



# PROPOSAL

Town of Frisco  
**Frisco Police Department Remodel**

July 16, 2021





Mr. Jeff Goble  
Public Works Director - Town of Frisco  
970.668.9151  
jeffg@townoffrisco.com

RE: Request for Proposal for the Frisco Police Department Remodel

Mr. Goble,

On behalf of Saunders Heath, we appreciate the opportunity to submit our proposal and bid for General Construction Services for the Frisco Police Department Remodel project. Our response is built around our experience working in mountain communities, similar project types, and our teams' experience. This experience will allow us to progress and enhance the project delivery experience for you, our client. Here are a few reasons why we believe the Saunders Heath team is the perfect General Contracting services provider for this project.

**Mountain work experience** – Saunders Heath has enjoyed working in and around the region for nearly 45 years. From Rawlins, Wyoming to the north, Grand Junction to the west, Silverthorne and Frisco to the south, Estes Park to the north east, and in Winter Park, our company has built a reputation on successfully delivering projects where our clients need us most. We know the environment, subcontractors, the planning and procurement of resources that is required to deliver these facilities. In fact, we have worked on over 2 million square feet of mountain projects.

**Town of Frisco Experience** – You will not find a team more experienced and passionate about delivering projects in Frisco than our proposed team. Our team is led by construction manager Derek Breier, project manager Gabe Dunbar, and superintendent Brett Diehl who bring the recent and relevant experience with the Town of Frisco on the Transit Facility project and the Frisco Bay Marina project. Our team knows what it takes to deliver projects in our mountain communities, without sacrificing quality, speed or safety.

As a local Colorado-based company, we know the importance these investments mean to the community you serve. We look forward to an opportunity to work with the Town of Frisco to make this investment successful. Thank you for considering Saunders Heath for this project.

We acknowledge the following addendums:

- Addendum 1
- Addendum 1.1
- Addendum 1.2
- Addendum 1.3
- Addendum 2
- Addendum 3

Sincerely,

A handwritten signature in blue ink that reads 'David Sandlin'.

David Sandlin, President Saunders Heath  
e: d.sandlin@saundersheath.com | p: 720.425.1189

## COMPANY OVERVIEW

### A LOCAL BUILDER, UNIQUELY QUALIFIED FOR YOUR PROJECT

From its start in 1977, to its role today as a powerhouse among mid-sized northern Colorado firms, Saunders Heath has remained dedicated to its core values: to work tirelessly for clients; treat employees, subcontractors and other project partners with the respect they deserve; and support its neighbors through community service.

In 2014, Saunders Construction, Inc., acquired Fort Collins based Heath Construction, LLC, creating a new construction solutions provider in the northern Colorado market, Saunders Heath — one that leverages Saunders' experience and resources with Heath's local relationships and resume. While Saunders Heath remains a separate company, dedicated exclusively to customers in northern Colorado, the resources Saunders has made available have increased our capabilities to meet the special needs of each customer.

### UNPARALLELED PRECONSTRUCTION SERVICES

Our Preconstruction Services Department is one of the largest and most accomplished in Colorado. From early conceptual planning through design development and move in, we approach every aspect of a project from the owner's perspective — balancing the often competing objectives of design integrity, construction efficiency and operational continuity — all with an in-depth understanding of the exacting challenges that owners face. With an average tenure of 20 years within this group, they excel at understanding the client's vision and consistently analyzing, informing and assessing value-add solutions.

### SUCCESSFUL WITH THE POWER OF OUR PEOPLE

Saunders Heath has more than 200 skilled field personnel including foreman, carpenters and laborers, giving us the ability to self-perform some aspects of a project. By training our own forces to complete selective demolition, concrete work, general labor and carpentry, we can ensure quality workmanship and dramatically accelerate project schedules.

## Headquartered in NORTHERN COLORADO



## 43 Years

in Business

Local relationships  
with over 2,500  
subcontractors



In Depth  
**PRECONSTRUCTION**  
Services

## CULTIVATING INDUSTRY RELATIONSHIPS

Just as we have with clients, Saunders Heath has created lasting relationships with subcontractors. Because we treat our industry peers with respect, our subcontractor relationships are a key differentiator that helps Saunders Heath's teams to include the most qualified and reputable subcontractors in the state. Based on our market position, management approach and prompt payment, we enjoy an outstanding reputation among the subcontractor community — and their highly competitive pricing reflects this.

## INTEGRATED TECHNOLOGIES

**Practical Application for Operational Performance** – From the latest in building information modeling (BIM) to augmented reality, [Saunders' Integrated Technologies Group](#) (ITG) is at the forefront technology. The ITG is comprised of locally-based specialists in BIM, architecture, surveying, laser scanning, mechanical and electrical systems, quality management, and scheduling/pull planning. This team brings the resources, expertise and proven processes to accelerate project schedules, engage stakeholders and minimize cost impacts.

The ITG analyzes specific challenges to each project — crafting a job-specific approach that ensures a successful project to the benefit of all parties involved.

## SAFETY

**A Team Effort from the Start** – Saunders Heath dedicates a team of full-time personnel with expertise in safety, compliance and environmental management. Safety at Saunders Heath is supported by an integrated campaign — Safety, It's on Me. Safety behaviors are important, and it starts with the accountability of each person on our project sites and in our offices. In the past two years, we have completed over three million manhours of work without a lost time incident.

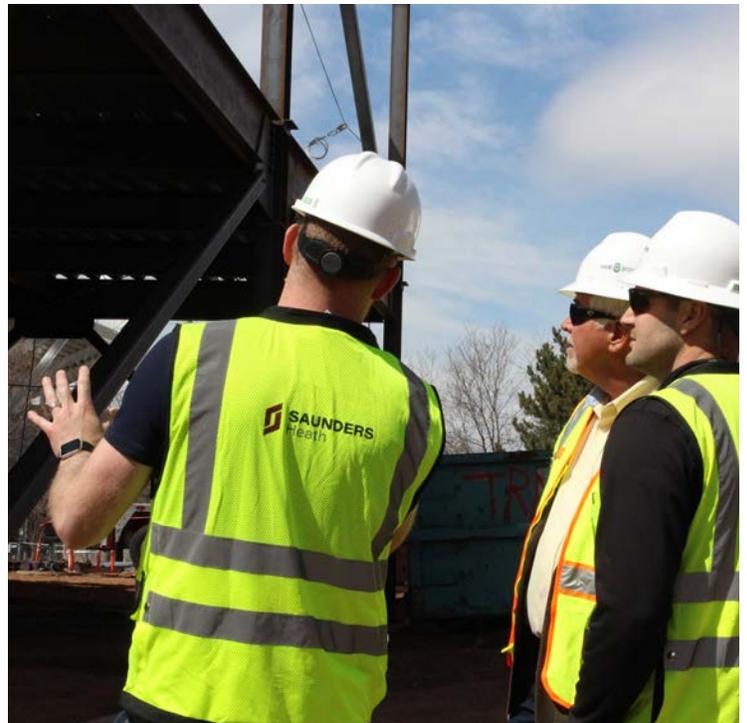
## CONSTRUCTION

**No Shortcuts, Just Follow Through** – Saunders Heath's construction approach is about team work, open communication and commitment to an exceptional client experience. Saunders Heath's project managers and superintendents are partners with full on-site authority, supported by a vast network of in-house resources. The Saunders process is designed to identify, plan, communicate and solve project challenges — large or small with equal focus.

