

REQUEST FOR PROPOSALS

# GJHA MULTI-FAMILY APARTMENT BUILDING

PHASE 1

NOVEMBER 2, 2023

**SOLVE.  
BUILD.  
DELIVER.**



**ALLIANCE**  
CONSTRUCTION SOLUTIONS

*Grand Junction, Colorado*

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**A**

**COVER LETTER**

We are the Affordable Housing

**CHOICE**



November 2, 2023

Attn: Grand Junction Housing Authority

**RE: Construction Manager/ General Contractor (CM/GC)  
Services for New GJHA Multi-Family Apartments Building -  
Phase 1 RFP-5292-23-DH**

Dear Duane Hoff Jr., Dolly Daniels,  
& Selection Committee Team,

We appreciate your aspiration for a qualified, transparent, and innovative team that not only brings your specific design vision to life but also contributes to the enhancement of the Grand Junction community. At Alliance Construction Solutions, we deeply understand and share this desire.

Why Alliance?

- ▶ **We have the experience.** Alliance has extensive experience in new build, infrastructure, and affordable housing construction projects. **We work as a team** to coordinate design and eliminate change orders.
- ▶ **We have the right team.** Our team is made of **builders** who are passionate about construction. **We believe in genuine partnerships with our clients** and design team.
- ▶ **We know the product .** We'll team with the **right** subcontractors and **eliminate** risk.
- ▶ **We are budget conscious.** We will ensure your budgets are met and will be efficient stewards of public funds. **We will provide value enhancement opportunities** when needed.
- ▶ **We eliminate risk.** Our preconstruction process, from constructability analysis to scheduling and cost estimating, involves a comprehensive review of all project details to ensure **your project is delivered with the greatest value possible.**

In this proposal, I, Brian Weinmaster will lead our team in fulfilling the requirements of this RFP, including sharing **our expertise in affordable housing** through the LIHTC program. We look forward to **partnering** with you and helping you **achieve your vision.**

Sincerely,

Brian Weinmaster  
President & CEO  
307.214.3612  
bfweinmaster@allianceconstruction.com

We are  
**PASSIONATE**

We are  
**PARTNERS**

We are  
**GENUINE**

We are  
**BUILDERS**

The Rose on Colfax

**B**

**QUALIFICATIONS/  
EXPERIENCE/  
CREDENTIALS**

Our resumes are **UNMATCHED**

Modera LoHi Apartments



## ➤ **ACKNOWLEDGMENT TO SECTION 4.3**

Alliance Construction Solutions acknowledges and accepts the details and requirements outlined in Section 4.3, "Scope of Service," within this document.



## **> INTRODUCTION**

Alliance Construction Solutions (Alliance) has **successfully served the Colorado and Wyoming construction markets for 41 years** (founded February 9, 1982). Our name reflects our company philosophy- we form alliances with our clients and vendors to provide solutions necessary to successfully execute challenging construction projects, **but at our heart we are passionate about building**. We are a value-added firm, and value long-term client relationships and are engaged during the program/conceptual process to provide estimating services to those clients.

Alliance has significant experience in new build and affordable housing construction projects. Recent project examples include Immaculata Plaza, The Rose on Colfax, Liberty View Apartments, and RidgeGate Affordable Housing. We are experts in “constructability” VE and often win projects because of our outside the box approach to reducing construction costs while maintaining quality, particularly for LIHTC projects. **We also know that our success is dependent on the success of our business partners, and we value our long term sub-contractor and vendor relationships.**

*Our purpose is to be a trusted ally in the construction process by providing practical solutions.*

### **CONTACT**

Brian Weinmaster  
President & CEO  
(303) 813-0035 ext. 715  
(307) 214-3612 cell  
bfweinmaster@allianceconstruction.com

### **LOCAL OFFICE**

7535 Hilltop Circle  
Denver, CO 80221

### **YEARS OF OPERATION**

41



# RELATED AFFORDABLE EXPERIENCE



*Veterans Renaissance Apartments*

## AFFORDABLE HOUSING PARTNERS

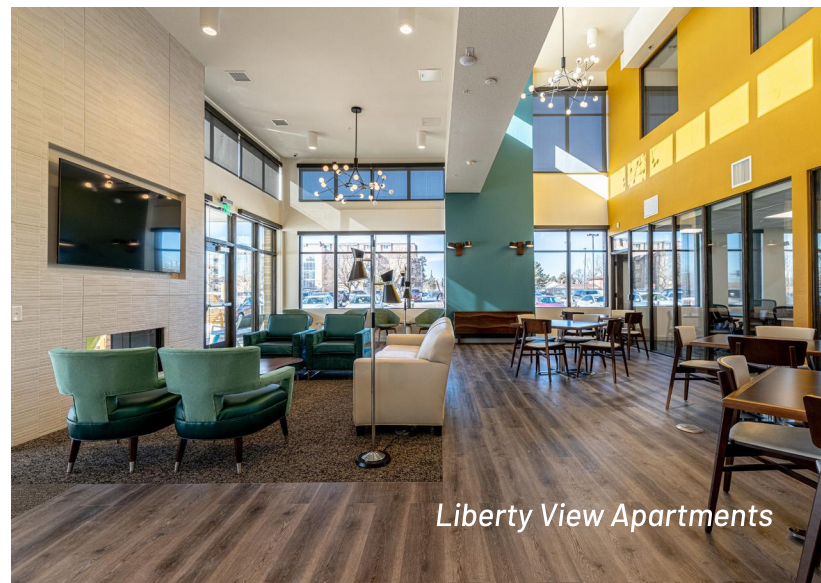
For over three decades, Alliance has worked alongside many affordable housing providers, both public and private, to provide quality housing units to those in need. Some providers include:

- ▶ Mercy Housing
- ▶ Brighton Housing Authority
- ▶ Aurora Housing Authority
- ▶ Catholic Charities (Archdiocesan Housing)
- ▶ Colorado Coalition for the Homeless
- ▶ Medici Construction Management, Inc.
- ▶ Mile High Ministries
- ▶ Koelbel & Company
- ▶ BlueLine Development, Inc.
- ▶ Mile High Development
- ▶ Jefferson County Housing Authority
- ▶ St. Francis Center
- ▶ Community Resources and Housing Development Corp.
- ▶ The Morrison Group
- ▶ Rocky Mountain HDC
- ▶ American Retirement Corporation
- ▶ Alternative Living Services
- ▶ The Academy Development Group
- ▶ Funding Partners for Housing Solutions

## LIHTC EXPERIENCE

Alliance has been very active in the Low Income Housing Tax Credit market. We have been awarded or completed 15 projects over the last 5 years that included Tax Credit financing. These include:

- ▶ Habitat for Humanity at Clara Brown Commons Townhomes
- ▶ Fitzsimons Gateway Affordable
- ▶ Montbello FreshLo The Hub
- ▶ The Rose on Colfax
- ▶ Immaculata Plaza
- ▶ Stout 24 Rowhomes
- ▶ Liberty View Apartments
- ▶ Clara Brown Commons Apartments
- ▶ Ridgegate Affordable Housing
- ▶ Kappa Tower II
- ▶ Veterans Renaissance Apartments
- ▶ Sheridan Station Apartments
- ▶ St Francis Apartments at Cathedral Square
- ▶ SP Crossing
- ▶ Ridgegate Senior Housing



*Liberty View Apartments*

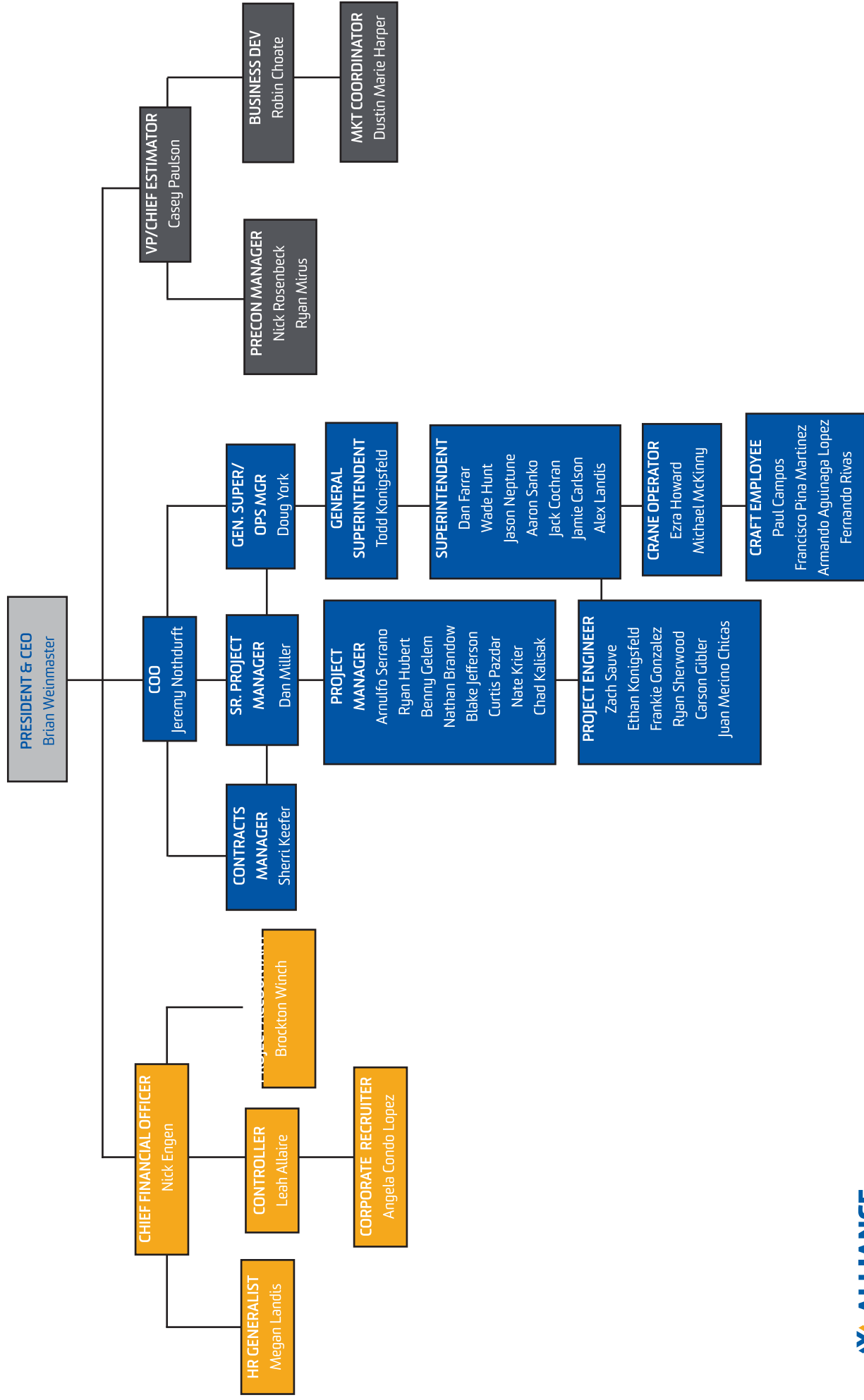


**QUALIFICATIONS/ EXPERIENCE/  
CREDENTIALS**



GRAND JUNCTION  
HOUSING AUTHORITY

**ALLIANCE CONSTRUCTION SOLUTIONS  
ORGANIZATION CHART**



## CITY OF Grand Junction COLORADO



GRAND JUNCTION  
HOUSING AUTHORITY



Alliance Construction Solutions has a **proven track record of assembling the correct team**, as demonstrated by their recent completion of the affordable housing project, The Rose on Colfax

This experience highlights our ability to bring collaborative team members to work cohesively towards a shared goal.

