



MW GOLDEN CONSTRUCTORS

"It is difficult to find companies that provide a quality product while maintaining a rigid time frame and staying within budget. MWGC offers quality service that most companies can only dream of providing."

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Town of Frisco
1 East Main St
Frisco, CO 80443

January 20, 2023

Attention: Addison Canino
Reference: Frisco Visitors Center Addition and Remodel
Subject: Cover Letter

Dear Mr. Canino,

MW GOLDEN CONSTRUCTORS (MWGC) appreciates the opportunity to submit information to assist in pre-construction and construction services for your Visitors Center Addition and Remodel project. MWGC has been providing construction management, design/build, construction, preconstruction and consulting services for 38 years from our Castle Rock, Colo. office.

We have earned a reputation for providing impeccable client service and excelling at highly technical projects with seemingly impossible deadlines. Our work includes sustainable, commercial, recreational, historic, medical, civil and industrial projects. Built on the foundation of honesty, integrity and quality workmanship, MWGC takes pride in developing strong relationships within the communities we work, and with our clients.

Our staff of construction professionals is known for its work with many local municipalities, and we are proud to have received awards for our construction excellence and personal involvement. Our firm's experience with municipalities and occupied buildings gives us a strong advantage on this project. We take pride in completing our projects within the budget and schedule established.

Over the past 5 years, we have completed projects for high-altitude clients such as the Town of Vail, Town of Frisco, Town of Snowmass Village, Roaring Fork Transportation Authority, Town of Buena Vista, South Park Ambulance District and Town of Breckenridge just to name a few.

We're large enough to successfully construct a wide variety of projects, yet small enough to give each project the individualized attention it deserves. We truly care about our clients, and we pride ourselves on creating relationships that last a lifetime. Our goal for the Frisco Visitors Center Addition and Remodel project is for you to feel like you are our only client.

While our priority is to be profitable, we're in this business to help people — and our team of construction professionals will go the extra mile to do just that. Work on this project will be performed out of our Silverthorne, CO office.

Please don't hesitate to contact us with any questions.

Sincerely,
MW GOLDEN CONSTRUCTORS

A handwritten signature in blue ink, appearing to read "Jason Golden", is written over a light blue horizontal line.

Jason Golden,
President

Direct: 720-531-4050
Cell: 303-335-6362

marketing@mwgolden.com
www.mwgolden.com

1700 Park St
Castle Rock, CO 80109



THINKING AHEAD

January 5, 2023

Town of Frisco
Attn: Addison Canino
1 East Main St
Frisco, CO 80443

RE: MW GOLDEN CONSTRUCTORS, Castle Rock, CO
Frisco Visitors Center Addition and Remodel

Dear Addison Canino,

MW GOLDEN is a valued account of CNA Surety Corporation. CNA Surety has been the surety company for MW GOLDEN since 1990. MW GOLDEN has built an excellent reputation of providing a quality product in a timely and very professional manner. Bonds for MW GOLDEN are executed by Western Surety Company, an underwriting company utilized by CNA Surety. The current U.S. Department of Treasury Listing limit for Western Surety Company is \$153,381,000, with an A.M. Best Rating of A (Excellent), XIV, and is admitted to issue bonds in all states of the United States as an admitted insurer.

CNA Surety has entertained single bonds in excess of \$40,000,000 with an aggregate Work on Hand limit of \$80,000,000 for MW GOLDEN. We continue to be confident in MW GOLDEN'S ability to perform and bond any project within these limits and recommend them for your favorable consideration.

This letter is provided as a reference only and is not intended to be any guarantee to issue any Bid, Proposal, Performance, or Payment Bond(s), or similar type obligation for MW GOLDEN, but as an indication of our past experience and confidence in this firm. Any arrangement for bonds required by any contract is a matter between MW GOLDEN and the surety and we assume no liability to any third party. Any specific request for bonds will be underwritten on its own merits. Please don't hesitate to contact our office, should you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jessica Rini'.

Jessica Rini, AFSB
Surety Service Advisor

FRISCO POLICE DEPARTMENT

REMODEL

Frisco, CO



Project Overview:

Walls were torn down and desks ripped out to start the renovation of the Frisco Police Department. While work was being done on the new space, the other half of the department remained occupied and fully operational. MWGC completed demolition during night hours to start the project so we did not disrupt the business.

The previous storage room was remodeled to include a new kitchen, bunks, lockers and an expanded squad room. The squad room now serves as a backup to the Emergency Operations Center at County Commons.

Many of the officers for the Town of Frisco are unable to find housing and have to commute from the front range. With the new bunk space, officers will have the opportunity to spend the night in case of bad weather, accidents, etc shutting down I-70.

SPECIFICATIONS

Contract Amount

\$1,634,345

Project Schedule

4/1/2022 - 11/15/2022

Project Team

Jason Golden - Principal

Michael Roy - Estimator

Jeff England - Project Manager

Matt Quigley - Superintendent

Cody Schwartzbauer - Project Engineer

Owner

Town of Frisco

Jeff Goble

(970) 668-9151

Design

O'Bryan Partnership

Frank Kovalski

(970) 668-1133

PUBLIC WORKS OFFICE EXPANSION & EMPLOYEE HOUSING UNITS

Frisco, CO



Project Overview:

MW GOLDEN CONSTRUCTORS teamed up with O'Bryan Partnership Inc to work on the Public Works Office Expansion and Employee Housing Units Project. The new 2,400 sq. ft addition encompasses multiple office spaces, an expanded lunch/meeting room, staff locker room, staff bathrooms, expansion of the wash bay, expansion of the oil change bay, and fire protection system expansion.

Two new employee housing units were also included in the office expansion. These units are each 600 sq ft with one bedroom and one bathroom. The addition of the employee housing units was crucial in getting this project the green light from the city. The units will alleviate financial pressure associated with the increased cost of living for the city's workers.

The building remained occupied and fully operational throughout the project.



SPECIFICATIONS

Contract Amount

\$1,710,615

Project Schedule

7/16/2018 - 1/2/2019

Project Team

Jason Golden - Principal

Adam Alexander - Estimator

Mike Weber - Project Manager

Nick Pennington - Superintendent

Owner

Town of Frisco

Jeff Goble

(970) 668-9151

Design

O'Bryan Partnership

Erik Nuhfer

(970) 668-1133

STEPHEN C. WEST ICE ARENA

ADDITION & RENOVATION

Breckenridge, CO



Project Overview:

Cramped quarters at the Stephen C. West Ice Arena prompted the Town of Breckenridge to consider this renovation & addition.

The addition encompasses two new locker rooms with attached restroom facilities, one “referee room” with changing and restroom facilities, one storage room, one mechanical room, two new office rooms on the second floor of the building, new lockers, new exterior stairs & egress path, site/landscaping work, and MEP additions/alterations to service the additional space.

The addition includes approximately 2440 SF of new space and approximately 483 SF of “alterations” (adding space on the second floor of the existing ice rink building for the two offices).

With the rink previously having only two locker rooms, teams had to wait until a practice or game got over and the locker rooms cleared out before the players can get ready. During the preconstruction phase of this project, we were able to value-engineer it down to the \$1.9 million budget.

With the community fully behind the ice arena renovation, MWGC finished this project with the Town of Breckenridge and Matthew Stais Architects.



SPECIFICATIONS

Contract Amount
\$1,941,127

Project Schedule
4/1/2019 - 11/22/2019

Project Team
Jason Golden - Principal
Adam Alexander - Estimator
Mike Weber - Project Manager
Dante Conti - Superintendent
Sean Allen - Project Engineer

Owner
Town of Breckenridge
Chris McGinnis
(970) 453-3183

Design
Stais Architecture & Interiors
Matt Stais
(970) 453-0444

SOUTH PLATTE CROSSING BUILDING RENOVATION

COMMERCE CITY, CO



Project Overview:

Adams County selected MW GOLDEN CONSTRUCTORS to administer renovations to their South Platte Crossing building utilizing a CM/GC contract. The renovations took place in the basement, first floor and second floor and encompass a total area of 36,000 square-feet.

The new space accommodates the Adams County Clerk and Recorder, Motor Vehicle, Elections, and satellite offices for the Assessor and Treasurer and Tri-County Health. There is also a new breakroom and storage on the basement level.

The renovations are aimed at maximizing long-term flexibility work with tight capital and limited operational budgets. We coordinated with Adams County and the building tenants to operate around the occupied portions of the building so as to not create any disruptions. Temporary barriers were put up to keep noise and dust contained to the construction areas.

Phase 1 of the project was completed in line with our original project completion date of August of 2021. We gladly accepted a \$2 million second phase while phase 1 was winding down. The 2nd phase kicked off in September of 2021 and was complete 4/28/22.