One of the key differentiators of Saunders Heath is our long-term relationships with numerous area subcontractors. The competitive pricing and field performance from the subcontractors reflects this relationship.

## BREAK THE MOLD.

Saunders Heath cares about our client's mission, collaborates with an honest approach, achieves project commitments and contributes to the communities where we build. Our corporate social responsibility (CSR) focus is integrated into our strategic plan and is reflected in our annual CSR report — published eight years in a row. Saunders Heath recognizes that investing in our people, focusing on safety, improving business processes and reducing environmental impact adds value in our industry.



# KEY PROJECT STAFFING

The team we’re proposing on the Frisco Police Department Remodel includes a group of highly skilled and capable team members who’ve completed some of Saunders Heath’s most complex renovation projects in the recent years. Below, we’ve included an organizational chart to visually explain how we plan to properly staff your project. On the following pages, you’ll also find resumes that detail each team member’s role and previous experience.



**Derek Breier**  
Construction Manager



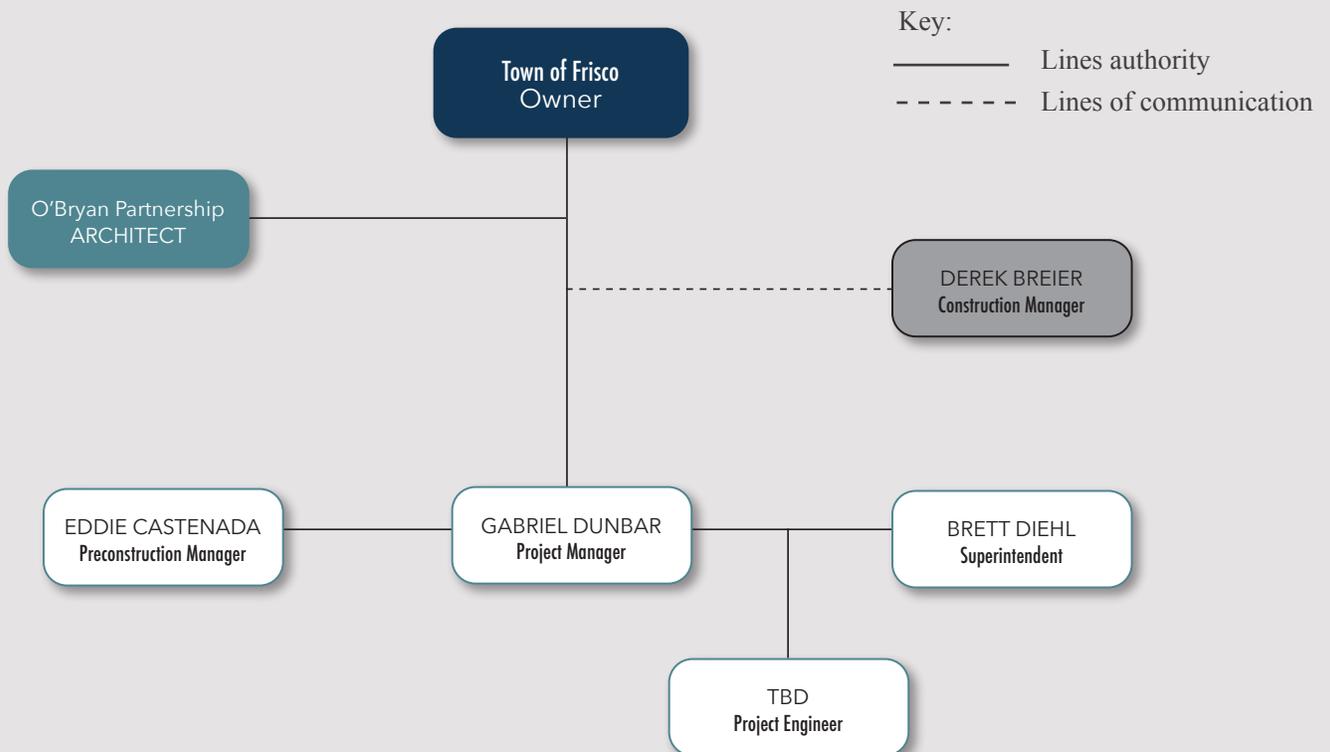
**Eddie Castenada**  
Preconstruction Manager



**Gabriel Dunbar**  
Project Manager



**Brett Diehl**  
Superintendent





# Derek Breier, CHC, LEED AP Construction Manager

Derek Breier began his career in construction in 2000 as a carpenter and foreman. He has been involved in various projects such as education, residential/assisted living, healthcare and office buildings. Breier has developed superior management and leadership skills from his project experience and is a master at Saunders Heath’s process. He effectively manages all aspects of a project from inception through completion.

▶ **CAREER TENURE:**

Years in Industry: 21 years

▶ **EDUCATION:**

B.S., Construction Management  
Colorado State University

▶ **REFERENCES:**

Mr. Jason Petik  
Sidney Regional Medical Center  
308.254.5070  
jpetik@sidneyrmc.com

Mr. Rich Deborski  
University of Colorado  
303.492.1304  
richard.deborski@colorado.edu

▶ **PROFESSIONAL CREDENTIALS:**

LEED Accredited Professional  
Building Design and Construction

ASHE Health Care Construction  
Certificate

Certified Healthcare Constructor  
(CHC)

▶ **RESPONSIBILITIES:**

As construction manager, Breier works closely with the owner on contract negotiations, subcontractor relations and procurement, community engagement and client relations. While supporting client relations, Breier reviews our project specific plan for success while assuring alignment with project stakeholder goals. His involvement guarantees projects are appropriately staffed, the team has all necessary resources, and can leverage proven experience to successfully execute the project.