This synergy will be leveraged for the success of the GJHA Multifamily project, **ensuring efficient project execution and high-quality results.**



**Brian Weinmaster**

President & CEO  
| As needed 10 %



**Ryan Hubert**

Project Manager  
| Full Time 100 %



**Sherri Keefer**

Contracts Manager  
| As Needed 20 %

### PRECONSTRUCTION



**Ryan Mirus**

Preconstruction Manager  
| As Needed 50%



**Casey Paulson**

Vice President & Chief  
Estimator | As Needed 25%



**Robin Choate**

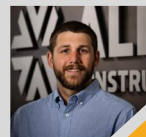
Community Outreach  
Liaison/ Section 3  
Coordinator | As Needed 20%

### CONSTRUCTION



**Todd Konigsfeld**

General Superintendent  
| As Needed 20%



**Alex Landis**

Superintendent  
| Full Time 100%

### TEAM AVAILABILITY

Alliance guarantees that the designated staff will be present and actively engaged in the project, ensuring effective responsiveness to the contracted project.



## BRIAN WEINMASTER

LEED AP | President & Chief Executive Officer

Brian has over 29 years of experience within the construction industry. He will ensure your project goals are met and you receive the best product possible.

### EDUCATION

- ▶ Embry-Riddle Aeronautical University  
*B.S. Professional Aeronautic*

### YEARS OF EXPERIENCE

- ▶ 29

### CONTINUING EDUCATION

- ▶ OSHA 500 Hour Construction Safety & Health training course
- ▶ CU Leeds School of Business 50 for Colorado
- ▶ ASHE Infection Control Training
- ▶ FMI Executive Leadership Institute
- ▶ Gates Concrete Forum Training

### AFFILIATIONS

- ▶ Associated Builders & Contractors
- ▶ Cheyenne Leads
- ▶ Board Member, Boy Scouts of America, Longs Peak Council
- ▶ Housing Colorado

Brian is responsible for the overall success of the project. Brian's role is to guide the team through goal setting, coaching, oversight and course correction. His experience in CM/GC, Design/Build, assisted living and complex projects serve as a cornerstone for the team. Brian is a hands-on executive from preconstruction to construction and project closeout.

### PROJECT EXPERIENCE

- ▶ **38th & Tennyson**  
Multi-Family Housing  
Denver, CO | **\$13.8 M**
- ▶ **Fitzsimons Gateway Affordable**  
Affordable Housing  
Denver, CO | **\$56.6 M**
- ▶ **Montbello FreshLo the Hub**  
Affordable Housing  
Denver, CO | **\$34 M**
- ▶ **Immaculata Plaza**  
Affordable Housing  
Greeley, CO | **\$6.8 M**
- ▶ **Liberty View Apartments**  
Affordable Housing  
Aurora, CO | **\$14.1 M**
- ▶ **Clara Brown Commons**  
Affordable Housing  
Denver, CO | **\$17.8 M**
- ▶ **The Rose on Colfax**  
Affordable Housing  
Denver, CO | **\$23.3 M**
- ▶ **Stanley House Apartments**  
Multi-Family Housing  
Aurora, CO | **\$30.7 M**
- ▶ **Ridgeway Affordable**  
Affordable Housing  
Lone Tree, CO | **\$15 M**
- ▶ **Renaissance Veterans Apartments**  
Affordable Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Sheridan Station Apartments**  
Affordable Housing  
Denver, CO | **\$29 M**
- ▶ **Kappa Tower II**  
Affordable Senior Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Highline Village Townhomes**  
Multifamily Housing  
Aurora, CO | **\$5.5 M**
- ▶ **Portola Lofts**  
Housing Addition/TI  
Centennial, CO | **\$4.1 M**
- ▶ **Sol Naciente Farm Worker Housing**  
Affordable Housing  
Denver, CO | **\$8.6 M**
- ▶ **Cornerstone Residences at the St. Francis Center**  
Affordable Housing  
Denver, CO | **\$10.5 M**
- ▶ **Renaissance at North Colorado Station**  
Affordable Housing  
Denver, CO | **\$15.6 M**
- ▶ **Renaissance Uptown Lofts**  
Affordable Housing  
Denver, CO | **\$12.2 M**
- ▶ **Stout24 Rowhomes**  
Affordable Housing  
Denver, CO | **\$3.5 M**
- ▶ **Hidden Lake Homes**  
Affordable Senior Living  
Westminster, CO | **\$12.8 M**
- ▶ **St. Francis Apartments at Cathedral Square**  
Affordable Housing  
Denver, CO | **\$8.5 M**
- ▶ **The Northern Hotel**  
Affordable Senior Housing  
Fort Collins, CO | **\$6.7 M**



# RYAN HUBERT

Project Manager

Ryan has over 12 years of project management experience. He will provide a seamless transition from preconstruction to construction.

## EDUCATION

- ▶ Wentworth Institute of Technology  
B.S. Civil Engineering

## YEARS OF EXPERIENCE

- ▶ 12

## CONTINUING EDUCATION

- ▶ OSHA 30
- ▶ Stormwater Compliance Training
- ▶ CPR/First Aid Certified
- ▶ MEP Print Reading

Ryan has the overall responsibility for the on-time and on-budget completion of the project. He will lead the team and direct the day-to-day administration of the project. Ryan will coordinate with the architectural and ownership team during pre-construction to assist with permitting, establishing milestone estimates and overall project schedules. He will oversee the seamless transition from pre-construction to construction and ultimate building commissioning. Ryan negotiates and administers all subcontracts, purchase orders and buyout functions.

## PROJECT EXPERIENCE

- ▶ **Fitzsimons Gateway Affordable**  
Housing  
Denver, CO | **\$56.6 M**
- ▶ **Clara Brown Commons**  
Affordable Housing  
Denver, CO | **\$17.8 M**
- ▶ **Immaculata Plaza**  
Affordable Housing  
Greeley, CO | **\$6.8 M**
- ▶ **The Rose on Colfax**  
Affordable Housing  
Denver, CO | **\$23.3 M**
- ▶ **Stanley House Apartments**  
Multi-Family Housing  
Aurora, CO | **\$30.7 M**
- ▶ **Fort Sedgewick COU3901**  
Commercial Tower  
Fort Sedgewick, CO | **\$183,350 K**
- ▶ **Mountain Top NJ 282671**  
Commercial Tower  
NJ | **\$194,250 K**
- ▶ **DMH-KTVA AK-5210**  
Commercial Tower  
CO | **\$437,340 K**
- ▶ **Dam Neck Radar Tower**  
Commercial Tower  
Virginia Beach, VA | **\$1.4 M**
- ▶ **Vineyard Haven MA ASR-1006321**  
Commercial Tower  
Martha's Vinyard, MA | **\$256,309 K**
- ▶ **Voodoo Tower**  
Commercial Tower  
Kawaii, HI | **\$750,000 K**
- ▶ **BOS Bolton 2 MA 415907**  
Commercial Tower  
Bolton, MA | **\$177,543 K**
- ▶ **Vertical Bridge National Maintenance 2020**  
Commercial Tower  
CO | **\$1.25 M**



## SHERRI KEEFER

Contracts Manager

Sherri has over 25 years of experience in the construction industry. She is consistently on time and ahead of schedule with contract issuance and contract review, including performance & payment bonds/insurance.

### EDUCATION

- ▶ Parks Junior College  
Word Processing & Business

### YEARS OF EXPERIENCE

- ▶ 25

### CONTINUING EDUCATION

- ▶ Timberline/Sage Training
- ▶ Associated Builders & Contractors(ABC)
- ▶ Procore Certification
- ▶ First Aid & CPR

It is Sherri's responsibility to assist project management and field operations by producing and managing all contracts, change orders, meeting minutes and close-out documents. In addition, the project coordinator is involved in preparation of billings, processing of submittals, and assisting the project manager, superintendent and project engineers in project administration.

### PROJECT EXPERIENCE

- ▶ **38th & Tennyson**  
Multi-Family Housing  
Denver, CO | **\$13.8 M**
- ▶ **Fitzsimons Gateway Affordable**  
Affordable Housing  
Denver, CO | **\$56.6 M**
- ▶ **Montbello FreshLo the Hub**  
Affordable Housing  
Denver, CO | **\$34 M**
- ▶ **Immaculata Plaza**  
Affordable Housing  
Greeley, CO | **\$6.8 M**
- ▶ **Liberty View Apartments**  
Affordable Housing  
Aurora, CO | **\$14.1 M**
- ▶ **Clara Brown Commons**  
Affordable Housing  
Denver, CO | **\$17.8 M**
- ▶ **Habitat for Humanity Clara Brown Commons Townhomes**  
Housing  
Denver, CO | **\$6.5 M**
- ▶ **The Rose on Colfax**  
Affordable Housing  
Denver, CO | **\$23.3 M**
- ▶ **Stanley House Apartments**  
Multi-Family Housing  
Aurora, CO | **\$30.7 M**
- ▶ **Ridgegate Affordable**  
Affordable Housing  
Lone Tree, CO | **\$15 M**
- ▶ **Renaissance Veterans Apartments**  
Affordable Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Sheridan Station Apartments**  
Affordable Housing  
Denver, CO | **\$29 M**
- ▶ **Kappa Tower II**  
Affordable Senior Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Highline Village Townhomes**  
Multi-Family Housing  
Aurora, CO | **\$5.5 M**
- ▶ **Portola Lofts**  
Housing Addition/TI  
Centennial, CO | **\$4.1 M**
- ▶ **Sol Naciente Farm Worker Housing**  
Affordable Housing  
Denver, CO | **\$8.6 M**
- ▶ **Cornerstone Residences at the St. Francis Center**  
Affordable Housing  
Denver, CO | **\$10.5 M**
- ▶ **Renaissance at North Colorado Station**  
Affordable Housing  
Denver, CO | **\$15.6 M**
- ▶ **Renaissance Uptown Lofts**  
Affordable Housing  
Denver, CO | **\$12.2 M**
- ▶ **Stout24 Rowhomes**  
Affordable Housing  
Denver, CO | **\$3.5 M**
- ▶ **Hidden Lake Homes**  
Affordable Senior Living  
Westminster, CO | **\$12.8 M**
- ▶ **St. Francis Apartments at Cathedral Square**  
Affordable Housing  
Denver, CO | **\$8.5 M**



## RYAN MIRUS

### Preconstruction Manager

Ryan has over 21 years of experience in the construction industry. He will provide accurate, competitive pricing and a seamless transition from preconstruction to construction.