SPECIFICATIONS

Contract Amount
\$3,911,689

Project Schedule
02/20/2021 - 04/28/2022

Project Team
Jason Golden - Principal
Adam Alexander - Estimator
Mike Weber - Project Manager
Matt Quigley - Superintendent
Sean Allen - Project Engineer

Owner
Adams County
Cyndi Stringham
(720) 523-6305
cstringham@adcgov.org

Design
DLR Group
Kyle Yardley
(303) 218-6708

PROJECT TEAM & STAFF

Jason Golden has been with MWGC since 1997. He has enjoyed a well-rounded career working in various roles including carpenter, assistant superintendent, superintendent, project manager, estimator, and currently acting as President. The American Subcontractors Association of Colorado named Jason 2009 Project Manager of the Year. Jason is co-founder and president of Young Citizens of Philanthropy, Inc., a Colorado non-profit composed of young professionals dedicated to community service.

Jason manages MWGC's preconstruction services and coordinates our estimating team. He is involved in every project that MWGC works on. His level of involvement varies from project to project.

Cory Mankin is the firm's Preconstruction Manager and provides general supervision to MWGC's estimating team. As the Pre-Construction Manager, Cory will be responsible for coordinating all pre construction activities, including preliminary budgets, value engineering, pre-construction schedules, and definition of bid package scopes. Cory is also involved in every project that MWGC works on. His level of involvement varies from project to project.

Adam Alexander is a 2006 graduate of Colorado State University with a bachelor's degree in Construction Management. He has been involved in the construction industry since 1999 and with MWGC since 2006. Adam currently provides estimating for the company and has served in the roles of superintendent, project manager, project engineer, safety officer, and in-house IT support/website management. As estimator, Adam is responsible for the preparation of the project estimate based on the contract documents and specifications provided. Adam is currently involved in preconstruction services for three projects.

Our Project Manager, Jeff England has worked in the construction industry for over thirty years and has been with MWGC since 2022. He has a significant amount of large project experience and is involved during the preconstruction scheduling of the project. He becomes deeply involved once construction begins, managing subcontract administration, project related correspondence, billing, schedule, budget, and quality.

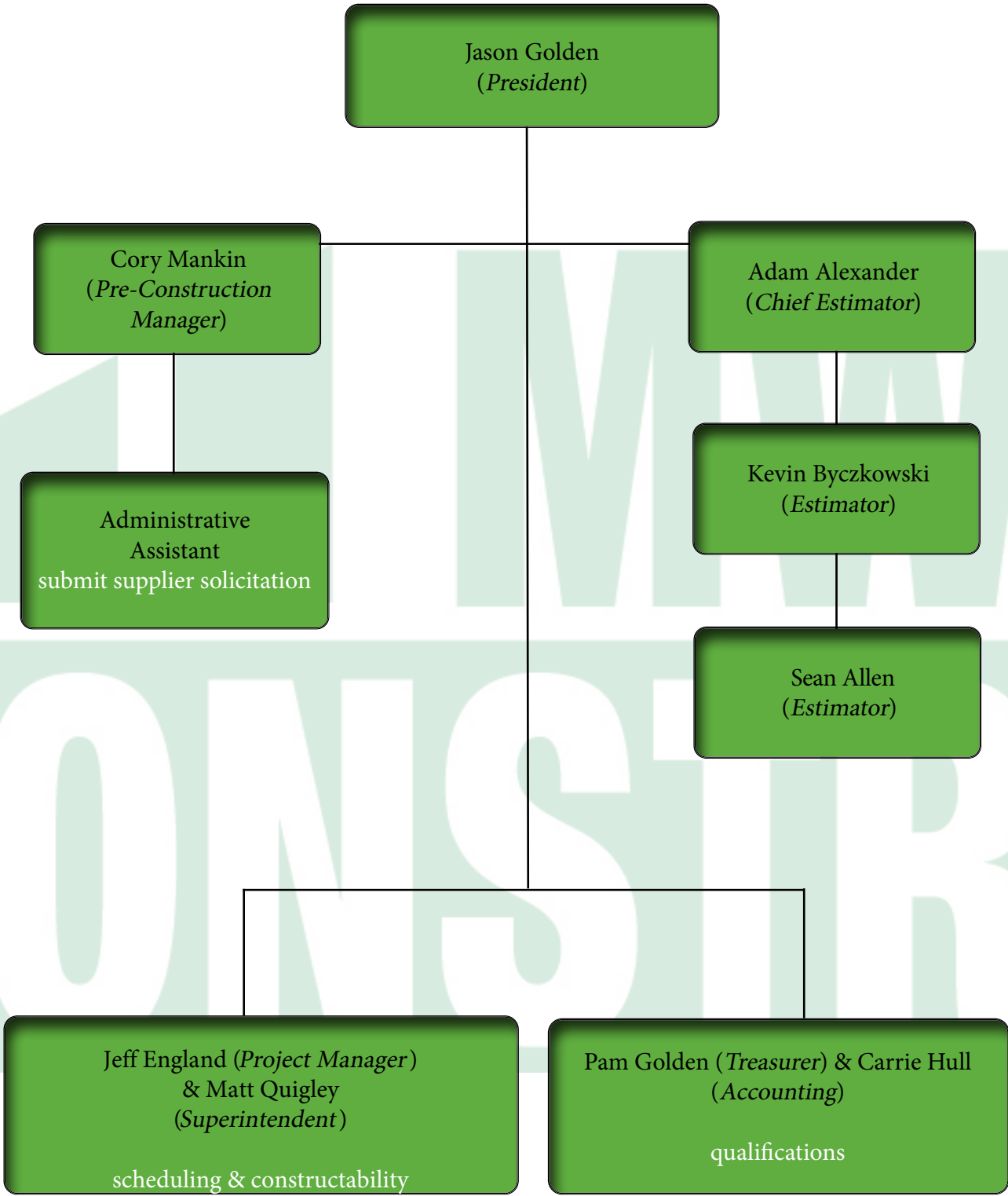
Jeff is more hands-on with his projects than most project managers in the industry. His background incorporates years of field supervision on high profile projects and he enjoys problem solving, scheduling, and procurements. Jeff keeps a watchful eye on his projects and interjects constructability suggestions when needed.

Jeff is currently involved in two other projects that are under construction. Once construction starts on the Frisco Visitors Center Addition and Remodel, Jeff will also be working on Granite Street Workforce Housing and the Summit County Stage Little Beaver Trail Housing projects.

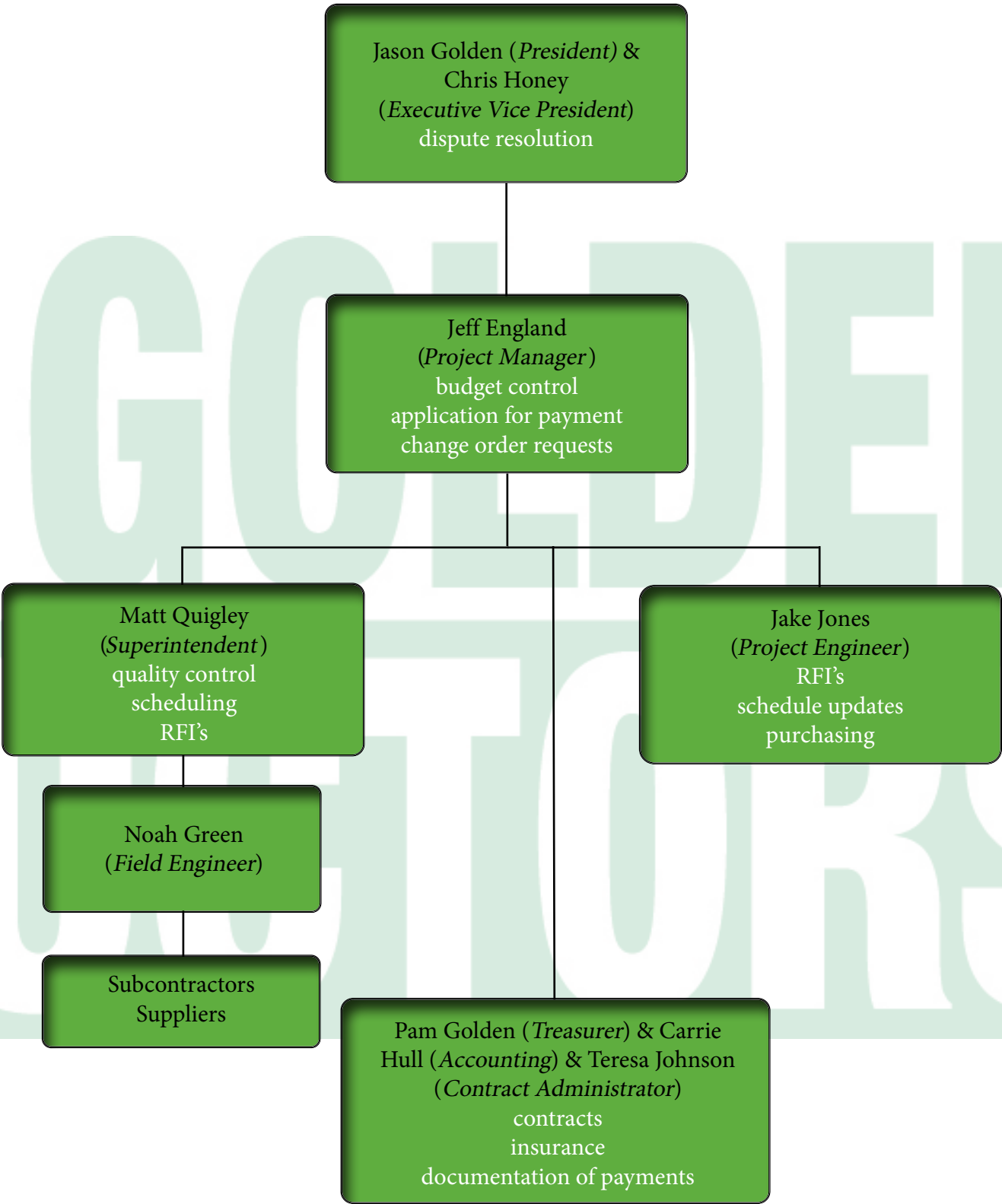
Our Superintendent, Matt Quigley performs the minute-by-minute scheduling on the projects and is the first line of attack in getting the project accomplished on time, within schedule, and with the ultimate level of quality.

