐	8	1394243.015	04/15/2019	0830600	CO	Planned	Partial		236220		Fci Constructors Inc
☐	9	1394241.015	04/15/2019	0830600	CO	Planned	Partial		236220		Fci Constructors Inc
☐	10	1387569.015	03/21/2019	0950411	AZ	Referral	Partial		236220		Fci Constructors, Inc.

Please do not hesitate to contact me for further information or clarification in this matter.

Respectfully,



Michael Saks
Corporate Safety Director
FCI Constructors, Inc.
P.O. Box 1767 (81502)
3070 I-70 B, Bldg. A
Grand Junction, CO 81504
P. (970) 434-9093 F. (970) 434-7583 C. (303) 881-9802
www.fciol.com



Focused On Your Vision

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/11/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC P.O. Box 7050 Englewood, CO 80155 800 873-8500		CONTACT NAME: PHONE (A/C, No, Ext): 800 873-8500 FAX (A/C, No): E-MAIL ADDRESS: den.contractors@usi.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Arch Insurance Company	
		INSURER B : Continental Insurance Company	
		INSURER C : Aspen American Insurance Company	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	X	X	ZAGLB9220004	10/01/2020	10/01/2021	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X	X	ZACAT9242104	10/01/2020	10/01/2021	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☒ RETENTION \$10,000	X	X	6079434568	10/01/2020	10/01/2021	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	ZAWCI9389204	10/01/2020	10/01/2021	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Excess Liability	X	X	CX00E1620	10/01/2020	10/01/2021	\$15,000,000 Ea Occur \$15,000,000 Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Tom Whitmore Parks and Recreation Director City of Rifle 202 Railroad Ave Rifle, CO 81650	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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AIA[®] Document A305[™] – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Avon Town Hall Renovation	Pitkin County Courthouse Renovation	Alpine Bank 4 th Floor Remodel	Eagle County Admin Offices Remodel
PROJECT LOCATION	Avon, CO	Aspen, CO	Grand Junction, CO	Eagle, CO
PROJECT TYPE	Municipal Renovation	Municipal Renovation	Renovation / Remodel	Municipal Renovation
OWNER	Town of Avon Justin Hildreth (970) 331-3741	Pitkin County Jodi Smith (970) 925-5377	Alpine Bank Jeff Brown (970) 625-7286	Eagle County Rick Ullom (970) 328-8780
ARCHITECT	William Bussard (303) 861-8555	Anderson Hallas Architects Dave Anderson (303) 278-4378	Kraai Design Eric Kraai (970) 640-7898	Menendez Architects Luis Menendez (970) 544-4851
CONTRACTOR'S PROJECT EXECUTIVE	Brad Keller, Vice President of Grand Junction Operations	Brad Keller, Vice President of Grand Junction Operation	Brad Keller, Vice President of Grand Junction Operation	Brad Keller, Vice President of Grand Junction Operation
KEY PERSONNEL (include titles)	Adam Shuler, Project Manager Robert Stucky, Superintendent	Brian Young, Project Manager Steve Jones, Superintendent Mike Potter, Estimator	John Lupfer, Project Manager Kurt Averill, Superintendent Mike Potter, Estimator	Troy Reynolds, Superintendent
PROJECT DETAILS	Contract Amount \$3,950,954 Completion Date October 2018 % Self-Performed Work 3	Contract Amount \$4,311,690 Completion Date September 2021 % Self-Performed Work 5	Contract Amount \$575,439 Completion Date December 2019 % Self-Performed Work 6	Contract Amount \$696,994 Completion Date October 2016 % Self-Performed Work 3
PROJECT DELIVERY METHOD	☐ Design-bid-build ☐ Design-build ☒ CM constructor ☐ CM advisor ☐ Other:	☐ Design-bid-build ☐ Design-build ☒ CM constructor ☐ CM advisor ☐ Other:	☐ Design-bid-build ☐ Design-build ☒ CM constructor ☐ CM advisor ☐ Other:	☐ Design-bid-build ☐ Design-build ☒ CM constructor ☐ CM advisor ☐ Other:
SUSTAINABILITY CERTIFICATIONS	LEED Certified Gold	N/A	N/A	N/A

PROJECT:

PREPARED FOR:

SAMPLE

**GMP Estimate
September 9, 2020**

PREPARED BY:





Project:
0
0

September 9, 2020

	GMP Estimate		Budget Estimate		
	NEW CONST.	0	NEW CONST.	0	
	RENOVATION	10687	RENOVATION	10687	
	TOTAL SF	10687	TOTAL SF	10687	
DESCRIPTION	TOTAL COST	COST/SF	TOTAL COST	COST/SF	NOTES
GENERAL CONDITIONS	\$ 271,269	\$ 25.38	\$ 271,269	\$ 25.38	
31-330000 EARTHWORK & UTILITIES	\$ 1,147	\$ 0.11	\$ 1,147	\$ 0.11	
320000 EXTERIOR IMPROVEMENTS	\$ 11,300	\$ 1.06	\$ 11,300	\$ 1.06	
020000 EXISTING CONDITIONS	\$ 66,373	\$ 6.21	\$ 67,993	\$ 6.36	
030000 CONCRETE	\$ 1,420	\$ 0.13	\$ 1,420	\$ 0.13	
040000 MASONRY	\$ -	\$ -	\$ -	\$ -	NONE SHOWN OR ANTICIPATED
050000 METALS	\$ 1,940	\$ 0.18	\$ 1,940	\$ 0.18	
060000 WOODS & PLASTICS	\$ 55,263	\$ 5.17	\$ 74,115	\$ 6.94	
070000 THERMAL & MOISTURE PROTECTION	\$ 7,460	\$ 0.70	\$ 7,460	\$ 0.70	
080000 OPENINGS	\$ 41,813	\$ 3.91	\$ 53,068	\$ 4.97	
090000 FINISHES	\$ 192,982	\$ 18.06	\$ 183,298	\$ 17.15	
100000 SPECIALTIES	\$ 6,291	\$ 0.59	\$ 7,440	\$ 0.70	
110000 EQUIPMENT	\$ 2,780	\$ 0.26	\$ 1,800	\$ 0.17	
120000 FURNISHINGS	\$ -	\$ -	\$ -	\$ -	BY OWNER
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	NONE SHOWN OR ANTICIPATED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	NONE SHOWN OR ANTICIPATED
210000 FIRE SUPPRESSION	\$ 50,546	\$ 4.73	\$ 59,358	\$ 5.55	
22-230000 PLUMBING & HVAC	\$ 108,600	\$ 10.16	\$ 195,000	\$ 18.25	
26-280000 ELECTRICAL & LOW VOLTAGE	\$ 192,206	\$ 17.99	\$ 200,000	\$ 18.71	
SUBTOTAL - DIRECT COST (FCI CONTRACTED SCOPE)	\$ 1,011,391	\$ 94.64	\$ 1,136,608	\$ 106.35	
PRECONSTRUCTION SERVICES	\$ 5,000	\$ 0.47	\$ 5,000	\$ 0.47	
ESTIMATING CONTINGENCY	\$ -	\$ -	\$ 56,830	\$ 5.32	0.00%
CONSTRUCTION CONTINGENCY	\$ 50,570	\$ 4.73	\$ 59,672	\$ 5.58	5.00%
BUILDERS RISK INSURANCE	\$ 2,280	\$ 0.21	\$ 2,671	\$ 0.25	0.20%
GENERAL LIABILITY INSURANCE	\$ 8,550	\$ 0.80	\$ 10,018	\$ 0.94	0.75%
PROPERTY SURVEY	\$ -	\$ -	\$ -	\$ -	BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	\$ -	\$ -	\$ -	\$ -	BY OWNER
MATERIALS TESTING / INSPECTION	\$ -	\$ -	\$ -	\$ -	BY OWNER
PLANNING APPLICATIONS/APPROVALS /FEES	\$ -	\$ -	\$ -	\$ -	BY OWNER
BUILDING PERMIT	\$ 10,358	\$ 0.97	\$ 11,562	\$ 1.08	WATFORD CITY
PAYMENT/PERFORMANCE BONDS	\$ 7,410	\$ 0.69	\$ 8,682	\$ 0.81	0.65%
CONSTRUCTION PHASE FEE	\$ 43,822	\$ 4.10	\$ 51,642	\$ 4.83	4.00%
TOTAL ESTIMATED COST (FCI CONTRACTED SCOPE)	\$ 1,139,380	\$ 106.61	\$ 1,342,685	\$ 125.64	



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
31-330000 EARTHWORK & UTILITIES						
312200 DEMO AND GRADING						
REMOVE TURF GRASS		LS	1.00	\$ 250.00	\$	250
SITE CONCRETE SUBGRADE PREP		SY	22.22	\$ 15.00	\$	333
SITE CONCRETE BASE - 6"		TON	7.52	\$ 75.00	\$	564
SUBTOTALS - DEMO AND GRADING				\$		1,147
31-330000 EARTHWORK & UTILITIES - TOTALS				\$		1,147

SAMPLE



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
320000	EXTERIOR IMPROVEMENTS						
321600	SITE CONCRETE						
	CONCRETE SIDEWALK - 4"		SF	200.00	\$	6.50	\$ 1,300
	SUBTOTALS - SITE CONCRETE						\$ 1,300
329000	LANDSCAPING & IRRIGATION						
	LANDSCAPE/IRRIGATION REPAIRS FROM SITE ACCESS AND NEW SIDEWALK		LS	1.00	\$	10,000.00	\$ 10,000
	SUBTOTALS - LANDSCAPING & IRRIGATION						\$ 10,000
320000	EXTERIOR IMPROVEMENTS - TOTALS						\$ 11,300



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
020000 EXISTING CONDITIONS					
024116 SELECTIVE BUILDING DEMOLITION					
REMOVAL OF OFFICE FURNITURE, EQUIPMENT, ARTWORK, DECORATIONS, LOOSE ITEMS, ETC.	EXCLUDED. BY OWNER	EXCL	1.00	\$ -	by owner
REMOVAL OF ALUMINUM OFFICE PARTITIONS	EXCLUDED. BY OWNER	EXCL	1.00	\$ -	by owner
NEGATIVE AIR MACHINES		LS	1.00	\$ 3,900.00	\$ 3,900
DUST CONTROL AND TEMP PARTITIONS		LS	1.00	\$ 10,200.00	\$ 10,200
PROTECTION OF EXISTING SURFACES		LS	1.00	\$ 8,700.00	\$ 8,700
CARPET MASK PROTECTION		LS	1.00	\$ 3,200.00	\$ 3,200
DEMO ACT CEILING SYSTEM		SF	3,003.00	\$ 1.20	\$ 3,604
REMOVE & SALVAGE FOR RE-STALL CEILING TILES		SF	2,279.00	\$ 0.60	\$ 1,367
DEMO INTERIOR DOOR, FRAME, HARDWARE		EA	7.00	\$ 120.00	\$ 840
REMOVE & SALVAGE CASEWORK FOR RE-INSTALL		LF	35.10	\$ 24.00	\$ 842
REMOVE & SALVAGE FOR RE-INSTALL SIGNAGE LETTER SET		SET	2.00	\$ 60.00	\$ 120
REMOVE & SALVAGE INTERIOR DOOR, FRAME, HARDWARE		EA	4.00	\$ 120.00	\$ 480
REMOVE & TURN OVER TO OWNER SIGNAGE LETTER SET		EA	1.00	\$ 60.00	\$ 60
DEMO VINYL BASE ON WALLS TO REMAIN		LF	674.80	\$ 0.60	\$ 405
REMOVE TILE BASE ON WALLS TO REMAIN		LF	97.40	\$ 2.40	\$ 234
REMOVE TILE FROM SOG		SF	944.80	\$ 4.00	\$ 3,779
REMOVE CARPET & MASTIC FROM ELEVATED HOLLOW CORE SLAB		SF	3,807.80	\$ 1.20	\$ 4,569
REMOVE CARPET & MASTIC FROM SOG		SF	4,197.40	\$ 1.20	\$ 5,037
REMOVE CASEWORK AND TURN OVER TO OWNER		LF	45.00	\$ 24.00	\$ 1,080
DEMO INTERIOR METAL FRAME WALLS		LF	288.90	\$ 12.00	\$ 3,467
SAW CUT ELEVATED HOLLOW CORE SLAB		LF	15.70	\$ 10.00	\$ 157
REMOVE ELEVATED HOLLOW CORE SLAB		SF	3.20	\$ 8.00	\$ 26
SAW CUT SOG		LF	132.80	\$ 10.00	\$ 1,328
REMOVE SOG		SF	64.80	\$ 8.00	\$ 518
TEMP WIRE SUPPORT LIGHTS & LOW VOLTAGE DEVICES		LS	1.00	\$ 960.00	\$ 960
MISC DEMO		LS	1.00	\$ 4,800.00	\$ 4,800
ELECTRICAL DEMO	W/DIV 26	LS	1.00	\$ -	w/div 26
HVAC & PLUMBING DEMO	W/DIVS 22 & 23	LS	1.00	\$ -	w/divs 22 & 23
CLEANUP & LABOR		LS	1.00	\$ 6,700.00	\$ 6,700
SUBTOTALS - SELECTIVE BUILDING DEMOLITION				\$	66,373
020000 EXISTING CONDITIONS - TOTALS				\$	66,373



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
030000	CONCRETE						
033000	CAST IN PLACE CONCRETE						
	PATCH BACK SOG		LS	1.00	\$	980.00	\$ 980
	PATCH BACK ELEVATED HOLLOW CORE SLAB		LS	1.00	\$	440.00	\$ 440
	SUBTOTALS - CAST IN PLACE CONCRETE					\$	1,420
030000	CONCRETE - TOTALS					\$	1,420

SAMPLE



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
050000	METALS						
055000	MISC. METALS						
	MISC METALS		LS	1.00	\$	1,940.00	\$ 1,940
	SUBTOTALS - MISC. METALS					\$	1,940
050000	METALS - TOTALS					\$	1,940

SAMPLE



Project:
0
0
GMP Estimate

September 9, 2020

	DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
060000	WOOD & PLASTICS					
061000	ROUGH CARPENTRY					
	BLOCKING & BACKING		LS	1.00	\$ 3,900.00	\$ 3,900
	SUBTOTALS - ROUGH CARPENTRY				\$	3,900
062000	FINISH CARPENTRY					
	WP-1 STATEMENT COLLECTION 5242-2 LAHINCH BIRCH		SF	470.49	\$ -	w/casework below
	FRP 4X8 PANELS VERTICAL		SF	388.30	\$ 3.86	\$ 1,500
	SUBTOTALS - FINISH CARPENTRY				\$	1,500
064100	CASEWORK & COUNTERTOPS					
	RE-INSTALL FULL HEIGHT CABINETS IN STORAGE 144		LS	1.00	\$ -	\$ 49,863
	RE-INSTALL BASE AND UPPER CABINETS IN STORAGE 255		LS	1.00	\$ -	w/above
	RE-INSTALL BASE AND UPPER CABINETS IN STORAGE 160		LS	1.00	\$ -	w/above
	NEW PLAM 2 FINISHED ENDS ON RE-INSTALLED CABINETS IN STORAGE 160		LS	1.00	\$ -	w/above
	FULL HGT CABINET FOR CLEAN AGENT FIRE SUPPRESSION SYSTEM		LF	2.70	\$ -	w/above
	PLAM-1 COUNTERTOPS		SF	114.00	\$ -	w/above
	PLAM-2 BASE CABINET		LF	64.50	\$ -	w/above
	PLAM-2 FULL HGT CABINET		LF	1.80	\$ -	w/above
	PLAM-2 SHELVING		LF	31.70	\$ -	w/above
	PLAM-2 UPPER CABINET 12"		LF	2.80	\$ -	w/above
	PLAM-2 UPPER CABINET 30"		LF	23.60	\$ -	w/above
	SSF-2 TOPS AT COILING DOORS		SF	28.00	\$ -	w/above
	SSF-3 COUNTERTOPS		SF	67.50	\$ -	w/above
	18" DEEP PLAM SHELVING ON STANDARDS AND BRACKETS IN VAULT RM 146		LF	67.50	\$ -	w/above
	SUBTOTALS - CASEWORK & COUNTERTOPS				\$	49,863
060000	WOODS & PLASTICS - TOTALS				\$	55,263



Project:
0
0
GMP Estimate

September 9, 2020

	DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
070000	THERMAL & MOISTURE PROTECTION						
072000	ACOUSTICAL INSULATION						
	ACOUSTICAL WALL BATTS	W/DIV 9 FRAMING & DRYWALL	LS	1.00	\$	-	w/div 9 framing & drywall
	SUBTOTALS - THERMAL PROTECTION						\$ -
078000	FIRE & SMOKE PROTECTION						
	FIRE & SMOKE SEALING		LS	1.00	\$	2,420.00	\$ 2,420
	SUBTOTALS - FIRE & SMOKE PROTECTION						\$ 2,420
079000	JOINT PROTECTION						
	MISC CAULKING		LS	1.00	\$	5,040.00	\$ 5,040
	SUBTOTALS - JOINT PROTECTION						\$ 5,040
070000	THERMAL & MOISTURE PROTECTION - TOTALS						\$ 7,460



Project:
0
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GMP Estimate

September 9, 2020

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
080000 OPENINGS						
081100 FRAMES, DOORS, & HARDWARE						
SUPPLY						
3-0 x 7-0 HM FRAME TYPE 1		EA	11.00	\$ -	\$	18,642
3-0 x 7-0 HM FRAME TYPE 1 90 MINUTE RATING		EA	1.00	\$ -		w/above
3-0 x 7-0 WOOD DOOR TYPE F		EA	9.00	\$ -		w/above
3-0 x 7-0 WOOD DOOR TYPE F 90 MINUTE RATING		EA	1.00	\$ -		w/above
3-0 x 7-0 WOOD DOOR TYPE FG		EA	1.00	\$ -		w/above
HARDWARE GROUP 01		EA	1.00	\$ -		w/above
HARDWARE GROUP 02		EA	1.00	\$ -		w/above
HARDWARE GROUP 03		EA	1.00	\$ -		w/above
HARDWARE GROUP 04		EA	1.00	\$ -		w/above
HARDWARE GROUP 05		EA	1.00	\$ -		w/above
HARDWARE GROUP 06		EA	1.00	\$ -		w/above
HARDWARE GROUP 07		EA	1.00	\$ -		w/above
HARDWARE GROUP 08		EA	1.00	\$ -		w/above
HARDWARE GROUP 10		EA	1.00	\$ -		w/above
HARDWARE GROUP 11		EA	1.00	\$ -		w/above
HARDWARE GROUP 12		EA	2.00	\$ -		w/above
HARDWARE GROUP 13		EA	1.00	\$ -		w/above
INSTALLATION						
3-0 x 7-0 HM FRAME RE-INSTALL	DOORS 147 AND 296	EA	2.00	\$ 120.00	\$	240
3-0 x 7-0 HM FRAME TYPE 1	W/DIV 9 FRAMING & DRYWALL	EA	11.00	\$ -		w/div 9 framing & drywall
3-0 x 7-0 HM FRAME TYPE 1 90 MINUTE RATING	W/DIV 9 FRAMING & DRYWALL	EA	1.00	\$ -		w/div 9 framing & drywall
3-0 x 7-0 HM DOOR TYPE F		EA	9.00	\$ 60.00	\$	540
3-0 x 7-0 HM DOOR TYPE F RE-INSTALL EXISTING	DOORS 147, 148A, & 296	EA	3.00	\$ 60.00	\$	180
3-0 x 7-0 HM DOOR TYPE F 90 MINUTE RATING		EA	1.00	\$ 60.00	\$	60
3-0 x 7-0 HM DOOR TYPE FG		EA	1.00	\$ 60.00	\$	60
HARDWARE GROUP 01		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 02		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 03		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 04		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 05		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 06		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 07		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 08		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 09	RE-INSTALL EXISTING	EA	1.00	\$ 240.00	\$	240
HARDWARE GROUP 10		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 11		EA	1.00	\$ 120.00	\$	120
HARDWARE GROUP 12		EA	2.00	\$ 120.00	\$	240
HARDWARE GROUP 13		EA	1.00	\$ 120.00	\$	120
SUBTOTALS - FRAMES, DOORS & HARDWARE				\$		21,522



