

**CONFIDENTIAL**

February 16, 2022

Jeff Goble  
1 West Main Street  
Frisco, Colorado 80443

Attention: Jeff Goble  
Reference: Frisco Police Department Remodel / Expansion  
Subject: Budget Proposal and Timeline of Construction

Dear Mr. Goble:

MW GOLDEN CONSTRUCTORS (MWGC) is pleased to provide you a budget proposal for your upcoming project at the Frisco Police Department. MWGC is proposing to construct your project as a Construction Manager / General Contractor with a Guaranteed Maximum Price contract, executed with the construction agreement provided by the Town of Frisco.

The following budget has been established based on subcontractor proposals based on the construction documents dated 10/11/21 and addenda 1-4.

**Base Bid**

Division	Description	Total	% of Total
010000	General Conditions	\$241,413	15.45%
024119	Selective Demolition	\$33,110	2.12%
033000	Cast-In-Place Concrete	\$3,000	0.19%
055000	Metal Fabrications	\$17,000	1.09%
061000	Rough Carpentry	\$3,818	0.24%
061800	Glued-Lamimated Construction	\$10,000	0.64%
062000	Finish Carpentry	\$90,000	5.76%
074600	Siding	\$3,185	0.20%
076000	Flashing and Sheet Metal	\$900	0.06%
079000	Joint Protection	\$2,500	0.16%
081100	Metal Doors and Frames	\$30,807	1.97%
081101	Door/Frame Installers	\$11,225	0.72%
092900	Gypsum Board	\$83,700	5.36%
096000	Flooring	\$40,000	2.56%
096800	Carpeting	\$0	0.00%
099100	Painting	\$32,100	2.05%
102600	Wall and Door Protection	\$1,730	0.11%
102800	Toilet, Bath, and Laundry Accessories	\$5,999	0.38%
105100	Lockers	\$50,811	3.25%
113000	Residential Equipment	\$5,235	0.34%

**CONFIDENTIAL**

<b>210000</b>	Fire Suppression	<b>\$29,963</b>	<b>1.92%</b>
<b>220000</b>	Plumbing	<b>\$90,000</b>	<b>5.76%</b>
<b>230000</b>	HVAC	<b>\$263,485</b>	<b>16.86%</b>
<b>230593</b>	TAB for HVAC	<b>\$2,500</b>	<b>0.16%</b>
<b>260000</b>	Electrical	<b>\$147,600</b>	<b>9.45%</b>
<b>280000</b>	Electronic Safety and Security	<b>\$22,000</b>	<b>1.41%</b>
<b>283000</b>	Electronic Detection and Alarm	<b>\$30,000</b>	<b>1.92%</b>
<b>329219</b>	Seeding	<b>\$1,500</b>	<b>0.10%</b>
<b>600100</b>	Bond	<b>\$11,887</b>	<b>0.76%</b>
<b>600200</b>	Insurance	<b>\$30,285</b>	<b>1.94%</b>
<b>600300</b>	Builders Risk Insurance	<b>\$6,727</b>	<b>0.43%</b>
<b>600400</b>	MWGC Contingency	<b>\$78,187</b>	<b>5.00%</b>
<b>600500</b>	Owner Contingency	<b>\$7,500</b>	<b>0.48%</b>
<b>600600</b>	Margin	<b>\$174,215</b>	<b>11.15%</b>
<b>TOTAL Proposal</b>		<b>\$1,562,381</b>	<b>100%</b>

**Alternate 1: Eliminate the Current Freeze-Proof Sally-Port Section and Convert to Normal Branch Off the Main System**

<b>Division</b>	<b>Description</b>	<b>Total</b>	<b>% of Total</b>
210000	Fire Suppression	<b>\$7,015.00</b>	<b>100</b>

**Alternate 2: Perform the 5-Year Piping Inspection, Including Internal Piping Inspection, of the Entire System Per NFPA 25**

<b>Division</b>	<b>Description</b>	<b>Total</b>	<b>% of Total</b>
210000	Fire Suppression	<b>\$1,421</b>	<b>100</b>

**Alternate 3: Perform Demolition between 6:00PM to 5:00 AM**

<b>Division</b>	<b>Description</b>	<b>Total</b>	<b>% of Total</b>
024119	Selective Demolition	<b>\$5,974</b>	<b>100</b>

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This budget was based on the following assumptions, inclusions, exclusions:

Assumptions:

1. A construction timeline of 30 weeks is anticipated to complete to project in 2 phases.
  - a. Construction will begin on 4/4/22 and reach final completion on 10/28/2022.
  - b. This start date is contingent on Council Approval of Contract occurring on 3/8/22.
2. The project will be completed in 2 phases. The first phase being the work in the unoccupied space currently being used for storage, and the second phase being the work in the currently occupied police station.
3. The "Owner Contingency" line item accounts for the Subfloor Levelling and Patching allowance provided in Addendum 2.