He is deeply involved once construction begins as the onsite superintendents. His duties include detailed daily scheduling and work sequencing, scheduling of subcontractors, quality control management, and the adherence to schedule and budget. Matt will allocate 100% of his time to your project and will not be involved in any others. He's scheduled to finish the Block 11 Workforce Housing project for the Town of Breckenridge at the end of January 2023 and will work on a renovation for Commerce City until that project is complete in April. He will be available when your project breaks ground in June.

Pre-construction



Construction



MWGC Team

Jason Golden has spent his 25-year construction career in a variety of roles with MW GOLDEN CONSTRUCTORS and is currently the firm's President. He is in charge of all preconstruction and construction activities. As President, Jason ensures that MWGC's performance meets or exceeds our clients' expectations.

Jason was named 2009 Project Manager of the Year by the American Subcontractors Association of Colorado. He served as president of the Young Citizens of Philanthropy Inc., a Colorado non-profit composed of young professionals dedicated to community service. Jason has devoted much of his time to our nation's National Parks, and has served as a keynote speaker for the National Parks Conservation Association.

Recent and Current Projects

Granite Street Workforce Housing
22-unit multi-family complex in Frisco totaling 19,660 sf
Anticipated Completion 01/15/2025
\$12,300,000

Buena Vista Police Station
Relocation of Buena Vista Police Station to new building
Anticipated Completion 04/30/2022
\$4,071,000

Block 11 Employee Housing
Ground Up Multi-Family Apartments in Breckenridge
Anticipated Completion 01/27/2023
\$12,808,182

Frisco Police Department Remodel
Interior renovation of Frisco Police Department
Completion 11/15/2022
\$1,634,345

South Platte Crossing Renovation
Occupied renovations to 40,000 sq-ft of office space
Completion 04/30/2022
\$3,911,689



Jason Golden
President

Education

University of Northern Colorado

Certifications

Green Building Certificate
OSHA 10 Hour
ICC General Contractor A
Class A-B Building Inspection Division
President - Grand County Builders Assoc

Industry Experience

25 Years

Honors

ENR Top 20 Under 40 Winner
Project Manager of the Year
ABC Build Group - President's Award

References

Town of Frisco
Jeff Goble
(970) 668-9151
jeffg@townoffrisco.com



MWGC Team

Adam Alexander, AC, has been with MW GOLDEN CONSTRUCTORS since 2006 and serves in the role of Chief Estimator. Adam has also previously served in the roles of safety officer, superintendent, project manager, project engineer, and in-house IT support/website management.

Adam assigns and coordinates the scope of work with the estimating staff for each project. He is the primary member of the estimating team who has overall responsibility for the creation of budgets and estimates.

Recent and Current Projects

Buena Vista Police Station
Relocation of Buena Vista Police Station to new building
Anticipated Completion 04/30/2023
\$4,071,000

Block 11 Employee Housing
Ground Up Multi-Family Apartments in Breckenridge
Anticipated Completion 01/27/2023
\$12,808,182

Jefferson Ambulance Station
Ground-up ambulance station in Jefferson, CO
Anticipated Completion 12/18/2022
\$2,813,077

Frisco Police Department Remodel
Interior renovation of Frisco Police Department
Completion 11/15/2022
\$1,634,345

Children's Garden of Learning Preschool
Ground up 4,965 square-foot modular preschool in Vail, CO
Completion 10/21/2021
\$1,632,948



Adam Alexander, AC
Senior Estimator

Education

B.S. Construction Management
Colorado State University

Certifications

Associate Constructor
American Institute of Constructors
OSHA 10 Hour
OSHA 30 Hour
MSHA Climax Site Training
EPA - Lead Safety

Industry Experience

24 Years

References

Town of Snowmass Village
Andy Worline
(970) 922-2245
aworline@tosv.com

MWGC Team

Cory brings a wealth of knowledge to any project as the Pre-Construction Manager. He's worked on projects ranging anywhere from \$400,000 to \$23 million. Previously, Cory was working as a Project Manager where he applied his experience and capabilities toward the successful completion of community-enhancing projects, while also contributing to personal growth and the success of the company.

As the Pre-Construction Manager, Cory will be responsible for coordinating all pre construction activities, including preliminary budgets, value engineering, pre-construction schedules, and definition of bid package scopes.

Recent Relevant Projects

Buena Vista Police Station
Relocation of Buena Vista Police Station to new building
Anticipated Completion 04/30/2022
\$4,071,000

Block 11 Employee Housing
Ground Up Multi-Family Apartments in Breckenridge
Anticipated Completion 01/27/2023
\$12,107,649

Jefferson Ambulance Station
4,345 sq-ft ground-up ambulance station in Jefferson, CO
Anticipated Completion 06/30/2022
\$2,729,605

Community College of Aurora Security Upgrades
Interior and exterior camera and cabling upgrades
Anticipated Completion 02/20/2022
\$1,335,210

Hartsel Ambulance Station
Ground-up 4,300 sq-ft ambulance station
Completion 11/27/2021
\$2,248,453



Cory Mankin
Pre-Construction Manager

Education

B.S. Construction Management
Colorado State University

Certifications

OSHA 30
OSHA 10
CPR Certified

Industry Experience

18 Years

Reference

Town of Buena Vista
Joseph Teipel
(719) 395-8643
jteipel@buenavistaco.gov

MWGC Team

Jeff England joined MW GOLDEN CONSTRUCTORS in 2022 and serves in the role of Project Manager. In his previous Project Manager roles, Jeff exercised an approach that equally used his own problem solving and delegation to others. While working in the construction industry he has previously gained experience by working in the roles of Carpenter and Superintendent.

His recent experience includes 12 years of managing projects ranging from custom homes, multi-family and commercial projects. Jeff decided to pursue a Project Manager role in our Frisco office due to what he believes is a culture that better fits his family's needs than the Denver metro area.

Recent Relevant Projects

Granite Street Workforce Housing
22-unit multi-family complex in Frisco totaling 19,660 sf
Anticipated Completion 01/15/2025
\$12,300,000

Buena Vista Police Station
Relocation of Buena Vista Police Station to new building
Anticipated Completion 04/30/2022
\$4,071,000

Frisco Police Department Remodel
Interior renovation of Frisco Police Department
Completion 11/15/2022
\$1,634,345



Jeff England
Project Manager

Education

Associates Degree in Surveying
West Virginia Institute of Technology

Certifications

OSHA 20

Industry Experience

33 Years

Reference

Daniel Rotner
RHAP Architecture
(720) 530-5901

MWGC Team

Matt ensures timely completion of his projects and ensures that it is constructed in strict accordance with plans, specifications, and local codes. He schedules all subcontractors, consultants, and vendors, as well as ensures their completion of work within time allowed. Matt also establishes and enforces job site quality control programs to ensure quality completion of construction.

In addition to being a Superintendent, Matt also serves as MWGC's Safety Officer. As Safety Officer, Matt conducts preconstruction safety meetings to identify potential site-specific safety hazards. He emphasizes how teamwork can be the most effective safety procedure. MWGC's culture of safety is based on the concept that safety is a team effort.