Project:
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GMP Estimate

September 9, 2020

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
083000 OVERHEAD DOORS						
SUPPLY						
4-0 X 3-8 COILING DOOR TYPE CCD		EA	2.00	\$	6,750.00	\$ 19,800
4-0 X 4-4 COILING DOOR TYPE CCD		EA	2.00	\$	6,750.00	w/above
INSTALLATION						
4-0 X 3-8 COILING DOOR TYPE CCD		EA	2.00	\$	240.00	w/above
4-0 X 4-4 COILING DOOR TYPE CCD		EA	2.00	\$	240.00	w/above
SUBTOTALS - OVERHEAD DOORS					\$	19,800
088100 GLAZING						
GLAZING FOR TYPE FG WOOD DOOR		EA	1.00	\$	-	\$ 491
DECORATIVE WINDOW FILM	N/A - EXCLUDED	LS	-	\$	-	-
SUBTOTALS - GLAZING					\$	491
080000 OPENINGS - TOTALS					\$	41,813

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL
090000 FINISHES					
092000 METAL FRAMING, ACOUSTICAL INSULATION & DRYWALL					
DRYWALL TIE IN POINTS	LEVEL 4 SMOOTH FINISH	EA	55.00	\$ -	\$ 58,950
WALL TYPE S2F - 10-0 HGT TO DECK	LEVEL 4 SMOOTH FINISH	SF	166.14	\$ -	w/above
WALL TYPE S3 - 10-0 HGT TO DECK	LEVEL 4 SMOOTH FINISH	SF	336.49	\$ -	w/above
WALL TYPE S3F - 10-0 HGT TO DECK	LEVEL 4 SMOOTH FINISH	SF	851.77	\$ -	w/above
WALL TYPE ST3 - 10-0 HGT TO DECK	LEVEL 4 SMOOTH FINISH	SF	266.98	\$ -	w/above
INSTALL 3-0 x 7-0 HM FRAME TYPE 1 PROVIDED BY OTHERS	LEVEL 4 SMOOTH FINISH	EA	11.00	\$ -	w/above
BULKHEAD	LEVEL 4 SMOOTH FINISH	SF	152.79	\$ -	w/above
PATCH/REPAIR EXISTING WALLS	LEVEL 4 SMOOTH FINISH	LS	1.00	\$ 10,400.00	\$ 10,400
TOUCH UPS	LEVEL 4 SMOOTH FINISH	LS	1.00	\$ 1,920.00	\$ 1,920
CLEANUP & LABOR		LS	1.00	\$ 1,260.00	\$ 1,260
FINAL CLEAN		LS	1.00	\$ 5,300.00	\$ 5,300
SUBTOTALS - METAL FRAMING, ACOUSTICAL INSULATION & DRYWALL				\$	77,830
095100 ACOUSTICAL CEILINGS					
NEW ACT-1 CEILING SYSTEM - ULTIMA TEGULAR 24X24		SF	3,359.84	\$ -	\$ 29,500
NEW ACT-2 CEILING SYSTEM - SQUARE TEGULAR NARROW 24X96		SF	1,005.62	\$ 8.75	w/above
MODIFY EXISTING GRID FOR NEW FLOOR PLAN		LS	1.00	\$ 5,200.00	\$ 5,200
RE-INSTALL SALVAGED CEILING TILES		SF	3,892.40	\$ 0.60	\$ 2,335
NEW TILES TO SUPPLEMENT RE-INSTALL AREAS - ASSUME 20%	20%	SF	778.48	\$ 2.60	\$ 2,024
SUBTOTALS - ACOUSTICAL CEILINGS				\$	39,059
096000 FLOORING					
LVT-1 MASS APPEAL COLLECTION METAL SO FETCH 18"X 36"		SF	819.72	\$ 8.25	\$ 35,000
CPT-1 SOCIAL SHARE 45212 24"X24"		SF	1,059.00	\$ 4.90	w/above
CPT-1 SOCIAL SHARE 45212 24"X24"	50% REPLACEMENT ALLOWANCE	SF	2,874.00	\$ 8.00	\$ 22,992
CPT-2 GLOBAL CHANGE COLLECTION RAKU EVENING DUSK 105512 19.7"X19.7"		SF	994.40	\$ 4.90	w/above
VB TRADITIONAL VINYL 1/8" BURNT UMBER 63 4"		LF	1,431.15	\$ 2.80	w/above
MOISTURE TEST		EA	3.00	\$ 150.00	\$ 450
ADDITIONAL FLOOR PREP		SF	8,169.70	\$ 0.30	\$ 2,451
SUBTOTALS - FLOORING				\$	60,893
099000 PAINTING & COATINGS					
RE-PAINT EXISTING GYP WALL - LATEX WITH ACCENT WALLS		SF	10,488.45	\$ -	\$ 12,800
PAINT NEW GYP WALLS - LATEX WITH ACCENT WALLS		SF	2,496.36	\$ -	w/above
PAINT GYP BULKHEADS - LATEX		SF	152.79	\$ -	w/above
RE-PAINT EXISTING HM DOOR FRAME		EA	9.00	\$ -	w/above
PAINT NEW HM DOOR FRAME		EA	12.00	\$ -	w/above
FINISH NEW WOOD DOOR	N/A FACTORY FINISHED	EA	11.00	\$ -	n/a factory finished
VWC WESTMINSTER WOOL WSM 8-3594 MOTHERS ROOM 253 ACCENT WALL	MOTHERS RM 253 ACCENT WALL	SF	43.47	\$ -	w/above
TOUCH UPS		LS	1.00	\$ 2,400.00	\$ 2,400
SUBTOTALS - PAINTING & COATINGS				\$	15,200
090000 FINISHES - TOTALS				\$	192,982



Project:
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0
GMP Estimate

September 9, 2020

	DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL
100000	SPECIALTIES					
101400	SIGNAGE					
	RE-INSTALL "RECORDER/TAXES" SIGNAGE IN COMMISSIONER'S LOBBY 111		LS	1.00	\$ 180.00	\$ 180
	RE-INSTALL "AUDITOR/TREASURER" SIGNAGE IN COMMISSIONER'S LOBBY 111		LS	1.00	\$ 180.00	\$ 180
	NEW DIMENSIONAL "STATES ATTORNEY" SIGNAGE IN STATE ATTORNEY 290		LS	1.00	\$ 680.55	\$ 681
	ROOM SIGNAGE	ALLOWANCE	LS	1.00	\$ 2,875.00	\$ 2,875
	SUBTOTALS - SIGNAGE				\$	3,916
102100	COMPARTMENTS & CUBICLES					
	ALUMINUM OFFICE COMPARTMENTS	EXCLUDED. REMOVAL, RE-INSTALL, NEW COMPONENTS BY OWNER	EXCL	1.00	\$ -	by owner
	SUBTOTALS - COMPARTMENTS & CUBICLES				\$	-
102600	WALL & DOOR PROTECTION					
	CG-1 TEXTURED TAPE ON CORNER GUARD 2" WING 4-0 HEIGHT		EA	15.00	\$ 95.00	\$ 1,425
	SUBTOTALS - WALL & DOOR PROTECTION				\$	1,425
102800	TOILET, BATH, & LAUNDRY ACCESSORIES					
	PAPER TOWEL DISPENSER	CONFERENCE ROOM 149 & MOTHERS ROOM 253	EA	2.00	\$ 95.00	\$ 190
	SOAP DISPENSER		EA	2.00	\$ 80.00	\$ 160
	SUBTOTALS - TOILET, BATH, & LAUNDRY ACCESSORIES				\$	350
104400	FIRE PROTECTION SPECIALTIES					
	FIRE EXTINGUISHERS		EA	2.00	\$ 240.00	\$ 480
	REINSTALL FIRE EXTINGUISHERS		EA	2.00	\$ 60.00	\$ 120
	SUBTOTALS - FIRE PROTECTION SPECIALTIES				\$	600
100000	SPECIALTIES - TOTALS				\$	6,291



Project:
0
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GMP Estimate

September 9, 2020

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
110000	EQUIPMENT						
113000	RESIDENTIAL EQUIPMENT						
	UNDERCABINET REFRIGERATOR - MOTHERS ROOM 253	ALLOWANCE	LS	1.00	\$ 660.00	\$	660
	FULL SIZE REFRIGERATOR - CONFERENCE ROOM 297	ALLOWANCE	LS	1.00	\$ 2,060.00	\$	2,120
	SUBTOTALS - RESIDENTIAL EQUIPMENT					\$	2,780
110000	EQUIPMENT - TOTALS					\$	2,780

SAMPLE



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
210000	FIRE SUPPRESSION						
211000	WATER BASED SYSTEMS						
	RECONFIGURE EXISTING SYSTEM TO ACCOMMODATE NEW FLOOR PLAN INCLUDING DEMO IN VAULT RM 146		SF	10,687.00	\$	-	\$ 45,446
	INSTALL NEW CLEAN AGENT FIRE SUPPRESSION SYSTEM IN VAULT RM 146		LS	1.00	\$	-	w/above
	SHUT DOWN/DRAIN COORDINATION		LS	1.00	\$	5,100.00	\$ 5,100
SUBTOTALS - WATER BASED SYSTEMS						\$	50,546
210000	FIRE SUPPRESSION - TOTALS					\$	50,546

SAMPLE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
22-230000 MECHANICAL						
22-230000 PLUMBING & HVAC						
PLUMBING & HVAC WORK		LS	1.00	\$ -	\$	78,400
DEMO		LS	1.00	\$ -		w/above
MODIFY DUCTWORK TO ACCOMMODATE NEW FLOOR PLAN		LS	1.00	\$ -		w/above
RELOCATE T-STATS		LS	1.00	\$ -		w/above
RELOCATE HEAT PUMP		LS	1.00	\$ -		w/above
NEW SMOKE DAMPERS		LS	1.00	\$ -		w/above
NEW DIFFUSERS		LS	1.00	\$ -		w/above
CONTROLS PROGRAMING		LS	1.00	\$ 5,000.00	\$	5,000
CERTIFIED TEST & BALANCE		LS	1.00	\$ -		w/above
MODIFY DOMESTIC PLUMBING SYSTEM TO ACCOMMODATE NEW FLOOR		LS	1.00	\$ -		w/above
MODIFY HYDRONIC PLUMBING SYSTEM TO ACCOMMODATE NEW FLOOR		LS	1.00	\$ -		w/above
NEW SINKS AND FAUCETS PER PLAN		LS	1.00	\$ -		w/above
COORDINATION WITH EXISTING		LS	1.00	\$ 20,000.00	\$	20,000
LAYOUT & COORDINATION		LS	1.00	\$ 3,300.00	\$	3,300
CLEANUP		LS	1.00	\$ 1,900.00	\$	1,900
SUBTOTALS - PLUMBING & HVAC					\$	108,600
22-230000 MECHANICAL - TOTALS					\$	108,600



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
26-280000	ELECTRICAL & LOW VOLTAGE						
	ELECTRICAL & LOW VOLTAGE		LS	1.00	\$	-	\$ 164,406
	DEMO		INCL	1.00	\$	-	w/above
	LIGHTING & CONTROLS		INCL	1.00	\$	-	w/above
	POWER DISTRIBUTION		INCL	1.00	\$	-	w/above
	COMMUNICATIONS CABLING		INCL	1.00	\$	-	w/above
	FIRE ALARM SYSTEM		INCL	1.00	\$	-	w/above
	ACCESS CONTROL SYSTEM		INCL	1.00	\$	-	w/above
	COORDINATION WITH EXISTING		LS	1.00	\$	20,000.00	\$ 20,000
	LAYOUT & COORDINATION		LS	1.00	\$	5,100.00	\$ 5,100
	CLEANUP		LS	1.00	\$	2,700.00	\$ 2,700
SUBTOTALS - ELECTRICAL & LOW VOLTAGE						\$	192,206
26-280000	ELECTRICAL & LOW VOLTAGE - TOTALS						\$ 192,206

SAMPLE

Rifle City Hall Phase 2- Physical and Electronic Security

Questions for the CM/GC interview on Monday, 5/17/21 at 3:30 p.m.

1. Recent Similar Projects

- a. What recent commercial renovation projects has the FCI Constructors, Inc. team of John Lupfer, Troy Reynolds and Bryan Baughman worked on together and completed?
- b. What unique experience does the team bring to this renovation project?
- c. What lessons has the team learned from past projects that you will bring to this project?
- d. Describe your response during construction on a recent project for how your team worked together to address and resolve the issue to the satisfaction of the project owner?
 - i. Materials/equipment delivery problem
 - ii. Subcontractor failure to meeting schedule/staff the project
 - iii. Drawings or specifications were not accurate and required production of a Request for Information and a Change Order request to address.

2. Preconstruction

- a. Bryan Baughman. What experience do you have on similar commercial renovation projects that will help you in administering this preconstruction services process?
- b. Please walk through the process that you have noted in your proposal.
- c. What current issues do you see regarding subcontractor availability and materials availability that may impact the process of gaining a GMP?

3. Construction

- a. Troy Reynolds- Serving as project superintendent, what experience do you have on similar commercial renovation projects and how will this experience help you in leading this project?
- b. What expectations do you have of the Project Architect, Owner's Representative and the City of Rifle during construction?

4. Self-Performance

- a. Describe your process for determining whether or not you will self-perform certain work scopes.

5. Safety

- a. Describe your dedicated safety personnel and the safety culture built in your firm.
- b. Describe how you ensure subcontractor safety.

6. Additional questions from the City of Rifle

7. Questions from the CM/GC for the City of Rifle



Agenda Item #3.a.

Agenda Item Name:

Instructions to Participate / Citizen Comments - for items not listed as public hearings on the agenda

Presenter:

Item Description:

Citizen Comments - for items not listed as public hearings on the agenda.

Please limit comments to 3 minutes. Please see instructions below.

Electronic Meeting Participation:

Please click the link below to join the webinar:

[Click here to join electronic meeting](http://www.rifleco.org/ElectronicMeetings) or (www.rifleco.org/ElectronicMeetings)

Password: 929942

Participate by phone:

Dial: 1 301 715 8592 or 1 312 626 6799 / Webinar ID: 416 406 740

If you are participating electronically and would like to make a citizen comment during the City Council Meeting, please raise your hand on Zoom we will call on you during that portion of the meeting. During the meeting, you will be asked to state your name and if you live in the city limits of Rifle.

Recommended Action:

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

None



Agenda Item #4.a.

Agenda Item Name:

Consider Minutes of the April 7, 2021, Regular Meeting

Presenter:

Misty Williams, Administrative Assistant

Item Description:

Minutes of the April 7, 2021, Regular Meeting

Recommended Action:

Approve the minutes of the April 7, 2021, City Council Regular Meeting

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Minutes of the April 7, 2021, Regular Meeting

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

1. April 7, 2021 Minutes



RIFLE CITY COUNCIL

REGULAR MEETING

April 7, 2021

7:00 p.m.

202 Railroad Avenue, Rifle, CO

CALL TO ORDER & ROLL CALL

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Barb Clifton.

Present at Roll Call:

Mayor Barbara Clifton, Councilor Theresa Hamilton, Councilor Joe Carpenter, Councilor Brian Condie, Councilor Ed Green, and Councilor Sean Strode.

Councilor Theresa Hamilton motioned to excuse Councilor Clint Hostettler, seconded by Councilor Sean Strode.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Sean Strode;
No - None

Others Present:

Rifle City Manager Scott Hahn, City Clerk Kristy Doll, City Attorney Jim Neu, Rifle Community Television (RCTV) Michael Churchill, Chief of Police Tommy Klein, Court Administrator Kathy Pototsky, Public Works Director Brian Prunty, Civil Engineer Craig Spaulding, Planning Director Patrick Waller, Eric Brynildson, Scott Brynildson, Linda Brynildson, Tracy Trulove, Chuck Caron.

PUBLIC COMMENT

Citizen comments were heard from Marjorie Lear, Brett Lear, and Katie Mackley, who expressed their concerns regarding hate speech.

CONSENT AGENDA - CONSIDER APPROVING THE FOLLOWING ITEMS:

- A. Consider Minutes of the February 3, 2021, Regular Meeting
- B. Consider Minutes of the February 17, 2021, Regular Meeting
- C. Consider Liquor License Renewal for Thai Chili Bistro, LLC dba Thai Chili Bistro
- D. Consider Liquor License Renewal for Kum & Go, LC dba Kum & Go #921
- E. Consider Liquor License Renewal for Kum & Go, LC dba Kum & Go #4923
- F. Consider 2021 Intergovernmental Agreement for Mosquito Control with Garfield County

Councilor Theresa Hamilton moved to approve Consent Agenda Items A, B, C, D, E, and F; seconded by Councilor Sean Strode.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Sean Strode;
No - None

Rifle City Council Meeting April 7, 2021

PRESENTATION

Receive an Update on Downtown Project

City Engineer Craig Spaulding and Public Information Manager Tracy Trulove presented an update on the Downtown Railroad Avenue and Third Street Improvement Project.

REGULAR AGENDA

Consider Reappointment of Dustin Marantino, Marc Caldwell, Helen Rogers, and Treonna Villasenor to the Planning and Zoning Commission

Planning Director Patrick Waller explained that several of the Planning and Zoning Commission member's terms are expiring this month. Dustin Marantino, Marc Caldwell, Helen Rogers, and Treonna Villasenor have expressed the desire to continue serving on the Planning and Zoning Commission. Staff recommends reappointment of Dustin Marantino, Marc Caldwell, Helen Rogers, and Treonna Villasenor to the Planning and Zoning Commission for four (4)year terms.

Councilor Theresa Hamilton moved to reappoint Dustin Marantino, Marc Caldwell, Helen Rogers, and Treonna Villasenor as Planning Commission board members; seconded by Councilor Sean Strode.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Sean Strode; No - None

Consider Recommendation to Construct Third Street in Concrete

Civil Engineer Craig Spaulding explained the benefits of constructing Third Street in concrete, versus asphalt. While the cost of constructing the roadway in concrete instead of asphalt is initially more expensive, the length of time between repairs is significantly more than that of asphalt, making it a more cost-effective, long-term solution. The concrete would extend from East Avenue to West Avenue on 3rd Street, and on Railroad Avenue, from 2nd Avenue to the alleyway between 4th and 5th Streets. Staff recommends the increase of concrete quantities and reduce asphalt quantities used in the construction project, in an amount not to exceed \$170,784.20

Councilor Ed Green moved to increase the Third and Railroad concrete quantities and reduce asphalt and road base quantities to construct Third Street and Railroad Ave out of concrete instead of asphalt for an amount not to exceed \$170,784.20.; seconded by Councilor Joe Carpenter.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Sean Strode; No - None

Consider awarding contract to CKC Operations, LLC for the 2021 Crack Sealing

Civil Engineer Craig Spaulding and Public Works Director Brian Prunty explained that starting in 2019, streets located in the City of Rifle have received annual surveys to assess both the condition and remaining service life. Crack sealing offers a cost-effective method of repair to help maintain the street and extend its service life. In 2019 the average remaining service life (RSL) of Rifle's streets was 7.95 years. In the Spring of 2021, the remaining service life is 8.44 years. Bids for the 2021 crack sealing project were posted on March 3, 2021, and were received on March 19, 2021. Six qualified bids were considered, of which CKC Operations, LLC was the lowest bid, and submitted the necessary documentation to assure that the project would be executed correctly. Staff recommends approval of the contract with CKC Operations, LLC in the amount not to exceed \$42,282 for 2021 Crack Sealing.

Rifle City Council Meeting April 7, 2021

Councilor Theresa Hamilton moved to award the 2021 Crack Sealing contract to CKC Operations, LLC in the amount of \$42,282; seconded by Councilor Sean Strode.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Sean Strode; No - None

Consider Purchase of Medium Duty Snowplow Truck

This item was postponed to the next City Council meeting.