▶ **RELEVANT EXPERIENCE:**

Children’s Hospital Colorado South Campus	\$74,000,000
University of Colorado Boulder Center for Community	\$71,000,000
Sidney Regional Medical Center	\$42,000,000
Hinkley High School Renovations and Additions	\$24,600,000
Phelps Memorial Hospital	\$20,000,000
CSU Nancy Richardson Design Center	\$16,000,000
Kaiser Permanente Automated Pharmacy Renovation	\$10,000,000
Apline Lumber, Silverthorne, CO	\$8,000,000
Centura Highlands Ranch ED	\$5,700,000
Estes Park Housing Authority, Peak View Apartments	\$5,611,000
Frisco Transit Center	\$4,767,000
Rocky Mountain High School HVAC & Controls Upgrade	\$3,680,000



# Eddie Castanada, LEED AP BD+C

## Preconstruction Manager

Eddie Castanada has over 20 years of experience in both the design and construction industry for all aspects of preconstruction and construction management for a variety of project types, sizes and locations. He is a bilingual/bi-cultural person that possesses excellent qualifications relating to the entire construction process from preconstruction to close out, including design, preconstruction management, project management, estimating and scheduling through formal education and applied experience. His vast experience in all aspects of construction make him a valuable asset to our team as well as clients

▶ **CAREER TENURE:**

Years in Industry: 23 years

▶ **EDUCATION:**

Masters of Business Administration, University of Phoenix, Denver, CO

B.S., Civil Engineering  
University of Arizona

B.S., Mathematics  
Western New Mexico University

▶ **REFERENCES:**

Ms. Kelly A. Archer,  
Project Manager  
Cheyenne Regional Medical Center  
307-432-6487

Mr. Greg Gedney  
Architect / Engineer  
CTA Architects and Engineers  
720-359-1416

▶ **PROFESSIONAL CREDENTIALS:**

LEED AP BD+C

OSHA 30-Hour

Certified Field Management,  
Associated Builders and Contractors (ABC)

Certified Professional Estimator (CPE)

▶ **RELEVANT EXPERIENCE:**

GEO Detention Facility (Aurora ICE Processing Center)	\$58,000,000
Larimer County Police and Courts Expansion	\$3,800,000
R.A. Clark Emergency Operations Center	\$3,700,000
Mountain View Fire Rescue Station #8	\$2,500,000
Northern Colorado Regional Forensic Laboratory	\$2,000,000
Larimer County Municipal Courts renovation	\$2,000,000
Glen Haven Volunteer Fire Station	\$1,800,000
Larimer County Budweiser Event Center Locker Room Renovation	\$800,000
Denver Federal Center (GSA) Building 57 Renovation	\$625,000
Denver Federal Center (GSA) Building 56 Renovation	\$450,000
Grand View Mausoleum Expansion	\$450,000
Larimer County Budweiser Event Center IT Room Addition	\$30,000



# Gabriel Dunbar, LEED AP Project Manager

Gabriel Dunbar began working for Saunders after graduating with a B.S. in Construction Management from Colorado State University and transferred to Saunders Heath in Fort Collins, Colo in 2018. Dunbar has experience as a project engineer, project manager, superintendent and estimator. He has worked on a variety of project types and sizes including complex renovations and ground up construction. **Currently, Dunbar is managing the Town of Frisco Transit Center project, located less than two miles from the Frisco Police Department project.**

▶ **CAREER TENURE:**

Years in Industry: 11 years

▶ **EDUCATION:**

B.S. Construction Management,  
Colorado State University

▶ **REFERENCES:**

Mr. Eric Shafran  
SII, LLC.  
303.796.9230  
eric.shafran@gmail.com

Mr. John Little  
Poudre School District  
970.490.3198  
jlittle@psdchschool.org

Ms. Patty Yanker  
BuildMark  
303.301.4801  
pyanker@buildmarkpm.com

▶ **PROFESSIONAL CREDENTIALS:**

LEED Accredited Professional

▶ **RELEVANT EXPERIENCE:**

Timberline PK-8 Addition and Renovation	\$13,200,000
Phelps Memorial Health Center Addition & Renovation	\$12,900,000
Cabela’s Old Corporate Office Renovation	\$7,100,000
Estes Park Housing Authority, Peak View Apartments	\$5,611,000
Frisco Transit Center	\$4,767,000
Rocky Mountain High School HVAC & Controls Upgrade	\$3,680,000
CSU Mountain Campus	\$2,500,000
Whole Foods Market Baseline Renovation	\$3,100,000
Northridge & Longmont Estates Elementary Remodels	\$2,200,000
Blue Federal Credit Union Erie Branch	\$2,100,000
1212 Riverside Office Renovations	\$1,030,000
Poudre School District Fullana Learning Center Remodel	\$987,000
The Tavern at the Windsor Mill	\$544,000
Urban Bricks Pizza Tenant Finish	\$400,000
Bacon Elementary School Ice Storage Tank Replacement	\$130,000



# Brett Diehl Superintendent

Brett Diehl has worked his way through the construction ranks having gained experience as a laborer, equipment operator, and foreman. He has successfully completed the 30-Hour OSHA Safety Training Certification as well as certification on multiple types of equipment including mobile crane rigging, boom lift, scissor lift, forklift and man-lift. Diehl’s experience, skills and exceptional leadership abilities, combined with his eagerness to accept new challenges are the instrumental qualities needed to manage on-site activities.

▶ **CAREER TENURE:**

Years in Industry: 22 years

▶ **REFERENCES:**

Mr. Brian Schlicting  
Poudre School District  
970.490.3594  
bschlicting@psdschools.org

Mr. Jeff Greenlee  
Salud Family Health  
303.502.0253  
jgreenlee@saludclinic.org

Mr. Doug Connely  
Red Willow  
970.539.1230  
red\_willow@lpbroadband.net

▶ **PROFESSIONAL CREDENTIALS:**

OSHA 30-hour

▶ **RELEVANT EXPERIENCE:**

Wyoming State Library Renovation	\$3,100,000
Galeton Fire Station	\$3,400,000
Windsor Library Addition	\$1,333,000
Poudre School District Rocky Mountain HS HVAC Upgrades	\$3,689,000
Weld RE 4 School District:	
Tozar Elementary School Renovation	\$3,945,000
Facility Assessment Renovations Phase I - Skyview Elementary	\$3,015,000
2019 Modulars	\$2,500,000
District Facility Improvements	\$2,000,000
Grandview Elementary Renovations	\$1,600,000
2020 Grandview Elementary School Modulars	\$1,074,000
2020 Skyview Elementary School Modulars	\$1,038,000
2020 Mountain View Modulars	\$394,000
Poudre School District, Barton Early Childhood Center Renovation	\$1,605,000
Thompson School District Sarah Milner Elementary School Remodel	\$625,000

# PROJECT APPROACH

## PROJECT METHODOLOGY AND APPROACH

Saunders Heath’s approach to the Frisco Police Department remodel is to provide quality construction in an efficient manner that does not interfere with the day-to-day operations of the police station. Our proposed team of Gabe Dunbar and Brett Diehl have vast experience working on occupied remodel projects including their current assignments. We have put together a base schedule and proposal based on the contract documents provided which includes performing the work in two phases. Our approach ensures the following objectives are met

- High-level of communication exists between the construction team and the Town
- Safety of staff and patrons, as well as construction workers, is maintained at all times.
- Temporary access path, ramps and flaggers for public safety.
- Temporary partitions and acoustical controls in place to minimize impacts to staff and patrons.
- The project is built within the prescribed budget while providing the best value in systems and features.
- Deliver the project on or ahead of schedule.
- The building and its systems are built with the highest level of quality, ensuring a smooth occupancy and long-term durability.
- All sustainability goals for the project are met.