Recent and Current Projects

Frisco Police Department Remodel
Interior renovation of Frisco Police Department
Completion 11/15/2022
\$1,634,345

South Platte Crossing Renovation
Occupied renovations to 40,000 sq-ft of office space
Completion 04/30/2022
\$3,911,689

Douglas County School District Charter School Improvements
Simultaneous renovations to 8 charter schools
Completion 08/10/2021
\$5,952,495

Aquatic Facilities Replacement
Simultaneous renovations of 3 community swimming pools
Completion 07/11/2020
\$11,577,465

Hollis + Miller Tenant Improvements
Office Tenant Improvement Build Out
Completion 08/01/2019
\$583,453



Matt Quigley
Superintendent

Education

Bachelor of Science
Catholic University of America

Certifications

OSHA 10 Hour

Industry Experience

10 Years

Commercial Superintendent Experience

9 Years

References

Adams County
Cyndi Stringham
(720) 523-6305
cstringham@adcogov.org

ORGANIZATION & MANAGEMENT OF THE PROJECT

PRE-CONSTRUCTION SERVICES

COLLABORATION DURING PRECONSTRUCTION

Our entire team will participate in the plan review and constructability review process during the preconstruction phase. Any concerns will be presented to allow the Town of Frisco, Stais Architecture and Interiors and Wember to review and make any changes deemed necessary to the documents prior to construction. The goal is to identify constructability issues prior to breaking ground. Once the drawings have been reviewed and approved, they will be submitted to the permitting agency.

We make recommendations for how much contingency Frisco should carry based on the risk assessment of the Visitors Center Addition and Remodel project. We will develop a preliminary schedule and constructability review, including recommendations for material selection. This process also involves our value-engineering exercise, in which we assist with choosing products and make recommendations to ultimately select a product that meets your budget.



MWGC will assess all elements for the Frisco Visitors Center.

Due diligence on lead items is key in the beginning of the project to prevent delays. We will notify all parties involved in the project of long lead items/hot items and make recommendations on pre-purchasing them if necessary to help mitigate potential escalation and meet the construction schedule and budget. Items that tend to be a problem include doors, frames and hardware, joist and deck, mechanical equipment, lighting packages, and electrical switchgear. The Town of Frisco may need to be prepared to pre-pay for materials stored off site or at some other location to guarantee future price.

All communication will be through our project software, Procore. MWGC utilizes Procore for all aspects of the construction process, from estimating to project closeouts. All information utilized in the estimating and preconstruction services is automatically linked.

PROJECT OVERVIEW

Overview	Overdue Next 7 Days >7 Days			Total Open
RFIs	27			27
Submittals	24	58		82
Schedule	19	98		117
Inspections	73			73
Observations	9	10	65	84
Punch List	16	9	72	97
Meetings	7	37		44

Project drawings and specifications are stored and managed within Procore. It is a contractual requirement between MWGC and our team of subcontractors and suppliers that all site foremen have access to Procore on the project site. Drawings and Specifications will only show the most recent plan view first. Access to all previous versions of drawings are accessible and Procore scans each drawing revision showing all new information highlighted in green, and deleted information highlighted in red. This ensures that current contract documents are in the hands of our team in the field.

Procore is an integral part of our project management approach to our projects. The program is easy to use and allows for a self-taught approach. We would be more than willing to show and teach all team members how to use the program in our project kick off meeting, or answer any questions daily. The program is compatible with any computer, tablet and cell phone. This allows for all team members to be as engaged in the project as they would like to be.

MW GOLDEN CONSTRUCTORS strives to make the projects construction experience as easy as possible for all team members. We strongly believe that the addition of this tool, has made all project team members experience easier and the complete access to all project information accessible at your fingertips.

APPROACH TO PARTNERING

MWGC envisions a mutually beneficial relationship between us and the Town of Frisco. This relationship will be built on an environment of mutual trust, commitment to shared goals, and open communication. In this partnership, MWGC will be transparent during all aspects of your projects. By being transparent and keeping open lines of communication we believe we can complete your project to the high level of quality work you've come to expect from us.

The biggest partnering challenge that we've found is communication. A lack of communication can ruin a project. On 90% of our projects, we recommend an owner/architect/contractor meeting on a weekly basis to go through outstanding submittals for approval, RFIs, quality control, safety review, and schedule review. A second preconstruction subcontractor/contractor meeting will be held with subs before they come onto the jobsite. We will also conduct a team meeting each week with our foremen and a two-week look ahead to ensure we all are on same page and will be able to accomplish our goals for the week.

We conduct weekly progress meetings and keep team meeting minutes. During team meetings we talk about items such as outstanding RFIs, maintenance of quality standards, safety issues, schedule, proposed changes, material deliveries and submittals, and any other items requiring attention. Our company policy is to issue meeting minutes within 24 hours of the meeting's conclusion.

We pride ourselves on our ability to avoid and/or manage conflict and hold ourselves accountable during the preconstruction and construction process. We appreciate that there may be times when our viewpoints may conflict with that of Frisco, Stais Architecture and Interiors or Wember; however, as professionals we are always interested in listening to each opinion, concern, or interpretation of the design documents and reaching a reasonable, logical decision in order to keep the project moving forward. We are confident that any disagreements will be worked out proactively before creating a conflict.

COST ESTIMATING

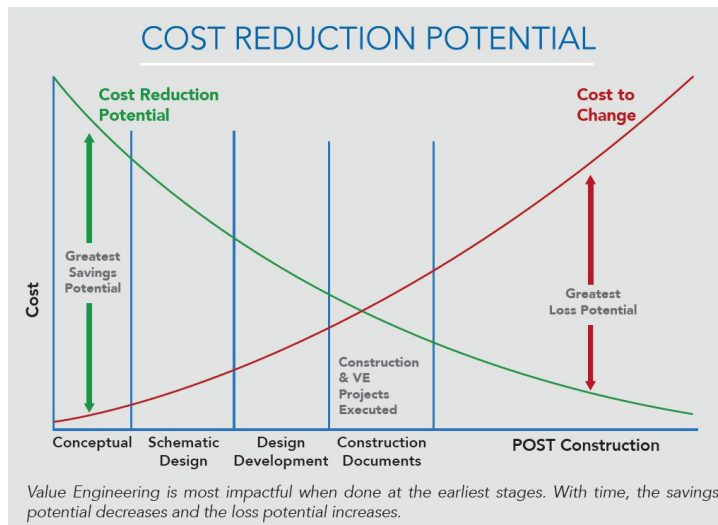
MWGC's approach to cost estimating will involve us collecting, analyzing and summarizing all available data. Our estimator Adam Alexander will be a valuable asset to the project.

We will divide the project into work items and estimate the quantities for each item (quantity takeoff). For quantity takeoff we use the computer based program "On-Screen Take-Off". This program produces accurate estimates and provides the background for producing quality construction projects. On Screen Take-Off allows for a smooth transition between the estimating department and the construction department.

COST REDUCTION MEASURES

For some of our competitors, budget control really means cost cutting—making sacrifices on material selection or deferring work to the owner or for a later date. At MWGC, we embrace the true concept of cost reduction and welcome the challenge of incorporating an equal or better product or system than specified for less money and/or longer life.

If we see a better way to accomplish specified work we make recommendations and/or suggestions to the design team and owner to see if there is interest in pursuing cost reduction. We reach out to manufacturers and subcontractors to create true cost reduction suggestions.



In addition, we provide a high level of communication on each project. With every estimate, cost reduction idea, or suggestion, we complete the pricing exercise and highlight every change in our budget. These cost cutting options are identified in an Excel spreadsheet and included in a written descriptive report that is continually updated throughout the process. As a result of this acute attention to detail and communication, our clients are able to see the same project costs we are looking at—from start of schematic design to the guaranteed maximum price. Nothing is manipulated. Everything is transparent.

We reach out to manufacturers and subcontractors to create true value engineering suggestions. In

addition, we provide a high level of communication on each project. With every estimate, value engineering idea, or suggestion, we complete the pricing exercise and highlight every change in our budget.



PAONIA PUBLIC LIBRARY

Cost savings of \$137,901 returned to Paonia Public Library Foundation.

76% local subcontractor participation brought down total cost.



AQUATIC FACILITIES REPLACEMENT

MWGC reduced the budget by \$1.5 million between the SD and CD phase.

Pool layouts were modified and some bodies of water were combined to reduce the number of pumps.



Philip S. Miller Park

MWGC utilized just in time delivery methods to cut down on costs.

Cost-effective natural materials were used in addition to local construction methods.

The design phase of the project is the most crucial time to implement cost reduction ideas. It is during this phase of the project that we negotiate pricing with manufacturers and subcontractors and offer alternative solutions for the project.

APPROACH TO SCHEDULE SCHEDULING/SEQUENCING PROCESS

MWGC has considerable experience managing logistically challenging projects—and we pride ourselves on our ability to perform work in areas that are required to remain open during construction. Our team will develop an extensive plan to minimize our impact and maximize safety that includes communication between the Town of Frisco, Wember and Stais Architecture and Interiors.

We will work in conjunction with the Town of Frisco to determine how to best separate the construction areas from the public and still allow the adjacent space to function to its maximum possible extent. Our project superintendent works to keep the project site secure throughout the duration of construction. This is accomplished by using temporary fencing and construction barricades around the project site and by assuring that the site is locked when not occupied. Caution tape, signage, and safety fencing will be used on the Visitors Center Addition and Remodel to direct people away from construction areas and potential safety hazards.