### EDUCATION

- ▶ Redstone College  
A.A.S. Construction  
Management

### YEARS OF EXPERIENCE

- ▶ 21

### CONTINUING EDUCATION

- ▶ OSHA 30 Hour Construction Safety & Health Certification
- ▶ First Aid & CPR
- ▶ Fork Lift Operator Certification
- ▶ Post Tension Institute
- ▶ Silica Policies / Awareness
- ▶ Qualified Rigger & Signal Person
- ▶ Total Robotic Training Station
- ▶ Conexpo Con/ Agg Training

As a preconstruction manager, Ryan works with the estimating team to provide estimates and secure project backlog. He leads the preconstruction efforts as a preconstruction manager and facilitates a seamless transition from preconstruction to construction where he serves as a senior project manager. He reports to the Vice President / Chief Estimator.

### PROJECT EXPERIENCE

- ▶ **Arapahoe County 911 Call Center Renovation**  
Commercial | Renovation  
Denver, CO | **\$1.4 M**
- ▶ **Immaculata Plaza**  
Affordable Housing  
Greeley, CO | **\$6.8 M**
- ▶ **Stanley House Apartments**  
Multi-Family Housing  
Aurora, CO | **\$31 M**
- ▶ **Sheridan Station Apartments**  
Affordable Housing  
Denver, CO | **\$29 M**
- ▶ **Portola Lofts**  
Housing Addition/TI  
Centennial, CO | **\$4.1 M**
- ▶ **Modera West Wash Park Apartments**  
Housing | Infinity  
Denver, CO | **\$60 M**
- ▶ **Park 17 Apartments**  
Housing | Prescient  
Denver, CO | **\$42 M**
- ▶ **Griffis Cherry Creek North Apartments (formerly Alexan Cherry Creek Apartments)**  
Housing | Prescient  
Denver, CO | **\$45 M**
- ▶ **Radius Uptown Apartments (formerly Alexan Uptown)**  
Housing | Prescient  
Denver, CO | **\$63 M**
- ▶ **Alara Union Station Apartments**  
Housing  
Denver, CO | **\$50 M**
- ▶ **Park Regency**  
Assisted Living  
Thornton, CO | **\$8.5 M**
- ▶ **Residence Inn Marriott Hospitality**  
Denver, CO | **\$8.9 M**



# CASEY PAULSON

**Vice President/Chief Estimator**

Casey has over 21 years of experience estimating projects of all sizes, scope, and complexities. He will provide constructability analysis and value engineering to ensure you get the best program possible.

## EDUCATION

- ▶ South Dakota State University  
B.S. Civil Engineering

## YEARS OF EXPERIENCE

- ▶ 21

## CONTINUING EDUCATION

- ▶ OSHA 30 Hour Construction Safety & Health Training Course
- ▶ OSHA 10 Hour Construction Safety & Health Training Course
- ▶ Design/Build Institute of America (DBIA)
- ▶ Associated Builders & Contractors (ABC)
- ▶ National Construction Solutions Group (NCSG) Estimating Forum
- ▶ Conexpo Con/ Agg Training

As Chief Estimator, Casey leads the preconstruction/estimating team with preconstruction services, feasibility analysis, estimating, design development, value engineering and life cycle costing on a wide variety of projects. Responsibilities also include computer technology and enhancement.

## PROJECT EXPERIENCE

- ▶ **38th & Tennyson**  
Multi-Family Housing  
Denver, CO | **\$13.8 M**
- ▶ **Fitzsimons Gateway Affordable**  
Affordable Housing  
Denver, CO | **\$56.6 M**
- ▶ **Montbello FreshLo the Hub**  
Affordable Housing  
Denver, CO | **\$34 M**
- ▶ **Immaculata Plaza**  
Affordable Housing  
Greeley, CO | **\$6.8 M**
- ▶ **Liberty View Apartments**  
Affordable Housing  
Aurora, CO | **\$14.1 M**
- ▶ **Clara Brown Commons**  
Affordable Housing  
Denver, CO | **\$17.8 M**
- ▶ **Habitat for Humanity Clara Brown Commons Townhomes**  
Housing  
Denver, CO | **\$6.5 M**
- ▶ **The Rose on Colfax**  
Affordable Housing  
Denver, CO | **\$23.3 M**
- ▶ **Stanley House Apartments**  
Multi-Family Housing  
Aurora, CO | **\$30.7 M**
- ▶ **Ridgegate Affordable**  
Affordable Housing  
Lone Tree, CO | **\$15 M**
- ▶ **Renaissance Veterans Apartments**  
Affordable Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Sheridan Station Apartments**  
Affordable Housing  
Denver, CO | **\$29 M**
- ▶ **Kappa Tower II**  
Affordable Senior Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Highline Village Townhomes**  
Multi-Family Housing  
Aurora, CO | **\$5.5 M**
- ▶ **Portola Lofts**  
Housing Addition/TI  
Centennial, CO | **\$4.1 M**
- ▶ **Sol Naciente Farm Worker Housing**  
Affordable Housing  
Denver, CO | **\$8.6 M**
- ▶ **Cornerstone Residences at the St. Francis Center**  
Affordable Housing  
Denver, CO | **\$10.5 M**
- ▶ **Renaissance at North Colorado Station**  
Affordable Housing  
Denver, CO | **\$15.6 M**
- ▶ **Renaissance Uptown Lofts**  
Affordable Housing  
Denver, CO | **\$12.2 M**
- ▶ **Stout24 Rowhomes**  
Affordable Housing  
Denver, CO | **\$3.5 M**
- ▶ **Hidden Lake Homes**  
Affordable Senior Living  
Westminster, CO  
| **\$12.8 M**
- ▶ **St. Francis Apartments at Cathedral Square**  
Affordable Housing  
Denver, CO | **\$8.5 M**



## ROBIN CHOATE

Business Development/Community Outreach Liaison

Robin has over 21 years of experience in the construction industry. She will help develop and manage strategic partnerships to grow the business.

### EDUCATION

- ▶ Lamar University

### YEARS OF EXPERIENCE

- ▶ 22

### CONTINUING EDUCATION

- ▶ FMI Professional Development Training Market & Selling Strategies
- ▶ FMI Professional Development Training Construction Selling Skills
- ▶ Housing Colorado Now Committee Co-Chair
- ▶ First Aid & CPR

Robin oversees the business development, marketing and community outreach opportunities. She coordinates stakeholder and client communications, as well as gathers useful project team information to ensure press release, brochures and social media campaigns are executed as agreed. Robin has developed a network of contacts that attracts new clients and maintains the genuine partnerships of Alliance's repeat business.

### PROJECT EXPERIENCE

- ▶ **38th & Tennyson**  
Multi-Family Housing  
Denver, CO | **\$13.8 M**
- ▶ **Fitzsimons Gateway Affordable**  
Affordable Housing  
Denver, CO | **\$56.6 M**
- ▶ **Montbello FreshLo the Hub**  
Affordable Housing  
Denver, CO | **\$34 M**
- ▶ **Immaculata Plaza**  
Affordable Housing  
Greeley, CO | **\$6.8 M**
- ▶ **Liberty View Apartments**  
Affordable Housing  
Aurora, CO | **\$14.1 M**
- ▶ **Clara Brown Commons**  
Affordable Housing  
Denver, CO | **\$17.8 M**
- ▶ **Habitat for Humanity Clara Brown Commons Townhomes**  
Housing  
Denver, CO | **\$6.5 M**
- ▶ **The Rose on Colfax**  
Affordable Housing  
Denver, CO | **\$23.3 M**
- ▶ **Stanley House Apartments**  
Multi-Family Housing  
Aurora, CO | **\$30.7 M**
- ▶ **Ridgegate Affordable**  
Affordable Housing  
Lone Tree, CO | **\$15 M**
- ▶ **Renaissance Veterans Apartments**  
Affordable Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Sheridan Station Apartments**  
Affordable Housing  
Denver, CO | **\$29 M**
- ▶ **Kappa Tower II**  
Affordable Senior Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Highline Village Townhomes**  
Multi-Family Housing  
Aurora, CO | **\$5.5 M**
- ▶ **Portola Lofts**  
Housing Addition/TI  
Centennial, CO | **\$4.1 M**
- ▶ **Sol Naciente Farm Worker Housing**  
Affordable Housing  
Denver, CO | **\$8.6 M**
- ▶ **Cornerstone Residences at the St. Francis Center**  
Affordable Housing  
Denver, CO | **\$10.5 M**
- ▶ **Renaissance at North Colorado Station**  
Affordable Housing  
Denver, CO | **\$15.6 M**
- ▶ **Renaissance Uptown Lofts**  
Affordable Housing  
Denver, CO | **\$12.2 M**
- ▶ **Stout24 Rowhomes**  
Affordable Housing  
Denver, CO | **\$3.5 M**
- ▶ **Hidden Lake Homes**  
Affordable Senior Living  
Westminster, CO  
| **\$12.8 M**
- ▶ **St. Francis Apartments at Cathedral Square**  
Affordable Housing  
Denver, CO | **\$8.5 M**





## TODD KONIGSFELD

**General Superintendent**

**Todd has over 28 years of experience in the construction industry. He will ensure a safe, clean, and efficient jobsite.**

### YEARS OF EXPERIENCE

- ▶ 28

### CONTINUING EDUCATION

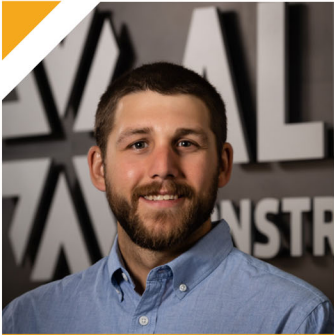
- ▶ OSHA 30 Hour Construction Safety & Health Certification
- ▶ 10 Hour OSHA Certification
- ▶ Health Care Construction Certificate - American Society of Healthcare Engineers
- ▶ Welding Certification
- ▶ 30 Hour Foreman's Class
- ▶ CPR/First Aid Certified
- ▶ PTI Certification: Level 1 Unbonded PT - Field Installation
- ▶ P6 Training
- ▶ Conexpo Con/ Agg Training

Todd is responsible for the overall direction of project and subcontractor personnel including field operations and coordination. He helps maintain the quality control program and lends support and advice to all field superintendents and foremen. Todd works with the project manager to help coordinate field personnel and the flow of work for subcontractors, suppliers and the various tradespeople on site. He is in charge of maintaining and driving the schedule on a day-to-day basis, including all project schedule functions.

Todd's responsibilities also include supervision of on-site safety personnel in the development, implementation and enforcement of site specific programs. He conducts regular inspections of the project to assure OSHA compliance as well as trains and orients all personnel in hazard recognition and pre-plans for hazard abatement.