- Adhere to Lean Construction principals including reducing excess waste at the product and process design phase, right-sizing equipment, only utilizing the materials that are necessary, and promoting a better work environment.



## INNOVATIVE IDEAS

If Saunders Heath is the successful bidder for the Frisco Police Department Remodel project, we would like the Town to consider the option of constructing the project in a single phase. The staff and services will be relocated to a temporary office space while construction is underway. ***This alternate phasing plan has the potential to save the Town of Frisco and estimated \$35k in project costs and accelerate the construction schedule to meet the Town’s desired December 31 project completion.***

## EXPERIENCED TEAM

Dunbar and Diehl both have completed many remodel projects including projects together. Their current projects, an extensive mechanical remodel of Rocky Mountain High School in Fort Collins completed mid-August 2021 which sets them up well to move over to your project. Have a team such as this which knows the importance of daily communication understands how to properly plan/ schedule remodel projects will guarantee a smooth project completed on time and with the highest quality.

## OUR APPROACH TO THE FRISCO POLICE DEPARTMENT REMODEL INCLUDE:



A solutions-based Construction Team that focuses on Fast-track Renovations



Collaborative Preconstruction Efforts



Industry-leading Pre-investigation efforts

## CONSTRUCTION APPROACH

The Saunders Heath team, under the leadership of Project Manager Gabe Dunbar and superintendent Brett Diehl. Diehl is responsible for the following activities:

- Conduct extensive kick-off meetings involving all relevant team members.
- Develop and maintain a close working relationship with the design team.
- Meet weekly with subcontractors, the design team and owner's representatives.
- Develop site-specific safety and emergency response plans.
- Train all construction employees on safety expectations. Ensure all safety protocols are enforced.
- Ensure no unplanned utility disruptions occur through the use of our proven Methods of Procedure protocol.
- Finalize sequencing and phasing plans, and develop a detailed schedule for construction and for material deliveries, using a just-in-time delivery process.
- Establish and enforce jobsite rules for things such as starting times, noise restrictions, parking, use of temporary facilities, behavioral conduct and dress of workers on-site..
- Prepare traffic control, site security and barricade plans and obtain approval by City authorities.
- Obtain lane closure permits, grading permits, building permits, etc., as required.
- Monitor subcontractor performance and quality, and immediately address any issues or concerns. Inspect work for defects, deficiencies, and compliance with the construction documents.
- Startup and commission the building systems, and instruct the staff on the proper operation and maintenance of the facility (including a video of the training sessions, if desired).
- Manage the personnel and equipment move in. Assist with furniture installation, power and communications hook-ups, equipment commissioning, etc. to aid in a smooth transition.

## Logistics Execution and the Community

Being a great neighbor is culturally important to Saunders Heath, and is key to supporting our client's brand presence. Balancing this with the logistics of a complex renovation to an operational facility can bring challenges. Fortunately, Saunders Heath thrives on complex demolition and renovation projects, including several municipal additions/renovations. Superintendent Brett Diehl understands how to manage construction traffic flow, ensure operational continuity of the facility, and how to effectively manage construction worker parking. Public and worker safety is paramount in all our activities, and we've continued to improve the use of construction access zones on our past projects to ensure personnel are protected at all times.

*Saunders Heath is currently in the unique position to have three other projects currently under construction in the Frisco area, in addition to a recently completed project in Silverthorne for Alpine Lumber.* These projects give us a great base to draw resources from throughout the Frisco Police Department Remodel project, as well as give us the foundation to build relationships with the subcontractor community and local municipalities.

*On the page 11 you will find our initial draft of the proposed staging plan followed by our proposed schedule. This is a fluid document and will be updated as the project progresses.*

## Detailed Demolition Plans

Demolition activities present ever-changing hazards that must be addressed with experience, pre-planning, field controls and adequate field supervision. During the deconstruction and construction, Saunders Heath will identify the means and methods for the demolition of the existing facilities and the safety measures required.

Special consideration will be taken considering any hazardous material findings. We've planned work with a demolition subcontractor who is experienced in abatement to develop the most cost-effective methods of removal, if required. Expertise in navigating approvals by Colorado Department of Public Health and Environment prior to demolition is important, and this will also create schedule efficiencies by eliminating coordination between two subcontractors

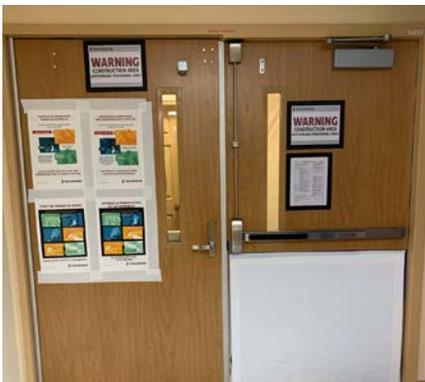
## Method of Procedures (MOPs)

An additional component of this occupied remodel will be the necessity to coordinate planned downtime of building systems. Saunders Heath completely understands the Method of Procedures (MOP) protocol for this type of work.

On similar projects, our project teams has successfully coordinated and executed dozens of MOPs to clearly communicate construction impacts with building users and facility management personnel. The familiarity with that process will allow us to efficiently complete critical tie-ins and related work that will potentially have a planned impact to building systems to clearly communicate construction impacts with building users and facility management personnel.

## Safety and Respect for Staff and Visitors

At Saunders Heath, we have a core value based around care, which is an inherent part of our lives not only at work but in our homes. One aspect of our work that translates this value is how we perceive and treat people at the office and on jobsites. We will implement a Code of Conduct that incorporates campus standards for all workers. All subcontractors, vendors and Saunders Heath employees are required to follow a strict Code of Conduct without exception. Saunders Heath will strictly enforce these rules. Infractions will result in permanent expulsion from the site and the project. A few examples included in the Code of Conduct are the prohibition of alcohol and illegal drugs, possession of firearms or weapons and parking in areas other than designated construction parking areas. A key aspect of the Code of Conduct program allows us to track all employees onsite with a hard hat numbered label for identification. Saunders Heath will also set up a project-specific Employee Orientation program.