Our superintendent works to keep everyone moving at the right tempo, much like the conductor of an orchestra. It is the superintendent's responsibility to supervise all the crews on the jobsite, scheduling them to come in when it makes the most sense and supporting them in any way necessary. On the Visitors Center Addition and Remodel, we won't overlap crews too tightly; this ensures each team can successfully perform its portion of the job and we avoid wasting their time. Sequencing will be key. With tight schedules and multiple crews, it's important to communicate and coordinate so that everyone is on the same page and understands the individual and collective goals of the project. We will hold subcontractor meetings to help avoid surprises.

The MWGC team is adept at scheduling work to meet each project's on-time completion goal. In the event that a project falls behind schedule, we are able to schedule shifts in any manner that is needed for that particular project, including nights, weekends, and holidays.

CRITICAL FACTOR

Subcontractor availability/performance can be an issue no matter where the project is occurring. Ensuring high performance from subcontractors starts with open communication and solid coordination. We will conduct an internal preconstruction conference with Visitors Center Addition and Remodel's major subcontractors. We will identify subcontractors whose work affects each other and clarify project schedules, material lead times, and any potential conflicts between their scopes of work in an effort to get everyone on the same page before breaking ground.

We will also conduct preconstruction meetings with subcontractors by phase prior to starting any new significant phase in the project, such as framing, structural steel, masonry, gypsum board, finishes, floor covering, etc.



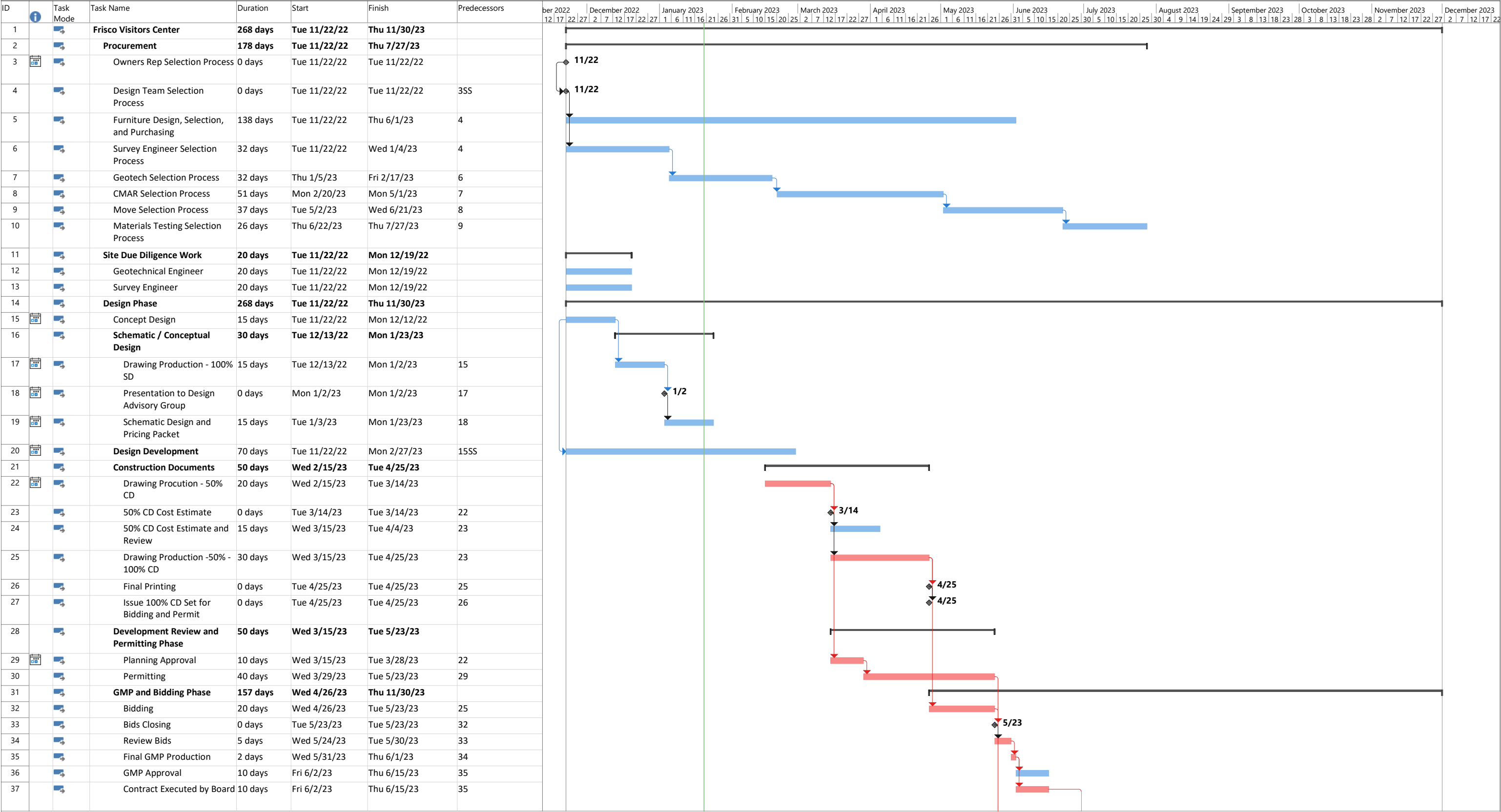
EARNING THE TRUST OF A COMMUNITY

ASAC AWARDS: We have been in business for 38 years and have a strong following of loyal subcontractors as showcased by our numerous American Subcontractor Association of Colorado Awards (Best Contractor: 2021, 2019, 2015, 2013, 2003, 2002, 2001, 2000, 1999).

The key to achieving high performance from subcontractors is building strong relationships with them. We are proud that we have been named General Contractor of the Year by the American Subcontractors Association of Colorado (ASA) nine times, most recently in 2021. After having received the award five years in a row, we were inducted into the ASA Colorado Hall of Fame, one of only six general contractors with this unique distinction. These awards are given by vote of the ASA membership, and as such, is a reflection of the respect and reputation we have earned from Colorado's subcontractors.

PROPOSED SCHEDULING

We would propose that you build the new addition first. This will allow us to move all materials and employees to the new location before we begin the renovations. Having more open space for the renovations is imperative to keeping the public and equipment safe. This will also allow us a larger work area to put up dust & noise control precautions. Please see the attached schedule for a more detailed breakdown of what we envision.