### PROJECT EXPERIENCE

- ▶ **University Hill Hotel Boulder**  
Hospitality  
Boulder, CO | **\$41.5 M**
- ▶ **Stanley House Apartments**  
Multi-Family Housing  
Aurora, CO | **\$30.7 M**
- ▶ **Ridgegate Affordable**  
Affordable Housing  
Lone Tree, CO | **\$15 M**
- ▶ **Sheridan Station Apartments**  
Affordable Housing  
Denver, CO | **\$29 M**
- ▶ **Kappa Tower II**  
Affordable Senior Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Portola Lofts**  
Housing Addition/TI  
Centennial, CO | **\$4.1 M**
- ▶ **Source Hotel**  
Hospitality  
Denver, CO | **\$24 M**
- ▶ **Fitzsimons Hyatt House Hotel**  
Hospitality  
Aurora, CO | **\$26.7 M**
- ▶ **Dual Brand Hotel**  
Hospitality  
Denver, CO | **\$27 M**
- ▶ **Renaissance Denver Downtown City Center**  
Hospitality  
Denver, CO | **\$31.3 M**
- ▶ **Hilton Garden Inn Denver Union Station**  
Hospitality  
Denver, CO | **\$60 M**
- ▶ **Hampton Inn Remodel Denver Tech Center**  
Hospitality  
Denver, CO | **\$3.5 M**
- ▶ **Arapahoe County Sheriff's Substation**  
Commercial  
Littleton, CO | **\$3.1 M**
- ▶ **Arapahoe County Exhibit Hall / Covered Arena**  
Commercial  
Aurora, CO | **\$7 M**
- ▶ **Arapahoe County Courthouse Remodel**  
Commercial  
Littleton, CO | **\$317 K**
- ▶ **Denver Justice Center**  
Commercial  
Denver, CO | **\$11 M**



# ALEX LANDIS

**Superintendent**

**Alex has over 9 years of project management experience. He will ensure a safe, clean, and efficient jobsite.**

## EDUCATION

- ▶ Pennsylvania College of Technology  
*B.S. Applied Science Residential Design & Management*

## CONTINUING EDUCATION

- ▶ OSHA 30 Hour Construction Safety & Health Training
- ▶ CPR/First Aid Certified

## YEARS OF EXPERIENCE

- ▶ 9

Alex is responsible for the overall direction of project and subcontractor personnel, including field operations and coordination. He helps maintain the quality control program and lends support advice to all field superintendents and foremen. Alex works with the project manager to help coordinate field personnel and the flow of work for subcontractors, suppliers and the various tradespeople on site. He is in charge of maintaining and driving the schedule on a day-to-day basis, including all project schedule functions.

Alex's responsibilities also include supervision of on-site safety personnel in the development, implementation and enforcement of site specific programs. He conducts regular inspections of the project to assure OSHA compliance as well as trains and orients all personnel in hazard recognition and pre-plans for hazard abatement.

## PROJECT EXPERIENCE

- ▶ **Habitat for Humanity Clara Brown Commons Townhomes**  
Housing  
Denver, CO | **\$6.5 M**
- ▶ **Liberty View Apartments**  
Affordable Housing  
Aurora, CO | **\$14.1 M**
- ▶ **Stanley House Apartments**  
Multifamily Housing  
Aurora, CO | **\$30.7 M**
- ▶ **Portola Lofts**  
Housing Addition/TI  
Centennial, CO | **\$4.1 M**
- ▶ **Renaissance Veterans Apartments**  
Housing  
Aurora, CO | **\$12.3 M**
- ▶ **Fitzsimons Hyatt House Hotel**  
Hospitality  
Aurora, CO | **\$26.7 M**
- ▶ **Luther Acres Renovations - Phases 1, 2 & 3**  
Housing  
Lititz, PA | **\$4.9 M**
- ▶ **Mennonite Home Communities - Boyers Run Renovations**  
Housing  
Lancaster County, PA | **\$2.4 M**
- ▶ **Mennonite Home Communities - Coopers Run**  
Housing  
Lancaster County, PA | **\$1.9 M**
- ▶ **Cooper-Booth Warehouse Expansion**  
Commercial  
Mountville, PA | **\$7.1 M**

## ➤ TEAM COLLABORATIVE EXPERIENCE

### PROJECT

### ACS TEAM



**The Rose on Colfax**

- ▶ Brian Weinmaster - PIC
- ▶ Sherri Keefer - Contracts Manager
- ▶ Casey Paulson - Estimator
- ▶ Robin Choate - Community Liaison
- ▶ Ryan Hubert - Project Manager

The proposed team has worked together on several affordable housing, multi-family housing, and hospitality developments together. The combined qualifications of these members align to have the knowledge, foresight, and years of experience to successfully collaborate, communicate and execute Grand Junction’s project goals.

### HISTORY OF WORKING TOGETHER

At Alliance Construction Solutions, being a mid-size firm provides us with a unique advantage – the ability to carefully select team members who bring a wealth of expertise, relevant project experience, and unwavering availability to your project.



**Renaissance Veterans Apartments**

- ▶ Brian Weinmaster - PIC
- ▶ Sherri Keefer - Contracts Manager
- ▶ Casey Paulson - Estimator
- ▶ Robin Choate - Community Liaison
- ▶ Todd Konigsfeld - Sr. Superintendent
- ▶ Alex Landis - Superintendent

Our resumes are a testament to the successful management of numerous commercial and CM/GC projects spanning the past decade. Notably, Todd Konigsfeld and Ryan Mirus has leveraged their expertise in both preconstruction and construction management. He and his dedicated team stand ready to offer the Grand Junction Housing Authority a cohesive project approach, ensuring productivity, safety, and successful project completion.



**Habitat for Humanity - Clara Brown Commons Townhomes**

- ▶ Brian Weinmaster - PIC
- ▶ Sherri Keefer - Contracts Manager
- ▶ Casey Paulson - Estimator
- ▶ Robin Choate - Community Liaison
- ▶ Alex Landis - Project Manger

For additional information about our extensive experience in affordable housing and collaborative projects, please review the Client References provided in Section H, and into Section E, which covers our capabilities and performance in greater detail.



**Stanley House Apartments**

- ▶ Brian Weinmaster - PIC
- ▶ Sherri Keefer - Contracts Manager
- ▶ Casey Paulson - Estimator
- ▶ Robin Choate - Community Liaison
- ▶ Todd Konigsfeld - Sr. Superintendent
- ▶ Ryan Mirus - Superintendent
- ▶ Ryan Hubert - Project Manager
- ▶ Alex Landis - Project Manger

C

STRATEGY &  
IMPLEMENTATION PLAN

LIBERTY  
VIEW

We are the trusted

**EXPERTS**



## > STRATEGY & IMPLEMENTATION PLAN

We recognize that GJHA requires a partner well-versed in the intricacies of the Low-Income Housing Tax Credit (LIHTC) process, particularly in collaboration with CHFA, to assist in submission preparation. Alliance Construction Solutions (ACS) brings over 15 years of experience in working closely with Housing Authorities and Developers on LIHTC projects. Our deep understanding of CHFA's expectations for estimate submissions is a key asset.

Our approach emphasizes early engagement with the team to align the Project's budget with GJHA's proforma requirements. This involves collaborative sessions where we brainstorm a wide range of ideas and select the most suitable path forward to meet the Project's objectives. Throughout the review process with CHFA, we stand ready to assist with any inquiries, crafting responses and providing the necessary documentation.

Upon the LIHTC award, we remain actively involved in the design phase to ensure adherence to the budget. We offer internal pricing at the Conceptual and Schematic Design phases. As we progress to the Design Development stage, we collaborate with a select group of subcontractors to validate budget assumptions and explore additional Value Engineering opportunities.

At the 100% Construction Documents stage, we solicit bids from all qualified subcontractors. The bids are thoroughly reviewed with the team to confirm the accuracy of the scope. Our Scope Narrative document plays a pivotal role in this process, enabling us to clearly identify any deviations from the project documents or address gaps in information.

Please find attached examples of our Estimate format, Preconstruction Schedule, Value Engineering log, and Scope Narrative to further illustrate our approach and capabilities in Appendix I.

## ➤ KEY PRE-CONSTRUCTION MILESTONES

After Alliance is hired, we will immediately work with the Team to provide SD pricing that will be needed for the CHFA submittal in February of 2024 (Verification of existing Design Review Workshop). With the NTP/Ground Breaking date of late 2024 we are assuming design will continue while the LIHTC award process runs its course.

We envision the 100% DD documents in June 2024, and will perform an internal review. We will also price these documents with select key subcontractors. We would expect the 90% CDs (90% Design Review Workshop) in September 2024, and assume these would be submitted to the building department as the Permit set.

These would be sent out to all Subcontractors and will be the basis for the initial GMP. We will do a thorough constructability review at this stage.

We assume the 100% CDs (100% Design Review Workshop) will include some permit comments and will be out in November 2024. These will be the IFC set that we are contracted to (Final GMP) and will build the job from.

If these dates are met, we believe we can break ground December 2, 2024. TCO should be granted on or before February 2, 2026



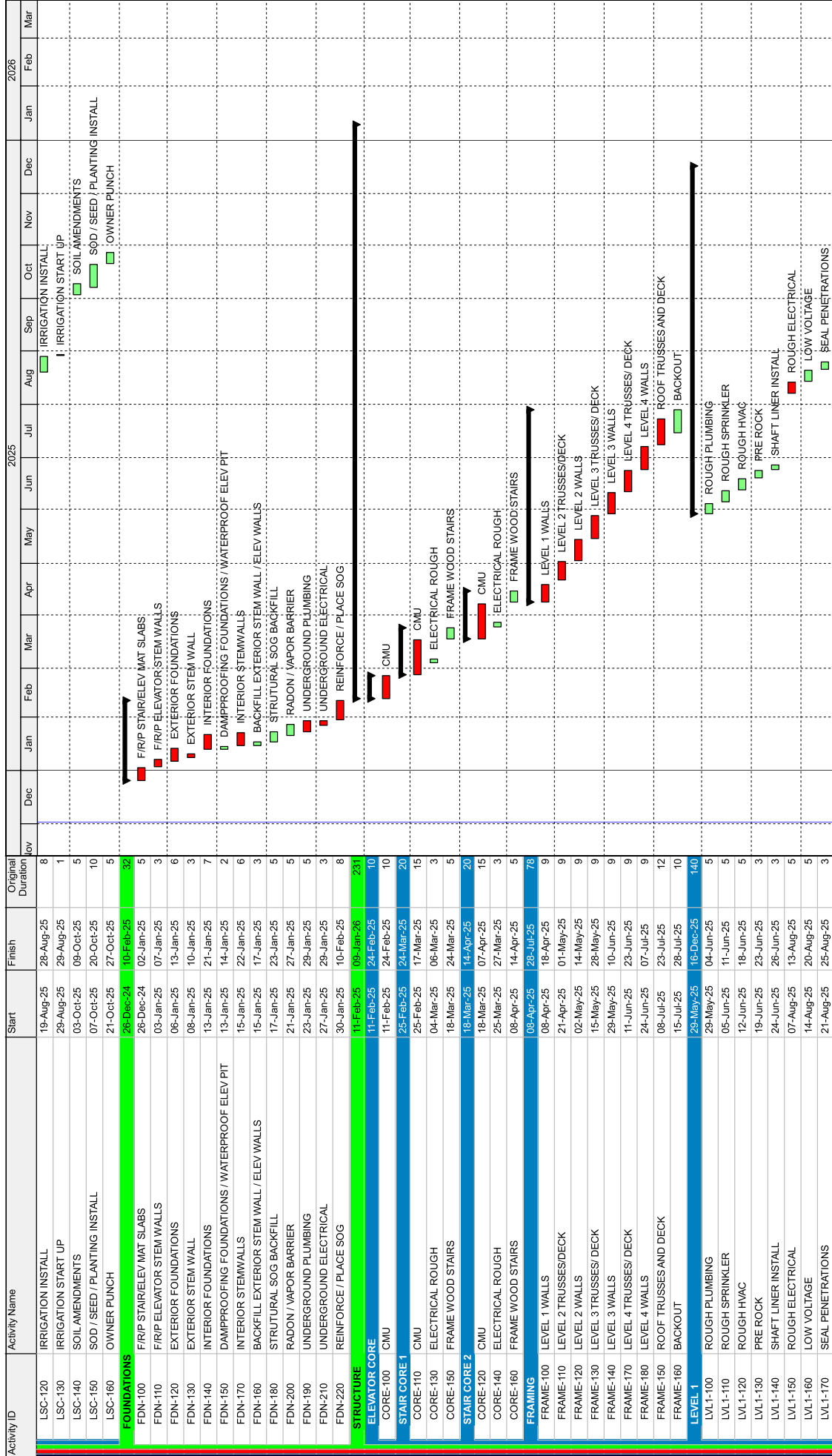
GJHA Multi-Family Apartment Building - Phase I