## COVID Safety Protocols

In addition, all construction personnel on site will be required to complete a background check, site orientation and daily COVID-19 screening. Saunders Heath is taking a conscientious and collaborative approach to prevention and necessary caution to help address the public health concern related to the coronavirus disease (COVID-19). We have taken actions to safeguard our business operations.

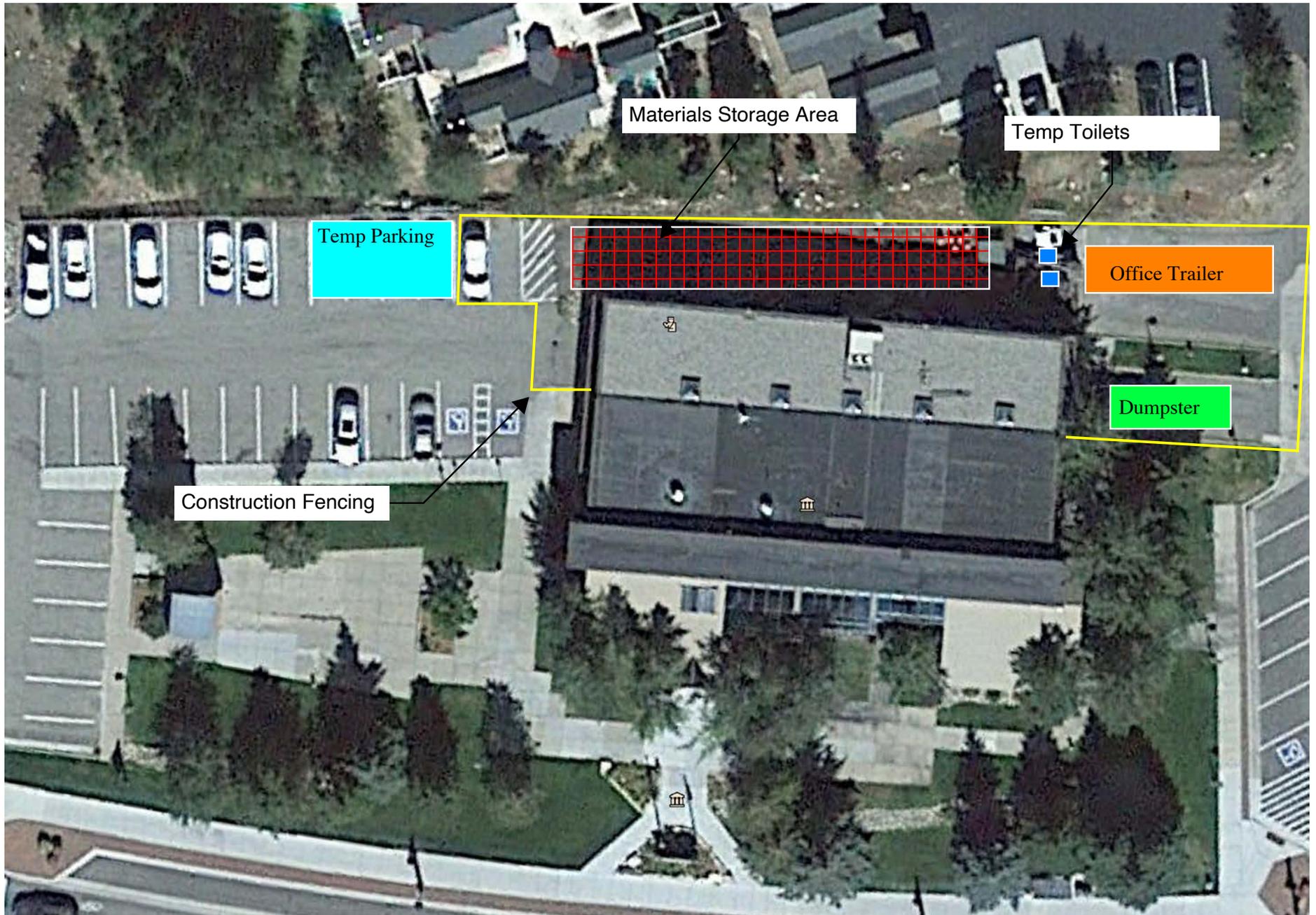
Some of the actions we're taking are:

- Office-based employees are highly advised to continue to work remotely.
- All Saunders offices and project sites follow a deep cleaning schedule using cleaning products approved by the U.S. Environmental Protection Agency.
- Onsite health screenings.
- Implementing social distancing.
- Additional hand-washing and/or sanitizer stations available on site.
- All employees who experience symptoms, or have been in direct contact with someone who is symptomatic or diagnosed, are to stay home.
- Providing virtual OAC meetings to clients, when needed.
- Regularly providing information and access to resources for mental health and wellness through company communication channels.

Click [here](#) to see more information about our COVID-19 Response.

*Through added site signage, social distancing and additional safety protocols, our teams are working hard to help stop the spread of COVID-19 and keep everyone safe.*