Exclusions:

1. Fire Sprinkler Alternate 1 – Not enough information to bid.

MW GOLDEN CONSTRUCTORS is pleased to provide you with this proposal. Feel free to contact the undersigned (or Jason Golden) with any questions or concerns.

Sincerely,

MW GOLDEN CONSTRUCTORS



Michael Roy  
Project Estimator

## COLORADO BID BOND

BOND NO. **Bid Bond**

AMOUNT OF BOND: **\$Five Percent (5%) of the Total Amount Bid**

KNOW ALL MEN BY THESE PRESENTS, that **MW Golden Constructors**, hereinafter called the PRINCIPAL, and **Western Surety Company**, a corporation duly organized under the laws of the State of **South Dakota**, having its principal place of business at **151 N Franklin St., Chicago** in the State of **Illinois**, and authorized to do business in the State of Colorado, as SURETY, are held and firmly bound unto the Town of Frisco, hereinafter called the OBLIGEE, in the sum of **Five Percent (5%) of the Total Amount Bid** DOLLARS (\$ **5%** ), for the payment of which we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents as follows:

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his Bid for:

**Frisco Police Department Remodel / Expansion, Frisco, CO**

(Describe project)

said Bid, by this reference thereto being hereby made a part hereof; and

WHEREAS, the OBLIGEE has required as a condition for receiving said Bid that the PRINCIPAL furnish the OBLIGEE with security as provided herein;

NOW, THEREFORE, if the PRINCIPAL shall, within sixty (60) days after Bid Opening:

(A) On the prescribed forms presented to him for signature, enter into a written Formal Contract with the OBLIGEE in accordance with his Bid as accepted, give Performance and Payment Bonds with good and sufficient Surety or Sureties as is required upon the forms prescribed in the Contract Documents, and deliver the certificates of insurance required by the Contract Documents, or

(B) Pay to the OBLIGEE the said sum of this bond as liquidated damages, and not as a penalty,



THEN, this obligation shall be void and of no effect; otherwise to remain in full force and effect.

Signed and sealed this 9th day of February, 2022.

PRINCIPAL **MW Golden Constructors**

By: 

Jason Golden, President

SURETY **Western Surety Company**

By: 

Attorney-In-Fact

Jessica Jean Rini



# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Mark Sweigart, Donald E Appleby, Todd D Bengford, Sarah C Brown, Ashlea McCaughey, Jessica Jean Rini, Individually**

of Greenwood Village, CO, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

### - In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 23rd day of June, 2021.



WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

State of South Dakota }  
County of Minnehaha } ss

On this 23rd day of June, 2021, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

### CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 9th day of February . 2022



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Form F4280-7-2012

Go to [www.cnasurety.com](http://www.cnasurety.com) > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

**Authorizing By-Law**

**ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY**

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/16/2022

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> Commercial Risk Solutions 9780 S Meridian Blvd #400 Englewood CO 80112	<b>CONTACT</b> NAME: Rebecca Leatherman PHONE (A/C, No, Ext): 303-996-7853 E-MAIL ADDRESS: rleatherman@crsdenver.com	<b>FAX</b> (A/C, No): 303-996-7851
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
INSURER A : Pinnacol Assurance		41190
INSURER B : Westfield Insurance		24112
INSURER C : RSUI Indemnity		22314
INSURER D :		
INSURER E :		
INSURER F :		

**COVERAGES**

CERTIFICATE NUMBER: 1802313208

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
B	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		CMM081943G	4/1/2021	4/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<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			CMM081943G	4/1/2021	4/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ NONE			NHA251262	4/1/2021	4/1/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	4028014	4/1/2021	4/1/2022	<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
B	Leased/Rented Equipment			CMM081943G	4/1/2021	4/1/2022	Limit Deductible 100,000 500

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

re: Metzler Ranch Silo Town of Frisco and the Town's officers, employees and consultants are included as additional insured on the General Liability with respect to ongoing and completed operations of the named insured for the certificate holder as required by written contract. Workers Compensation coverage includes a waiver of subrogation.