Activity ID	Activity Name	Start	Finish	Original Duration	2025	2026														
					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>GRAND JUNCTION HOUSING AUTHORITY</b>																				
<b>MILESTONE</b>		02-Dec-24	02-Mar-26	315																
MILE-100	NTP	02-Dec-24	02-Mar-26	315																
MILE-120	TEMP POWER	02-Jan-25		0																
MILE-110	TEMP/PERMANENT GAS AVAILABLE	20-Jan-25		0																
MILE-130	SOG COMPLETE	10-Feb-25		0																
MILE-140	MEP START	29-May-25		0																
MILE-150	DRY IN	06-Aug-25		0																
MILE-160	DRYWALL START	02-Sep-25		0																
MILE-170	DRYWALL FINISH	06-Oct-25		0																
MILE-180	MEP TRIM START	04-Nov-25		0																
MILE-190	PERMANENT POWER SIGN OFF	10-Dec-25		0																
MILE-200	TCO	02-Feb-26		0																
MILE-210	CO	02-Mar-26		0																
<b>MOBILIZE</b>		02-Dec-24	07-Jan-25	24																
MOB-100	EROSION CONTROL MEETING	02-Dec-24	02-Dec-24	1																
MOB-110	LOT SURVEY	03-Dec-24	03-Dec-24	1																
MOB-120	EROSION CONTROL INSTALL	04-Dec-24	04-Dec-24	1																
MOB-130	SET FENCE	04-Dec-24	04-Dec-24	1																
MOB-140	SET TRAILER	04-Dec-24	04-Dec-24	1																
MOB-150	INSTALL INTERNET TO TRAILER	04-Dec-24	04-Dec-24	1																
MOB-160	DUMPSTERS	04-Dec-24	04-Dec-24	1																
MOB-170	TOILETS	04-Dec-24	04-Dec-24	1																
MOB-180	INSTALL TEMP POWER / TRANSFORMER	03-Jan-25	07-Jan-25	3																
<b>CONSTRUCTION</b>		05-Dec-24	02-Feb-26	292																
<b>SITE</b>		05-Dec-24	27-Oct-25	227																
SITE10	GRUB OVER LOT	05-Dec-24	10-Dec-24	4																
SITE30	FOUNDATION OVER EX AND RECOMPACT	09-Dec-24	18-Dec-24	8																
SITE50	EXCAVATE FOR STAIR/ELEV MAT SLABS	19-Dec-24	23-Dec-24	3																
SITE60	ROUGH GRADE AROUND BUILDING / SITE	11-Feb-25	17-Feb-25	5																
SITE90	FINAL GRADE SITE	24-Jul-25	28-Jul-25	3																
<b>UTILITIES</b>		19-Dec-24	20-Jan-25	20																
UTIL-100	INSTALL SANITARY TIE IN	19-Dec-24	27-Dec-24	5																
UTIL-110	INSTALL STORM LINE	30-Dec-24	06-Jan-25	5																
UTIL-160	XCEL - UNDERGROUND ELECTRICAL	30-Dec-24	02-Jan-25	3																
UTIL-120	INSTALL DOMESTIC WATER SERVICE	07-Jan-25	13-Jan-25	5																
UTIL-130	INSTALL FIRE WATER SERVICE	14-Jan-25	16-Jan-25	3																
UTIL-140	XCEL - INSTALL GAS RISER	17-Jan-25	20-Jan-25	2																
<b>HARD SCAPE</b>		29-Jul-25	25-Aug-25	20																
HSC-100	SURVEY / STAKE SITE CONCRETE BOUNDARIES	29-Jul-25	29-Jul-25	1																
HSC-110	CONCRETE PAN	30-Jul-25	01-Aug-25	3																
HSC-120	SOUTH CURB AND GUTTER / ADA RAMP	04-Aug-25	08-Aug-25	5																
HSC-130	LIGHT BOLLARD BASES	11-Aug-25	11-Aug-25	1																
HSC-140	ASPHALT PAVING ON SOUTH	11-Aug-25	14-Aug-25	4																
HSC-150	SIDEWALKS	12-Aug-25	18-Aug-25	5																
HSC-160	OWNER PUNCH	19-Aug-25	25-Aug-25	5																
<b>LANDSCAPE</b>		10-Jan-25	27-Oct-25	201																
LSC-100	RETAINING WALLS	10-Jan-25	30-Jan-25	15																
LSC-110	IRRIGATION SLEEVES	30-Jul-25	31-Jul-25	2																

█ Actual Work
 █ Remaining Work
 █ Critical Remaining Work
 ◆ Milestone
 ◆ Milestone

DATA DATE: 02-Dec-24  
 PROJECT FINISH DATE: 02-Mar-26

GJHA Multi-Family Apartment Building - Phase I



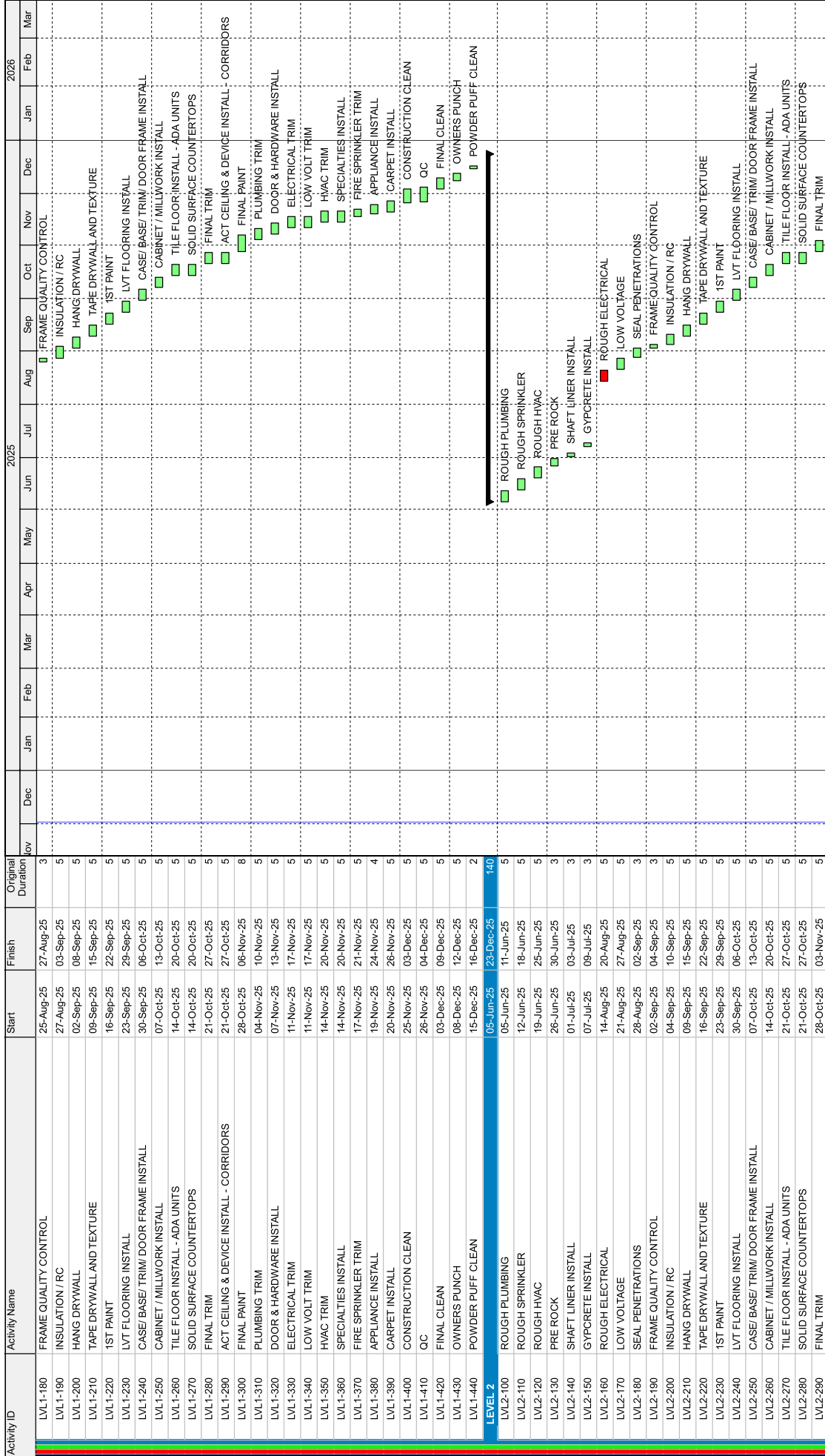
DATA DATE: 02-Dec-24  
 PROJECT FINISH DATE: 02-Mar-26

█ Actual Work  
█ Remaining Work  
█ Critical Remaining Work  
◆ Milestone  
▬ Summary