# Staging Plan

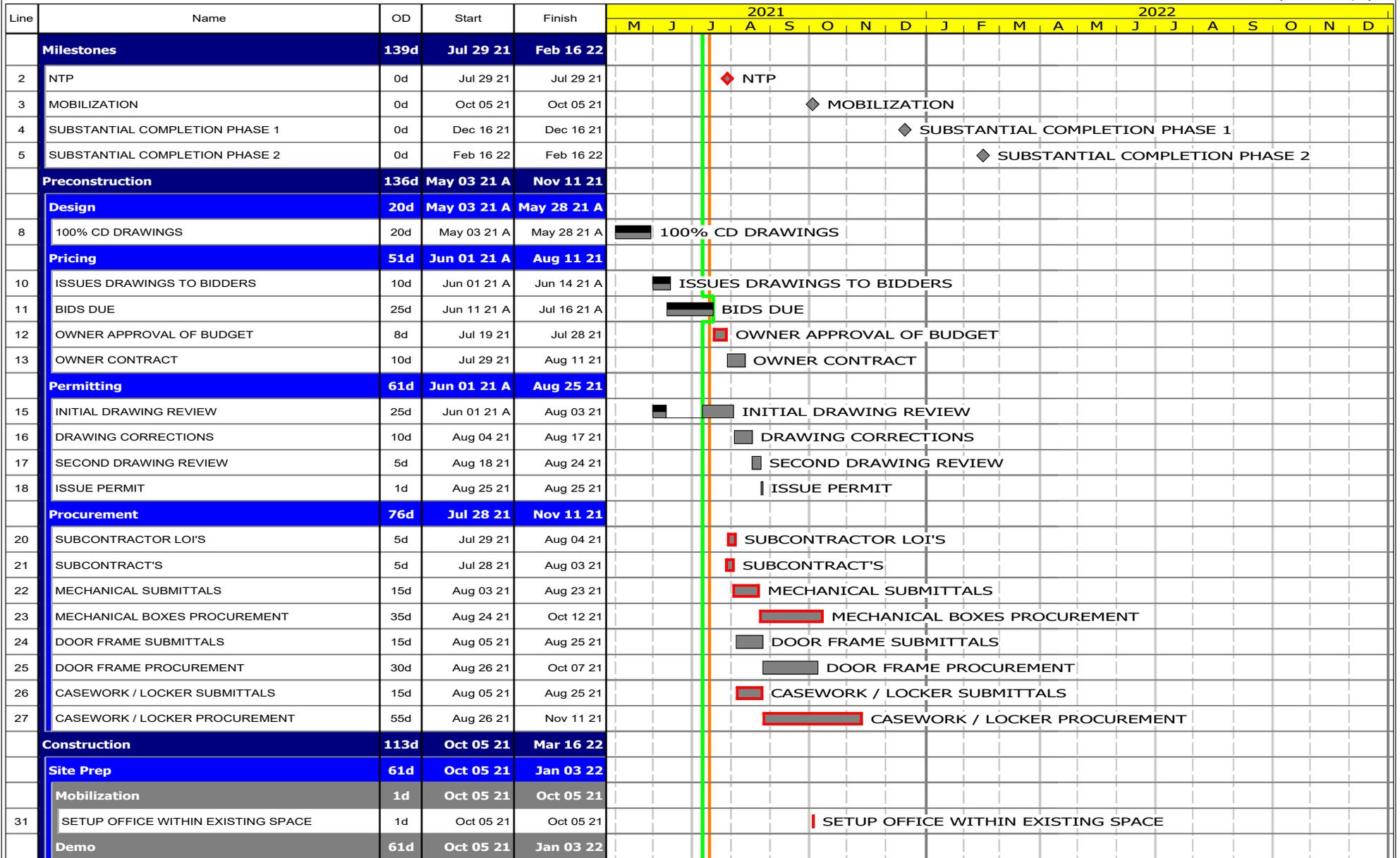


# Frisco PD Renovation

\*\* All Work View

Planned by Asta Powerproject

Printed: 7/15/2021











## EXPERIENCE

# TEACHING TREE EXPANSION AND RENOVATION

424 Pine Street | Fort Collins, Colo.



Teaching Tree Early Childhood Learning Center located in Fort Collins provides child care services for Larimer County’s low and middle income families. Teaching Tree is the county’s largest nonprofit childcare center and one of the only centers providing affordable care for families who are working toward self-sufficiency. As the need for affordable childcare has grown substantially in Fort Collins and throughout Larimer County, Teaching Tree was quickly outgrowing its current space they share with United Way in the City of Fort Collins owned building. Through a unique partnership with the City of Fort Collins, United Way and Teaching Tree, United Way was able to relocate their operations and move out of the current building allowing for Teaching Tree to expand and occupy the entire building, making them the sole lessee.

Through a design build procurement, Saunders Heath and SPD Architecture partnered to provide design and construction services for this much needed expansion for Teaching Tree.

Phase 1 of the project consisted of renovating the part of the building that was previously occupied by United Way of Larimer County and creating new classrooms, staff offices, a conference room, a teacher lounge, and a laundry room.

Phase 2 of the project included remodeling and reconfiguring the old classrooms, enlarging the kitchen and adding new equipment to serve a larger student population, and creating two new natural playgrounds. The renovations and expansion of the project has allowed Teaching Tree to enroll 114 new students



**Owner:** Teaching Tree Early Childhood Learning Center

**Architect:** SPD Architecture

**Schedule:** June 2019- February 2020

**Contract Value:** \$1,814,000

# THOMPSON VALLEY HIGH SCHOOL FEEDER SYSTEM REMODELS

## Multiple Locations | Loveland, Colo.



**Owner:** Thompson School District  
**Architect:** DLR Group  
**Schedule:** March 2020 - August 2020  
**Contract Value:** \$7,299,371 (total for three schools)  
**Proposed Team Involvement:** Eddie Castenada, Brett Diehl

Saunders Heath was awarded the CMGC services for Thompson School District's Thompson Valley High School Feeder System projects. The projects consist of multiple renovations constructed during the summer months at 7 different school locations. Construction is being phased over a three-year time period during the summer months to limit the impact on school activities. Projects completed during the first phase over the summer of 2020 are as follows:

Carrie Martin Elementary School & Sarah Milner Elementary: Extensive preconstruction services were provided while working closely with both the owner and design team. Each school received security vestibule renovations, abatement, floor and wall finishes, asphalt crack and seal and HVAC and plumbing upgrades. Minor renovations were completed in the art room, music room, and classroom spaces at each school.

Thompson Valley High School:

This project also included extensive preconstruction services while working closely with both the owner and design team during SD, DD, and CD phases. Due to the extent of renovations needed, the project is being broken into two summers, 2020 and 2021. The scope of work includes extensive HVAC, plumbing, controls, and electrical upgrades. The first phase of construction included, major abatement and burnished concrete due to all of the flooring being removed during abatement; renovations to the swimming pool and football stadium lockers; A new secured entry vestibule was added; science labs, auditorium, and classrooms received minor renovations and the IMC Library received an extensive upgrade. The team worked closely with Thompson School District to ensure that even during construction the district would be able to host multiple graduation ceremonies.

# EARLY CHILDHOOD EDUCATION AT STANSBERRY

2509 E. Lincoln Ave. | Fort Collins, Colo.



Saunders Heath was awarded this project through a negotiated CMGC delivery. Although the project was procured through a traditional construction management /general contracting method, Saunders Heath and Cuningham Group have been working together as a collaborative integrated team providing the school district with various design and construction options to best maximize the District's budget for the project. The project consists of converting the existing 32,000-square-foot Stansberry Elementary School into a dedicated early childhood education center. Construction is being phased into three phases: Summer 2019, Spring/Summer 2020, and Summer 2021.

The scope of work includes bringing the entire exterior of building site concrete up to ADA compliance. A total of four playgrounds will be added after all phases of construction are complete. Group toilets were added in adjoining classrooms throughout the building and existing group toilets were brought up to ADA compliance. New finishes including flooring, paint, miscellaneous administration upgrades will be completed throughout all three the phases of the project. A security vestibule was created along with a school wide security door hardware swap. Cooling and a new parking lot will be added to the building in Phase 3.