Consider requiring confirmation a Liquor License Renewal Applicant is current with sales tax obligations - Ordinance No. 4, Series of 2021 - 1st reading

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING SECTION 6-5-60 OF THE RIFLE MUNICIPAL CODE REGARDING LIQUOR LICENSE RENEWAL APPLICATION REQUIREMENTS

City Clerk Kristy Doll explained the Colorado Liquor Code, sections 44-3-101 and Liquor Rules, 1 CCR 203-2 prohibit “persons” from holding a license who is not of character or record satisfactory to the state licensing authority by virtue of their failure to pay state or local business taxes. State agencies made a coordinated effort and developed a process for ensuring liquor licenses are issued to those in good standing with their tax reporting and payments. This ordinance would align the City of Rifle's requirements with that of the State of Colorado, by ensuring that liquor license applicants are current with their local taxes as well. Staff recommends approval of Ordinance No. 4, Series of 2021, on first reading.

Councilor Sean Strode moved to approve Ordinance No. 4, Series of 2021 on first reading as presented and order it to be published by title as required by Charter; seconded by Councilor Theresa Hamilton

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Sean Strode; No - None

Consider amending Rifle Municipal Code to reference the Uniform Election Code in Title 1, C.R.S. for Coordinated Elections - Ordinance No. 5, Series of 2021 - 1st reading

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING SECTION 2-1-10 OF THE RIFLE MUNICIPAL CODE PERTAINING TO THE CONDUCT OF MUNICIPAL ELECTIONS

City Clerk Kristy Doll stated during the 2019 Municipal Election, citizens voted to hold the Regular Municipal Election in November in odd-numbered years which would coordinate Rifle Municipal Election with county and state elections. Section 2-1-10 of the Rifle Municipal Code pertaining to the conduct of municipal elections needs to be amended to align with the requirements of a coordinated election with Garfield County. Staff recommends the approval of Ordinance No. 5, Series of 2021, on first reading.

Councilor Sean Strode moved to approve Ordinance No. 5, Series of 2021 on first reading as
Rifle City Council Meeting April 7, 2021

presented and order it to be published by title as required by Charter; seconded by Councilor Theresa Hamilton

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Sean Strode; No - None

Consider Authorizing the Purchase of Real Estate - Resolution No. 3, Series of 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO
AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO
PURCHASE TWO PARCELS OF LAND COLLECTIVELY KNOWN AS PARADISE ISLAND

City Attorney Jim Neu explained the resolution authorizing the City Manager to take all actions necessary to purchase two parcels of land collectively known as Paradise Island. He explained the status of the negotiations with the two sellers involved with the land sale, as well as a timeline for a land appraisal, which will be completed in May. The purchase price for the land remains at \$400,000, with the City providing \$20,000 in earnest money. In the event that the appraisal does not meet the purchase price, the contract contains an appraisal objection deadline of June 1, 2021. The closing is scheduled for August 31, 2021. The City would like to submit an application in the next round of Great Outdoor Colorado (GoCo) grants, but the program is currently being restructured and the application and award dates are unknown. If grant dates are published, and the City wants to submit an application, the contract to purchase Paradise Island contains an option for the City to extend closing up to December 31, 2021, to apply for that money. However, to exercise that option, the City would need to increase the Earnest Money to a total of \$100,000 which becomes non-refundable if the City does not close for any reason except Seller's default. Resolution No. 3, Series of 2021 does not commit the City of Rifle to the purchase of the land but rather confirms the authorization needed in order to move forward with the purchase of the land. Staff recommends approval of Resolution No. 3, Series of 2021.

Comments were heard from Scott Bryndilson and Chuck Caron.

Councilor Sean Strode moved to approve Resolution No. 3, Series of 2021 with the addition of the first right of refusal; seconded by Councilor Theresa Hamilton.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Ed Green, Sean Strode; No - Joe Carpenter, Brian Condie

Consider Extending Development Impact Fee Waivers - Ordinance No. 3, Series of 2021 - 1st Reading

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, EXTENDING TEMPORARY
DEVELOPMENT FEE WAIVERS TO STIMULATE GROWTH AND ECONOMIC
DEVELOPMENT IN THE CITY

City Attorney Jim Neu explained that Ordinance No. 3, Series of 2021 will extend the Development Fee Waivers until December 31, 2021, or until repealed with the adoption of revised development fees. Staff recommends approval of Ordinance No. 3, Series of 2021, on first reading.

Councilor Theresa Hamilton move to approve Ordinance No. 3, Series of 2021 on first reading as

Rifle City Council Meeting April 7, 2021

presented, and order it to be published by title as required by Charter; seconded by Councilor Ed Green
Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Ed Green; No - Brian Condie, Sean Strobe

Consider amending Chapter 7, Article VI of the Rifle Municipal Code Regarding Impounded Animals - Ordinance No. 2, Series of 2021 - 1st reading

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO AMENDING CHAPTER 7, ARTICLE VI OF THE RIFLE MUNICIPAL CODE REGARDING IMPOUNDED ANIMALS

Court Administrator and Public Information Officer Kathy Pototsky explained the amendments that Ordinance No. 2, Series of 2021 would make to Chapter 7, Article VI of the Rifle Municipal Code regarding impounded animals. Currently, the code offers very few options pertaining to the outcome of impounded animals. Ordinance No. 2 will amend Chapter 7, Article VI of the Rifle Municipal code, allowing for the adoption of impounded animals to new homes, rather than being euthanized if a solution cannot be found regarding the current owners. The Rifle Animal Shelter will be assisting in the facilitation of these amendments, by handling the adoption process for these animals. Staff recommends approval of Ordinance No. 2, Series of 2021, on first reading.

Councilor Theresa Hamilton move to approve Ordinance No. 2, Series of 2021 on first reading as presented, and order it to be published by title as required by Charter; seconded by Councilor Joe Carpenter

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Sean Strobe; No - None

Consider Designation of Multiple Fleet Vehicles as Surplus

Public Works Director Brian Prunty explained that several vehicles in our fleet are at the end of their useful life and need to be designated as surplus. In accordance with the Rifle Municipal Code [Sec. 4-3-130], these vehicles must be designated at surplus before they can be disposed of, sold at auction, or sold for salvage. Staff recommends approval to designate vehicle units 974, 368, 238, 792, 865, 1304, 559, 978, 1302, 1501, 979, 830, 424, 670, & 346 as surplus.

Mayor Pro Tem Theresa Hamilton moved to designate vehicle units 974, 368, 238, 792, 865, 1304, 559, 978, 1302, 1501, 979, 830, 424, 670, & 346 listed as surplus; seconded by Councilor Sean Strobe.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Sean Strobe; No - None

Administrative Reports

Administrative reports were heard from City Manager Scott Hahn and Chief of Police Tommy Klein.

Comments from Mayor and Council

Comments were heard from Mayor Clifton and Councilor Theresa Hamilton.

Adjournment

Meeting adjourned at 9:10 p.m.

Misty Williams
Interim City Clerk

Barb Clifton
Mayor



Agenda Item #4.b.

Agenda Item Name:

Consider Minutes of the April 21, 2021, Regular Meeting

Presenter:

Misty Williams, Administrative Assistant

Item Description:

Minutes of the April 21, 2021, Regular Meeting

Recommended Action:

Approve the minutes of the April 21, 2021, City Council Regular Meeting

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Minutes of the April 21, 2021, Regular Meeting

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

1. April 21, 2021 Minutes



RIFLE CITY COUNCIL

REGULAR MEETING

April 21, 2021

7:00 p.m.

202 Railroad Avenue, Rifle, CO

CALL TO ORDER & ROLL CALL

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Barb Clifton.

Present at Roll Call:

Councilor Theresa Hamilton, Councilor Joe Carpenter, Councilor Brian Condie, Councilor Ed Green, Councilor Clint Hostettler, and Councilor Sean Strode.

Councilor Sean Strode motioned to excuse Mayor Barbara Clifton, seconded by Councilor Hostettler. Roll Call: Yes - Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Clint Hostettler, Sean Strode; No - None

Others Present:

Rifle City Manager Scott Hahn, City Clerk Kristy Doll, City Attorney Jim Neu, Rifle Community Television (RCTV) Michael Churchill, Chief of Police Tommy Klein, Public Works Director Brian Prunty, Civil Engineer Craig Spaulding, Public Information Manager Tracy Trulove, IT Systems Administrator II Ryan MacGregor, T. Schmidt, Kenda Spaulding, Chad Wagner, Connie Willmot, Eric Sander-Cederlof, Paige Haderlie and John Carlton, Larry Stewart, Jay Rickstrew and the new K-9 officer, Chuck.

PUBLIC COMMENT

No citizen comments were heard.

CONSENT AGENDA – CONSIDER APPROVING THE FOLLOWING ITEMS:

- A. Consider Minutes of the March 3, 2021, Regular Meeting
- B. Consider Minutes of the March 3, 2021, Special Meeting
- C. Consider Liquor License Renewal for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres
- D. Consider Liquor License Renewal for Western Slope Investments dba Wingnutz Bar & Grill
- E. Consider Liquor License Renewal for Rifle Tequila's dba Tequila's
- F. Consider purchase of three servers for City Hall Data Center
- G. Consider amending Chapter 7, Article VI of the Rifle Municipal Code Regarding Impounded Animals - Ordinance No. 2, Series of 2021 - 2nd Reading
- H. Consider Extending Development Impact Fee Waivers - Ordinance No. 3, Series of 2021 - 2nd Reading
- I. Consider requiring confirmation a Liquor License Renewal Applicant is current with sales tax obligations - Ordinance No. 4, Series of 2021 - 2nd Reading
- J. Consider amending Rifle Municipal Code to reference the Uniform Election Code in Title 1, C.R.S. for Coordinated Elections - Ordinance No. 5, Series of 2021 - 2nd Reading
- K. Consider an amendment to a Pre-Annexation Agreement to provide out of city water service to a property adjacent to Rifle Village South, owned by Alfredo Salazar

Councilor Ed Green moved to approve Consent Agenda Item A, B, C, D, E, F, G, H, I, J, and K; seconded by Councilor Sean Strode.

Roll Call: Yes - Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Clint Hostettler, Sean Strode; No - None

PRESENTATION

Recognize Local Businesses that Support K-9 Program

Chief Tommy Klein recognized Property Professionals, Johnson Construction and Alpine Bank for their contributions to the K-9 Program.

Receive an Update on Downtown Project

City Engineer Craig Spaulding and Public Information Manager Tracy Trulove gave an update on the Downtown Project.

PUBLIC HEARING

(Acting As Liquor Licensing Authority) Public Hearing - Consider Application by Mariscos JQ, LLC dba Mariscos JQ for a Hotel & Restaurant Liquor License At 1733 Railroad Avenue, Unit C

Mayor Pro-Tem Theresa Hamilton opened the public hearing.

Jose Enrique Juarez Quiz was sworn in and presented the Hotel and Restaurant Liquor License application for Mariscos JQ, LLC dba Mariscos JQ.

City Clerk Kristy Doll stated Mariscos JQ, LLC dba Mariscos JQ submitted an application on March 15, 2021 for a new Hotel and Restaurant liquor license, to be located at 1733 Railroad Avenue, Unit C, Rifle, CO 81650. The application is complete and the fees for this application have been paid. This hearing was properly noticed in the newspaper and on the premises. Staff has received the results of the background check on the applicant Jose Enrique Juarez Quiz, owner and manager of Mariscos JQ, and the investigation is complete. Staff recommends approval of this application, with the condition that sound proof paneling be installed to mitigate noise, and that the establishment stay open no later than 1:30 a.m.

No citizen comments were heard.

Mayor Pro Tem Hamilton closed the public hearing.

Councilor Clint Hostettler moved to approve the Hotel and Restaurant Liquor License application for Mariscos JQ, LLC, dba Mariscos JQ, located at 1733 Railroad Avenue, Unit C with the condition that the business be open no later than 1:30 a.m. daily and sound proofing panels be installed; seconded by Councilor Sean Strode.

Roll Call: Yes - Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Clint Hostettler, Sean Strode; No - None

REGULAR AGENDA

Consider City Hall Phase 2-Construction Manager-General Contractor Selection Process

Parks & Recreation Director and Phil Vaughan from Phil Vaughan Construction Management, Inc. explained the selection process of the Construction Manager/General Contractor for the City Hall Phase 2 Construction Project. Phase 2 of the City Hall Construction Project will consist of physical and electronic security improvements. The selection process for this project will be handled in the following stages: a request for proposals (RFP) for a Construction Manager/General Contractor will take place first, followed by an evaluation committee ranking the proposals, before bringing a recommendation to City Council at the June 2, 2021 meeting. Staff recommends approval to proceed with the recommended process for selecting a Construction Manager/General Contractor for the City Hall Phase 2 Construction.

The unanimous consensus was given by Council approving the recommended process for selecting a Construction Manager/General Contractor for City Hall Phase 2 Construction.

Consider Purchase of Medium Duty Snowplow Truck

Public Works Director Brian Prunty and Operations & Maintenance Supervisor Colton Secary explained that the City of Rifle's fleet is aging, making new vehicles that can handle the workloads in a more cost-efficient way a necessary addition. The medium-duty snowplow truck is a valuable addition to the City of Rifle's fleet, because not only will it provide snow plow service in the winter, but also can be used for hauling and towing tasks throughout the year. Bids were received from four dealerships, with Berthod Motors providing the best price-point. Three dealers were also considered for the snowplow equipment configuration. Koie Brothers Equipment Company was the option best suited for budget and providing the necessary equipment configuration for the snowplow truck. Staff recommends the approval to purchase the 2021 Dodge 5500 chassis upfitted with equipment and components for use as a snowplow and haul truck in the amount of \$90,000.75.

Councilor Sean Strode moved to approve the purchase of a 2021 Dodge 5500 chassis to be up-fitted with equipment and components for use as a snowplow and haul truck in the amount of \$90,000.75; seconded by Councilor Brian Condie.

Roll Call: Yes - Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Clint Hostettler, Sean Strode; No - None

Update on Hospital Hill Road and timeline of re-opening, and discussion of the procedure for review of citizen concerns regarding Department Head decisions

Public Works Director Brian Prunty gave an update on the Hospital Hill Road and a timeline for re-opening the road. He explained that during negotiations for development back in 2018 of the Grand River Health District (GRHD) Senior Care Center, FCI Construction requested the Hospital Hill Road be closed during the construction of the facility. He went on to explain that it is in the interest of the City of Rifle and GRHD to allow the road to remain closed through August 2021, to allow for public safety while completing the work that remains at the project. Staff recommends that Hospital Hill Road remains closed. Council agreed that Hospital Hill Road should remain closed at this time, with the stipulation that better communication is made available to the public regarding the status of the closure.

and foreseeable re-opening of the road.

Consider Authorizing the Purchase of Real Estate - Paradise Island

City Attorney Jim Neu explained the details of the purchase of Paradise Island. The sellers did not agree to the first right of refusal. The objection deadline of June 1, 2021 for an appraisal is still in place. The contract can be extended at the end of August, but the earnest money will be \$100,000. Staff will apply for a Great Outdoors Colorado grant when they become available, after the first of July.

Councilor Sean Strode moved to approve the purchase of Paradise Island pursuant to terms laid out eliminating the first right of refusal; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Clint Hostettler, Sean Strode; No - None

Administrative Reports

Reports were heard from City Manager Scott Hahn, City Clerk Kristy Doll, City Attorney Jim Neu

Comments from Mayor and Council

Comments were heard from Clint Hostettler, Brian Condie, Sean Strode, and Theresa Hamilton

Adjournment

Meeting adjourned at 9:45 p.m.

Misty Williams
Interim City Clerk

Theresa Hamilton
Mayor Pro-Tem



Agenda Item #6.a.

Agenda Item Name:

Receive an Update on Downtown Project

Presenter:

Tracy Truelove

Item Description:

Receive an update on Downtown Project

Recommended Action:

No Action Required

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

The current downtown project has a Public Information Manager, Tracy Truelove. This presentation will be an opportunity to provide updates on the project from the project team.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Craig Spaulding, Civil Engineer

Attachments:

1. Rifle City Council Presentation_Downtown project_6.2.2021

A photograph of a street intersection. A black traffic light pole extends horizontally across the frame. A red rectangular sign with white text that reads "Railroad Ave" is hanging from the pole. To the right of the sign, there are two traffic light heads. The background is a vibrant sunset sky with orange, yellow, and blue clouds. In the bottom right corner, there is a circular logo for the City of Rifle, Colorado, featuring the word "Rifle" in a script font and "COLORADO" in a sans-serif font below it.

Railroad Ave

Railroad Ave. & Third St. Improvement Project



Project Progress & anticipated Construction Updates for week of May 31-June 4

- About 75% of the reconstruction on West 3rd St. is complete.
- Work continues to progress on East 3rd St. The street is closed to through traffic but open to parking when available.
- The south end of Railroad Ave. will have concrete being installed on both the roadway and the sidewalks the week of May 31-June 4.





Agenda Item #7.a.

Agenda Item Name:

Consider Approval of Construction Manager--General Contractor Firm for Rifle City Hall Physical and Electronic Security Improvements--Phase 2 Project

Presenter:

Tom Whitmore, Parks & Recreation Director

Item Description:

The RFP for City Hall Physical and Electronic Security Improvements was published, time was allowed for questions, responses, and submittals. FCI Constructors was the only firm to attend a mandatory pre-proposal conference and submit a proposal. FCI also met all deadlines and requirements of the RFP. An evaluation committee convened and deemed FCI Constructors to be highly qualified to carry out the scope of work for the project.

Recommended Action:

Staff recommends approval of FCI Constructors, Inc. as the CM-GC for the Rifle City Hall Physical and Electronic Security Improvements—Phase 2 project, and recommends Council authorize staff to enter into an agreement for pre-construction services in the amount of \$5,250.00, and negotiation of a Guaranteed Maximum Price for Phase 2 Construction.

Fiscal Impact:

The current cost to the City will be for FCI's pre-construction services of \$5,250.00. Should the Guaranteed Maximum price be established and the City choose not to go forward with the project, separation of this cost from the construction price will allow FCI to be paid for that scope of work and be free of any further obligation. This is a fair and reputable way for the City to do business with contractors who are acting in good faith.

The overall cost of this project will be determined as the Construction Manager-General Contractor firm develops the Guaranteed Maximum Price, following approval of this item.

Operational Impact:

Time of staff and others.

Prior Board Motions:

Background Information:

Executive Summary:

Notification Requirements:

Prepared By:

Tom Whitmore, Parks & Recreation Director

Attachments:

1. 2021.05.18 RFP CM-GC Memo
2. 2021.05.12 FCI RSP Rifle CH RFP
3. Rifle City Hall Phase 2-Questions for FCI Constructors Inc-5-17-21 at 1530 hours

Memo

To: City Manager, Honorable Mayor and Council

From: Tom Whitmore, Parks and Recreation Director

Date: May 18, 2021

Re: Recommendation of Construction Manager-General
Contractor Firm for City Hall Phase 2 Project

Scott,

Following Council endorsement of the CM-GC RFP selection process on April 21st, project team members released the Request for Proposals for Rifle City Hall Physical and Electronic Security Improvements—Phase 2. The Request for Proposals was published twice in each the Rifle Citizen Telegram and the Glenwood Springs Post Independent. The Western Colorado Contractors Association, with a member/subscriber list of approximately 930 members, was notified directly. Three local contractors were contacted directly. Other subscription agencies from around the country contacted us and distributed the RFP to their subscribers.

Local companies, Aspen Constructors, Giard Homes, and Rudd Construction thanked us for contacting them but declined to submit a proposal. They cited their current workloads as the primary reason.

Per the prescribed process, a mandatory pre-proposal walk-through was conducted on May 5th at 3:30 p.m. One construction firm, FCI Constructors, was represented at the walk through.

At the RFP opening on May 12th at 2:30 p.m., only one firm, FCI Constructors, Inc., submitted a proposal.

The review committee met at 3:30 p.m. to review the proposal which included Qualifications, Preconstruction Services, EMOD rate, General Conditions fee, Construction fee as a percentage of work, and Change Order fee. RFP Proposal documents are included in the Council Packet. RFP Preconstruction costs and fees are included on page 16 of the packet pdf document.

The evaluation committee chose to interview FCI's project staff prior to completing the review.

The project team has worked with Project Manager John Lupfer, and Estimator Brian Baughman, on City Hall Phase 1. References for Troy Reynolds, Project Superintendent were of particular interest to the committee. Phil Vaughan contacted 4 references, all of whom voiced a very high degree of satisfaction with Troy Reynolds during their respective projects.