GJHA Multi-Family Apartment Building - Phase I

02-Nov-23

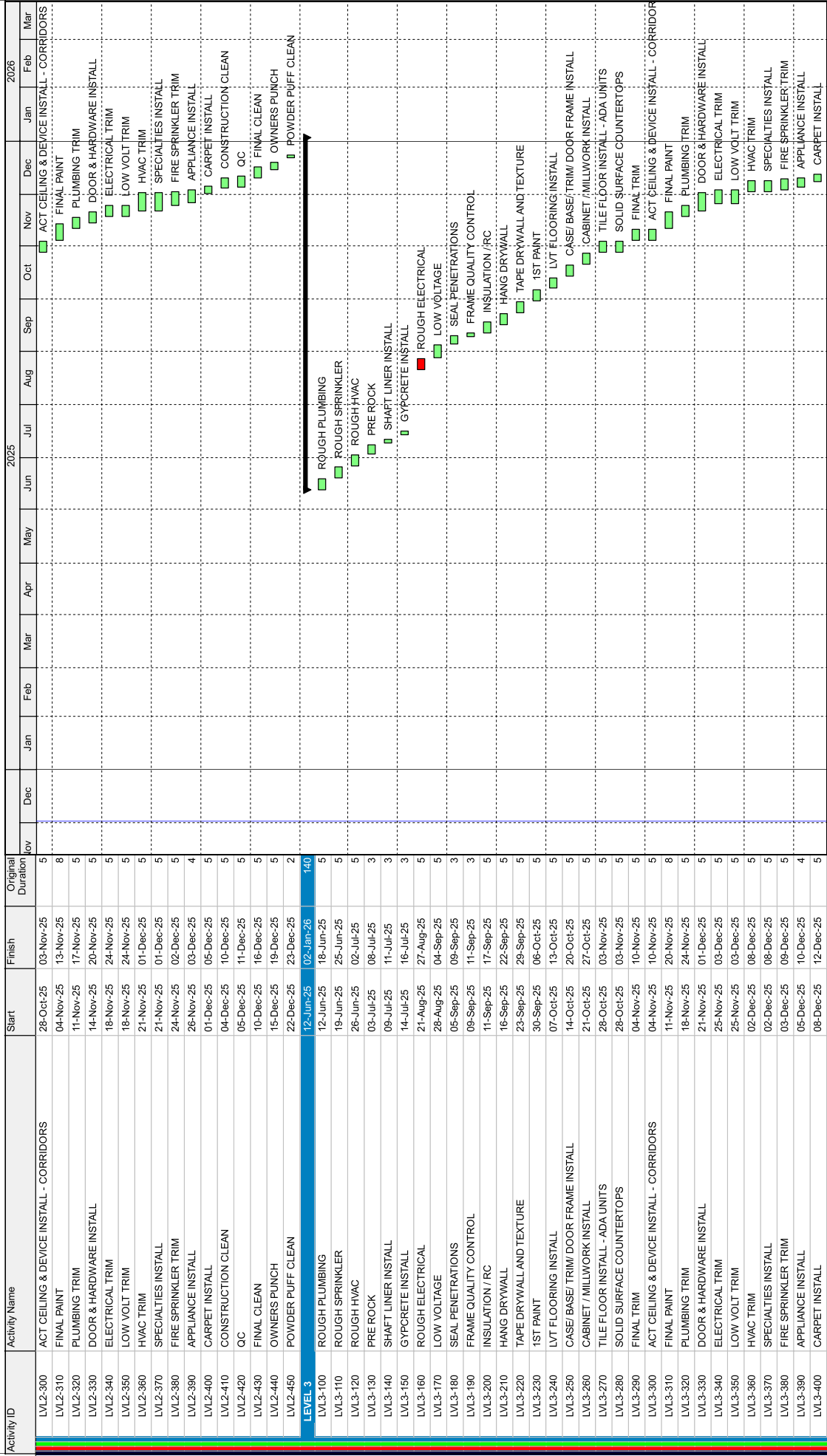


DATA DATE: 02-Dec-24  
 PROJECT FINISH DATE: 02-Mar-26

█ Actual Work     █ Critical Remaining Work     ▬ Summary  
█ Remaining Work     ◆ Milestone

GJHA Multi-Family Apartment Building - Phase I

02-Nov-23



DATA DATE: 02-Dec-24  
PROJECT FINISH DATE: 02-Mar-26

■ Actual Work  
■ Remaining Work  
■ Critical Remaining Work  
◆ Milestone  
➤ Summary

GJHA Multi-Family Apartment Building - Phase I

02-Nov-23

Activity ID	Activity Name	Start	Finish	Original Duration (days)	2024	2025	2026	
Activity ID	Activity Name	Start	Finish	Original Duration (days)	Dec	Jan	Feb	Mar
LVL3-410	CONSTRUCTION CLEAN	11-Dec-25	17-Dec-25	5				
LVL3-420	QC	12-Dec-25	18-Dec-25	5				
LVL3-430	FINAL CLEAN	17-Dec-25	23-Dec-25	5				
LVL3-440	OWNERS PUNCH	22-Dec-25	30-Dec-25	5				
LVL3-450	POWDER PUFF CLEAN	31-Dec-25	02-Jan-26	2				
<b>LEVEL 4</b>								
<b>LVL4-470</b>	<b>ROUGH PLUMBING</b>	<b>19-Jun-25</b>	<b>09-Jun-26</b>	<b>140</b>				
LVL4-475	ROUGH SPRINKLER	19-Jun-25	25-Jun-25	5				
LVL4-480	ROUGH HVAC	26-Jun-25	02-Jul-25	5				
LVL4-490	PRE ROCK	03-Jul-25	10-Jul-25	5				
LVL4-480	SHAFT LINER INSTALL	16-Jul-25	18-Jul-25	3				
LVL4-810	GYPCRETE INSTALL	21-Jul-25	23-Jul-25	3				
LVL4-500	ROUGH ELECTRICAL	28-Aug-25	04-Sep-25	5				
LVL4-520	LOW VOLTAGE	05-Sep-25	11-Sep-25	5				
LVL4-530	SEAL PENETRATIONS	12-Sep-25	16-Sep-25	3				
LVL4-540	FRAME QUALITY CONTROL	16-Sep-25	18-Sep-25	3				
LVL4-550	INSULATION / RC	18-Sep-25	24-Sep-25	5				
LVL4-560	HANG DRYWALL	23-Sep-25	29-Sep-25	5				
LVL4-570	TAPE DRYWALL AND TEXTURE	30-Sep-25	06-Oct-25	5				
LVL4-580	1ST PAINT	07-Oct-25	13-Oct-25	5				
LVL4-800	LVT FLOORING INSTALL	14-Oct-25	20-Oct-25	5				
LVL4-580	CASE / BASE / TRIM / DOOR FRAME INSTALL	21-Oct-25	27-Oct-25	5				
LVL4-600	CABINET / MILLWORK INSTALL	28-Oct-25	03-Nov-25	5				
LVL4-610	TILE FLOOR INSTALL - ADA UNITS	04-Nov-25	10-Nov-25	5				
LVL4-770	SOLID SURFACE COUNTERTOPS	04-Nov-25	10-Nov-25	5				
LVL4-620	FINAL TRIM	11-Nov-25	17-Nov-25	5				
LVL4-760	ACT CEILING & DEVICE INSTALL - CORRIDORS	11-Nov-25	17-Nov-25	5				
LVL4-630	FINAL PAINT	18-Nov-25	01-Dec-25	8				
LVL4-680	PLUMBING TRIM	25-Nov-25	03-Dec-25	5				
LVL4-780	DOOR & HARDWARE INSTALL	02-Dec-25	08-Dec-25	5				
LVL4-640	ELECTRICAL TRIM	04-Dec-25	10-Dec-25	5				
LVL4-650	LOW VOLT TRIM	04-Dec-25	10-Dec-25	5				
LVL4-660	HVAC TRIM	09-Dec-25	15-Dec-25	5				
LVL4-790	SPECIALTIES INSTALL	09-Dec-25	15-Dec-25	5				
LVL4-670	FIRE SPRINKLER TRIM	10-Dec-25	16-Dec-25	5				
LVL4-690	APPLIANCE INSTALL	12-Dec-25	17-Dec-25	4				
LVL4-700	CARPET INSTALL	15-Dec-25	19-Dec-25	5				
LVL4-750	CONSTRUCTION CLEAN	18-Dec-25	26-Dec-25	5				
LVL4-710	QC	19-Dec-25	29-Dec-25	5				
LVL4-720	FINAL CLEAN	26-Dec-25	02-Jan-26	5				
LVL4-730	OWNERS PUNCH	31-Dec-25	07-Jan-26	5				
LVL4-740	POWDER PUFF CLEAN	08-Jan-26	09-Jan-26	2				
<b>ROOF</b>		<b>24-Jul-25</b>	<b>20-Aug-25</b>	<b>20</b>				
ROOF-100	PLUMBING PENETRATIONS	24-Jul-25	30-Jul-25	5				
ROOF-110	ELECTRICAL PENETRATIONS	24-Jul-25	30-Jul-25	5				
ROOF-120	MECHANICAL PENETRATIONS - LINESETS	24-Jul-25	30-Jul-25	5				
ROOF-130	FRAME ROOF CURBS/COUCHES	24-Jul-25	30-Jul-25	5				
ROOF-140	INSTALL TPO ROOF	31-Jul-25	06-Aug-25	5				
ROOF-150	DETAIL TPO ROOF AND INSTALL PARAPET CAP	07-Aug-25	13-Aug-25	5				