**Owner: Thompson School District**  
Ms. Tammie Knauer  
970.613.5654  
tammie.knauer@thompsonschoools.org

**Architect:** Cuningham Group

**Schedule:** Phase I: June 2019 - August 2019  
Phase II: May 2020 - August 2020  
Phase III: May 2021 - August 2021

**Contract Value:** \$4,050,000

**Proposed Team Involvement:** Gabriel Dunbar

## ADDITIONAL PROJECT EXPERIENCE



### **BROOMFIELD HEALTH AND HUMAN SERVICES**

Broomfield, Colo.

Value: \$12,777,000

Broomfield's Health and Human Services (HHS) Facility is a 45,000-square-foot, three-story facility located at the northeast corner of the Broomfield Civic Center. The building accommodates the Administration, Operations, Work Force, Self Sufficiency, Public Health and Family and Children's Services programs as well as Mental Health Partners as a tenant within the building. The design complements the surrounding buildings within the Civic Center campus.

The project incorporates many energy efficient, sustainable building features in the spirit of LEED Certification.



### **HORSETOOTH INFORMATION CENTER AND PARK RANGER OFFICE**

Fort Collins, Colo.

Value: \$4,416,000

The Horsetooth Area Information Center provides guests a centralized location to talk to rangers, purchase parking passes and make camping reservations at Colorado's third busiest reservoir. The new two-story, 11,839-square-foot information center is located at the reservoir's South Bay between the camping grounds and day-use area. The space includes office space for park rangers, meeting rooms, a public porch with a view of the reservoir, information about recreation, wildlife, fisheries and more.

In addition to the Information Center, the project also included a 3,313-square-foot shop building and 1,920-square-foot storage building for use by park rangers and maintenance staff.



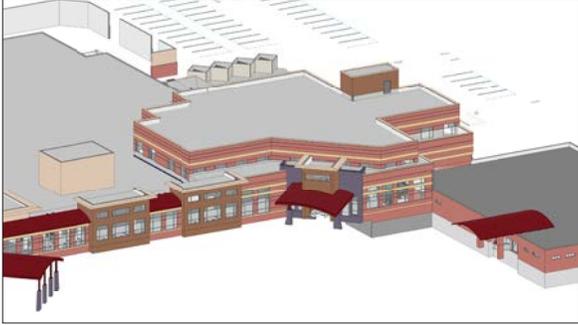
### **ARAPAHOE COUNTY SHERIFF'S ADMINISTRATION & CORONER'S FACILITY**

Centennial, Colo.

Value: \$19,944,000

A 50-acre campus that consolidates services for the county into one location. The new Center consists of a 330,000-square-foot office building, including a five-story tower for administrative offices and a basement-level parking garage. The building was constructed using cutting-edge LEED standards so the County may acquire LEED Silver certification for the campus. The center was completed on time and ready for occupancy by March 2011.

## ADDITIONAL PROJECT EXPERIENCE



### **PHELPS MEMORIAL HEALTH CENTER RENOVATION AND ADDITION**

Holdrege, Neb.

Value: \$14,400,000

Phelps Memorial Health Center selected Saunders Heath as the CM/GC for the extensive renovation and addition project to their Holdrege, NE facility. Saunders Heath provided extensive preconstruction services to maximize the scope of the project while maintaining the owners budget. Construction commenced in April 2019 and is on track to be completed in May 2020.



### **LITTLETON POLICE BUILDING ADDITION AND REMODEL**

Littleton, Colo.

Value: \$3,660,000

This project consists of a two-story, 14,250-square-foot addition to the existing Littleton Civic Center. The first level of the addition contains a crime lab, evidence processing/storage and vehicle inspections, while the second level includes offices and conference rooms. In addition, the adjacent two-story wing was modified, with expanded locker rooms, an emergency command center, offices and training rooms as well as a new parking lot. Saunders completed work while the high-security facility remained occupied and operational.



### **LAFAYETTE POLICE STATION**

Lafayette, Colo.

Value: \$4,610,000

The project consisted of a new 22,000-square-foot building that serves approximately 39 officers and up to 22 civilian employees and volunteers. The facility provides the City with a municipal court, additional holding cells and upgraded offices for police officers and administrative personnel. The Building features state-of-the-art internal and external security measures.

## ADDITIONAL PROJECT EXPERIENCE



### WELD RE-4 SCHOOL DISTRICT FACILITY ASSESSMENTS

Windsor, Colo.

Value: \$19,000,000

The project consisted of renovations at eight school locations and the district administration office over the 2018-2019 school year. Construction at each building included, playground upgrades, HVAC upgrades, complete lighting retrofit, complete re-roofs, new fire alarm systems, new PA systems, new administration areas including secure entries. The district administration office required a new back up generator system, complete demolition and remodel of the IT spaces in the building, new fire alarm and PA system throughout, as well as upgrades to the HVAC system.



### BRONCOS HEADQUARTERS REMODEL

Denver, Colo.

Value: \$7,700,000

While the majority of the Denver Broncos Headquarter facility is truly “form follows function” the main entry lobby addresses the aesthetic expectations of their fans. From the 2-1/2-story open lobby with championship banners to the dramatic 18-foot-high trophy case, the new entrance reinforces the tradition and success the Broncos and their fans have grown to expect. The addition allowed for new offices, as well as an expanded lobby area. Coming together to improve team coordination and ultimately their success, further interior amenities included a new team kitchen, nutrition monitoring station, press reporting areas, conference rooms, play-action training and locker rooms.



### CSU LORY STUDENT CENTER PHASE II RENOVATION

Fort Collins, Colo.

Value: \$63,486,000

The iconic Lory Student Center on the Colorado State University (CSU) campus underwent a complete revitalization. This project consists of a 160,000-square-foot renovation with an addition of 40,000 square feet. The existing facility required extensive structural strengthening. The majority of the exterior skin/support was removed and replaced with a more efficient thermal system. This was one of the most complex projects that Saunders completed in 2014, with construction taking place on an active campus. Two ends of the building (Transit Center, Bookstore and Theatre) remained operational and open to the students during construction.