The interview with Project Manager John Lupfer, Estimator Bryan Baughman, and Project Superintendent Troy Reynolds, took place on Monday, May 17th at 3:30 p.m.

Following the interview, the review committee met to complete the evaluation. The committee included Phil Vaughan, John Oldham (Re-2 Facilities Director), Kelly Thompson, Austin Rickstrew, and Tom Whitmore, (David Lowery was unavailable at that time).

Members of the committee scored the proposal which was totaled at 98.5 of the possible 100 points, which placed FCI Constructors on the high end of the “Exceeds Expectations” range of the evaluation.

Staff recommends approval of FCI Constructors, Inc. as the CM-GC for the Rifle City Hall Physical and Electronic Security Improvements—Phase 2 project, and recommends Council authorize staff to enter into an agreement for pre-construction services in the amount of \$5,250.00, and negotiation of a Guaranteed Maximum Price for Phase 2 Construction.

Staff expects to appear before Council at the July 7th meeting to seek approval of the Guaranteed Maximum Price proposal, a contract for construction, and a contract for Phil Vaughan Construction Management for Owner’s Representation and Construction Administration Services.

Thank you,

Tom Whitmore

Parks & Recreation Director

**Request for Proposals
Construction Manager / General Contractor
Rifle City Hall Phase 2**



**Regional leader
in commercial construction**
Colorado • Arizona • New Mexico
Wyoming • North Dakota
Montana • Oklahoma • Texas • Utah

3070 I-70B, Bldg. A
Grand Junction, CO 81504
Phone: 970.434.90939 / Fax:
970.434.7583
www.fcior.com

May 12, 2021

Tom Whitmore
Parks and Recreation Director
City of Rifle
202 Railroad Ave.
Rifle, CO 81650

RE: Rifle City Hall Phase 2

Dear Mr. Whitmore:

It is my pleasure to submit to you our proposal and qualifications of FCI Constructors and our team for the Rifle City Hall Phase 2 project. We are committed to providing you with the highest quality of service and delivering you a project that will not only meet but exceed your expectations. At FCI, we pride ourselves in giving the best in customer service and in being a partner and a resource to our clients throughout the project.

Headquartered in Grand Junction, FCI is an employee-owned, Commercial Contractor, building projects and maintaining relationships with local subcontractors and suppliers on the Western Slope. We continue to deliver projects utilizing the highest quality expertise and craftsmanship, while collaborating heavily with our clients and design partners to meet project goals. FCI is one of the largest most capable construction management firms on the Western Slope of Colorado. Our culture was established long ago to assure a remarkably responsive, highly personalized approach to client service. From each project's initial needs assessment to its final punch list review our "client-focused" service is reflective of this personalized culture. Our project team brings valuable listening, organizational and problem-solving skills to the decision-making process, allowing for a smoother experience, fewer change orders, with the number one goal of every project being accomplished on schedule and within budget.

Your FCI Project Team was selected due to their experience managing fast-track renovation projects as well as two decades of experience managing construction projects on the Western Slope. John Lupfer will be our project leader acting as the Project Manager. His leadership will be active throughout construction into project closeout. He will ensure that the vision of the project is maintained throughout and each team member is positioned for success.

FCI is committed to being a client service company and each of our team members will hold the complete satisfaction of the City of Rifle as our responsibility. We deliver our core values of **Trust, Hard Work, Honest, and Professionalism** in every decision we make towards the outcome of your project. These values are the foundation upon which we have built our reputation and we look forward to becoming a member of your team on this exciting project.

Thank you for considering the FCI CM/GC team for the Rifle City Hall Phase 2 project. **We acknowledge the receipt of Addendum #1 dated May 10, 2021.** Please contact me should you have questions or require any additional information.

Sincerely,

A blue ink signature of Brad Keller, written in a cursive style.

Brad Keller
Vice President Grand Junction Operations
FCI Constructors, Inc.
3070 I-70B, Bldg. A
Grand Junction, CO 81504
bkeller@fciol.com
(970) 434-9093

About Us. FCI is a Colorado-based, **employee-owned** firm specializing in construction projects that center around the well-being and development of our communities. We take pride in partnering with local subcontractors and capturing the best value, maximizing quality, and ensuring client satisfaction. Our Grand Junction office is our company headquarters. In the last five years alone, company-wide, we have proudly and successfully completed \$503,865,347 of work in the municipal sector. Ninety-nine percent of all work we have completed in the past five years has been CM/GC projects. Experience has shown us that the most important service we provide is guidance at every stage of the project, from pre-construction through successful completion. **Therefore, our approach is based on a proven philosophy wherein the Owner, Architect and FCI agree to work together as a cohesive team.**

Experienced Team. FCI has been managing construction projects of all sizes and scope on the Western Slope for over 43 years. Your proposed team members have completed multiple fast-track renovation projects of similar size and scope to the Rifle City Hall Phase 2 project. The members of our team have been chosen to offer their respective expertise to each phase of your project - from now through warranty period. They understand the complexities of municipal buildings, phased renovations and the myriad of factors intertwining each within your project.

FCI Safety Measures. We understand the potential and inherent safety concerns associated with construction during an on-going pandemic, and will place a high degree of emphasis on the safety of all workers and visitors, and take every precaution to prevent spread of disease in compliance with all local, state and federal ordinances.

Financial Strength. FCI has the track record, resources, financial stability, established bonding capacity, and solid insurance coverage to undertake and successfully complete your project. Our bonding capacity reaches \$150,000,000 per project, with an aggregate capacity of \$750,000,000.

Knowledge of Subcontractor Market & Local

Construction Experience. FCI has been working and developing beneficial working relationships with a variety of subcontractors, suppliers, permitting officials and design professionals in Colorado since 1978. Having worked on Design-Build, CM/GC, and Competitive Bid projects in Colorado for years, we have immersed ourselves in the subcontracting community to better use local resources for the sake of the work and to improve relations between

our clients and local businesses. FCI's long standing relationships with subcontractors and history of successful projects in Colorado allows us to pull from a database of over 4,000 Colorado vetted and qualified subs with which to work. We are familiar with many subcontractors' work history, as well as their history of reasonable bid price submissions, quality control, responsiveness of warranty issues, flexibility and cooperation when resolving issues, etc. However, we follow a subcontractor selection process to identify and qualify subcontractors regardless of whether or not FCI has worked with them. FCI is currently finishing two large projects in Rifle for Grand River Health. Our strong relationships with local subcontractors and suppliers that help to reduce project costs and ensure high quality, timely project completion.

Project Contact & Managing Office:

Brad Keller, Vice President of Grand Junction Operations
3070 I-70B, Bldg. A
Grand Junction, CO 81504
(970) 434-9093
bkeller@fciol.com

Mission Statement

To be a forthright construction company delivering exceptional projects and services for engaging clients in a culture based on trust, honesty, hard work, and professionalism. Our employee-owners prosper in a challenging and rewarding environment.

Vision Statement

Exceeding our commitments through outstanding performance and innovative client-centered solutions.

Brand Promise

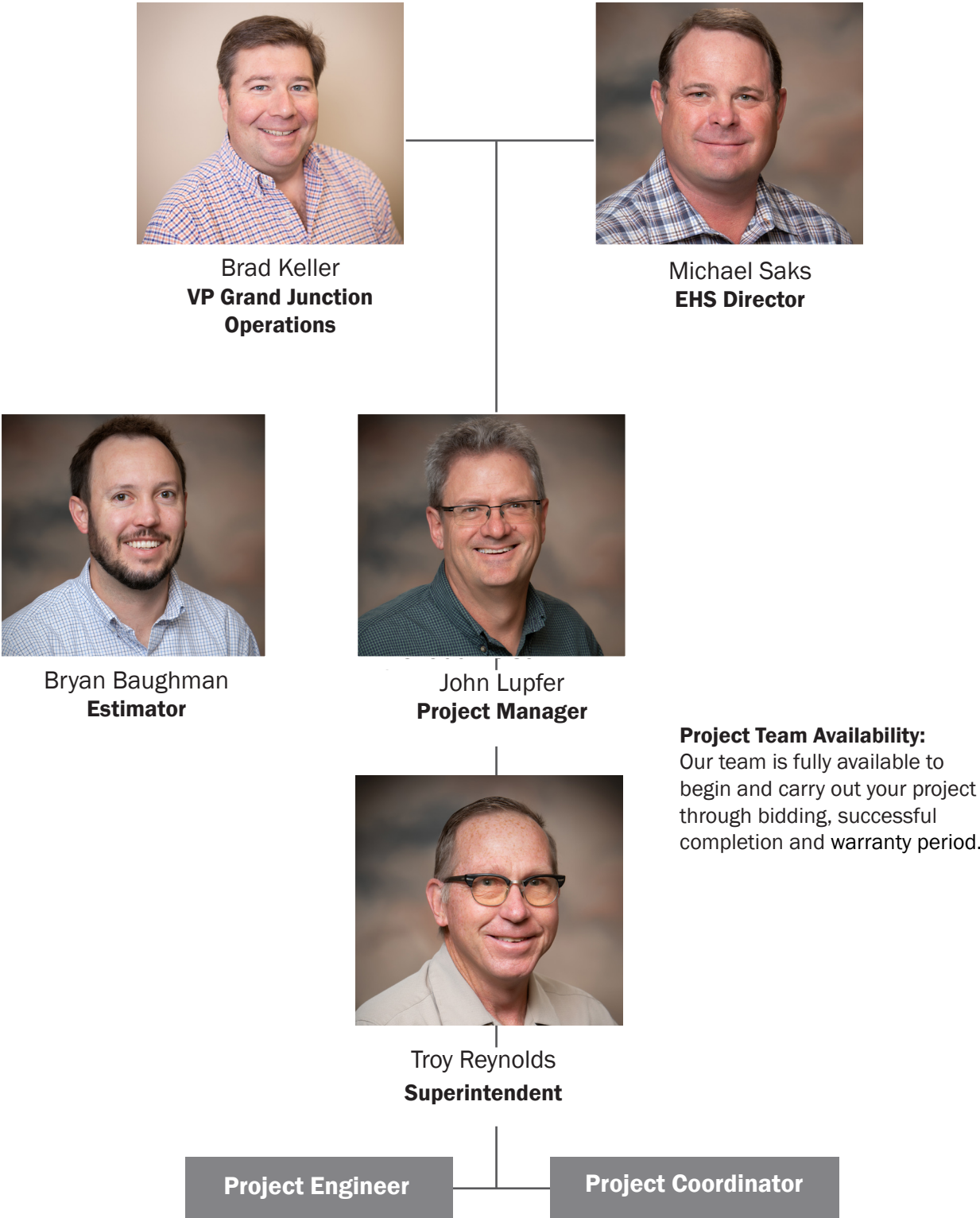
Focused on Your Vision

Core Values

- Trust
- Hard Work
- Honest
- Professional



CM/GC Team Organizational Chart



JOHN LUPFER, Project Manager

John is your primary contact during all phases of the project. All information will be processed through him, which provides a consistent, single point of responsibility from start to finish and eliminates the learning curve at the point of turnover from pre-construction to construction operations. He will coordinate and schedule weekly meetings as necessary during pre-construction and construction phases to make certain that all involved Team Members are informed as to what decisions need to be made in the time frames necessary to keep the projects on track for success.

Project management is much more than controlling costs, completing a project on-time, setting quality standards and ensuring that we provide a safe job site. It's how our team approaches the project that sets us apart from our competition. Long before we discuss schedule, costs and / or quality, it's important that we understand the client's vision and goals to create a team that is built on integrity, experience and trust. Through effective communication with the team, we'll have a clear and precise understanding of the client's expectations which will allow us to move forward successfully.

Being the primary contact during the project allows John the opportunity to implement the project execution plan developed during the design and pre-construction phases. During construction his primary responsibility is to ensure project success in the areas of schedule, budget, quality, safety and client satisfaction.

TROY REYNOLDS, Superintendent

Troy's input on the Rifle City Hall project during construction is extremely valuable in that his knowledge of construction of similar-type facilities leads to an accurate understanding of the necessary, critical elements involved, from both a timing and a cost perspective.

As Superintendent Troy will be responsible for the physical construction of this project, including general coordination, planning and scheduling of subcontractors and FCI crews. It is his responsibility to relay news about construction activities, address questions or concerns, distribute information about milestones, closures, service disruptions, and traffic patterns. Troy is also accountable for job site safety and quality control. He will be on-site full time once construction commences.

BRYAN BAUGHMAN, Estimator

Bryan is responsible for the final document review budgeting and coordination of subcontractor bids and correspondence. He performs the quantity take-offs, pricing consolidation, bid analysis, value engineering and research necessary to ensure accurate estimates throughout the pre-construction process. He works with subcontractors and suppliers to provide the latest product information and constructability and life-cycle analyses for specified materials. Bryan is also responsible for the recruitment of local subcontractors, ensuring we maximize local subcontractor participation for this project.

MICHAEL SAKS, EHS Director

Michael is responsible for monitoring and maintaining OSHA and Quality Assurance compliance on FCI projects. His 19 years of experience in construction inspection, quality control and safety compliance ensure a high standard of quality and job safety on all FCI projects. Michael will make regular site visits as part of his routine inspection operation.

John Lupfer

Project Manager

IN INDUSTRY: 2000
WITH FCI: 2014



EDUCATION

OSHA 10-Hour

REFERENCES

Cathy Story
Hilltop Community Services
(970) 242-4400

Jeff Bown
Alpine Bank
(970) 254-2024

Greg Linza, Mes County
Facilities Parks & Fairgrounds
Director
(970) 244-3232

Peter Icenogle
Blythe Group + co
(970) 242-1058

John Lupfer joined FCI in 2014 bringing 31 years of Construction Industry experience. He has extensive project management and supervisory skills and a proven history of completing complex, fast-track projects on time and within budget.

John will be the FCI Team Leader. He will oversee and direct all aspects of the project from pre-construction to project close out. John brings his related experience to this project, and he will be responsible for total project success.

REPRESENTATIVE PROJECTS

- **City of Rifle City Hall Upgrades- Rifle, CO [\$42,884]**
- Mesa County Community Services & Workforce Center Remodel - Grand Junction, CO [\$315,248]
- Mesa County Community Services & Workforce Center Remodel - Grand Junction, CO [\$498,428]
- Hilltop Phase IV Cottages at the Commons - Grand Junction, CO [\$4,206,567]
- Stop and Save Horizon Drive - Grand Junction, CO [\$2,360,721]
- Hilltop Patio Homes at Fountain Hills Phase 2 - Grand Junction, CO [\$2,301,338]
- Hilltop Patio Homes at Fountain Hills Phase 1 - Grand Junction, CO [\$1,967,755]
- Hilltop Cottages Phase 3 - Grand Junction, CO [\$1,967,755]
- Loma Eastbound Port of Entry - Loma, CO [\$1,720,755]
- Taco Bell North Avenue - Grand Junction, CO [\$1,631,997]
- Mesa Valley Community School Renovation - Grand Junction, CO [\$1,217,218]
- Hilltop Bacon Campus Life Safety Upgrades - Grand Junction, CO [\$1,140,109]
- Mesa County Detention Center Facility Kitchen Sewer Repairs - Grand Junction, CO [\$703,335]
- Mesa County Detention Center Shower Renovation - Grand Junction, CO [\$366,345]
- Hilltop Bacon Campus Meds & Dining Addition - Grand Junction, CO [\$681,493]
- Alpine Bank Remodel- Grand Junction, CO [\$649,736]
- Einstein Bagels / Qdoba - Fruita, CO [\$611,131]
- Fuoco Motors - GMC/Cadillac Remodel 2017 - Grand Junction, CO [\$592,691]
- Alpine Bank GJ 4th Floor Remodel - Grand Junction, CO [\$575,439]
- Taco Bell Renovation - Clifton, CO [\$517,303]

Troy Reynolds Superintendent

IN INDUSTRY: 1999
WITH FCI: 1990



EDUCATION

OSHA 40-Hour Training

REFERENCES

Cathy Story
Hilltop Community Services
(970) 242-4400

Josh Miller, Construction
Manager
Eagle County
(970) 230-1782
josh.miller@eaglecounty.us

Don Kendall
Hilltop Community Services
(970) 244-0808
don@htop.com

Dana Dalla Betta
formerly with
Habitat for Humanity
(970) 923-8702

Troy joined FCI in 1999 and worked his way up from Finish Carpenter to Foreman to Superintendent. He has extensive project management and supervisory skills and a proven history of completing complex, fast-track projects on time and within budget.

As Superintendent, Troy is responsible for the physical construction of this project, including general coordination, planning and scheduling of subcontractors and FCI crews. It is his responsibility to relay news about construction activities, address questions or concerns, distribute information about milestones, closures, service disruptions, and traffic patterns. He is also accountable for job site safety and quality control.

REPRESENTATIVE PROJECTS

- Hilltop Patio Homes at Fountain Hills Phase 2 - Grand Junction, CO **[\$2,301,338]**
- Hilltop Patio Homes at Fountain Hills Phase 1 - Grand Junction, CO **[\$1,967,755]**
- Hilltop Cottages Phase 3 - Grand Junction, CO **[\$1,967,755]**
- Eagle County Administration Remodel- Eagle, CO
- Eagle County Detention Center Booking & Control Remodel- Eagle, CO
- Hilltop Bacon Campus Unit 37 Remodel- Grand Junction, CO
- Habitat for Humanity ReStore - Glenwood Springs, CO **[\$4,421,850]**
- HopeWest Receiving Warehouse - Grand Junction, CO **[\$416,019]**
- Eagle County Facilities Workshop - Gypsum, CO **[\$1,852,687]**
- Halliburton Energy Services D Road Office - Grand Junction, CO
- Halliburton Energy Services D Road Shops- Grand Junction, CO
- Halliburton Energy Services Cameo Administration and Shop Buildings- Cameo, CO **[\$1,372,061]**
- Avon I-70 Regional Transportation Facility- Avon, CO **[\$10,477,823]**
- Colorado Mesa University Storage Facility Remodel - Grand Junction, CO **[\$615,365]**
- St. Mary's Hospital Shell-Floor Build-Out Head Walls -Grand Junction, CO
- Junction, CO
- Eagle County Justice Center- Eagle, CO
- Mesa County Courthouse Renovation- Grand Junction, CO
- Mesa County Justice Center- Grand Junction, CO
- Community Bank of Colorado Renovation- Grand Junction, CO
- Little Bookcliff Apartments Renovation- Grand Junction, CO
- Wells Fargo Renovations (Multiple Locations) - Grand Junction, CO

Bryan Baughman

Estimator

IN INDUSTRY SINCE: 2009
WITH FCI SINCE: 2010



EDUCATION

B.S. Construction
Management
Colorado State University

REFERENCES

Colleen Kaneda
Principal
Dynamic Program Management
(970) 390-0312

Sean Sugden, AIA
EAPC Architects
(701) 461-7451

Peter Icenogle
BG+co
(970) 242-1058

As Project Estimator, Bryan will perform the quantity take-offs, pricing consolidation, bid analysis, value engineering and research necessary to ensure the estimate provided was accurate. Bryan has knowledge of multiple types of construction in both the competitive bid and negotiated markets. With this background, as your estimator, he will ensure that most accurate and relevant pricing is integrated into your project budgeting process. His strong relationships with the subcontracting community benefits your project by allowing FCI to choose from the most qualified subcontractors with available resources, saving you time and money.