DATA DATE: 02-Dec-24  
 PROJECT FINISH DATE: 02-Mar-26

■ Actual Work
 ■ Remaining Work
 ■ Critical Remaining Work
 ◆ Milestone

→ Summary

GJHA Multi-Family Apartment Building - Phase I

Activity ID	Activity Name	Start	Finish	Original Duration	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
ROOF-160	INSTALL MEP CONDENSERS ON ROOF	07-Aug-25	20-Aug-25	10																
ELEVATOR																				
ELEV-100	ELECTRICAL ROUGH TOP OF SHAFT	07-Aug-25	22-Sep-25	32																
ELEV-110	INSTALL ELECTRICAL - PIT LIGHTS / GFCI / ETC	11-Aug-25	08-Aug-25	2																
ELEV-120	INSTALL PLUMBING - SUMP PUMP	13-Aug-25	12-Aug-25	2																
ELEV-130	SET RAILS	14-Aug-25	20-Aug-25	5																
ELEV-140	SET JAMS	21-Aug-25	27-Aug-25	5																
ELEV-150	SET MOTOR AND CONTROLLER	28-Aug-25	04-Sep-25	5																
ELEV-160	INSTALL CAB	05-Sep-25	11-Sep-25	5																
ELEV-170	INSTALL LADDERS	12-Sep-25	15-Sep-25	2																
ELEV-180	INFILL AROUND JAMS	16-Sep-25	18-Sep-25	3																
ELEV-190	TESTING AND DOCUMENTS	19-Sep-25	19-Sep-25	1																
ELEV-200	FINAL TESTING ELEVATOR CAR	22-Sep-25	22-Sep-25	1																
EXTERIOR SKIN																				
EXT-100	TYVEK WEATHER BARRIER	24-Jul-25	10-Nov-25	77																
EXT-110	VINYL WINDOW INSTALL	24-Jul-25	12-Aug-25	14																
EXT-120	STOREFRONT	07-Aug-25	20-Aug-25	10																
WEST																				
EXT-130	INSTALL SIDING (CEMENTITIOUS AND METAL PANEL)	21-Aug-25	29-Sep-25	27																
EXT-160	PAINT	05-Sep-25	04-Sep-25	10																
EXT-190	MEP TRIM	12-Sep-25	15-Sep-25	2																
EXT-230	QC	16-Sep-25	22-Sep-25	5																
EXT-270	OWNERS PUNCH	23-Sep-25	29-Sep-25	5																
SOUTH																				
EXT-150	INSTALL SIDING (CEMENTITIOUS AND METAL PANEL)	05-Sep-25	13-Oct-25	27																
EXT-200	PAINT	05-Sep-25	18-Sep-25	10																
EXT-240	MEP TRIM	19-Sep-25	25-Sep-25	5																
EXT-280	QC	26-Sep-25	29-Sep-25	2																
EXT-310	OWNERS PUNCH	30-Sep-25	06-Oct-25	5																
EAST																				
EXT-180	INSTALL SIDING (CEMENTITIOUS AND METAL PANEL)	19-Sep-25	27-Oct-25	27																
EXT-250	PAINT	03-Oct-25	02-Oct-25	10																
EXT-290	MEP TRIM	10-Oct-25	13-Oct-25	2																
EXT-320	QC	14-Oct-25	20-Oct-25	5																
EXT-340	OWNERS PUNCH	21-Oct-25	27-Oct-25	5																
NORTH																				
EXT-370	INSTALL BRICK	21-Aug-25	10-Nov-25	57																
EXT-220	INSTALL SIDING	03-Oct-25	02-Oct-25	30																
EXT-300	PAINT	17-Oct-25	16-Oct-25	10																
EXT-330	MEP TRIM	24-Oct-25	23-Oct-25	5																
EXT-350	QC	28-Oct-25	03-Nov-25	2																
EXT-360	OWNERS PUNCH	04-Nov-25	10-Nov-25	5																
FINAL INSPECTIONS																				
INSP-120	ZONING	21-Oct-25	02-Feb-26	70																
INSP-110	RIGHT OF WAY	21-Oct-25	27-Oct-25	5																
INSP-130	FINAL ELECTRICAL	11-Dec-25	17-Dec-25	5																
INSP-140	FINAL FIRE SPRINKLER	29-Dec-25	26-Dec-25	5																
INSP-150	FINAL PLUMBING	29-Dec-25	05-Jan-26	5																
INSP-160	FINAL HVAC	06-Jan-26	12-Jan-26	5																

█ Actual Work
 █ Remaining Work
 █ Critical Remaining Work
 ◆ Milestone
 ▶ Summary

DATA DATE: 02-Dec-24  
 PROJECT FINISH DATE: 02-Mar-26



# STRATEGY & IMPLEMENTATION PLAN



Currently, without access to actual plans for review and the ability to perform take-offs, we are unable to offer a comprehensive cost estimate. However, as soon as we receive the necessary information, we will promptly commence work on preparing the estimate.

Regarding the specified construction budget of \$16 million, as mentioned in section 4.2.3, it appears reasonable at this stage. It's important to note that if the project requires deep foundations or other upgraded systems, there may be potential strain on the budget.

---

## ► Preconstruction Expertise

What distinguishes our services is our Preconstruction team's unique composition. We are made up of **individuals with real field experience**, allowing the team to quickly identify potential design issues early on and make necessary adjustments. We leverage the Destiny Estimator **for transparent estimates and quantity take-offs**. Our collaborative approach ensures that we participate in decisions concerning systems and materials, providing immediate pricing feedback.

---

## ► Early Involvement

We prioritize early involvement to **closely align the design with our estimates**. Should any deviations arise, we promptly engage with the team to make informed decisions. Our commitment to Value Engineering ensures that changes align with the owner's program and objectives.

---

## ► Case Study

The Clara Brown Commons Project illustrates our involvement and expertise. Awarded in 2018, **we guided the owner through multiple rounds of LIHTCs with CHFA**, actively participating in design and implementing Value Engineering. While cost escalation occurred during a high-demand period, we recognize the importance of securing key subcontractors early to manage the budget effectively.

---

## ► Team Success

Our team members, Casey Paulson (Chief Estimator) and Alex Landis (Superintendent), have achieved success on recent LIHTC projects. Casey successfully managed a GMP project while adhering to the owner's vision, and Alex anticipates completing a townhome project **ahead of schedule, within budget, and with high-quality standards**.

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## ► Subcontractor Challenge

A recurring challenge is finding qualified subcontractors with adequate staff and management. We recommend thorough **vetting of subcontractors as a team** when bids are received, prioritizing suitability for the job over the lowest bid.

---

## ► Defining Success

We define project success as a shared celebration among all stakeholders (Owner, Architect, Contractor) upon the building's opening, **fostering a desire for continued collaboration**.

---

## ► Soliciting Local

We plan to use our ITB system to solicit local subcontractors and **conduct community outreach meetings**. Initiating this process early allows local subs to plan effectively and understand our bidding document timelines. We will also facilitate collaboration between smaller and larger subcontractors to **ensure everyone has an opportunity** to participate in the project.

---

**D** CURRENT &  
ANTICIPATED  
WORKLOAD

We are builders for the **COMMUNITY**





St. Francis Apartments at  
Cathedral Square

**E**

**CAPABILITY/  
PERFORMANCE**

We have a **TEAM** mentality



**MONTBELLO FRESHLO**

The project intends to redevelop the former RTD Park and Ride located at 12444 East Albrook Drive Denver, CO 80239. Implementation of the project is under the oversight of the Montbello Organizing Committee. The product of a three-year planning process that gathered opinions from over 2,500 Montbello neighborhood residents. The development includes one commercial floor consisting of a community meeting space and small business retail area for local entrepreneurs. The upper 5 floors will contain 97 units of affordable housing.



**PROJECT HIGHLIGHTS**

- ▶ Affordable Housing
- ▶ 122,013 SF
- ▶ 6 Stories
- ▶ 97 Units
- ▶ Structured Parking
- ▶ Wood Frame
- ▶ Podium +
- ▶ CHFA Funding

**OWNER**

*Montbello Organizing Committee  
Flo Development  
Denise Burgess  
dniseb@burgessservices.com  
303.745.0883*

**ARCHITECT**

*The Roybal Corp/ Van Meter Williams Pollack*

**CONTRACT VALUE**

*\$34,064,900*

**GMP**

*\$34,046,900*

**CHANGE ORDERS**

*TBD*

**SCHEDULE**

*17 Months*

**CONTRACT**

*CM/GC*



**CLARA BROWN COMMONS**

Clara Brown Commons is a future affordable housing community in the Cole neighborhood. The project will be located on a full city block, between York and Gaylord, 37th and 38th. Clara Brown Commons will be mixed use, mixed income, 4 stories, 61 units, and 75,891 SF.



**PROJECT HIGHLIGHTS**

- ▶ Affordable Housing
- ▶ 75,891 SF
- ▶ 4 Stories
- ▶ 60 Units
- ▶ Surface
- ▶ Wood Frame
- ▶ Podium +
- ▶ CHFA Funding
- ▶ Davis Bacon Wages

<b>OWNER</b>	<i>Mile High Ministries Jeff Johnsen jjohnsen@milehighmin.org 303.839.5198</i>
<b>ARCHITECT</b>	<i>Studio Completiva</i>
<b>CONTRACT VALUE</b>	<i>\$17,800,000</i>
<b>GMP</b>	<i>\$17,652,255</i>
<b>CHANGE ORDERS</b>	<i>Code Changes and Owner Upgrades</i>
<b>SCHEDULE</b>	<i>12 Months</i>
<b>CONTRACT</b>	<i>CM/GC</i>



**THE ROSE ON COLFAX**

8315 E Colfax will provide 82 units of affordable housing in east Denver. The building consists of 1, 2, 3 & 4 bedroom units. 8315 E Colfax will also include 2,500 SF of common areas, a 5,000 SF Childhood Education Center, a courtyard and parking.



**PROJECT HIGHLIGHTS**

- ▶ Affordable Housing
- ▶ 5 Stories
- ▶ 82 Units
- ▶ 118,314 SF
- ▶ Wood Frame
- ▶ Podium +
- ▶ CHFA Funding
- ▶ Davis Bacon Wages
- ▶ 5,000 SF Ground Floor Childhood Education Center

<b>OWNER</b>	<i>Mercy Housing Carolyn Reid Creid@mercyhousing.org 720.547.5536</i>
<b>ARCHITECT</b>	<i>Van Meter Williams Pollack</i>
<b>CONTRACT VALUE</b>	<i>\$23,391,820</i>
<b>GMP</b>	<i>\$22,092,284</i>
<b>CHANGE ORDERS</b>	<i>Owner Upgrades and Design/ Code Issues</i>
<b>SCHEDULE</b>	<i>15 Months</i>
<b>CONTRACT</b>	<i>CM/GC</i>

RIDGEGATE AFFORDABLE APARTMENTS



The Ridgeway Affordable housing project in Lone Tree is constructed of a concrete podium with 4-levels of wood frame construction. The 67 units will consist of 1, 2, & 3 bedroom units. Amenities within the units include coat closet, individual water heaters, full kitchen, & individual washer/dryers. The exterior consists of brick, vinyl windows, storefront & hardie board.



PROJECT HIGHLIGHTS

- ▶ Affordable Housing
- ▶ 90,900 SF
- ▶ 5 Stories
- ▶ 67 Units
- ▶ Structured Parking
- ▶ Podium +
- ▶ Wood Frame



**OWNER** *Koelbel & Company  
Luke Cannon  
Contact Information  
lcannon@Koelbelco.com  
303.300.8776*

**ARCHITECT** *Bryant Flink Architecture & Design*

**CONTRACT VALUE** *\$15,608,247*

**GMP** *\$14,971,446*

**CHANGE ORDERS** *Unforeseen issues*

**SCHEDULE** *15 Moths*

**CONTRACT** *CM/GC*

**LIBERTY VIEW APARTMENTS**



Liberty View Apartments is a 59-unit independent senior living apartment building on the Fitzsimons Campus in Aurora. The project is 4 stories and roughly 61,000 SF.



**PROJECT HIGHLIGHTS**

- ▶ Affordable Housing
- ▶ 62,512 SF
- ▶ 4 Stories
- ▶ 59 Units
- ▶ Surface Parking
- ▶ Wood Frame
- ▶ Slab on Grade
- ▶ CHFA Funding
- ▶ Davis Bacon Wages



**OWNER**

*Aurora Housing Authority; Medici (Owner's Rep)*  
Dayna Ashley-Oehm  
dashleyoehm@aurorahousing.org  
303.929.9591

**ARCHITECT**

*Studio Completiva*

**CONTRACT VALUE**

\$15,003,021

**GMP**

\$14,180,593

**CHANGE ORDERS**

*Owner Upgrades (Snow Melt System)*

**SCHEDULE**

*12 Months*

**CONTRACT**

*CM/GC*

# F BONDING CAPACITY



We have the **CAPACITY**



Surescape Insurance Services  
7800 S. Elati Street, Suite 100  
Littleton, CO 80120

(303) 225-8030 Phone



(303) 225-8034 Fax



California Office  
75030 Gerald Ford Dr. #201  
Palm Desert, CA 92211

Utah Office  
14393 Canvasback Lane  
Bluffdale, UT 84065

November 1, 2023

City of Grand Junction, Colorado  
Attn: Duane Hoff Jr, Contract Administrator

**RE: Alliance Construction Solutions, LLC – Bonding Capacity**  
**Project Name: GJHA Multi-Family Apartment Building – Phase 1**

Dear Duane:

This letter is to confirm that we are the surety agent for Alliance Construction Solutions, LLC. Alliance has an impeccable reputation for performing on its projects, including some of the most challenging, fast track projects throughout the Rocky Mountain region. We have known the principals of Alliance for several decades and have found them to be individuals of high integrity.