# PROJECT COSTS



## Frisco Police Department Remodel

CSI 2004	Description	Takeoff Quantity	Grand Total
01-0000	GENERAL REQUIREMENTS	4,062.00 sqft	133,609
02-0000	SITE SPECIFIC REQUIREMENTS	4,062.00 sqft	49,140
02-4000	SELECTIVE DEMOLITION	4,062.00 sqft	52,100
03-0000	CONCRETE	4,062.00 sqft	89,264
04-0000	MASONRY	4,062.00 sqft	5,681
05-0000	METALS	4,062.00 sqft	46,746
06-0000	WOOD/PLASTICS/COMPOSITES	4,062.00 sqft	113,642
07-0000	THERMAL/MOISTURE PROTECTION	4,062.00 sqft	10,202
08-0000	OPENINGS	4,062.00 sqft	52,022
09-0000	FINISHES	4,062.00 sqft	199,967
10-0000	SPECIALTIES	4,062.00 sqft	69,197
11-0000	EQUIPMENT	4,062.00 sqft	6,756
21-0000	FIRE SUPPRESSION	4,062.00 sqft	30,413
22-0000	PLUMBING	4,062.00 sqft	76,344
23-0000	HEATING/VENTILATING/AIR CONDITIONING (HVAC)	4,062.00 sqft	373,623
26-0000	ELECTRICAL	4,062.00 sqft	160,583
32-0000	EXTERIOR IMPROVEMENTS	4,062.00 sqft	2,060

### Estimate Totals

Description	Amount	Totals	Cost per Unit
	1,471,348	1,471,348	
<b>Total</b>		<b>1,471,348</b>	<b>362.22 /sqft</b>

Add Alternate No. 01 - Demo at Night ..... \$29,775

*Please see clarification and schedule for additional information*

## Frisco Police Department Remodel – CD Budget | Clarifications

July 16, 2021

### DIVISION 01 0000: GENERAL REQUIREMENTS

- Schedule.
  - Due to procurement of materials we are suggesting the project start date to be October 5, 2021. (See attached Schedule)
  - Lead times on a few of the mechanical items:
    - Heat Pumps and FCU's – 8-10 weeks + transportation.
    - ERV – 1 week + transportation.
    - Heating coil – 11-13 weeks + transportation.
    - Baseboard heating – 9-11 weeks + transportation.
    - Unit heater – 9-11 weeks + transportation.
  - Lead times on the lockers:
    - 16 weeks from approval.

### DIVISION 06 0000: WOODS, PLASTICS, AND COMPOSITES

- Finish Carpentry
  - Squad Room
    - Plastic laminate casework.  
*Bid is based on slab plastic laminate fronts not specified CAB-1 Diamond Gresham painted.*
    - Quartz tops.  
*Bid is based on 2cm with plam apron to conceal support not detail 2/A5.0A.*
  - Kitchen
    - Plastic laminate casework.  
*Bid is based on slab plastic laminate fronts not specified CAB-1 Diamond Gresham painted Bid is based on "dead corner" cabinet configuration not angled.*
    - Quartz tops with sink cutout.
  - Admin
    - Plastic laminate casework.  
*Bid is based on slab plastic laminate fronts not specified CAB-1 Diamond Gresham painted.*
    - Quartz top with sink cutout.
    - Plastic laminate plumbing enclosure.
    - Plastic laminate tall cabinet/closet.

#### Exclusions

- FSC certified lumber.
- AWI QCP certification for millwork.
- Casework locks.

### DIVISION 09 00 00: FINISHES

- Flooring
  - Tile Flooring manufacture is not specified.

#### Exclusions

- Moisture mitigation and pH control.
- Brick sealer.
- Exposed concrete finishing.

## **DIVISION 21 0000: FIRE SUPPRESSION**

### Fire Protection

- Turning heads upright during renovation.
  - The Fire Department will be requiring temporary upright coverage during the construction process.

### Exclusions

- *Fire pump.*
- *Preaction system or other special fire suppression systems.*

## **SUPPLEMENTAL CONDITIONS**

- Warranty
  - One-year warranty.
- Insurance
  - General and excess liability insurance.
  - Builder's risk insurance.
- Contractor's Contingency
  - A 15% construction contingency per addendum.

### Exclusions

- *Liquidated damages.*
- *Consequential Damages.*
- *City and county use tax.*
- *General Contractor's Payment and Performance Bond.*
- *Subcontractor bonding.*
- *Davis Bacon or Prevailing Wages.*
- *Owner contingency.*
- *Material testing costs.*
- *Blower door testing.*
- *Off hours work.*
- *Building permit and plan check fees.*
- *ROW permit fees.*
- *Development, impact, parkland, entitlement, utility, municipal, etc. fees*
- *Site ALTA survey, Traffic, Environmental Survey and Soils Engineering Reports.*
- *Building commissioning costs.*
- *Building enclosure commissioning.*
- *Costs associated with LEED certification and management.*

## SUBCONTRACTOR LIST

<b>Division</b>	<b>Company</b>
Selective Demolition	Engineering Demolition
Woods and Plastics	Concepts in Millwork, Inc.
Doors, Frames, and Hardware	KO Doors
Flooring	All Flooring Design
Metal Studs/Drywall	All Man Drywall
ACT	All Man Drywall
Painting	Lessar Painting, Inc.
Lockers	Motus
Electrical	South Paw Electric Co.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
5/14/2021

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 rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> IMA, Inc. - Colorado Division 1705 17th Street, Suite 100 Denver CO 80202	<b>CONTACT NAME:</b> IMA Denver Team
	<b>PHONE (A/C, No, Ext):</b> 303-534-4567 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> DenAccountTechs@imacorp.com
<b>INSURED</b> Heath Construction, LLC dba SaundersHeath 86 Inverness Place North Englewood CO 80112	<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b>
	<b>INSURER A:</b> The Cincinnati Insurance Company      10677
	<b>INSURER B:</b> *Pinnacol Assurance      41190
	<b>INSURER C:</b> Travelers Casualty and Surety Company of America      31194
	<b>INSURER D:</b>
	<b>INSURER E:</b> <b>INSURER F:</b>

**COVERAGES**      **CERTIFICATE NUMBER:** 1817284093      **REVISION NUMBER:**

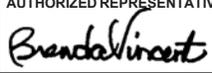
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BI&PD DED:\$5,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			EPP 0576035	4/30/2021	4/30/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY			EBA0576035	4/30/2021	4/30/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$			EPP 0576035	4/30/2021	4/30/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below			3096125	10/1/2020	10/1/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> 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 Second Layer Liability			EX9R74653821NF	4/30/2021	4/30/2022	Each Occurrence \$5,000,000 Aggregate \$5,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Professional Liability Coverage: Policy #PCADB-5014344-0421  
 Effective Date: 04/30/21-04/30/22 Insurer: Berkley Assurance Co  
 \$10,000,000 Aggregate; \$10,000,000 Each Claim; \$50,000 SIR; Claims Made

Pollution Liability Coverage: Policy #PCADB-5014344-0421  
 Effective Date: 04/30/21-04/30/22 Insurer: Berkley Assurance Co  
 \$10,000,000 Limit; \$50,000 SIR; Includes Mold

See Attached...

<b>CERTIFICATE HOLDER</b>  For Information Only	<b>CANCELLATION</b> 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 



## **WE ARE NOT YOUR TYPICAL CONSTRUCTION FIRM.**

Our project teams genuinely care about our client's mission. Our passion for building stems from the desire to make places better for our rapidly changing world.



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