**CERTIFICATE HOLDER****CANCELLATION**

Town of Frisco  
PO Box 4100  
Frisco CO 80443

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# MW GOLDEN CONSTRUCTORS PROFILE

**MW GOLDEN CONSTRUCTORS is a Corporation with a wealth of experience in new builds, renovations and additions.**

Established in 1984, MW GOLDEN CONSTRUCTORS (MWGC) is an award-winning contractor with a strong reputation of impeccable customer service and personal involvement on each project. In June 2009, we changed our name with the secretary of state from MW GOLDEN CORPORATION to MW GOLDEN CONSTRUCTORS. This was our only name change in our history.

MWGC was named the American Subcontractors Association's (ASA) Contractor of the Year in 1999, 2000, 2001, 2002, and 2003. In 2013, 2015, 2019 and 2021 we were again named ASA Contractor of the Year.

We take pride in building some of the state's most recognizable schools, fire stations, libraries, and other local and regional landmarks. We also do a wide range of commercial and industrial buildings. Each project is expertly designed and built to establish a sense of place in its respective community. While our experience enables us to tackle any challenge, our customer first approach allows for intimate involvement in each project, guaranteeing the highest level of teamwork and client satisfaction.





# PROJECT APPROACH

## PROJECT PHILOSOPHY

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 and the architect 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 Frisco Police Department Remodel. 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.

Due diligence on lead items is key in the beginning of the project to prevent delays. We will notify all parties involved in the projects 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. You may need to be prepared to pre-pay for materials stored off site or at some other location to guarantee future price.



MWGC completed the Frisco Public Works Office Expansion & Employee Housing Units project in 2018.

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	2	2	0	4
Submittals	2	2	63	67
Schedule	17	5	103	125
Meetings	0	0	19	19
Payment Check-Offs	0	0	23	23

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.

### **WORKING WITH DESIGN TEAM**

MWGC envisions a mutually beneficial relationship between us, Town of Frisco, and O'Bryan Partnership. 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 project. By being transparent and keeping open lines of communication we believe we can complete your project to the high level of quality work you can expect from us.

The biggest partnering challenge that we've found is communication. A lack of communication can ruin a project. On all 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 or the design team; 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.

### **SCHEDULING**

MWGC has an excellent track record for meeting our clients' schedules. We pride ourselves in getting the job done on time; we work nights and weekends and do whatever it takes to accomplish this task. Clear communication and careful coordination with our clients and subcontractors are key elements to resolving problems and presenting solutions before they cause delays.

In today's construction climate projects are frequently fast-tracked, as owners have financial and scheduling requirements for their project to be completed as quickly as possible. We are accustomed to this concept and have completed similar projects by expediting work in the following ways:

- First and foremost, we have a great track record in achieving high performance from our subcontractors. We are proud that we have been named Contractor of the Year by the American Subcontractors Association of Colorado (ASA) five years in a row and, as a result, are one of only six contractors to be inducted into the ASA Colorado Hall of Fame for this award and recognition. We were honored to again be named ASA's 2013, 2015, 2019 and 2021 Contractor of the Year. 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.

- We have significant experience with projects requiring **detailed scheduling and fluctuating shifts**. This was crucial to performing five different phases of work while constructing the 40,000-square-foot Government Center Courts Expansion project. A portion of the construction occurred at night to accommodate users, while other work was completed during regular business hours with some occupants temporarily relocated for the construction. We expedite work in this manner on any project, as needed.
- **Proper planning** also expedites the construction process. The MWGC team plans work efficiently from pre-construction through construction by gaining a clear understanding of the project's scope and communicating with everyone involved in the project. MWGC's entire team will perform a plan and constructability review during the preconstruction phase of the additions and renovations. All concerns will be presented in written form to allow the design team to make changes to the documents prior to construction. The goal is to identify the majority of the constructability issues prior to breaking ground. This ensures a level of understanding that eliminates issues once construction begins. We will conduct logistics planning meetings with our subcontractors, the design team, and Town of Frisco prior to starting any significant phase of the addition and renovations. We hold weekly progress meetings and keep minutes for team meetings in which we talk about items such as outstanding RFIs, quality standards, safety issues, schedule, proposed changes, material deliveries and submittals, and any other items requiring attention. We issue meeting minutes within 24 hours of the meeting's conclusion to ensure our entire project team is on the same page moving forward, ultimately avoiding delays.
- Our team also excels at problem solving. If a problem arises during construction, the project superintendent will submit to the Town of Frisco and O'Bryan Partnership an RFI with a proposed solution. This will help the expansion and renovation stay on schedule and encourage a timely resolution to constructability issues.