REPRESENTATIVE PROJECTS

- CDOT 13 Bay Mechanics Building - Grand Junction, CO
[\$4,688,512]
- Timberline Bank Headquarters - Grand Junction CO
[\$17,736,651]
- Eagle County Facilities Workshop - Gypsum, CO [\$1,901,597]
- Grand Junction Regional Airport Passenger Boarding Bridge - Grand Junction, CO [\$1,287,072]
- St. Mary's Hospital Diagnostic Imaging - Grand Junction, CO
[\$850,000]
- Pitkin County Library Renovation & Expansion - Aspen, CO
[\$10,585,675]
- City of Williston Pubic Works Phase 2 - Williston, ND [\$23,000,000]
- Trenton School Renovations - Trenton, ND [\$7,400,000]
- Missouri Ridge School - Williston, ND [\$22,335,534]
- Summit County School District High School Addition & Renovation - Breckenridge, CO [\$23,386,362]
- Roaring Fork School District Employee Housing [\$5,873,773]
- Carbondale Middle School Renovation - Carbondale, CO
[\$7,601,144]
- Divide County District Improvements - Crosby, ND [\$11,842,438]
- Williston Fire Station No. 1 Renovation - Williston, ND [\$1,761,430]
- Two Rivers Community School Addition/Renovation - Glenwood Springs, CO [\$5,793,566]
- Tioga High School FACS Renovation - Tioga, ND [\$227,462]
- Pitkin County Library Renovation and Expansion Phases 1-3 - Aspen, CO [\$10,585,675]
- Mesa County Valley School District New Alternative High School - Grand Junction, CO [\$7,625,074]
- SH 82 Grand Avenue Bridge - Glenwood Springs, CO [\$2,367,762]

Michael Saks
Corporate EHS Director

IN INDUSTRY SINCE: 2001
WITH FCI SINCE: 2013



EDUCATION

Bachelor of Science,
Occupational Safety and
Health, Columbia Southern
University

Industrial Hygiene
Management Certificate,
Columbia Southern
University

Certified Construction Health
& Safety Technician
Board of Certified Safety
Professionals

Michael brings over 20 years construction management experience in occupational environmental, safety, health and quality control fields. He has proven success in the development and implementation of environmental, safety, health and quality control policies and procedures as well as proven ability to successfully implement positive change resulting in decreased accidents and injuries and increased project controls efficiency. He possesses a “life-long-learner” attitude and continually seeks to further education and certifications. Michael also has extensive experience working with the U.S. Army Corps of Engineers and NAVFAC in the Pacific region.

TRAINING AND CERTIFICATIONS

OSHA Authorized Construction Trainer	Hazardous Energy; Lock-out/ Tag-out	ACI Concrete Strength Testing Technician
40hr. Construction Safety Hazard Awareness Training for Contractors	Safway Sectional Scaffold Erector/Inspector	ACI Concrete Laboratory Testing Technician- Grade I
Construction Health and Safety Technician (CHST)	Forklift Train the Trainer	Precast/Prestressed Concrete Institute (PCI) Quality Control Personnel Certification Technician Level I
40 hr. HAZWOPER	Lead Abatement Train the Trainer	ICBO Reinforced Concrete Special Inspector #5206065-49
OSHA 30 hour Course Certification	Aerial/Man-lift	ICBO Structural Masonry Special Inspector #5206065-84
ACR Standard First Aid	Fall Protection	ICBO Spray Applied Fire Proofing Inspector #5209065-86
ACR Adult CPR	Cranes	The Post-Tension Institute, Level 1 Field Fundamentals Inspector #21504597
NAVFAC Construction Safety & Health Certification Course, Level I	Excavation/Trenching	NICET Level I in Geotechnical Engineering Technology, Construction #114351
NAVFAC Construction Safety & Health Certification Course, Level II	US Army Corps of Engineers Quality Control Management	NICET Level I in Geotechnical Engineering Technology, Laboratory #114351
KRS RF Safety Training Course	Estimating and Bidding Course Certificate, Association for the Advancement of Cost Engineering (AACE)	
Mold Training for Contractors #2151369	Planning and Scheduling Course Certificate, AACE	
Personal Protective Equipment	ACI Concrete Transportation Construction Inspector	
	ACI Grade 1 Concrete Field Testing Certification #049738	

Safety is our #1 Priority...0.75
2021 Experience Modification Rate

Project Name:	City of Grand Junction Public Safety Remodel, Grand Junction, CO		
Services provided:	Remodel and reconfiguration of six different areas internal of an occupied/working public safety facility. Project consisted of two different phases in order to relocate personnel into new areas before working on areas they currently occupied.		
Delivery Method :	CM/GC		
Final Construction Cost:	\$315,248		
Construction Schedule:	Start Date: January 2021 Completion Date: May 2021		
Client:	City of Grand Junction Jay Valentine (970) 244-1517	Architect:	BG+co Mariah Magill (970) 242-1058



Project Name:	Coloramo Fruita Branch - Fruita, CO		
Services provided:	Coloramo Federal Credit Union new Fruita location consisted of the removal of three different buildings in order to clear the site for a new “gateway” feature into downtown Fruita. This new facility was a rather small footprint at only 2338 sq ft. This facility included some new space utilization with a more open teller experience including barrier-free transaction area with large, vaulted ceilings, and natural wood appeal. The HVAC design consisted of a VRF system in order to navigate the two wings on support space while keeping a large vault through the center. The buildings’ exterior consisted of five different material surfaces that had to blend well with the surroundings. Sitework consisted of undergrounding the existing overhead utilities, providing a drive-thru lane along with proper vehicle circulation. Landscaping, irrigation, site signage, and a local art piece were all incorporated into the small footprint of this site. A project schedule was developed to complete all scopes of work in anticipation of a fall opening.		
Delivery Method:	CM/GC		
Final Construction Cost:	\$1,699,558		
Square Feet:	2,338 SF		
Construction Schedule:	Start Date: 5/2020 Completion Date: 10/2020		
Client:	Amanda Piering Coloramo (970) 243-7280 Apiering@coloramo.org	Architect:	Peter Icenogle, AIA BG+co (970) 242-2268

Project Name:	Avon Town Hall Renovation, Avon, CO		
Services provided:	Tenant finish of 3-story, 14,000 sq/ft existing shell space. The first floor was constructed for Council Chambers and office space, The 2nd and 3rd floors are office space and future build-out. The project achieved LEED Gold. Sustainable features: 34% indoor water use reduction, 36% lighting power reduction, 100% of building electricity supplied from renewable sources (including a 28 kW PV system), 10% of building materials with recycled content, and outdoor air delivery monitoring for occupied spaces.		
Delivery Method :	CM/GC		
Initial/Final Construction Cost:	\$3,252,890 / \$3,955,279		
Square Feet:	14,000 SF		
Construction Schedule:	Start Date: January 2018 Completion Date: October 2018		
Client:	Justin Hildreth Town Engineer Town of Avon (970) 331-3741	Architect:	William Bussard (303) 861-8555



Project Name:	Alpine Bank 4th Floor Remodel, Grand Junction, CO		
Services provided:	Complete renovation of the entire fourth floor (5376 sq ft) located in downtown Grand Junction. Demo of all existing finishes, drywall, framing, bathrooms. Re-locate bathroom groups to new location, install new ductwork and vavs. Construct all new offices and open areas with steel stud framing and drywall. New ACT ceiling installed in entire space with new lighting and controls. Completed in 17 weeks.		
Delivery Method:	CM/GC		
Initial/Final Construction Cost:	\$579,071.		
Square Feet:	5,576 SF		
Construction Schedule:	Start Date: September 2019 Completion Date: December 2019		
Client:	Alpine Bank Jeff Brown (970) 625-7286	Architect:	Kraai Design Eric Kraai (970) 640-7898

Project Name:	Mesa County Community Services & Workforce Center Remodel, Grand Junction, CO		
Services provided:	FCI was the CM/GC for the complete renovation of a 4400 sq ft area internal of the existing Mesa County building. Demo of all existing finishes, drywall, & framing. Install new ductwork and vavs. New client service areas were constructed with added client/staff separation to limit spread of viruses and provided added level of security. New ACT ceiling installed in entire space with new lighting and controls		
Delivery Method:	CM/GC		
Final Construction Cost:	\$498,428		
Square Feet:	4,400 SF		
Construction Schedule:	Start Date: March 2021 Completion Date: April 2021		
Client:	Mesa County Greg Linza, Mes County Facilities Parks & Fairgrounds Director (970) 244-3232	Architect:	Chamberlin Architects Eric Tscherter (970) 242-6804

Project Name:	Eagle County Offices Remodel, Eagle, CO		
Services provided:	The Eagle County Remodel consisted of relocating the assessors dept front desk staff to other office space while we disassembled the reception counter, taking care to remove the walnut wood trim for reinstall later. The counter was rebuilt, new flooring installed, new lighting ,HVAC upgrades and all the interior finishes freshened up, either by replacing or refinishing. Then they were moved back in and the accessors and mapping dept was moved out and their offices were demoed and reconfigured, again salvaging as much existing walnut doors and trim as able and then rebuilt in a different configuration and similar finishes as the first stage.		
Delivery Method :	CM/GC		
Final Construction Cost:	\$696,994		
Construction Schedule:	Start Date: May 2016 Completion Date: October 2016		
Client:	Eagle County Rick Ullom (970) 328-8780	Architect:	Menendez Architects Luis Menendez, AIA (970) 544-4851

Project Name:	Eagle County Detention Center Booking & Control Remodel, Eagle, CO		
Services provided:	This project consisted of a remodel of the booking area and central control room with demo and replacement of the existing built in work stations. It included plumbing, electrical and low voltage scopes of work. The project area was within a secure area of the facility. Temporary barriers were placed to provide work place access within the project areas. This project required great care in managing access and control of the work space. Detailed logistics for coordinating work in this active environment was very important for the coordination subcontracted trades selected for this project.		
Delivery Method :	CM/GC		
Final Construction Cost:	\$154,343		
Construction Schedule:	Start Date: July 2015 Completion Date: August 2015		
Client:	Eagle County Rick Ullom (970) 328-8780	Architect:	Reilly Johnson Architecture (303) 832-9111

Key Objectives of FCI's Project Approach:

- Exemplary leadership, teamwork and communication throughout all stages of the project
 - Provide timely and accurate information for decision making to keep project on schedule and within budget
 - Open-book policy at all stages of the project (pricing, self performed work, billings during construction, monthly published expenditure reports and all other documentation).
 - Ensure our Clients the best value, long term durability, safety and highest quality.
-

Project Kick-Off:

FCI begins every project with the goal of positioning all Team members to be successful. Right from the start we identify:

- Roles and responsibilities of each Team member.
- Goals and expectations of each Team member.
- All project stakeholders.
- Lines of reporting and communication.
- Critical project-related issues.

Preconstruction:

There are two documented facts that attest to the success of FCI's preconstruction phase services: 1) We have never failed to reach a mutually acceptable GMP with a client and 2) The final GMP estimates on our CM/GC projects have averaged about 2% below our previous estimates.

- Participation in design
- Constructability review
- Feasibility studies
- Budget estimates with comparisons at each level of design
- Preliminary scheduling with updates at each level of design
- Collaboration with user groups + designers to develop options
- Value analysis
- Competitively bid all trade packages to at least 3 bidders
- Open book policy with all bids, providing full transparency
- Subcontractor engagement and pre-qualification
- Researching sustainability options
- Discovering optimal materials and methods
- Ensure drawing coordination and clarity for all trades
- Phasing planning
- Bid packaging, if necessary

Construction Process:

With the start of work on site, we take our project execution plan developed during the preconstruction phase, coupled with our corporate policies and procedures (tailored to the specifics of this project), to keep tight control of cost, schedule and quality effectiveness.

- Hold weekly meetings with all on site subcontractors to review schedule, safety, quality, problem areas, and changes to the project. Any problems identified as needing input and/or assistance from the Owner or Design Team is identified at these meetings as well as potential solutions.
- Hold weekly coordination meetings with the Owner and Design Team to review these same issues to ensure that the project stays on track and that the Owner and building occupants' expectations are being met.
- Weekly safety inspections are conducted by FCI.
- Identification and suggested resolution of potential issues as they arise.

Schedule Management:

FCI's project schedule control system begins with the Preconstruction team, the Project Manager and Superintendents analyzing of the scope of work to be completed. This analysis allows FCI to obtain a clear understanding of the project, which leads to a list of all necessary preconstruction and construction activities.

- 5-Week Look Ahead Schedules are developed by Superintendent for weekly subcontractor coordination meetings
- Weekly on site meetings are scheduled with all subcontractors to go over the five week schedule to determine any potential issues early for each scope.
- Monthly updating of master scheduling for continual monitoring of real time progress
- If any delays are identified, FCI will work to enhance the subcontracting labor pool or methods to expedite material delivery.

Quality Control:

Prior to the commencement of construction activities, a pre-installation meeting will be conducted by FCI with the subcontractors. We communicate and establish the ground rules for workmanship.

- Pre-qualification of subcontractors
- Review and commitment to individual subcontracting schedules
- Weekly coordination meetings with subcontractor to ensure safety, quality and performance standards are achieved.

Safety:

FCI has full-time regional safety managers, who uphold FCI's level of safety through employee training and distribution of recent, relevant information. Our Safety Managers work with each Project Manager and Superintendent in developing project-specific safety plans.

Each plan is adapted to the specifics of the site and job conditions-as well as client requirements. Our project safety manuals typically address issues such as:

- Employee orientation of site safety plan procedures
- Site safety and security analysis
- Job hazard analysis
- Establishment of weekly tool box safety meetings
- Requirements for Personnel Protective Equipment (PPE)
- Employee conduct and competency criteria (including drug and alcohol regulations)
- Temporary service employee pre-screening requirements
- Preventative maintenance for equipment.
- Hazardous materials communications program
- Dust and debris control

Project Closeout:

FCI is not only committed to starting strong but to finish strong.

- Pre-punch list review of installed work by FCI Superintendent. If deficiencies are identified, a Pre-Punch Work List is prepared and distributed to respective subcontractors along with a scheduled completion date.
- Substantial completion date set.
- Items not yet completed by substantial completion date will be added to the recorded punch list to be completed before the established deadline.
- Operation and Maintenance Manuals and full set of project record provided to Owner
- Special systems training scheduled with respective subcontractors

Warranty:

It is FCI's goal to exceed our clients' expectations.

- Turnover of all written warranties as required by the specifications will be given to the Owner as specified in the contract
- Periodic site visits with maintenance staff for early detection of any issues that may arise
- Full accountability for all warranty claims within the first year of completion
- 11-month walk-through with the Owner, as appropriate, to identify any issues prior to warranty expiration.
- FCI, or the appropriate subcontractor, will return for one year to repair or replace any unsatisfactory portion of the work.

Technology Utilized by FCI:

Pre-Construction:

- OST (On Screen Take-Off)
- Custom database of historical costs
- Primavera Project Planner for Enterprise (P6)
- SmartBid database of subcontracting workforce
- Utilization of 3D BIM modeling

Construction:

- Timberline software for cost tracking and reporting
- Paperless Environment - all invoices, RFIs, submittals and communications are done electronically
- Utilization of on-site use of ipads and surface tablets to enable real time tracking of daily progress in the field
- ShareFile System that enables FCI's employees to easily manage data in the field with the sending and receiving of large files easily and efficiently.

Rifle City Hall Long Lead & Risk Items & Phasing:

Your project team has not identified any long lead items or risk items to your project that will challenge the project schedule. The project will be completed in at least two phases - the first being to prepare the location for Channel 10 and the second will be to re-configure the old Channel 10 location. Parking and logistics will not be an issue as there is plenty of available parking and a location for a connex if needed.

Agreement to Maximum Price proposal:

FCI agrees to execute a Guaranteed Maximum Price proposal.

Cathy Story
Hilltop Community Resources
(970) 243-3333
Email: cathys@htop.org

Kent Frieling
Feather Petroleum
(970) 242-5205
Email: kfrieling@featherpetro.com

Brandy Hendershot
ColCal
(970) 245-0898
Email: brandy@colcal.net

Greg Linza
Mesa County Facilities
Parks & Fairgrounds Director
(970) 244-3232
greg.linza@mesacounty.us

Diane Anglim
HopeWest
(970) 263-2185

Jeff Bown
Regional Maintenance Supervisor
Alpine Bank
(970) 254-2024
Email: jeffbown@alpinebank.com

Dana Dalla Betta
formerly with Habitat for Humanity
(970) 923-8702

Luis Menendez, AIA
Menendez Architects
(970) 544-4851

FCI Constructors

5/12/2021

Rifle City Hall Ph. 2 Physical and Electronic Security Improvements		
Preconstruction Services	Fees-Staff & Consultant time	\$ 4,500.00
	Printing, Postage, Shipping	\$ 250.00
	Travel, Mileage, Hotel, Meals	\$ 500.00
		\$ -
TOTAL	Fees-Staff & Consultant time	\$ 4,500.00
	Printing, Postage, Shipping	\$ 250.00
	Travel, Mileage, Hotel, Meals	\$ 500.00
GRAND TOTAL		\$ 5,250.00

check

TRUE

Please attach hourly fee schedules for personnel

**Interstate Experience Modification Rate
applied to Worker's Compensation Policy**

2020

EMR Rate

0.75

2019

0.65

2018

0.75

**General Conditions Fee as a percentage of 1
Cost of the work**

10%

Note: Surety shall not be included in the Conditions Fees

**Construction Fee as a percentage of the
Cost of the Work**

7%

Change Order Fees

7 % of the cost

.1 For the Contractor, for Work performed by
the Contractor's own forces

7 %

.2 For the Contractor, for Work performed by
the Contractor's Subcontractor

7 %



AIA[®] Document A305[™] – 2020

Contractor's Qualification Statement

THE PARTIES SHOULD EXECUTE A SEPARATE CONFIDENTIALITY AGREEMENT IF THEY INTEND FOR ANY OF THE INFORMATION IN THIS A305-2020 TO BE HELD CONFIDENTIAL.

SUBMITTED BY:

(Organization name and address.)
FCI Constructors, Inc.
3070 I-70B, Bldg. A
Grand Junction, CO 81504

SUBMITTED TO:

(Organization name and address.)
Tom Whitmore
Parks and Recreation Director
City of Rifle
202 Railroad Ave
Rifle, CO 81650

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

TYPE OF WORK TYPICALLY PERFORMED

(Indicate the type of work your organization typically performs, such as general contracting, construction manager as constructor services, HVAC contracting, electrical contracting, plumbing contracting, or other.)
General Contracting / Construction Management Services

THIS CONTRACTOR'S QUALIFICATION STATEMENT INCLUDES THE FOLLOWING:

(Check all that apply.)

- ☒ Exhibit A – General Information
- ☒ Exhibit B – Financial and Performance Information
- ☒ Exhibit C – Project-Specific Information
- ☒ Exhibit D – Past Project Experience
- ☐ Exhibit E – Past Project Experience (Continued)

CONTRACTOR CERTIFICATION

The undersigned certifies under oath that the information provided in this Contractor's Qualification Statement is true and sufficiently complete so as not to be misleading.

Organization's Authorized Representative
Signature

May 11, 2021

Date

Clay Marshall, CFO
Printed Name and Title

NOTARY

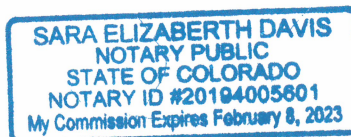
State of: Colorado

County of: Mesa

Signed and sworn to before me this 11th day of May 2021

Notary Signature

My commission expires: 02/08/2023





AIA[®] Document A305[™] – 2020 Exhibit A

General Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by FCI Constructors, Inc. and dated the 11th day of May in the year 2021.
(In words, indicate day, month and year.)

§ A.1 ORGANIZATION

§ A.1.1 Name and Location

§ A.1.1.1 Identify the full legal name of your organization.

FCI Constructors, Inc.

§ A.1.1.2 List all other names under which your organization currently does business and, for each name, identify jurisdictions in which it is registered to do business under that trade name.

N/A

§ A.1.1.3 List all prior names under which your organization has operated and, for each name, indicate the date range and jurisdiction in which it was used.

Francis Constructors, Inc. 1978-2000

§ A.1.1.4 Identify the address of your organization's principal place of business and list all office locations out of which your organization conducts business. If your organization has multiple offices, you may attach an exhibit or refer to a website.

3070 I-70B, Bldg.A
Grand Junction, CO 81504
www.fcior.com

§ A.1.2 Legal Status

§ A.1.2.1 Identify the legal status under which your organization does business, such as sole proprietorship, partnership, corporation, limited liability corporation, joint venture, or other.

Corporation

- .1 If your organization is a corporation, identify the state in which it is incorporated, the date of incorporation, and its four highest-ranking corporate officers and their titles, as applicable.

State of Colorado – July 14, 1978
Shane Haas, President
Clay Marshall, CFO
Jeff Erker, Bryan Hemeyer, Mike Foutz, Becket Hinson, Jeff Eades,
Brad Keller, Tony Seidling, Evan Walton – Vice Presidents

- .2 If your organization is a partnership, identify its partners and its date of organization.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

- .3 If your organization is individually owned, identify its owner and date of organization.
- .4 If the form of your organization is other than those listed above, describe it and identify its individual leaders:

§ A.1.2.2 Does your organization own, in whole or in part, any other construction-related businesses? If so, identify and describe those businesses and specify percentage of ownership.