Project: Frisco Visitors Center.m
Date: Fri 1/20/23

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

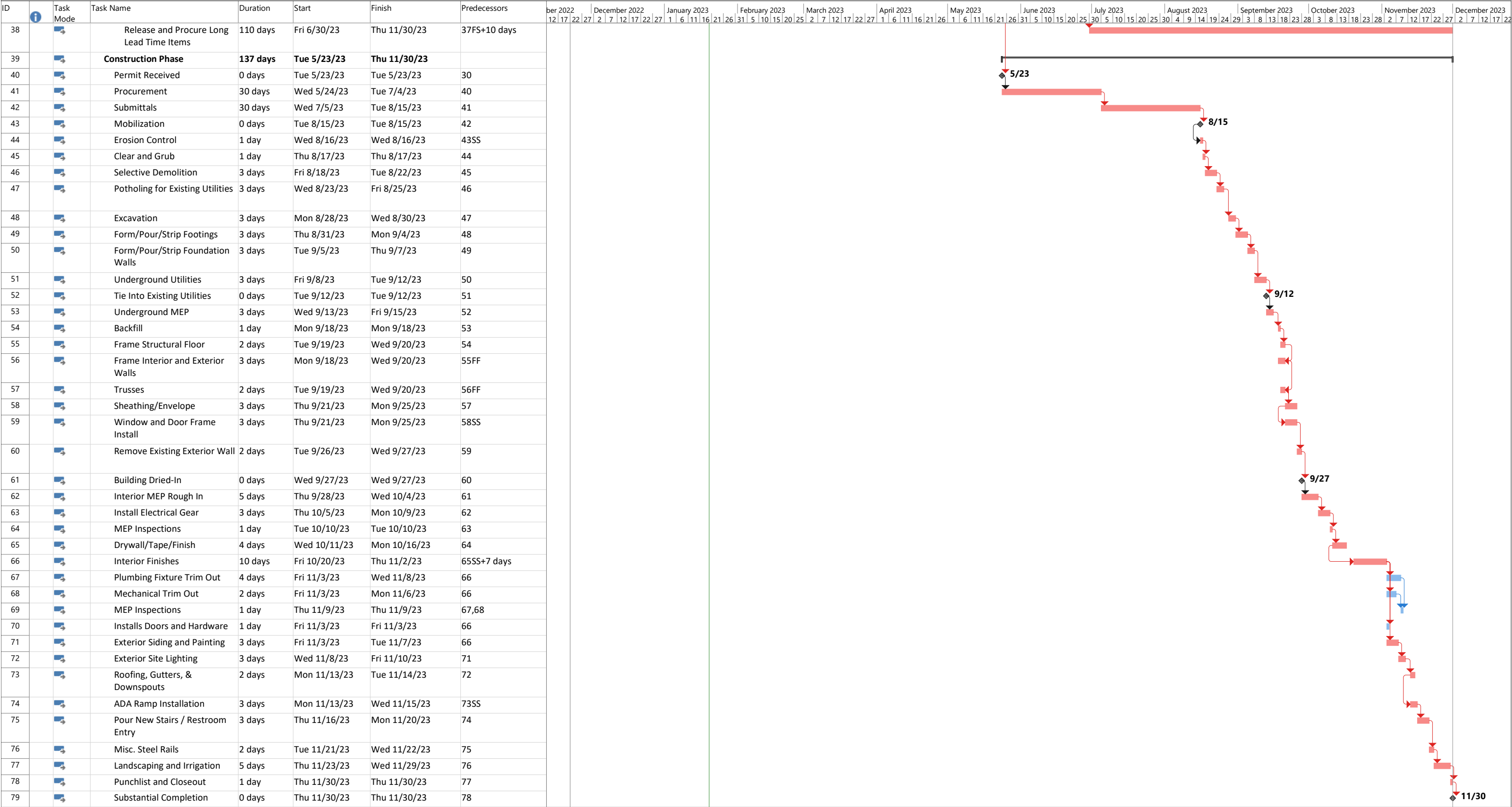
Deadline

Critical

Critical Split

Progress

Manual Progress



Project: Frisco Visitors Center.m
Date: Fri 1/20/23

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Critical

Critical Split

Progress

Manual Progress

EXHIBIT B - FRISCO VISITORS CENTER - CM/GC FEE PROPOSAL FORM

Submitting Firm: MW GOLDEN CONSTRUCTORS

GENERAL CONTRACTOR: Instructions for completing the this Part A: All YELLOW cells are to be filled in with one of the following responses, no items should be left blank:

1) Actual dollar amount; 2) Months; 3) Percent; 4) Self-Performed Work; 5) Included in Cell __; 6) N/A. COST OF WORK or BY OTHERS is not to be entered. If necessary enter an amount and note item as an allowance.

ARCHITECT: Instructions for completing the this Part A: All GREEN cells are to be filled in. Note scope of services anticipated in the matrix that may impact your fee

Description					
1	Proposed Construction Value	\$	1,400,000.00	Not including design	Not including Design, General Conditions, Contingency, Insurance or OH&P
2	Preconstruction Services Fixed Fee (Scope per RFP Part B, all Sub-Parts with "x" in Preconstruction Column below)	\$	3,500.00	Services Fixed Fee	
3	Design Services (Scope per RFP Part B, Sub-Part A "Design Services")	\$		Fixed Fee, Design Fee Only	
4	Additional/Optional Services	\$	-		
		\$			
		\$		SUMMARIZES UP	
		\$			
5	Overhead and Profit	\$	98,000.00	7.0%	Enter % of construction value
6	General Conditions (Sum calculated per RFP Part B below)	\$	138,855.00	9.9%	of construction value
7	Total of Preconstruction, Additional/Optional Services, OH&P and General Conditions (2+4+5+6 above)	\$	240,355.00		Allowances will be "normalized" in order to provide accurate comparison of bidder totals. Favor will not be provided based upon assumed allowance values.
8	Construction Completion Time/Anticipated Schedule (in months—decimals are ok)			mos.	Certificate of Occupancy to be received by date in RFP
9	General Conditions per Month	\$	#DIV/0!	/mo.	
10	Construction Change Order "Holiday"* (\$ amount of aggregate changes allowable without any GC markup whether self-performed or subcontractor performed.)	\$	50,000.00		
11	Construction Change Order Mark-Up (inclusive of all mark-ups OH&P, labor burden and GC's)		15%		
12	Contingency Rate	\$	N/A	N/A	Owner will carry contingency
13	Umbrella and General Liability Insurance Rate		1.85%		
14	Builder's Risk Insurance Rate		0.44%		
15	Performance and Payment Bond Rate		0.89%		Two Year Warranty
14	Self-Performed Work (General Contractor to list all scopes of work (in whole or part) that are intended to be self-performed, in YELLOW cells below)				
14a	Doors/Frames and Hardware				
14b	Misc. Concrete				
14c	Cleanup				
14d	Rough Carpentry				
14e	Layout				
14f					
14g					
14h					
14i					
14j					
14k					
14l					
14m					
14n					

OWNER/ARCHITECT/GENERAL CONTRACTOR SCOPE COORDINATION MATRIX

A		B	C	D	E	F	G	H	I	K
		GC Preconstruction	GC OH&P	GC General Conditions	Amount	Place "X" if allowance* Procurement Responsibility A=Architect C=Contractor O=Owner T=Team	By GC	By Architect / Engineers	By Owner	Comments
A. DESIGN SERVICES					\$8,750					
1	Design Charrette	x			\$0			x		As Required for Concept Design, Schematic Design and moving through Design Development
2	A/V, Telephone, Paging Design	x				Team		x		Locations and Infrastructure by Design Team
3	IT/Data, Network, Cable Design	x				Team		x		Locations and Infrastructure by Design Team
4	Programming	x						x		A simple and concise Programming process to confirm/update District Program
5	Storm Water Management Plan	x					x	x		
6	Drainage Plan: Submittals to agencies as required	x						x		
7	Utility Coordination	x						x		
8	Coordination with Fire Department	x						x		
9	Site Evaluation and Planning	x						x		
10	Flow Tests with Fire Department	x						x		
11	Architectural Design	x						x		
12	Civil Engineer Design	x						x		
13	Landscape Architect/Irrigation Design	x						x		
14	Structutal Engineer Design	x						x		
15	Mechanical Engineer Design	x						x		
16	Electrical Engineer Design	x						x		
17	Lighting Engineer Design	x						x		
18	Plumbing Engineer Design	x						x		
19	Fire Suppression Design	x						x		
20	3D-Renderings and Animations	x						x		As required to communicate design, not for marketing
21	Acoustical Consultant	x						x		
22	Cost Estimating Consultant	x					x	x		Design Team provide estimate validation of General Contractor estimates
23	Furniture Design Consultant (B253™-2007)	x						x		
24	Interior Design (B252™-2007)	x						x		
25	Signage Design	x						x		Code Signage, Building Signage, and interior graphics
26	Specifications Consultant	x						x		
27	Traffic Consultant	x								
28	Coordination with Owner's Consultants	x						x		
29	Prepare and Present at Public Sessions and Board Meetings	x								
30	Commisioning (B211™-2007)								x	
31	LEED Certification (B214™-2007)	x						x		

OWNER/ARCHITECT/GENERAL CONTRACTOR SCOPE COORDINATION MATRIX

A		B	C	D	E	F	G	H	I	K	
		GC Preconstruction	GC OH&P	GC General Conditions	Amount	Place "X" if allowance*	Procurement Responsibility A=Architect C=Contractor O=Owner T=Team	By GC	By Architect / Engineers	By Owner	Comments
32	LEED Energy Modeling	x							x		
33	LEED Registration and Documentation	x							x		
34	Facility Support Services (B210™-2007)										Not anticipated
35	Security Evaluation and Planning (B206™-2007)	x							x		
36	PV Panel Design	x							x		
37	Lightning Protection Design	x							x		As required by code, Design Team to analyze as part of proposal
38	Fast-track Design Services										N/A
39	Historic Preservation (B205™-2007)										N/A
40	Surveys (Flown, ALTA, TOPO)									x	May be required
41	Code Analysis	x							x		
42	Zoning Analysis	x							x		Design to meet current zoning guidelines
43	Steel Stud Framing Design and Engineering	x						x			
44	Prepare and Issue Meeting Minutes	x							x		for Design Meetings
45	Prepare documents for power application with electrical utility and submit key information as required.	x							x		By Architect and electrical consultant
46	Prepare bid packages for phasing of construction	x							x		
47	Generate bid alternates	x							x		
48	Prepare Comcheck submittal as required	x							x		
49	Rezoning process										TBD - site specific
50	Prepare a submittal log for the contractor to follow based on specifications	x							x		
51	Documentation of owner existing Furniture Fixtures and Equipment								x		
52	Assist in grant writing by providing key information to Owner	x							x		Minimal anticipated. Assume assisting in filling out data in required Owner forms
53	Submit applications as required for Town Planning or Zoning Approval Processes	x							x		
54	Prepare bid packages, chair pre-bid meeting, log results	x							x		
55	Prepare response to bidders questions, issue addendums	x							x		
56	Construction: Observation and Field Reports	x							x		
57	Construction: Review material inspection reports and advise if corrections are required	x							x		
58	Construction: Review and make recommendations related to shop drawings	x							x		
59	Close Out: Project Record Documents: Generate As-Built in paper format including ASI, RFI's and install locations.			x	\$500			x	x		
60	Close Out: Project Record Documents: Review contractors posted sets during and after construction completion			x	\$1,250				x		
61	Close Out: Project Record Documents: Generate As-Built in Revit or Autocad format and PDF			x	\$6,000				x		
62	Close Out: Prepare letter of substantial completion			x	\$0				x		
63	Close Out: Assist Owner on resolution of warranty items			x	\$0			x	x		
64	Close Out: Attend 11 and 23 month walk throughs of facility			x	\$1,000			x	x	x	
B. Procurement					\$0						
1	A/V, Telephone, Paging Design										
2	IT/Data, Network, Cable Design										
3	Programming Consultant									x	
4	Landscape Architect/Irrigation Design										
5	Architectural Firm									x	
6	Civil Engineer								x		
7	Structural Engineer								x		
8	Mechanical Engineer								x		
9	Electrical Engineer								x		
10	Lighting Engineer/Designer								x		
11	Plumbing Engineer								x		
12	Acoustical Consultant								x		
13	Cost Estimating Consultant								x		
14	Furniture Design Consultant										
15	Interior Design Consultant										
16	Signage Design Consultant										
17	Specifications Consultant										
18	Traffic Consultant								x	x	
19	Commissioning Consultant									x	
20	LEED Consultant								x	x	
21	Security Consultant										
22	PV Panel Consultant										
23	Historic Preservation Consultant										
24	Environmental Surveys (Phase I and Phase II)										
25	Surveys (Flown, ALTA, TOPO)										
26	Testing & Inspection (Soils)									x	
27	Testing & Inspection (Construction Materials)									x	
28	Code Consultant										
29	Moving Consultant										
30	Hazmat Analysis										
31	Building Demolition Crew						x				
C. PRE-CONSTRUCTION					\$0						
1	Review Design Concepts	x									
2	Develop Bid Packages for sub contractors	x									
3	Material Selection and Availability Recommendations	x									
4	Building Systems Recommendations	x									
5	Coordinate Owner-Supplied Equipment	x									
6	Life Cycle Costing Analysis	x									