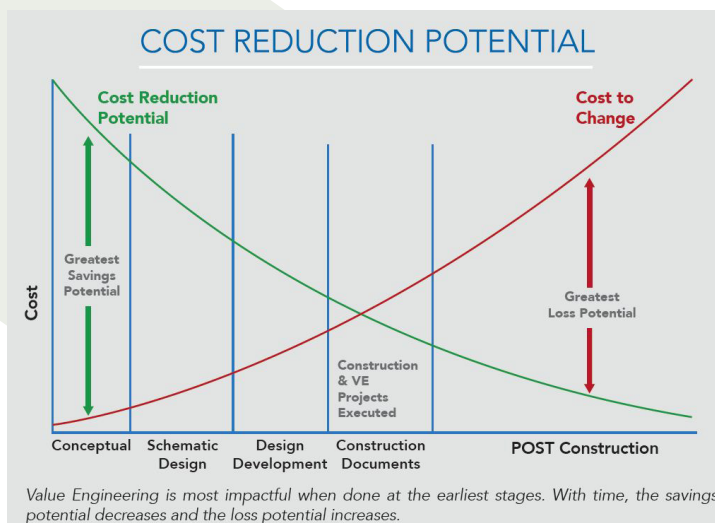
## COST ESTIMATION

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.

## VALUE ENGINEERING

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.

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.



#### **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.

### **USE OF LOCAL SUBCONTRACTORS**

MWGC has completed projects in a wide variety of locations throughout Colorado, and we strive to support the local community throughout the construction process. We solicit local subcontractors to prequalify to bid on the project through advertisements in local papers, issue of prequalification forms at existing facilities, and by the owner's suggestions of local subcontractors.

On the Paonia Public Library, we were able to award 76% of the project to local subcontractors while maintaining the overall project budget. While developing the project's guaranteed maximum price, we scheduled a day for local subcontractors to come to the project site and meet with an estimator, check out drawings for bidding purposes, and ask any questions. The day of the meeting was advertised through the Library District. Local subcontractor participation was overwhelming.

MWGC will advertise for prequalification of local subcontractors of major project components that the team deems in the best interest of the addition and renovations. All areas of the project chosen to remain open to the bidding process will be advertised in the local papers, the Daily Journal, and REED construction data to capture as much subcontractor pricing as possible. Bids are received, references are checked on the apparent low bids, and a recommendation of award (per division) will be given to the Town of Frisco and O'Bryan Partnership for approval. Preference will be given to local subcontractors per Frisco's request.

### **HIGH ELEVATION EXPERIENCE**

MWGC is well versed in handling projects at high elevations where weather is often an issue. Over the past 5 years, we have completed work on 13 high altitude projects.

Although adverse weather may affect the schedule and processes, we have worked in the mountains since our incorporation in 1984 and have techniques in place to be able to work year-round.

We have employees who's sole responsibility at times in the winter will be snow removal. We will keep the walkways clear and safe for all crew on-site. MWGC has ground heaters that we use regularly on our high altitude projects. These keep the ground somewhat soft and allows for foundations and concrete to be poured safely.

- **Vail Fire Station Addition & Renovation:** This project consisted of the renovation of the original 6,032-sf Fire Station while also adding 2,060-sf of usable space. A standby generator was also incorporated into the building. The building renovation had to be sequenced carefully to keep the firemen and their equipment active and housed appropriately throughout the Project. All utilities were upgraded and a new storm water drainage system was installed. The 8,092-sf mixed-use space included duty quarters, an apparatus bay for housing two fire trucks, clean room, work room, storage rooms, mechanical/boiler room, generator room, IT room, offices, conference room, gymnasium, the addition of a fire pole, two exterior trash enclosures, as well as two Employee Housing Units (EHUs.) A new driveway was installed; incorporating glycol snow melt and new access and parking were added in the rear
- **Frisco Public Works Office Expansion:** MWGC recently completed this project which adds a 2,400 square foot addition on to the original building. MWGC started work in June of 2018 and completed the project at the end of December 2018. Adhering to the schedule was critical with the winter months approaching. Two employee housing units were also included in the expansion. The addition of the employee housing units was crucial in getting this project the green light from the city.