N/A

§ A.1.3 Other Information

§ A.1.3.1 How many years has your organization been in business?

43

§ A.1.3.2 How many full-time employees work for your organization?

407

§ A.1.3.3 List your North American Industry Classification System (NAICS) codes and titles. Specify which is your primary NAICS code.

236220 – Commercial and Institutional Building Construction (PRIMARY)

237110 – Water and Sewer Line and Related Structures construction

237990 – Other Heavy and Civil Construction

§ A.1.3.4 Indicate whether your organization is certified as a governmentally recognized special business class, such as a minority business enterprise, woman business enterprise, service disabled veteran owned small business, woman owned small business, small business in a HUBZone, or a small disadvantaged business in the 8(a) Business Development Program. For each, identify the certifying authority and indicate jurisdictions to which such certification applies.

N/A

§ A.2 EXPERIENCE

§ A.2.1 Complete Exhibit D to describe up to four projects, either completed or in progress, that are representative of your organization's experience and capabilities.

§ A.2.2 State your organization's total dollar value of work currently under contract.

\$595,000,000

§ A.2.3 Of the amount stated in Section A.2.2, state the dollar value of work that remains to be completed:

\$396,000,000

§ A.2.4 State your organization's average annual dollar value of construction work performed during the last five years.

FYE 2021 - \$505,690,751

FYE 2020 - \$501,876,700

FYE 2019 - \$456,913,218

FYE 2018 - \$513,204,731
FYE 2017 - \$425,030,596

§ A.3 CAPABILITIES

§ A.3.1 List the categories of work that your organization typically self-performs.

All General Trades, Carpentry and Concrete

§ A.3.2 Identify qualities, accreditations, services, skills, or personnel that you believe differentiate your organization from others.

What sets FCI apart from our competition is our ability to provide experienced and proper resources from pre-construction through project closeout and our focus on providing the best customer service. When FCI was founded, it was with the philosophy that we would be a client focused organization. We stand by our core values of Trust, Hard Work, Honesty, and Professionalism in every decision we make towards the outcome of all our projects. In addition, FCI is an employee-owned corporation with each of our employees having a vested interest in the success of our company.

§ A.3.3 Does your organization provide design collaboration or pre-construction services? If so, describe those services.

FCI provides detailed estimates from conceptual and schematic plan milestones to full contract documents. These open-book detailed estimates allow for the project team to have a clear understanding of what we have included in our estimate in terms of quantity, as well as type and quality of material. This detailed information encourages dialogue between team members, ensuring that our estimate is consistent with Owner and Design Team intent. We utilize our experience and estimate review input from field personnel to spot items or potential cost impact not yet shown at the early stages of design.

§ A.3.4 Does your organization use building information modeling (BIM)? If so, describe how your organization uses BIM and identify BIM software that your organization regularly uses.

At FCI we use primarily Autodesk products. The most heavily used are particularly: Revit, Navisworks, AutoCAD Civil 3D, and AutoCAD MEP.

§ A.3.5 Does your organization use a project management information system? If so, identify that system.

Prolog Manager

§ A.4 REFERENCES

§ A.4.1 Identify three client references:

(Insert name, organization, and contact information)

Jim Pederson/Jeff Teats
Timberline Bank
633 24 Rd
Grand Junction, CO 81505
(970) 683-5560

Jim Combs
Grand River Hospital District
501 Airport Rd
Rifle, CO 81650
(970) 625-1510

Mike Stahl
Hilltop Community Services
1331 Hermosa Ave
Grand Junction, CO 81506
(970) 242-4400

§ A.4.2 Identify three architect references:

(Insert name, organization, and contact information)

Chamberlin Architects
Daniel Gartner
439 Main Street
Grand Junction, CO 81501
(970) 242-6804

BG+co
Peter Icenogle
622 Rood Ave.
Grand Junction, CO 81501
(970) 242-1058

Davis Partnership
JD Dryer
2901 Blake St., Suite #100
Denver, CO 80205
(303) 861-8555

§ A.4.3 Identify one bank reference:
(Insert name, organization, and contact information)

Ron Sawyer
Wells Fargo Bank West, N.A.
359 Main Street
Grand Junction, CO 81501
(970) 248-4820

§ A.4.4 Identify three subcontractor or other trade references:
(Insert name, organization, and contact information)

Mays Concrete
PO Box 4150
Grand Junction, CO 81502
(970) 243-5669

Western Slope Iron
670 23 Road
Grand Junction, CO 81501
(970) 243-9770

Superior Drywall
1286 Chambers Ave. #200
Eagle, CO 81631
(303) 328-7125



AIA[®] Document A305[™] – 2020 Exhibit B

Financial and Performance Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by FCI Constructors, Inc. and dated the 11th day of May in the year 2021.
(In words, indicate day, month and year.)

§ B.1 FINANCIAL

§ B.1.1 Federal tax identification number:

84-0763878

§ B.1.2 Attach financial statements for the last three years prepared in accordance with Generally Accepted Accounting Principles, including your organization's latest balance sheet and income statement. Also, indicate the name and contact information of the firm that prepared each financial statement.

Available upon request.

§ B.1.3 Has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, been the subject of any bankruptcy proceeding within the last ten years?

No.

§ B.1.4 Identify your organization's preferred credit rating agency and identification information.

(Identify rating agency, such as Dun and Bradstreet or Equifax, and insert your organization's identification number or other method of searching your organization's credit rating with such agency.)

Dun & Bradstreet #01-126-4421

§ B.2 DISPUTES AND DISCIPLINARY ACTIONS

§ B.2.1 Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000?

(If the answer is yes, provide an explanation.)

No.

§ B.2.2 In the last five years has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management:

(If the answer to any of the questions below is yes, provide an explanation.)

.1 failed to complete work awarded to it?

No.

.2 been terminated for any reason except for an owners' convenience?

No.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

- .3 had any judgments, settlements, or awards pertaining to a construction project in which your organization was responsible for more than \$75,000?

No.

- .4 filed any lawsuits or requested arbitration regarding a construction project?

No.

§ B.2.3 In the last five years, has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management; or any of the individuals listed in Exhibit A Section 1.2:
(If the answer to any of the questions below is yes, provide an explanation.)

- .1 been convicted of, or indicted for, a business-related crime?

No.

- .2 had any business or professional license subjected to disciplinary action?

No.

- .3 been penalized or fined by a state or federal environmental agency?

No.

AIA[®] Document A305[™] – 2020 Exhibit C

Project Specific Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by FCI Constructors, Inc. and dated the 11th day of May in the year 2021.
(In words, indicate day, month and year.)

PROJECT:

(Name and location or address.)

Rifle City Hall - Phase II
202 Railroad Ave
Rifle, CO 81650

CONTRACTOR'S PROJECT OFFICE:

(Identify the office out of which the contractor proposes to perform the work for the Project.)

FCI Constructors, Inc.
3070 I-70B, Bldg. A
Grand Junction, CO 81504

TYPE OF WORK SOUGHT

(Indicate the type of work you are seeking for this Project, such as general contracting, construction manager as constructor, design-build, HVAC subcontracting, electrical subcontracting, plumbing subcontracting, etc.)

General Contracting / Construction Management

CONFLICT OF INTEREST

Describe any conflict of interest your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A Section 1.2, may have regarding this Project.

N/A

§ C.1 PERFORMANCE OF THE WORK

§ C.1.1 When was the Contractor's Project Office established?

July 1978

§ C.1.2 How many full-time field and office staff are respectively employed at the Contractor's Project Office?

123

§ C.1.3 List the business license and contractor license or registration numbers for the Contractor's Project Office that pertain to the Project.

City of Rifle General Contractor #057932

§ C.1.4 Identify key personnel from your organization who will be meaningfully involved with work on this Project and indicate (1) their position on the Project team, (2) their office

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

location, (3) their expertise and experience, and (4) projects similar to the Project on which they have worked.

Please see attached project team resumes

§ C.1.5 Identify portions of work that you intend to self-perform on this Project.

Not known at this time.

§ C.1.6 To the extent known, list the subcontractors you intend to use for major portions of work on the Project.

Not known at this time.

§ C.2 EXPERIENCE RELATED TO THE PROJECT

§ C.2.1 Complete Exhibit D to describe up to four projects performed by the Contractor's Project Office, either completed or in progress, that are relevant to this Project, such as projects in a similar geographic area or of similar project type. If you have already completed Exhibit D, but want to provide further examples of projects that are relevant to this Project, you may complete Exhibit E.

§ C.2.2 State the total dollar value of work currently under contract at the Contractor's Project Office:

\$215,000,000

§ C.2.3 Of the amount stated in Section C.2.2, state the dollar value of work that remains to be completed:

\$106,000,000

§ C.2.4 State the average annual dollar value of construction work performed by the Contractor's Project Office during the last five years.

FYE 2021 - \$195,000,000

FYE 2020 - \$202,000,000

FYE 2019 - \$204,000,000

FYE 2018 - \$202,000,000

FGY 2017 - \$137,000,000

§ C.2.5 List the total number of projects the Contractor's Project Office has completed in the last five years and state the dollar value of the largest contract the Contractor's Project Office has completed during that time.

102 projects completed.

Largest contract amount - \$32,103,676

§ C.3 SAFETY PROGRAM AND RECORD

§ C.3.1 Does the Contractor's Project Office have a written safety program?

Yes

§ C.3.2 List all safety-related citations and penalties the Contractor's Project Office has received in the last three years.

Please see attachment

§ C.3.3 Attach the Contractor's Project Office's OSHA 300a Summary of Work-Related Injuries and Illnesses form for the last three years.

§ C.3.4 Attach a copy of your insurance agent's verification letter for your organization's current workers' compensation experience modification rate and rates for the last three years.

§ C.4 INSURANCE

§ C.4.1 Attach current certificates of insurance for your commercial general liability policy, umbrella insurance policy, and professional liability insurance policy, if any. Identify deductibles or self-insured retentions for your commercial general liability policy.

§ C.4.2 If requested, will your organization be able to provide property insurance for the Project written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis?

Yes.

§ C.4.3 Does your commercial general liability policy contain any exclusions or restrictions of coverage that are prohibited in AIA Document A101-2017, Exhibit A, Insurance A.3.2.2.2? If so, identify.

No.

§ C.5 SURETY

§ C.5.1 If requested, will your organization be able to provide a performance and payment bond for this Project?

Yes

§ C.5.2 Surety company name:

USI Insurance Services

§ C.5.3 Surety agent name and contact information:

Cory Clauss, Vice President – Surety
6501 S. Fiddlers Green Circle, Suite 100
Greenwood Village, CO 80111
(303) 831-5218

§ C.5.4 Total bonding capacity:

\$750,000,000

§ C.5.5 Available bonding capacity as of the date of this qualification statement:

\$400,000,000



UNDERSTAND. SERVICE. INNOVATE.

USI Insurance Services, LLC
6501 S. Fiddlers Green Circle
Suite 100
Greenwood Village, CO 80111
www.usi.com
Phone: 303.837.8500
Toll-free: 800.873.8500
Fax: 303.831.5295

August 25, 2020

Re: FCI Constructors' Workers' Compensation Experience Modifier

To Whom It May Concern:

Below is a summary of FCI Constructors' NCCI Workers' Compensation experience modifiers for the renewal and 2 prior policy periods.

Rating Effective Date	Experience Modification Factor
10/1/2020	0.73
10/1/2019	0.65
10/1/2018	0.75

I certify that the factors shown above are accurate as of the date of this letter. Please contact me if you need additional information.

Thank you,

Jason Ray, ARM
Risk Analysis

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases			
Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	2	0	3
(G)	(H)	(I)	(J)

Number of Days	
Total number of days away from work	Total number of days of job transfer or restriction
56	31
(K)	(L)

Injury and Illness Types			
Total number of... (M)			
(1) Injury	5	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name

FCI Constructors Inc.

Street

PO Box 1767

City

Grand Junction

State

Colorado

Zip

81502

Industry description (e.g., Manufacture of motor truck trailers)

Construction of Buildings

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)

236220

Employment information

Annual average number of employees

402

Total hours worked by all employees last year

740,511

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

CFO

Title

1-16-19

Date

(970) 434-9093

Phone

Page 108 of 144

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	1	3	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
14	70
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	4	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name FCI Constructors Inc.

Street 3070 Interstate 70 Business Loop, Bldg A.

City Grand Junction State Colorado Zip 81504

Industry description (e.g., Manufacture of motor truck trailers)
Construction of Buildings

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 425

Total hours worked by all employees last year 771,984

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive CFO Title

(970) 434-9093 1/23/2020
Phone Date

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases			
Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	3	2	0
(G)	(H)	(I)	(J)

Number of Days	
Total number of days away from work	Total number of days of job transfer or restriction
30	61
(K)	(L)

Injury and Illness Types			
Total number of... (M)			
(1) Injury	2	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	3	(6) All Other Illnesses	0

The (3) days away from work cases represent COVID-19 infections, resulting in the (30) days away from work recorded below. Inclusive of these "recordable" cases, FCI's 2020 TRIR is 1.21 Excluding these illnesses, and only calculating injuries, FCI's 2020 TRIR is .49 Industry average TRIR is 1.9 (2019)

Establishment information

Your establishment name

FCI Constructors Inc.

Street

3070 Interstate 70 Business Loop, Bldg A.

City

Grand Junction

State

Colorado

Zip

81504

Industry description (e.g., Manufacture of motor truck trailers)

Commercial General Contractor

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

1542

OR North American Industrial Classification (NAICS), if known (e.g., 336212)

236220

Employment information

Annual average number of employees

435

Total hours worked by all employees last year

823,864

Sign here

Knowing falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive

CFO

Title

(970) 434-9093

Phone

1/22/2021

Date

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Page 110 of 144

May 11, 2021

Re: Certification of OSHA Citations Issued to FCI Constructors, Inc. in 3-year period from May 11, 2018 – May 11, 2021

To Whom It May Concern,

This correspondence is to certify that FCI Constructors, Inc. has been issued (1) OSHA “Serious” citation and (1) “Other-than-serious” citation in the above referenced period. The citations stemmed from a temporary electrical panel installed by the electrical subcontractor whose scope of work included installation and maintenance of temporary power for the site; and an extinguisher that was out of annual inspection period. The observed hazards were corrected immediately during the “Walk-around” portion of the OSHA inspection.

In the 3-year period referenced above, FCI Constructors, Inc. sites have been inspected (10) times by various OSHA federal and state agencies with no further citations issued.

Project: Ray Public School, Ray, ND

Classification: Serious; Other-than-serious

Violations: 1926.403(d)(1) Mounting. Electric equipment shall be firmly secured to the surface on which it is mounted. Penalty: \$5783

1926.150(c)(1)(vii) Extinguishers. Penalty: \$0

Establishment Search Results

Establishment	Date Range	Office	Zipcode	State
FCI Constructors	05/11/2018 to 05/11/2021	all	all	all

Please note that inspections which are known to be incomplete will have the identifying Activity Nr shown in italic. Information for these open cases is especially dynamic, e.g., violations may be added or deleted.

Sort By: [Date](#) | [Name](#) | [Office](#) | [State](#)

[Return to Search](#)

By Date

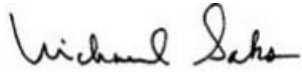
Results 1 - 10 of 10

[Get Detail](#) [Select All](#) [Reset](#)

	#	Activity	Opened	RID	St	Type	Sc	SIC	NAICS	Vio	Establishment Name
☐	1	1526232.015	04/21/2021	0830600	CO	Planned	Partial		236220		Fci Constructors, Inc.
☐	2	1522647.015	03/30/2021	0830500	CO	Prog Other	Complete		236220		Fci Constructors Inc
☐	3	1494069.015	09/17/2020	0855610	WY	Complaint	Partial		236210		Fci Constructors Of Wyoming
☐	4	1468712.015	03/10/2020	0855610	WY	Planned	Partial		236220		Fci Constructors Of Wyoming Llc
☐	5	1461637.015	02/06/2020	0830300	ND	Planned	Complete		236220	2	Fci Constructors, Inc.
☐	6	1461643.015	02/06/2020	0830300	ND	Planned	Complete		236220		Fci Constructors, Inc.
☐	7	1396921.015	04/23/2019	0830300	ND	Unprog Rel	Partial		236220		Fci Constructors, Inc.
☐	8	1394243.015	04/15/2019	0830600	CO	Planned	Partial		236220		Fci Constructors Inc
☐	9	1394241.015	04/15/2019	0830600	CO	Planned	Partial		236220		Fci Constructors Inc
☐	10	1387569.015	03/21/2019	0950411	AZ	Referral	Partial		236220		Fci Constructors, Inc.

Please do not hesitate to contact me for further information or clarification in this matter.

Respectfully,



Michael Saks
Corporate Safety Director
FCI Constructors, Inc.
P.O. Box 1767 (81502)
3070 I-70 B, Bldg. A
Grand Junction, CO 81504
P. (970) 434-9093 F. (970) 434-7583 C. (303) 881-9802
www.fciol.com



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/11/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC P.O. Box 7050 Englewood, CO 80155 800 873-8500		CONTACT NAME: PHONE (A/C, No, Ext): 800 873-8500 FAX (A/C, No): E-MAIL ADDRESS: den.contractors@usi.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Arch Insurance Company	
		INSURER B : Continental Insurance Company	
		INSURER C : Aspen American Insurance Company	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	X	X	ZAGLB9220004	10/01/2020	10/01/2021	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X	X	ZACAT9242104	10/01/2020	10/01/2021	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☒ RETENTION \$10,000	X	X	6079434568	10/01/2020	10/01/2021	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	ZAWCI9389204	10/01/2020	10/01/2021	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Excess Liability	X	X	CX00E1620	10/01/2020	10/01/2021	\$15,000,000 Ea Occur \$15,000,000 Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Tom Whitmore Parks and Recreation Director City of Rifle 202 Railroad Ave Rifle, CO 81650	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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AIA[®] Document A305[™] – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Avon Town Hall Renovation	Pitkin County Courthouse Renovation	Alpine Bank 4 th Floor Remodel	Eagle County Admin Offices Remodel
PROJECT LOCATION	Avon, CO	Aspen, CO	Grand Junction, CO	Eagle, CO
PROJECT TYPE	Municipal Renovation	Municipal Renovation	Renovation / Remodel	Municipal Renovation
OWNER	Town of Avon Justin Hildreth (970) 331-3741	Pitkin County Jodi Smith (970) 925-5377	Alpine Bank Jeff Brown (970) 625-7286	Eagle County Rick Ullom (970) 328-8780
ARCHITECT	William Bussard (303) 861-8555	Anderson Hallas Architects Dave Anderson (303) 278-4378	Kraai Design Eric Kraai (970) 640-7898	Menendez Architects Luis Menendez (970) 544-4851
CONTRACTOR'S PROJECT EXECUTIVE	Brad Keller, Vice President of Grand Junction Operations	Brad Keller, Vice President of Grand Junction Operation	Brad Keller, Vice President of Grand Junction Operation	Brad Keller, Vice President of Grand Junction Operation
KEY PERSONNEL (include titles)	Adam Shuler, Project Manager Robert Stucky, Superintendent	Brian Young, Project Manager Steve Jones, Superintendent Mike Potter, Estimator	John Lupfer, Project Manager Kurt Averill, Superintendent Mike Potter, Estimator	Troy Reynolds, Superintendent
PROJECT DETAILS	Contract Amount \$3,950,954 Completion Date October 2018 % Self-Performed Work 3	Contract Amount \$4,311,690 Completion Date September 2021 % Self-Performed Work 5	Contract Amount \$575,439 Completion Date December 2019 % Self-Performed Work 6	Contract Amount \$696,994 Completion Date October 2016 % Self-Performed Work 3
PROJECT DELIVERY METHOD	☐ Design-bid-build ☐ Design-build ☒ CM constructor ☐ CM advisor ☐ Other:	☐ Design-bid-build ☐ Design-build ☒ CM constructor ☐ CM advisor ☐ Other:	☐ Design-bid-build ☐ Design-build ☒ CM constructor ☐ CM advisor ☐ Other:	☐ Design-bid-build ☐ Design-build ☒ CM constructor ☐ CM advisor ☐ Other:
SUSTAINABILITY CERTIFICATIONS	LEED Certified Gold	N/A	N/A	N/A