OWNER/ARCHITECT/GENERAL CONTRACTOR SCOPE COORDINATION MATRIX

A		B	C	D	E	F	G	H	I	K	
		GC Preconstruction	GC OH&P	GC General Conditions	Amount	Place "X" if allowance*	Procurement Responsibility A=Architect C=Contractor O=Owner T=Team	By GC	By Architect / Engineers	By Owner	Comments
7	Equipment Selection and Availability Review	x									
8	Subcontractor Availability Review	x									
9	Construction Logistical & Execution Plan	x									
D. PROJECT COST CONTROL					\$0						
1	Master Budget; Generate and update	x						x	x		
2	Recommend approval of Contractor Invoices								x		
3	Manage cost of Alternates (trend log)	x									
4	Schematic Design Cost Estimate and Review	x									
5	Design Development Cost Estimate and Review	x									
6	Construction Document Estimate and Review	x									
7	Guaranteed Maximum Price Cost Estimate	x									
8	Construction Cash Flow Projections (Monthly)	x									
9	Review estimates for accuracy and value engineering ideas	x									
10	Verify Correctness of Quantities & Prices of Change Orders	x									
11	Continuous Project Cost Input and Response to Design Team Queries	x		x	\$0						
E. PROJECT SCHEDULING					\$5,100						
1	Generate Design Schedule of Events								x	x	
2	Master Schedule of Events including Owner items	x						x			
3	Preconstruction Activity Schedule (Bar Chart)	x						x			
4	Construction Activity Schedule (CPM)			x	\$5,100						
5	Const Activity Schedule w/ Milestones (CPM Updates)			x	\$0						
6	Shop Drawing & Submittal Schedule / Procedure			x	\$0						
7	Mock-Up Schedule & Procedure			x	\$0						
8	Generate and coordinate phasing sched w/ Owner			x	\$0						
9	Short-Interval Schedules			x	\$0						
10	Occupancy Schedules			x	\$0						
F. SUBCONTRACTOR SELECTION / PURCHASING					\$0						
1	Set Prequalification Criteria including local provisions	x						x			
2	Recommend Subcontractor Selection Methods	x						x			
3	Recommend Subcontractor Award Methods	x						x			
4	Develop Subcontractor Interest	x						x			
5	Prepare Bidding Schedules	x						x			
6	Issue Plans, Specifications & Addenda	x						x			
7	Receive Bids	x						x			
8	Analyze Bids	x						x			
9	Recommend Award	x						x			
10	Determine Local Manpower Availability	x						x			
11	Prepare Subcontracts & Supplier Contracts	x						x			
G. CONTRACT DOCUMENT COORDINATION					\$0						
1	Constructability Review & Recommendations	x									
2	Review For Inclusion of All Work	x									
3	Review For Adequately Phased Construction	x									
4	Identify Long-Lead Items	x									
5	Identify Commodity Shortages	x									
6	Review and Coordinate Installation of Owner Supplied Fixed Equip				\$0						
H. ARCHITECT STAFF					\$0						
1	Principal		x						x		
2	Project Manager		x						x		
3	Project Architect		x						x		
4	Drafter		x						x		
5	Administrative / Clerical		x						x		
I. GENERAL CONTRACTOR STAFF					\$125,005						
1	Corporate Executives										In Overhead and Profit
2	Principal In Charge										In Overhead and Profit
3	Project Executive										In Overhead and Profit
4	Operations Manager										In Overhead and Profit
5	Senior Project Manager			x	\$15,950						
6	Project Manager			x	\$3,750						
7	Project Engineer			x	\$7,440						
8	Safety Manager / Field Audit / Training										In Overhead and Profit
9	Human Resources										In Overhead and Profit
10	Secretarial										In Overhead and Profit
11	Project Estimating										In Overhead and Profit
12	Project Accounting										In Overhead and Profit
13	Project Scheduling										In Overhead and Profit
14	Project Purchasing										In Overhead and Profit
15	Project Superintendent(s)			x	\$91,265						
16	Assistant Superintendent(s) (as required)			x	\$0						
17	Field Engineer(s) (as required)			x	\$0						
18	Mechanical & Electrical Coordinator(s) (as required)			x	\$0						
19	Quality Control Engineer (As Required)			x	\$0						
20	Project Assistant / Clerk / Typist (As Required)			x	\$0						
21	Safety Engineer (As Required)			x	\$2,520						
22	Field Accounting (as required)			x	\$0						
23	Registered Surveyor (As Required)			x	\$4,080	X					
J. QUALITY CONTROL / WARRANTY					\$7,275						
1	Develon & Submit Construction Safety Plan	x		x							

OWNER/ARCHITECT/GENERAL CONTRACTOR SCOPE COORDINATION MATRIX

A		B	C	D	E	F	G	H	I	K	
		GC Preconstruction	GC OH&P	GC General Conditions	Amount	Place "X" if allowance*	Procurement Responsibility A=Architect C=Contractor O=Owner T=Team	By GC	By Architect / Engineers	By Owner	Comments
2	Testing & Inspection (Construction Materials)								x	x	
3	Soils Investigations / Geotechnical Reports								x	x	
4	Environmental Surveys										
5	HAZMAT Analysis										
6	Environmental Cleanup Coordination / Govt Document										
7	Project Progress Photographs				\$375						
8	Field Reports				\$0						
9	Warranty Inspections Coordination				\$2,400						
10	Air & Water Balancing				\$3,500	X					
11	Operator On-Site Training				\$0						
12	Prepare Operation and Maintenance Manuals				\$0						
13	Review Operation and Maintenance Manuals				\$0						
14	Attend 11 and 23 month walk throughs of facility and assist on closing out warranty items				\$1,000						
15	Drug Testing & Screening (Field Personnel)				\$0						
16	Attend punch list walk throughs, prepare punch list, track items through completion				\$0						General Contractor to capture all items identified on punch list walk using bluebeam software or approved equivalent. Architect to attend all punch lists and ensure consultants are using the same format as directed by the owner
K. TEMPORARY FACILITIES					\$24,317						
1	Temporary Field Office Facility				\$4,850						
2	Field Office Furniture & Equipment				\$0						
3	Field Office Copier(s)				\$195						
4	Field Office Fax Machine(s)				\$0						
5	Field Office Computer(s) & Software				\$4,380						
6	Field Office Supplies				\$0						
7	GC's Storage Trailers / Sheds				\$0						
8	Field Office Equipment Maintenance & Repairs				\$0						
9	Architect / Engineer Temporary Office				\$0						
10	Project Sign				\$1,572						
11	Directional / Warning Signs				\$350	X					
12	Bulletin Boards				\$0						
13	Potable Drinking Water / Ice / Cups				\$330						
14	Temporary Toilets / Sanitary Sewer				\$1,500						
15	Temporary Construction Fencing				\$5,000	X					
16	Barricades				\$600	X					
17	Covered Walkways				\$0						
18	Safety Equipment				\$300						
19	First Aid Station & Supplies				\$90						
20	Handrails / Toe Boards / Opening Protection				\$0						
21	Safety Nets				\$0						
22	Temporary Stairs				\$0						
23	Fire Extinguishers				\$150						
24	Flagman / Traffic Control				\$5,000	X					
25	Job Hauling Charges				\$0						
26	Site Security				\$0						
L. TEMPORARY UTILITIES					\$3,575						
1	Temp Telephone Install Equipment & Monthly Fee				\$0						
2	Telephone Expense (Long Distance Charges)				\$0						
3	Telephone Expense (Internet Charges)				\$0						
4	Cellular Phone Charges				\$3,575						
5	2-Way Radio Equipment				\$0						
6	Temporary Electrical Service / Distribution				\$0						
7	Temporary Electrical Wiring & Lighting				\$0						
8	Light bulbs & Temp Electrical Maintenance				\$0						
9	Electrical Power Consumption Expense				\$0						
10	Temporary Water Service / Distribution				\$0						
11	Temporary Water Consumption Expense				\$0						
12	Temporary Gas Service / Distribution				\$0						
13	Temporary Gas Service Consumption Expense				\$0						
14	Temporary Field Office Heating Energy Cost				\$0						
15	Temporary Heating Service (Permanent System)				\$0						
16	Permanent Heat System Filter Replacement				\$0						
17	Maintenance Cost (Permanent Heat System)				\$0						
M. CLEAN-UP					\$27,850						
1	Daily Clean-Up				\$14,300						
2	Final Clean-Up				\$3,750						
3	Final Glass Cleaning				\$0						
4	Debris Hauling/Removal				\$0						
5	Trash Chutes				\$0						
6	Trash Dumpsters				\$4,800						
7	Dump Permits & Fees				\$0						
8	Dust Control				\$0						
9	Street Cleaning				\$5,000	X					
N. WEATHER PROTECTION					\$6,400						
1	Remove Snow & Ice				\$6,400						
2	Temporary Enclosures (Buildings)				\$0						
3	Temporary Weather Protection for Sub Trades				\$0						
O. ON-SITE EQUIPMENT / HOISTING					\$15,090						
1	Automobile(s) & Fuel				\$10,530						