## QUALITY CONTROL

We do not believe that delivering a quality product and maintaining a tight schedule and budget are mutually exclusive. MWGC's reputation for high quality work is based on our firm's experience and construction expertise combined with our employees' detailed knowledge of the contract documents. The project superintendent, project engineer, and project manager will continually monitor the Frisco Police Department Remodel to ensure that the correct materials are being used in accordance with the reviewed and approved submittals. They will ensure that superior quality craftsmanship is maintained and that the requirements of the contract documents are met. Materials will be tested to ensure the proper performance is achieved.

Our Quality Control Program is designed to provide supervision, inspection, and testing of all items of work, including that of suppliers and subcontractors, to ensure compliance with applicable specifications and drawings. Compliance applies to all furnished equipment, materials, workmanship, construction, finish, functional performance and identification.

Our Quality Control Procedures express our method of subcontractor coordination, project management and quality control to ensure:

- The process of qualifying subcontractors optimizes cost, quality and safety.
- Subcontract schedules are integrated into the project's master schedule to allow work to be performed in a productive and cost-effective manner.
- Legally binding subcontracts clearly define the scope of work, terms/conditions, and milestone dates.
- Coordination of subcontracts between various crafts enhances communication and cooperation.
- Subcontract progress is verified and accurate, and payments (less retention) are made in a timely fashion.

- Standards of safety, quality, and performance are met.
- Subcontract costs are committed when the subcontract is written, providing early cost control.
- A schedule of values is developed for invoicing.

## **PROJECT STAGING AND CONSTRUCTION MANAGEMENT**

When a jobsite's staging area is limited, we must be strategic about the delivery and storage of materials. A just-in-time approach is especially key on fast-tracked projects. MWGC carefully coordinates deliveries, strategically storing and stacking materials with an eye toward safety to reduce any potential delay.

If we do need to store materials, they are stored in a secured area in various ways depending on the nature of the material and its size, value, sensitivity to weather, etc. Long lead time equipment may be delivered to a local insured warehouse, staged for immediate delivery, and pulled by workforce progress. On projects with restricted areas for unloading and staging, phased site usage plans will be developed to efficiently manage on-site material handling.

## **SAFETY AND SECURITY PRACTICES**

It takes a team effort to complete projects safely—and we pride ourselves on maintaining a safe environment and healthy atmosphere for everyone who steps onto our jobsite. Employees, subcontractors, design team members, and visitors are assured a risk-free experience. This is just one way our firm has earned the trust of an entire industry, and it's an important key to our success.

MWGC has considerable experience managing logistically challenging projects—and we're well versed in our ability to perform work in occupied facilities 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, the building's occupants, and O'Bryan Partnership. We will create a schedule with Frisco, efficiently moving people as necessary to avoid interruption of their business, while allowing the Town of Frisco to occupy and use as much space as possible during construction. Issues such as noise control, odor control, indoor pollutants, etc., will be identified on a case-by-case basis. The schedule will be outlined weekly and daily as needed.

We will work with the Town of Frisco to determine how to best separate the construction areas from the building's occupants and still allow the adjacent space to function to its maximum possible extent. This includes ideas and planning implemented to protect existing mechanical and plumbing systems while allowing them to service and function properly in other occupied spaces within the building. Temporary separation walls will be constructed surrounding the space, and their function helps determine what design and materials are used to build them. Whether intended to contain dust or noise, or to create a safety separation barrier, we will provide you with a system that fulfills all your needs.

Access to these spaces is another challenge to overcome and, again, our focus is on safety and the impact to daily operations. Paths of travel will be clearly marked and separated to ensure the safety of the building's occupants and to allow for efficient access for our subcontractors. Communication is the key on every project, but it's even more important when working with and around the public. MWGC will work hand-in-hand with Frisco, both in pre-construction planning and throughout the project duration, to understand your specific needs prior to construction beginning and as the project progresses. This allows for safe and timely completion with minimal impact—leading to a very satisfied client.

In recognition to our company's safety procedures, MW GOLDEN CONSTRUCTORS was just awarded the 2021 Excellence in Safety award by the American Subcontractor's Association. This award is given to the General Contractor who shows the best safety performance from the previous year.