PROJECT:

PREPARED FOR:

SAMPLE

**GMP Estimate
September 9, 2020**

PREPARED BY:





Project:
0
0

September 9, 2020

	GMP Estimate		Budget Estimate		
	NEW CONST.	0	NEW CONST.	0	
	RENOVATION	10687	RENOVATION	10687	
	TOTAL SF	10687	TOTAL SF	10687	
DESCRIPTION	TOTAL COST	COST/SF	TOTAL COST	COST/SF	NOTES
GENERAL CONDITIONS	\$ 271,269	\$ 25.38	\$ 271,269	\$ 25.38	
31-330000 EARTHWORK & UTILITIES	\$ 1,147	\$ 0.11	\$ 1,147	\$ 0.11	
320000 EXTERIOR IMPROVEMENTS	\$ 11,300	\$ 1.06	\$ 11,300	\$ 1.06	
020000 EXISTING CONDITIONS	\$ 66,373	\$ 6.21	\$ 67,993	\$ 6.36	
030000 CONCRETE	\$ 1,420	\$ 0.13	\$ 1,420	\$ 0.13	
040000 MASONRY	\$ -	\$ -	\$ -	\$ -	NONE SHOWN OR ANTICIPATED
050000 METALS	\$ 1,940	\$ 0.18	\$ 1,940	\$ 0.18	
060000 WOODS & PLASTICS	\$ 55,263	\$ 5.17	\$ 74,115	\$ 6.94	
070000 THERMAL & MOISTURE PROTECTION	\$ 7,460	\$ 0.70	\$ 7,460	\$ 0.70	
080000 OPENINGS	\$ 41,813	\$ 3.91	\$ 53,068	\$ 4.97	
090000 FINISHES	\$ 192,982	\$ 18.06	\$ 183,298	\$ 17.15	
100000 SPECIALTIES	\$ 6,291	\$ 0.59	\$ 7,440	\$ 0.70	
110000 EQUIPMENT	\$ 2,780	\$ 0.26	\$ 1,800	\$ 0.17	
120000 FURNISHINGS	\$ -	\$ -	\$ -	\$ -	BY OWNER
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	NONE SHOWN OR ANTICIPATED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	NONE SHOWN OR ANTICIPATED
210000 FIRE SUPPRESSION	\$ 50,546	\$ 4.73	\$ 59,358	\$ 5.55	
22-230000 PLUMBING & HVAC	\$ 108,600	\$ 10.16	\$ 195,000	\$ 18.25	
26-280000 ELECTRICAL & LOW VOLTAGE	\$ 192,206	\$ 17.99	\$ 200,000	\$ 18.71	
SUBTOTAL - DIRECT COST (FCI CONTRACTED SCOPE)	\$ 1,011,391	\$ 94.64	\$ 1,136,608	\$ 106.35	
PRECONSTRUCTION SERVICES	\$ 5,000	\$ 0.47	\$ 5,000	\$ 0.47	
ESTIMATING CONTINGENCY	\$ -	\$ -	\$ 56,830	\$ 5.32	0.00%
CONSTRUCTION CONTINGENCY	\$ 50,570	\$ 4.73	\$ 59,672	\$ 5.58	5.00%
BUILDERS RISK INSURANCE	\$ 2,280	\$ 0.21	\$ 2,671	\$ 0.25	0.20%
GENERAL LIABILITY INSURANCE	\$ 8,550	\$ 0.80	\$ 10,018	\$ 0.94	0.75%
PROPERTY SURVEY	\$ -	\$ -	\$ -	\$ -	BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	\$ -	\$ -	\$ -	\$ -	BY OWNER
MATERIALS TESTING / INSPECTION	\$ -	\$ -	\$ -	\$ -	BY OWNER
PLANNING APPLICATIONS/APPROVALS /FEES	\$ -	\$ -	\$ -	\$ -	BY OWNER
BUILDING PERMIT	\$ 10,358	\$ 0.97	\$ 11,562	\$ 1.08	WATFORD CITY
PAYMENT/PERFORMANCE BONDS	\$ 7,410	\$ 0.69	\$ 8,682	\$ 0.81	0.65%
CONSTRUCTION PHASE FEE	\$ 43,822	\$ 4.10	\$ 51,642	\$ 4.83	4.00%
TOTAL ESTIMATED COST (FCI CONTRACTED SCOPE)	\$ 1,139,380	\$ 106.61	\$ 1,342,685	\$ 125.64	



Project:
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GMP Estimate

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DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
31-330000 EARTHWORK & UTILITIES						
312200 DEMO AND GRADING						
REMOVE TURF GRASS		LS	1.00	\$	250.00	\$ 250
SITE CONCRETE SUBGRADE PREP		SY	22.22	\$	15.00	\$ 333
SITE CONCRETE BASE - 6"		TON	7.52	\$	75.00	\$ 564
SUBTOTALS - DEMO AND GRADING						\$ 1,147
31-330000 EARTHWORK & UTILITIES - TOTALS						\$ 1,147

SAMPLE



Project:
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GMP Estimate

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DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
320000	EXTERIOR IMPROVEMENTS						
321600	SITE CONCRETE						
	CONCRETE SIDEWALK - 4"		SF	200.00	\$	6.50	\$ 1,300
	SUBTOTALS - SITE CONCRETE						\$ 1,300
329000	LANDSCAPING & IRRIGATION						
	LANDSCAPE/IRRIGATION REPAIRS FROM SITE ACCESS AND NEW SIDEWALK		LS	1.00	\$	10,000.00	\$ 10,000
	SUBTOTALS - LANDSCAPING & IRRIGATION						\$ 10,000
320000	EXTERIOR IMPROVEMENTS - TOTALS						\$ 11,300



Project:
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GMP Estimate

September 9, 2020

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
020000 EXISTING CONDITIONS					
024116 SELECTIVE BUILDING DEMOLITION					
REMOVAL OF OFFICE FURNITURE, EQUIPMENT, ARTWORK, DECORATIONS, LOOSE ITEMS, ETC.	EXCLUDED. BY OWNER	EXCL	1.00	\$ -	by owner
REMOVAL OF ALUMINUM OFFICE PARTITIONS	EXCLUDED. BY OWNER	EXCL	1.00	\$ -	by owner
NEGATIVE AIR MACHINES		LS	1.00	\$ 3,900.00	\$ 3,900
DUST CONTROL AND TEMP PARTITIONS		LS	1.00	\$ 10,200.00	\$ 10,200
PROTECTION OF EXISTING SURFACES		LS	1.00	\$ 8,700.00	\$ 8,700
CARPET MASK PROTECTION		LS	1.00	\$ 3,200.00	\$ 3,200
DEMO ACT CEILING SYSTEM		SF	3,003.00	\$ 1.20	\$ 3,604
REMOVE & SALVAGE FOR RE-STALL CEILING TILES		SF	2,279.00	\$ 0.60	\$ 1,367
DEMO INTERIOR DOOR, FRAME, HARDWARE		EA	7.00	\$ 120.00	\$ 840
REMOVE & SALVAGE CASEWORK FOR RE-INSTALL		LF	35.10	\$ 24.00	\$ 842
REMOVE & SALVAGE FOR RE-INSTALL SIGNAGE LETTER SET		SET	2.00	\$ 60.00	\$ 120
REMOVE & SALVAGE INTERIOR DOOR, FRAME, HARDWARE		EA	4.00	\$ 120.00	\$ 480
REMOVE & TURN OVER TO OWNER SIGNAGE LETTER SET		EA	1.00	\$ 60.00	\$ 60
DEMO VINYL BASE ON WALLS TO REMAIN		LF	674.80	\$ 0.60	\$ 405
REMOVE TILE BASE ON WALLS TO REMAIN		LF	97.40	\$ 2.40	\$ 234
REMOVE TILE FROM SOG		SF	944.80	\$ 4.00	\$ 3,779
REMOVE CARPET & MASTIC FROM ELEVATED HOLLOW CORE SLAB		SF	3,807.80	\$ 1.20	\$ 4,569
REMOVE CARPET & MASTIC FROM SOG		SF	4,197.40	\$ 1.20	\$ 5,037
REMOVE CASEWORK AND TURN OVER TO OWNER		LF	45.00	\$ 24.00	\$ 1,080
DEMO INTERIOR METAL FRAME WALLS		LF	288.90	\$ 12.00	\$ 3,467
SAW CUT ELEVATED HOLLOW CORE SLAB		LF	15.70	\$ 10.00	\$ 157
REMOVE ELEVATED HOLLOW CORE SLAB		SF	3.20	\$ 8.00	\$ 26
SAW CUT SOG		LF	132.80	\$ 10.00	\$ 1,328
REMOVE SOG		SF	64.80	\$ 8.00	\$ 518
TEMP WIRE SUPPORT LIGHTS & LOW VOLTAGE DEVICES		LS	1.00	\$ 960.00	\$ 960
MISC DEMO		LS	1.00	\$ 4,800.00	\$ 4,800
ELECTRICAL DEMO	W/DIV 26	LS	1.00	\$ -	w/div 26
HVAC & PLUMBING DEMO	W/DIVS 22 & 23	LS	1.00	\$ -	w/divs 22 & 23
CLEANUP & LABOR		LS	1.00	\$ 6,700.00	\$ 6,700
SUBTOTALS - SELECTIVE BUILDING DEMOLITION				\$	66,373
020000 EXISTING CONDITIONS - TOTALS				\$	66,373



Project:
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DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
030000	CONCRETE						
033000	CAST IN PLACE CONCRETE						
	PATCH BACK SOG		LS	1.00	\$	980.00	\$ 980
	PATCH BACK ELEVATED HOLLOW CORE SLAB		LS	1.00	\$	440.00	\$ 440
	SUBTOTALS - CAST IN PLACE CONCRETE					\$	1,420
030000	CONCRETE - TOTALS					\$	1,420

SAMPLE



Project:
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DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
050000	METALS						
055000	MISC. METALS						
	MISC METALS		LS	1.00	\$	1,940.00	\$ 1,940
	SUBTOTALS - MISC. METALS					\$	1,940
050000	METALS - TOTALS					\$	1,940

SAMPLE



Project:
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DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
060000 WOOD & PLASTICS					
061000 ROUGH CARPENTRY					
BLOCKING & BACKING		LS	1.00	\$ 3,900.00	\$ 3,900
SUBTOTALS - ROUGH CARPENTRY				\$	3,900
062000 FINISH CARPENTRY					
WP-1 STATEMENT COLLECTION 5242-2 LAHINCH BIRCH		SF	470.49	\$ -	w/casework below
FRP 4X8 PANELS VERTICAL		SF	388.30	\$ 3.86	\$ 1,500
SUBTOTALS - FINISH CARPENTRY				\$	1,500
064100 CASEWORK & COUNTERTOPS					
RE-INSTALL FULL HEIGHT CABINETS IN STORAGE 144		LS	1.00	\$ -	\$ 49,863
RE-INSTALL BASE AND UPPER CABINETS IN STORAGE 255		LS	1.00	\$ -	w/above
RE-INSTALL BASE AND UPPER CABINETS IN STORAGE 160		LS	1.00	\$ -	w/above
NEW PLAM 2 FINISHED ENDS ON RE-INSTALLED CABINETS IN STORAGE 160		LS	1.00	\$ -	w/above
FULL HGT CABINET FOR CLEAN AGENT FIRE SUPPRESSION SYSTEM		LF	2.70	\$ -	w/above
PLAM-1 COUNTERTOPS		SF	114.00	\$ -	w/above
PLAM-2 BASE CABINET		LF	64.50	\$ -	w/above
PLAM-2 FULL HGT CABINET		LF	1.80	\$ -	w/above
PLAM-2 SHELVING		LF	31.70	\$ -	w/above
PLAM-2 UPPER CABINET 12"		LF	2.80	\$ -	w/above
PLAM-2 UPPER CABINET 30"		LF	23.60	\$ -	w/above
SSF-2 TOPS AT COILING DOORS		SF	28.00	\$ -	w/above
SSF-3 COUNTERTOPS		SF	67.50	\$ -	w/above
18" DEEP PLAM SHELVING ON STANDARDS AND BRACKETS IN VAULT RM 146		LF	67.50	\$ -	w/above
SUBTOTALS - CASEWORK & COUNTERTOPS				\$	49,863
060000 WOODS & PLASTICS - TOTALS				\$	55,263



Project:
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GMP Estimate

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	DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
070000	THERMAL & MOISTURE PROTECTION						
072000	ACOUSTICAL INSULATION						
	ACOUSTICAL WALL BATTS	W/DIV 9 FRAMING & DRYWALL	LS	1.00	\$	-	w/div 9 framing & drywall
	SUBTOTALS - THERMAL PROTECTION						\$ -
078000	FIRE & SMOKE PROTECTION						
	FIRE & SMOKE SEALING		LS	1.00	\$	2,420.00	\$ 2,420
	SUBTOTALS - FIRE & SMOKE PROTECTION						\$ 2,420
079000	JOINT PROTECTION						
	MISC CAULKING		LS	1.00	\$	5,040.00	\$ 5,040
	SUBTOTALS - JOINT PROTECTION						\$ 5,040
070000	THERMAL & MOISTURE PROTECTION - TOTALS						\$ 7,460



Project:
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DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
080000 OPENINGS					
081100 FRAMES, DOORS, & HARDWARE					
SUPPLY					
3-0 x 7-0 HM FRAME TYPE 1		EA	11.00	\$ -	\$ 18,642
3-0 x 7-0 HM FRAME TYPE 1 90 MINUTE RATING		EA	1.00	\$ -	w/above
3-0 x 7-0 WOOD DOOR TYPE F		EA	9.00	\$ -	w/above
3-0 x 7-0 WOOD DOOR TYPE F 90 MINUTE RATING		EA	1.00	\$ -	w/above
3-0 x 7-0 WOOD DOOR TYPE FG		EA	1.00	\$ -	w/above
HARDWARE GROUP 01		EA	1.00	\$ -	w/above
HARDWARE GROUP 02		EA	1.00	\$ -	w/above
HARDWARE GROUP 03		EA	1.00	\$ -	w/above
HARDWARE GROUP 04		EA	1.00	\$ -	w/above
HARDWARE GROUP 05		EA	1.00	\$ -	w/above
HARDWARE GROUP 06		EA	1.00	\$ -	w/above
HARDWARE GROUP 07		EA	1.00	\$ -	w/above
HARDWARE GROUP 08		EA	1.00	\$ -	w/above
HARDWARE GROUP 10		EA	1.00	\$ -	w/above
HARDWARE GROUP 11		EA	1.00	\$ -	w/above
HARDWARE GROUP 12		EA	2.00	\$ -	w/above
HARDWARE GROUP 13		EA	1.00	\$ -	w/above
INSTALLATION					
3-0 x 7-0 HM FRAME RE-INSTALL	DOORS 147 AND 296	EA	2.00	\$ 120.00	\$ 240
3-0 x 7-0 HM FRAME TYPE 1	W/DIV 9 FRAMING & DRYWALL	EA	11.00	\$ -	w/div 9 framing & drywall
3-0 x 7-0 HM FRAME TYPE 1 90 MINUTE RATING	W/DIV 9 FRAMING & DRYWALL	EA	1.00	\$ -	w/div 9 framing & drywall
3-0 x 7-0 HM DOOR TYPE F		EA	9.00	\$ 60.00	\$ 540
3-0 x 7-0 HM DOOR TYPE F RE-INSTALL EXISTING	DOORS 147, 148A, & 296	EA	3.00	\$ 60.00	\$ 180
3-0 x 7-0 HM DOOR TYPE F 90 MINUTE RATING		EA	1.00	\$ 60.00	\$ 60
3-0 x 7-0 HM DOOR TYPE FG		EA	1.00	\$ 60.00	\$ 60
HARDWARE GROUP 01		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 02		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 03		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 04		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 05		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 06		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 07		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 08		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 09	RE-INSTALL EXISTING	EA	1.00	\$ 240.00	\$ 240
HARDWARE GROUP 10		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 11		EA	1.00	\$ 120.00	\$ 120
HARDWARE GROUP 12		EA	2.00	\$ 120.00	\$ 240
HARDWARE GROUP 13		EA	1.00	\$ 120.00	\$ 120
SUBTOTALS - FRAMES, DOORS & HARDWARE				\$	21,522



Project:
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DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
083000 OVERHEAD DOORS						
SUPPLY						
4-0 X 3-8 COILING DOOR TYPE CCD		EA	2.00	\$	6,750.00	\$ 19,800
4-0 X 4-4 COILING DOOR TYPE CCD		EA	2.00	\$	6,750.00	w/above
INSTALLATION						
4-0 X 3-8 COILING DOOR TYPE CCD		EA	2.00	\$	240.00	w/above
4-0 X 4-4 COILING DOOR TYPE CCD		EA	2.00	\$	240.00	w/above
SUBTOTALS - OVERHEAD DOORS					\$	19,800
088100 GLAZING						
GLAZING FOR TYPE FG WOOD DOOR		EA	1.00	\$	-	\$ 491
DECORATIVE WINDOW FILM	N/A - EXCLUDED	LS	-	\$	-	-
SUBTOTALS - GLAZING					\$	491
080000 OPENINGS - TOTALS					\$	41,813

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL
090000 FINISHES					
092000 METAL FRAMING, ACOUSTICAL INSULATION & DRYWALL					
DRYWALL TIE IN POINTS	LEVEL 4 SMOOTH FINISH	EA	55.00	\$ -	\$ 58,950
WALL TYPE S2F - 10-0 HGT TO DECK	LEVEL 4 SMOOTH FINISH	SF	166.14	\$ -	w/above
WALL TYPE S3 - 10-0 HGT TO DECK	LEVEL 4 SMOOTH FINISH	SF	336.49	\$ -	w/above
WALL TYPE S3F - 10-0 HGT TO DECK	LEVEL 4 SMOOTH FINISH	SF	851.77	\$ -	w/above
WALL TYPE ST3 - 10-0 HGT TO DECK	LEVEL 4 SMOOTH FINISH	SF	266.98	\$ -	w/above
INSTALL 3-0 x 7-0 HM FRAME TYPE 1 PROVIDED BY OTHERS	LEVEL 4 SMOOTH FINISH	EA	11.00	\$ -	w/above
BULKHEAD	LEVEL 4 SMOOTH FINISH	SF	152.79	\$ -	w/above
PATCH/REPAIR EXISTING WALLS	LEVEL 4 SMOOTH FINISH	LS	1.00	\$ 10,400.00	\$ 10,400
TOUCH UPS	LEVEL 4 SMOOTH FINISH	LS	1.00	\$ 1,920.00	\$ 1,920
CLEANUP & LABOR		LS	1.00	\$ 1,260.00	\$ 1,260
FINAL CLEAN		LS	1.00	\$ 5,300.00	\$ 5,300
SUBTOTALS - METAL FRAMING, ACOUSTICAL INSULATION & DRYWALL				\$	77,830
095100 ACOUSTICAL CEILINGS					
NEW ACT-1 CEILING SYSTEM - ULTIMA TEGULAR 24X24		SF	3,359.84	\$ -	\$ 29,500
NEW ACT-2 CEILING SYSTEM - SQUARE TEGULAR NARROW 24X96		SF	1,005.62	\$ 8.75	w/above
MODIFY EXISTING GRID FOR NEW FLOOR PLAN		LS	1.00	\$ 5,200.00	\$ 5,200
RE-INSTALL SALVAGED CEILING TILES		SF	3,892.40	\$ 0.60	\$ 2,335
NEW TILES TO SUPPLEMENT RE-INSTALL AREAS - ASSUME 20%	20%	SF	778.48	\$ 2.60	\$ 2,024
SUBTOTALS - ACOUSTICAL CEILINGS				\$	39,059
096000 FLOORING					
LVT-1 MASS APPEAL COLLECTION METAL SO FETCH 18"X 36"		SF	819.72	\$ 8.25	\$ 35,000
CPT-1 SOCIAL SHARE 45212 24"X24"		SF	1,059.00	\$ 4.90	w/above
CPT-1 SOCIAL SHARE 45212 24"X24"	50% REPLACEMENT ALLOWANCE	SF	2,874.00	\$ 8.00	\$ 22,992
CPT-2 GLOBAL CHANGE COLLECTION RAKU EVENING DUSK 105512 19.7"X19.7"		SF	994.40	\$ 4.90	w/above
VB TRADITIONAL VINYL 1/8" BURNT UMBER 63 4"		LF	1,431.15	\$ 2.80	w/above
MOISTURE TEST		EA	3.00	\$ 150.00	\$ 450
ADDITIONAL FLOOR PREP		SF	8,169.70	\$ 0.30	\$ 2,451
SUBTOTALS - FLOORING				\$	60,893
099000 PAINTING & COATINGS					
RE-PAINT EXISTING GYP WALL - LATEX WITH ACCENT WALLS		SF	10,488.45	\$ -	\$ 12,800
PAINT NEW GYP WALLS - LATEX WITH ACCENT WALLS		SF	2,496.36	\$ -	w/above
PAINT GYP BULKHEADS - LATEX		SF	152.79	\$ -	w/above
RE-PAINT EXISTING HM DOOR FRAME		EA	9.00	\$ -	w/above
PAINT NEW HM DOOR FRAME		EA	12.00	\$ -	w/above
FINISH NEW WOOD DOOR	N/A FACTORY FINISHED	EA	11.00	\$ -	n/a factory finished
VWC WESTMINSTER WOOL WSM 8-3594 MOTHERS ROOM 253 ACCENT WALL	MOTHERS RM 253 ACCENT WALL	SF	43.47	\$ -	w/above
TOUCH UPS		LS	1.00	\$ 2,400.00	\$ 2,400
SUBTOTALS - PAINTING & COATINGS				\$	15,200
090000 FINISHES - TOTALS				\$	192,982