OWNER/ARCHITECT/GENERAL CONTRACTOR SCOPE COORDINATION MATRIX

A		B	C	D	E	F	G	H	I	K	
		GC Preconstruction	GC OH&P	GC General Conditions	Amount	Place "X" if allowance*	Procurement Responsibility A=Architect C=Contractor O=Owner T=Team	By GC	By Architect / Engineers	By Owner	Comments
2	Hoisting Equipment & Fuel				\$0						
3	Material/Personnel Hoist(s)				\$0						
4	Crane & Hoist Operator(s)				\$0						
5	Small Tools (GC's Only)				\$4,560						
6	Rental Equipment				\$0						
7	Fuel for Rental Equipment				\$0						
P. LEED CERTIFICATION					\$0						
1	MR2.1 Const Waste Management, Salvage or Recycle 50%				\$0						
2	MR2.2 Const Waste Management, Salvage Additional 25%				\$0						
3	MR5.1 Local/Regional Materials, 20% Manufactured Locally				\$0						
4	MR5.2 Local/Regional Materials, 10% Harvested Locally				\$0						
5	IAQ3.1 Construction IAQ Management Plan, Const				\$0						
6	IAQ4.1 Low-Emitting Materials, Adhesives & Sealants				\$0						
7	IAQ4.2 Low-Emitting Materials, Paints				\$0						
8	IAQ4.3 Low-Emitting Materials, Carpet				\$0						
9	IAQ4.4 Low-Emitting Materials, Composite Wood				\$0						
Q. DOCUMENT REPRODUCTION / PRINTING					\$4,830						
1	Schematic Drawings & Specifications										
2	Design Document Drawings & Specifications										
3	Construction Drawings & Specifications										
4	Subcontractor / Supplier Prequalification Forms				\$0						
5	Bidding Instructions				\$0						
6	Postage & Express Delivery Costs				\$160						
7	Subcontract & Supplier Contract Agreement Forms				\$0						
8	Shop Drawing Reproduction				\$800						
9	As-Built Documents (Mark-ups & Recording)				\$0						
10	As-Built Documents (Printing)				\$150						
11	Maintenance Manuals (From Subs)				\$3,720						
12	Operation Manuals (From Subs)				\$0						
13	Estimating Forms										
14	Schedule Report Forms										
15	Accounting Forms										
16	Field Reporting Forms										
17	Cost Reporting Forms										
18	Special Forms										
R. INSURANCE & BONDS					\$2,500						
1	Design professional liability insurance										
2	Builder's Risk Insurance										
3	Builder's Risk Deductible				\$2,500						
4	Special Insurance - O & E				\$0						
5	General Liability Insurance										
6	Umbrella Liability Insurance										
7	Excess Liability Insurance										
8	Completed Products Insurance										
9	Professional Liability Insurance										listed in item #13
10	Workman's Compensation Insurance (GC's Only)				\$0						
11	FICA / Medicare Insurance (GC's Only)				\$0						
12	Federal Unemployment Insurance (GC's Only)				\$0						
13	State Unemployment Insurance (GC's Only)				\$0						
14	Payment & Performance Bond										
15	Subcontractor & Supplier Bonds										
S. PERMITS & FEES					\$13,000						
1	Foundation Permit										
2	Superstructure Permit										
3	Building Permit (General)				\$13,000	X					
4	Mechanical Building Permit										
5	Electrical Building Permit										
6	Plan Check Fees										
7	Street Use Permit										
8	Curb & Gutter Permit										
9	Sidewalk Permit										
10	Street / Curb Design Charge										
11	Sign Permits										
12	Site Drainage (Erosion Control) Permit										
13	Electrical Primary Construction Fee										
14	Water Service Construction Fee										
15	Gas Service Construction Fee										
16	Water Tap (Inspection) Fee										
17	Sanitary Tap (Inspection) Fee										
18	Storm Tap (Inspection) Fee										
19	Special Tap Fees										
20	Contractor's Licenses				\$0						
21	Zoning Fees										
22	Construction Equipment Licenses										
23	Construction Equipment Permits										
T. OTHER COSTS					\$0						
1	Sales & Use Taxes (As Required)										
2	Davis Bacon/Prevailing wages										

OWNER/ARCHITECT/GENERAL CONTRACTOR SCOPE COORDINATION MATRIX											
A		B	C	D	E	F		G	H	I	K
		GC Preconstruction	GC OH&P	GC General Conditions	Amount	Place "X" if allowance*	Procurement Responsibility A=Architect C=Contractor O=Owner T=Team	By GC	By Architect / Engineers	By Owner	Comments
3	Creation of Owner Moving Transition Manual, RFP and management										
4	Owner Moving Costs										
5	Video record with proper sound system Owner Training			X	\$0						Included in Fee
U. ADDITIONAL ITEMS					\$0						
1	(enter additional items as necessary)										
2	(enter additional items as necessary)										
3	(enter additional items as necessary)										
4	(enter additional items as necessary)										
5	(enter additional items as necessary)										
6	(enter additional items as necessary)										
7	(enter additional items as necessary)										
8	(enter additional items as necessary)										

2.0

2.1 PROPOSAL FORM FOR CONSTRUCTION MANAGER AT RISK (CM/GC)

(Please use additional sheets as necessary.)

COMPANY NAME: MW GOLDEN CONSTRUCTORS

COMPANY ADDRESS: 1700 Park St, Castle Rock, CO 80109

PHONE: 303-688-9848

FAX: 303-688-8269

CONTACT PERSON NAME: Garrett Tormoen

CONTACT PERSON PHONE: 303-829-0031

CONTACT PERSON EMAIL: marketing@mwgolden.com

1. I Acknowledge that the "Sample Agreement" attached to this RFQ/P (**Exhibit D**) has been reviewed and is agreed to as shown. Yes (YES/NO). Do you request amendments to the "Agreement" No (YES/NO) Please list them if yes.
2. The undersigned Proposer declares and stipulates that this proposal is made in good faith, without collusion or connection with any other person or persons bidding for the same Work, and that it is made subject to all the terms and conditions of the Request for Proposal and associated documents, all of which have been examined by the undersigned. Yes (YES/NO)
3. The submission of the proposal constitutes an agreement and shall not be withdrawn after the proposal opening for a period of forty-five days.
4. Acknowledgment that the submitting agent carries (or will carry) a license in Douglas County, Colorado Yes (YES/NO)
5. The Proposer hereby acknowledges receipt of addenda numbers 1 through _____.
6. List of construction items that will be self-performed.

A	verification of controls	I	perpetual cleanup
B	framing	J	snow removal
C	carpentry	K	foundation insulation
D	fire caulking	L	fire safing
E	installation of doors/frames/hardware	M	installation of windows
F	signage	N	window treatment
G	furniture	O	layout
H	mechanical pads	P	damp proofing

Signature: _____



Date: 1/20/23

*** End of Proposal Form ***



MW GOLDEN **CONSTRUCTORS**

THANK YOU
For Choosing MW GOLDEN CONSTRUCTORS

1700 Park Street • Castle Rock, Colorado • 80109