## 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 Relevant Projects

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

South Platte Crossing Renovation Phase 1  
*Renovations to 40,000 sq-ft of office space*  
Anticipated Completion 03/30/2022  
\$4,187,390

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

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

Stephen C. West Ice Arena Addition & Renovations  
*2,500 sq-ft addition to ice arena in Breckenridge*  
Completion 11/22/2019  
\$1,951,950



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

### Reference

Jeff Goble  
Frisco Public Works  
(970) 668-9151





## 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 Relevant Projects

Block 11 Employee Housing  
*Ground Up Multi-Family Apartments in Breckenridge*  
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Stephen C. West Ice Arena Addition & Renovations  
*2,500 sq-ft addition to ice arena in Breckenridge*  
Completion 11/22/2019  
\$1,951,950



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

23 Years

### Reference

Andy Worline  
Town of Snowmass Village  
(970) 922-2245



## MWGC Team

Kevin keeps a watchful eye on his projects and interjects constructability suggestions when needed. He is involved during the pre-construction scheduling of the project and will become deeply involved once construction begins; managing subcontract administration, project-related correspondence, billing, schedule, budget, and quality. He also supervises the Project Engineer to ensure submittals are reviewed on a timely basis in house and by the project's architects and engineers. Kevin's experience and knowledge of the construction industry and processes greatly improves the project's propensity for success.

### Past Projects Completed With MWGC

Community College of Aurora Security Upgrades  
*Interior and exterior camera and cabling upgrades*  
Anticipated Completion 01/20/2022  
\$1,335,210

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

Centurylink Decommissioning  
*Decommissioning of two floors of Denver high-rise*  
Completion 09/26/2021  
\$1,231,772

405 South Platte River Drive Renovation  
*Interior & Exterior remodel of 30,000 sq-ft office building*  
Completion 02/25/2020  
\$2,576,574

Jefferson County School District Locks Replacement  
*Replaced locks in doors on over 35 schools*  
Completion 08/04/2018  
\$711,093



Kevin Harned  
Project Manager

### Education

B.S. Construction Management  
Colorado State University

### Certifications

Associate Constructor - AIC  
OSHA 10 Hour Certification  
Trench Training

### Industry Experience

10 Years

### Reference

Suzy Barr  
Genesee Foundation  
(303) 526-0284



## 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 Relevant Projects

South Platte Crossing Renovation Phase 1  
*Renovations to 40,000 sq-ft of office space*  
Anticipated Completion 03/30/2022  
\$4,187,390

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

9 Years

### Commercial Superintendent Experience

8 Years

### Reference

Cyndi Stringham  
Adams County  
(720) 523-6305

## MWGC Team

Sean Allen is a Project Engineer at MW GOLDEN CONSTRUCTORS. His primary responsibility is to produce complete and accurate submittals and schedules for multiple projects. Sean also provides effective support to project field management and assists with site documentation.

He keeps communication lines open by facilitating subcontractor and supplier coordination, working with the Project Manager, Project Superintendent, and distributing information to affiliated team members. Sean has also become an asset during pre-construction, working with MWGC's Estimators and the subcontractor industry quantifying materials and obtaining accurate pricing.

### Recent Relevant Projects

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

RFTA GMF Expansion Phase 2  
*6,775 sq-ft addition & renovation to maintenance facility*  
Anticipated Completion 04/27/2022  
\$8,381,019

Centurylink Decommissioning  
*Decommissioning of two floors of Denver high-rise*  
Completion 09/26/2021  
\$1,231,772

Ellicott School District Life and Health Safety Improvements  
*Elementary School Addition & Renovation*  
Completion 12/04/2020  
\$2,881,633

Stephen C. West Ice Arena Addition & Renovations  
*2,500 sq-ft addition to ice arena in Breckenridge*  
Completion 11/22/2019  
\$1,951,950



Sean Allen  
Project Engineer

### Education

B.S. Construction Management  
Central Connecticut State

### Certifications

OSHA 30

### Industry Experience

5 Years

### Reference

Michael Luczak  
Hollis + Miller  
(719) 313-9729  
mluczak@HollisandMiller.com





# SIMILAR SCOPE AND SCALE PROJECTS



Project Name	<b>Block 11 Workforce Housing</b>
Owner's Rep	Todd Goulding, Goulding Development Advisors, (970) 331-1732 tgoulding@gda-co.com
Project Duration	09/20/2021 - 01/27/2023
Project Cost	\$12,107,649

## DESCRIPTION:

Block 11 will be composed of three, 3 story buildings with 9 units in each. The floor area of each building will have 5,665 square-feet of residential and 1,228 square-feet of common space. All apartments will have one bedroom. The Town of Breckenridge is the owner.