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL
100000 SPECIALTIES					
101400 SIGNAGE					
RE-INSTALL "RECORDER/TAXES" SIGNAGE IN COMMISSIONER'S LOBBY 111		LS	1.00	\$ 180.00	180
RE-INSTALL "AUDITOR/TREASURER" SIGNAGE IN COMMISSIONER'S LOBBY 111		LS	1.00	\$ 180.00	180
NEW DIMENSIONAL "STATES ATTORNEY" SIGNAGE IN STATE ATTORNEY 290 ROOM SIGNAGE	ALLOWANCE	LS	1.00	\$ 2,875.00	2,875
SUBTOTALS - SIGNAGE				\$	3,916
102100 COMPARTMENTS & CUBICLES					
ALUMINUM OFFICE COMPARTMENTS	EXCLUDED. REMOVAL, RE-INSTALL, NEW COMPONENTS BY OWNER	EXCL	1.00	\$ -	by owner
SUBTOTALS - COMPARTMENTS & CUBICLES				\$	-
102600 WALL & DOOR PROTECTION					
CG-1 TEXTURED TAPE ON CORNER GUARD 2" WING 4-0 HEIGHT		EA	15.00	\$ 95.00	1,425
SUBTOTALS - WALL & DOOR PROTECTION				\$	1,425
102800 TOILET, BATH, & LAUNDRY ACCESSORIES					
PAPER TOWEL DISPENSER	CONFERENCE ROOM 149 & MOTHERS ROOM 253	EA	2.00	\$ 95.00	190
SOAP DISPENSER		EA	2.00	\$ 80.00	160
SUBTOTALS - TOILET, BATH, & LAUNDRY ACCESSORIES				\$	350
104400 FIRE PROTECTION SPECIALTIES					
FIRE EXTINGUISHERS		EA	2.00	\$ 240.00	480
REINSTALL FIRE EXTINGUISHERS		EA	2.00	\$ 60.00	120
SUBTOTALS - FIRE PROTECTION SPECIALTIES				\$	600
100000 SPECIALTIES - TOTALS				\$	6,291



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
110000	EQUIPMENT						
113000	RESIDENTIAL EQUIPMENT						
	UNDERCABINET REFRIGERATOR - MOTHERS ROOM 253	ALLOWANCE	LS	1.00	\$ 660.00	\$	660
	FULL SIZE REFRIGERATOR - CONFERENCE ROOM 297	ALLOWANCE	LS	1.00	\$ 2,060.00	\$	2,120
	SUBTOTALS - RESIDENTIAL EQUIPMENT					\$	2,780
110000	EQUIPMENT - TOTALS					\$	2,780

SAMPLE



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
210000	FIRE SUPPRESSION						
211000	WATER BASED SYSTEMS						
	RECONFIGURE EXISTING SYSTEM TO ACCOMMODATE NEW FLOOR PLAN INCLUDING DEMO IN VAULT RM 146		SF	10,687.00	\$	-	\$ 45,446
	INSTALL NEW CLEAN AGENT FIRE SUPPRESSION SYSTEM IN VAULT RM 146		LS	1.00	\$	-	w/above
	SHUT DOWN/DRAIN COORDINATION		LS	1.00	\$	5,100.00	\$ 5,100
SUBTOTALS - WATER BASED SYSTEMS						\$	50,546
210000	FIRE SUPPRESSION - TOTALS					\$	50,546

SAMPLE

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
22-230000 MECHANICAL						
22-230000 PLUMBING & HVAC						
PLUMBING & HVAC WORK		LS	1.00	\$ -	\$	78,400
DEMO		LS	1.00	\$ -		w/above
MODIFY DUCTWORK TO ACCOMMODATE NEW FLOOR PLAN		LS	1.00	\$ -		w/above
RELOCATE T-STATS		LS	1.00	\$ -		w/above
RELOCATE HEAT PUMP		LS	1.00	\$ -		w/above
NEW SMOKE DAMPERS		LS	1.00	\$ -		w/above
NEW DIFFUSERS		LS	1.00	\$ -		w/above
CONTROLS PROGRAMING		LS	1.00	\$ 5,000.00	\$	5,000
CERTIFIED TEST & BALANCE		LS	1.00	\$ -		w/above
MODIFY DOMESTIC PLUMBING SYSTEM TO ACCOMMODATE NEW FLOOR		LS	1.00	\$ -		w/above
MODIFY HYDRONIC PLUMBING SYSTEM TO ACCOMMODATE NEW FLOOR		LS	1.00	\$ -		w/above
NEW SINKS AND FAUCETS PER PLAN		LS	1.00	\$ -		w/above
COORDINATION WITH EXISTING		LS	1.00	\$ 20,000.00	\$	20,000
LAYOUT & COORDINATION		LS	1.00	\$ 3,300.00	\$	3,300
CLEANUP		LS	1.00	\$ 1,900.00	\$	1,900
SUBTOTALS - PLUMBING & HVAC					\$	108,600
22-230000 MECHANICAL - TOTALS					\$	108,600



Project:
0
0
GMP Estimate

September 9, 2020

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
26-280000	ELECTRICAL & LOW VOLTAGE						
	ELECTRICAL & LOW VOLTAGE		LS	1.00	\$	-	\$ 164,406
	DEMO		INCL	1.00	\$	-	w/above
	LIGHTING & CONTROLS		INCL	1.00	\$	-	w/above
	POWER DISTRIBUTION		INCL	1.00	\$	-	w/above
	COMMUNICATIONS CABLING		INCL	1.00	\$	-	w/above
	FIRE ALARM SYSTEM		INCL	1.00	\$	-	w/above
	ACCESS CONTROL SYSTEM		INCL	1.00	\$	-	w/above
	COORDINATION WITH EXISTING		LS	1.00	\$	20,000.00	\$ 20,000
	LAYOUT & COORDINATION		LS	1.00	\$	5,100.00	\$ 5,100
	CLEANUP		LS	1.00	\$	2,700.00	\$ 2,700
SUBTOTALS - ELECTRICAL & LOW VOLTAGE						\$	192,206
26-280000	ELECTRICAL & LOW VOLTAGE - TOTALS						\$ 192,206

SAMPLE

Rifle City Hall Phase 2- Physical and Electronic Security

Questions for the CM/GC interview on Monday, 5/17/21 at 3:30 p.m.

1. Recent Similar Projects

- a. What recent commercial renovation projects has the FCI Constructors, Inc. team of John Lupfer, Troy Reynolds and Bryan Baughman worked on together and completed?
- b. What unique experience does the team bring to this renovation project?
- c. What lessons has the team learned from past projects that you will bring to this project?
- d. Describe your response during construction on a recent project for how your team worked together to address and resolve the issue to the satisfaction of the project owner?
 - i. Materials/equipment delivery problem
 - ii. Subcontractor failure to meeting schedule/staff the project
 - iii. Drawings or specifications were not accurate and required production of a Request for Information and a Change Order request to address.

2. Preconstruction

- a. Bryan Baughman. What experience do you have on similar commercial renovation projects that will help you in administering this preconstruction services process?
- b. Please walk through the process that you have noted in your proposal.
- c. What current issues do you see regarding subcontractor availability and materials availability that may impact the process of gaining a GMP?

3. Construction

- a. Troy Reynolds- Serving as project superintendent, what experience do you have on similar commercial renovation projects and how will this experience help you in leading this project?
- b. What expectations do you have of the Project Architect, Owner's Representative and the City of Rifle during construction?

4. Self-Performance

- a. Describe your process for determining whether or not you will self-perform certain work scopes.

5. Safety

- a. Describe your dedicated safety personnel and the safety culture built in your firm.
- b. Describe how you ensure subcontractor safety.

6. Additional questions from the City of Rifle

7. Questions from the CM/GC for the City of Rifle



Agenda Item #7.b.

Agenda Item Name:

Consider Amending Appendix A of Chapter 7, Article VI of the Rifle Municipal Code Regarding the Fees for License, Impound, Adoption and Other Services - Ordinance No. 6, Series of 2021 - 1st Reading

Presenter:

Kathy Pototsky, Court Clerk / PIO

Item Description:

Changes in the fee structure of the Rifle Animal Shelter necessitate changes in the Appendix of the Rifle Municipal Code section 7-6-190.

Recommended Action:

Approve Ordinance No. 6, Series of 2021

Fiscal Impact:

Operational Impact:

Prior Board Motions:

Background Information:

Executive Summary:

Notification Requirements:

Prepared By:

Kathy Pototsky, Court Clerk / PIO

Attachments:

1. Ordinance No. 6-Animal Fees

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 6
SERIES OF 2021**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
APPENDIX A TO THE RIFLE MUNICIPAL CODE REGARDING ANIMAL
FEES AND CHARGES.

WHEREAS, Section 7-6-190 of the Rifle Municipal Code (the “Code” or “RMC”) references Appendix A of the Code for the fees for license, impound, adoption and other services rendered under RMC Article VI of Chapter 7; and

WHEREAS, certain fees are no longer relevant and others need enacting to accurately meet the provisions of Article VI of Chapter 7 and the City Council desires to amend Appendix A of the Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The following fees referenced in Appendix A for RMC Section 7-6-190 are hereby repealed and reenacted to read as follows:

7-6-190	Animal fees and charges	
	City Impound	\$50.00
	Boarding	\$30.00/day
	Abandonment	\$50.00

INTRODUCED, on June 2, 2021, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on June 16, 2021, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #7.c.

Agenda Item Name:

Consider Downtown Revitalization Business Relief Program

Presenter:

Scott Hahn, City Manager

Item Description:

To provide financial support for businesses affected by the Downtown Third Street construction project.

Recommended Action:

Motion to approve Downtown Revitalization Business Relief Program as presented at the council meeting of June 2, 2021.

Fiscal Impact:

Up to \$75,000 of General Fund money for program expenditures and distribution

Operational Impact:

Kim Burner will work with the EDC and DDA on administration of this program.

Prior Board Motions:

Background Information:

The impact of construction of the Downtown Improvement Project has potentially decreased customer traffic in the businesses immediately adjacent to the actual construction work. This is exasperated by the Covid closures of 2020.

Council is interested in providing some funding to help offset this impact.

Executive Summary:

This is a program to provide funding to retail businesses negatively affected by construction work. Fund will be granted to businesses of going concern during the construction timeline.

Notification Requirements:

Prepared By:

Scott Hahn, City Manager

Attachments:

1. Downtown Revitalization business relief program outline

2021 Downtown Redevelopment Business Relief Fund

The City of Rifle, in partnership with Rifle Regional Economic Development Corp, and Downtown Development Authority, will create a Downtown Redevelopment Relief Fund which will be administered through the RREDC. Retail, restaurant, salon, tattoo, and massage businesses on Railroad from 2nd Street to 5th Street and on 3rd Street between West and East Avenues are eligible to apply.

The 2021 Downtown Redevelopment project has created significant challenges for the small business community in Downtown Rifle, especially following over a year of mandated restrictions and closings caused by COVID-19 pandemic. This fund is designed to help businesses bridge the gap in operating expenses while the redevelopment project is impacting operations.

- Applicant has been negatively impact by the Downtown Redevelopment construction project. Limited sales, closures, etc.
- Applicant must have been open as of March 1, 2021 with a physical, store-front address within the confines of the project. The project confines are Railroad Ave. between 2nd Street and 5th Street and 3rd Street between West and East Avenues.
- Applicant applying for the funding must be a small business with less than 50 employees and have local ownership.
- Applicant must be in good standing with the City of Rifle and/or Colorado Secretary of State
- Applicant must provide a line-item budget of the operating expenses for which the grant will be used.
- Grantees are encouraged to work with the RREDC and the Northwest SBDC on their business plan and model in order to have a higher likelihood of success. These services are free of charge.

Maximum grant size

Maximum loan amount will be \$2,000 per business based on documented need/approved use of funds. At time of application the applicant must upload documentation of operating expenses from March, April and May 2021 to support the grant amount being requested.

Timeline of Program

The program will begin within 5 business days of City Council approval and funds allocation. The application period will be open for 2 weeks. Applications will be processed upon receipt. For example: if Council approves program and allocates funds at the June 2, 2021 meeting the application will go live no later than June 9, 2021 and close June 23, 2021.

Process:

City of Rifle will create application on Rifleco.com; applications will go to Kim Burner and Tyler Kelly, RREDC Executive Director, simultaneously upon submittal. Kim Burner will work

with City of Rifle Finance Department to verify good standing with City of Rifle (sales tax paid to date). Once verified, Tyler Kelly will notify the applicant of approval and a check will be cut for the approved amount, up to \$2,000/business.

Getting the word out

Kim Burner will create an informational/instruction flyer (English and Spanish version) that will be distributed in person to all qualifying businesses. Kim Burner and Helen Rogers, Executive Director of Downtown Development Authority, will be responsible the distribution of flyers prior to application going live.

Estimated Program Cost:

Type of Business	# Eligible Businesses	\$2k Maximum
Retail	17	\$ 34,000.00
Restaurants/food	8	\$ 16,000.00
Personal Care	7	\$ 14,000.00
Subtotal		\$ 64,000.00
Contingency		\$ 6,000.00
EDC Administration Fee		\$ 5,000.00
Program Total		\$ 75,000.00

**Any unused funds will be returned to the City (with exception of EDC administrative fee)*



Agenda Item #8.a.

Agenda Item Name:

Report to City Manager

Presenter:

Scott Hahn, City Manager

Item Description:

Staff report on notable tasks completed within the individual departments.

Recommended Action:

No action necessary

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Work Report to City Manager

05/28/2021

Notification Requirements:

None

Prepared By:

Misty Williams, Administrative Assistant

Attachments:

1. Report to City Manager 05.28.2021

WORK REPORT TO CITY MANAGER

05.28.2021

PIO

- Attended Garfield County Health/Municipality PIO weekly meetings. We may be moving these to every other week as the need for COVID information begins to wind down.
- Assisted with the City Manager update videos with Scott and Carlos.
- Kept social media outlets updated with the latest status decisions and updates from the state and county. Answered citizen questions.
- On Friday, May 14th, we held a hello rodeo and gave away gift cards to our Third Street businesses to try to encourage people to patronize those businesses during the construction. It was the perfect morning weather-wise and the response was great.
- Submitted Rifle Rapport article thanking everyone involved in Spring Clean Up to the Citizen Telegram.

COURT

- Handled 38 adult cases and held an animal impound hearing on May 19th court day.
- Spent the first week with Deputy Court Clerk Janet Grossman basically working on getting everything computer-related working. She is finally now beginning to learn court stuff!

UTILITIES

- Utility Staff is currently back into routine operations and maintenance mode.
- This is due to delay in delivery of parts for upcoming projects.
- These projects include repair of raw water pump 2 (failed basket strainer and bushings), items related to ongoing pipeline failures coming out of the tank on county road 320 and capping of abandoned water lines.
- Staff is monitoring drought and runoff conditions, especially with the recent news related to Coulter Lake and the emergency closure of the Yampa River at the Stagecoach Reservoir due to outflows only being 20% of normal.

SENIOR CENTER

- It is with great excitement to announce we are opening our doors! As of Monday June 14, 2021 the Senior Center will be open for activities and events. The staff is overjoyed that we will have our friends back in the building.

- The county has still not announced opening up for the meals so lunches will continue as “grab-n-go” until further notice.

CLERKS OFFICE

In addition to the day-to-day duties performed by the clerk’s office, we are currently working on the following:

- Processing several special event permits
- Coordinating with the Human Resources department to arrange the city-wide safety training for 2021
- Completing the yearly renewal for CIRSA

FINANCE

- Still waiting for state to advise on when ARPA funds will be available, through which agency, what restrictions are in place and what plans may exist to facilitate coordination between locations, and what state funding may come available. All information indicates that patience should be exercised in determining possible uses for these funds and the timing of those expenditures, including complete investigation of other grant opportunities that may come available.
- Sales tax results for April sales continue to show an increase over 2020, and over 2019.
- There is now temporary help in Finance Department visible from the window and able to get assistance for customers as needed. This temporary help is on loan from the seasonal pool staff and will be in place as needed until the vacant position can be filled. This was chosen as a more cost-effective solution than staffing through an outside agency and allows our own employees to work additional hours.

PUBLIC WORKS

The following are engineering projects currently in progress, to include inspection and administration, design, and/or planning:

- Additional Airport Water Tank: in CDPHE approval phase
- I-70 Exit 90 Beautification: Preparation of Bid Package for advertisement.
- Geotech investigation of road conditions and subgrade of Cemetery; evaluation of Tripp Dr., Whiteriver Ave., and Morrow Dr. road failure conditions with proposals for repair
- Evaluation of demolition project for the Graham Mesa WTP facility
- Evaluation of methods and contracts for Airport Road Chip/Seal

The following are projects currently under construction:

- Centennial Parkway Bridge Rehabilitation: painting of bridge girders; completion of shoulder grading.
- Downtown 3rd Street and Railroad Avenue Rehabilitation project working in W. 3rd Street and the 200 block of Railroad Ave: casting surface feature to include planters and curb/gutter; construction of waterline in E. 100 Block of Third St.

- Xcel Energy is performing system upgrades; some in conjunction with Downtown Rehabilitation and some safety and operational improvements to gas system.
- GRHD Senior Care Center progress: continued removal of old care facility foundation and replacement with clean backfill with compaction. Schedule for completion remains end of August.

Fleet

- Continued development of Fleet Administration and Management.
- F-350 & Police Interceptor at Aftermarket Equipment Vendors; F-250 at dealer, but not ready
- Ordered Dodge 5500 Med. Duty snowplow truck.
- Preparation for June auction of vehicles for removal from City Fleet.
- (2) IT Dept. vehicles have been shipped from manufacturer to dealer for our pickup soon.

Two weeks look-ahead:

- Completion of the lining of the liner repair for W. 3rd St. Storm Water Culvert. There was a shipping mix-up.
- Bid Package Review and Comment period and with costs for Ayers Associates design for the I-70 Exit 90 Gateway Beautification project.
- Railroad Ave. & 3rd Street/Downtown Rehabilitation Project: completion of waterline in 100 Block of E. 3rd St.
- Willow Ranch, Ph. II Construction – street repair and Government Creek re-vegetation.
- Continued Street Patch work and concrete curb/gutter rehabilitation.
- Completion of geotech investigations and work to prepare reports for June; coordination of work with Parks & Rec for surveying of Cemetery roadways for development of scope of work package.