Project Name	<b>Children's Garden of Learning</b>
Owner	John King, Town of Vail (970) 479-2100 jking@vailgov.com
Project Duration	06/02/2021 - 10/20/2021
Project Cost	\$1,636,628

## DESCRIPTION:

The project consisted of site and utility work to prepare an existing site to receive five modular buildings that are connected to form one building. We wrapped the five modular buildings with architectural wood siding and added architectural roof elements.



Project Name	<b>Hartsel Ambulance Station</b>
Owner	Paul Mattson, South Park Ambulance District (719) 836-2055 chief@southparkambulance.com
Project Duration	10/06/2020 - 12/16/2021
Project Cost	\$2,248,453

## DESCRIPTION:

Ground up 4,345 square-foot single story ambulance station. Three main functions for the ambulance station went into the design: a clinic space, living space, and an apparatus bay.

# SIMILAR SCOPE AND SCALE PROJECTS CONTINUED



Project Name	<b>RFTA GMF Expansion</b>
Owner	Ben Ludlow, Roaring Fork Transportation Authority, (970) 384-4858 bludlow@rfta.com
Project Duration	11/18/2020 - 06/10/2022
Project Cost	\$8,381,019

## DESCRIPTION:

The expansion calls for a 6,775 square-foot addition to the existing occupied maintenance facility. Two additional maintenance bays will also be added to the existing building. MWGC is also administering renovations to the existing 11,098 square-foot building.



Project Name	<b>South Platte Crossing Renovation</b>
Owner	Cyndi Stringham, Adams County (720) 523-6305 cstringham@adco.gov
Project Duration	02/25/2021 - 06/30/2022
Project Cost	\$4,187,390

## DESCRIPTION:

Renovations are taking place in the basement, first floor and second floor and encompass a total area of 36,000 square-feet. Adams County recently added a 2nd phase to the project that will have us renovating 2 additional floors to the building.



Project Name	<b>Stephen C West Ice Arena Addition</b>
Owner	Chris McGinnis, Town of Breckenridge (970) 453-3183 chrism@townofbreckenridge.com
Project Duration	04/01/2019 - 11/22/2019
Project Cost	\$1,941,127

## DESCRIPTION:

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).



# SIMILAR SCOPE AND SCALE PROJECTS CONTINUED



Project Name	<b>405 S. Platte River Dr Renovation</b>
Owner	Kelly Turner, City and County of Denver (720) 865-8718 kelly.turner@denvergov.org
Project Duration	12/04/2018 - 05/17/2019
Project Cost	\$2,576,574

## DESCRIPTION:

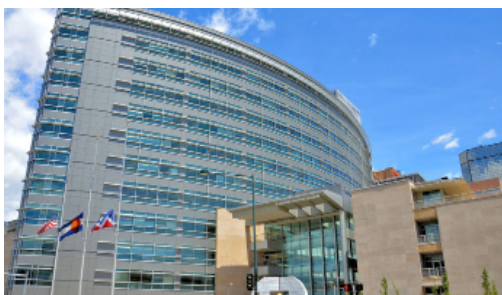
Renovation of the 25,980 square-foot satellite office for Denver Human Services building (405 S. Platte River Drive). Interior renovations were administered to all three floors of the building. The exterior site work includes new concrete steps and ramp as well as paving for ADA compliance.



Project Name	<b>Public Works Expansion</b>
Owner	Jeff Goble, Town of Frisco (970) 668-9151 jeffg@townoffrisco.com
Project Duration	12/04/2018 - 05/17/2019
Project Cost	\$1,710,615

## DESCRIPTION:

The 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.



Project Name	<b>Webb 8th &amp; 9th Floor Remodel</b>
Owner	Chelsea Hahn, City and County of Denver (720) 865-3189 chelsea.hahn@denvergov.org
Project Duration	12/03/2018 - 03/06/2019
Project Cost	\$387,290

## DESCRIPTION:

Included in the scope of work was new wall layout, doors and frames, lighting, HVAC design, sprinkler head relocation, flooring, wallpaper removal, signage, and paint. An existing work room was converted into a smaller work/printer room.