Surety bonds for Alliance Construction Solutions, LLC are underwritten by CNA (Western Surety Company) with an A.M. Best Rating of A (Excellent), Financial Size Category XV. CNA is one of the top surety companies in the world and is publicly traded on the New York Stock Exchange (NYSE:CNA). Alliance maintains bonding capacity for single projects in the \$100,000,000 range, while carrying an aggregate backlog in the \$200,000,000 range.

Please note that underwriting of individual project bonds is a matter between Alliance Construction Solutions, LLC and CNA, and neither the surety nor the agent assumes any liability to you or third parties if for any reason said bonds are not written. We are proud to work with Alliance Construction Solutions, LLC and are confident you will be pleased with their performance on your project.

Please feel free to contact me at (303) 918-3415 (cell) any time with questions.

Sincerely,

Doug Rothery  
President





# **AIA** Document A310™ – 2010

## Bid Bond

**CONTRACTOR:**  
*(Name, legal status and address)*

ALLIANCE CONSTRUCTION SOLUTIONS, LLC  
7535 Hilltop Circle  
Denver, Colorado 80221

**SURETY:**  
*(Name, legal status and principal place of business)*

WESTERN SURETY COMPANY  
151 North Franklin Street  
Chicago, Illinois 60606

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

**OWNER:**  
*(Name, legal status and address)*

CITY OF GRAND JUNCTION ON BEHALF OF GRAND JUNCTION HOUSING AUTHORITY  
Purchasing Division, 250 North 5th Street  
Grand Junction, Colorado 81501

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

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

**PROJECT:**  
*(Name, location or address, and Project number, if any)*

Request for Proposal RFP-5292-23-DH  
Construction Manager/General Contractor (CM/GC) Services for New GJHA Multi-Family Apartment Building - Phase 1

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 2nd day of November, 2023

By   
*(Witness)*

ALLIANCE CONSTRUCTION SOLUTIONS, LLC  
*(Contractor as Principal)* *(Seal)*

By   
*(Witness)* Cynthia M. Burnett, Littleton, Colorado

WESTERN SURETY COMPANY  
*(Surety)* *(Seal)*  
By   
*(Title)* Douglas J. Rolhey, Attorney-in-Fact

**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

init

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A0437917

# 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

**Cynthia M Burnett, Wesley Butorac, Douglas J Rothery, Jason McMillan, Zach Rothery, Kim Payton, Individually**

of Littleton, 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*

Paul T. Bruflat, Vice President

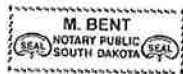
State of South Dakota }  
County of Minnehaha }

§§

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*

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 2nd day of November, 2023



WESTERN SURETY COMPANY

*L. Nelson*

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.

# BONDING CAPACITY

CURRENT BOND PROJECTS	Contract Value	Owner	Architect	Remaining Bond Value
<b>The Rose on Colfax</b> Denver, CO	\$23.4 M	Mercy Housing	Van Meter Williams Pollack	\$375,409
<b>Clara Brown Commons</b> Denver, CO	\$16.8 M	Mile High Ministries	Studio Completiva	\$820,433
<b>Montbello FreshLo The Hub</b> Denver, CO	\$34.5 M	Montbello Organizing Committee	Van Meter Williams Pollock LLP	\$15,333,372
<b>Arapahoe County 911 Call Center</b> Littleton, CO	\$1,386,183	Arapahoe County 911 Authority	Wold Architects	\$695,061
<b>SP Crossing</b> Denver, CO	\$19,600,000	Brinshore/ Nesbitt Commercial Group / ULC	Chris Carvelle	\$18,978,098
<b>Total</b>				<b>\$36,202,373</b>

Kappa Tower II

G

LEGAL PROCEEDINGS/  
LAWSUITS

9020

Kappa Tower II

We are the **LOW RISK** provider

Sheridan Station Apartments



## ➤ LEGAL

Alliance Construction Solutions is not and has not been involved in a legal dispute involving construction or design defects in the last 3 years or at any time.

H

REFERENCES

Our partnerships create an **ALLIANCE**



PROJECT

REFERENCES



- ▶ Immaculata Plaza
- ▶ Catholic Charities (Archdiocesan)
- ▶ Justin Raddatz
- ▶ jraddatz@archhousing.com
- ▶ 720.639.7608

- ▶ August, 2022 - September 2023
- ▶ Affordable Senior Housing
- ▶ \$6,781,651
- ▶ \$7,432,569
- ▶ Variations include Civil Design Issues & Owner Upgrades



- ▶ Liberty View Apartments
- ▶ Aurora Housing Authority
- ▶ Dayna Ashley-Oehm
- ▶ dashleyoehm@aurorahousing.org
- ▶ 303.929.9591

- ▶ December 2021 - December 2022
- ▶ Affordable Veterans Housing
- ▶ \$14,180,593
- ▶ \$15,003,021
- ▶ Cost Variations include Owner Upgrades



- ▶ Ridgeway Affordable Apartments
- ▶ Koelbel & Company
- ▶ Luke Cannon
- ▶ lcannon@Koelbelco.com
- ▶ 303.300.8776

- ▶ June 2021 - September 2022
- ▶ Affordable Multi-Family Housing
- ▶ \$14,971,446
- ▶ \$15,608,247
- ▶ Cost Variations include Unforeseen issues and Owner Upgrades



- ▶ Sheridan Station Apartments
- ▶ Mile High Development
- ▶ George Thorn
- ▶ gthorn@milehighdevelopment.com
- ▶ 303.339.9200

- ▶ April 2019 - December 2020
- ▶ Affordable Multi-Family
- ▶ \$28,958,966
- ▶ \$29,929,741
- ▶ Cost Variations include Owner Upgrades



Stanley House  
Apartments

ADDITIONAL SUBMITTAL  
OF DOCUMENTS



We'll help create **CONNECTIONS**

April 26, 2023

Total Building Area (SF): 48,347

DESCRIPTION	QUANTITY	UNIT	TOTAL
01 00 00 GENERAL REQUIREMENTS	48,347 SQFT	\$17.67	\$854,531
02 00 00 EXISTING CONDITIONS	48,347 SQFT	\$0.50	\$24,174
03 00 00 CONCRETE	48,347 SQFT	\$16.92	\$818,027
04 00 00 MASONRY	48,347 SQFT	\$8.31	\$401,800
05 00 00 METALS	48,347 SQFT	\$8.00	\$386,555
06 00 00 WOOD, PLASTICS, AND COMPOSITES	48,347 SQFT	\$43.48	\$2,102,110
07 00 00 THERMAL AND MOISTURE PROTECTION	48,347 SQFT	\$18.92	\$914,717
08 00 00 OPENINGS	48,347 SQFT	\$15.12	\$731,020
09 00 00 FINISHES	48,347 SQFT	\$25.06	\$1,211,466
10 00 00 SPECIALTIES	48,347 SQFT	\$1.85	\$89,400
11 00 00 EQUIPMENT	48,347 SQFT	\$3.88	\$187,500
12 00 00 FURNISHINGS	48,347 SQFT	\$0.81	\$39,000
14 00 00 CONVEYING EQUIPMENT	48,347 SQFT	\$2.77	\$133,750
21 00 00 FIRE SUPPRESSION	48,347 SQFT	\$3.75	\$181,301
22 00 00 PLUMBING	48,347 SQFT	\$25.56	\$1,235,847
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	48,347 SQFT	\$34.75	\$1,680,000
26 00 00 ELECTRICAL	48,347 SQFT	\$24.62	\$1,190,328
27 00 00 COMMUNICATIONS	48,347 SQFT	\$1.12	\$54,000
28 00 00 ELECTRONIC SAFETY AND SECURITY	48,347 SQFT	\$2.59	\$125,000
31 00 00 EARTHWORK	48,347 SQFT	\$8.60	\$415,885
32 00 00 EXTERIOR IMPROVEMENTS	48,347 SQFT	\$7.18	\$347,330
33 00 00 UTILITIES	48,347 SQFT	\$4.14	\$200,200
Estimate Totals	48,347 SQFT	\$275.59	\$13,323,941
Preconstruction			\$19,000
1.00% Payment & Performance Bond			\$147,926
1.00% GL Insurance			\$147,926
1.00% BR Insurance			\$147,926
3.00% Contractor Contingency			\$443,779
0.25% Warranty			\$36,982
3.55% Fee			\$525,138
Total	48,347 SQFT	\$305.97	\$14,792,617

April 26, 2023

Total Building Area (SF): 48,347

DESCRIPTION	QUANTITY	UNIT	TOTAL
<b>01 00 00 GENERAL REQUIREMENTS</b>			
01 31 00 Project Management and Coordination			
01300.220 Project coordinator	1.00	ls	\$26,015.00
01300.240 Project engineer	1.00	ls	\$125,060.00
01300.260 Project manager	1.00	ls	\$212,892.00
01300.400 Superintendent	1.00	ls	\$235,768.00
Subtotal - 01 31 00 Project Management and Coordination			\$599,735
01 32 00 Construction Progress Documentation			
01300.010 Aerial project photos - IronView 360	48,347.00	sf	\$0.20
01300.190 Plan and spec reproduction	1.00	ls	\$2,200.00
Subtotal - 01 32 00 Construction Progress Documentation			\$11,869
01 43 00 Quality Assurance			
01400.010 Project - photos	1.00	ls	\$3,850.00
Subtotal - 01 43 00 Quality Assurance			\$3,850
01 52 00 Construction Facilities			
01500.020 Copy machine	1.00	ls	\$8,250.00
01500.120 First aid / Fire extinguisher	1.00	ls	\$1,500.00
01500.280 Office - equipment	1.00	ls	\$1,650.00
01500.290 Office - supplies	1.00	ls	\$1,925.00
01500.300 ACS project office	1.00	ls	\$20,075.00
01500.300 Office mobilization	2.00	ls	\$5,000.00
01500.400 Conex box	1.00	ls	\$6,380.00
01500.410 Internet charges - monthly	1.00	ls	\$7,975.00
01500.420 Internet service hookup	1.00	ls	\$3,500.00
01500.450 Temporary - toilets	1.00	ls	\$25,200.00
01500.480 Jobsite cell phones	1.00	ls	\$1,800.00
01500.480 Temporary utilities	1.00	ls	\$31,900.00
Subtotal - 01 52 00 Construction Facilities			\$120,155
01 53 00 Temporary Construction			
01500.500 Temporary - site fence	1,200.00	lf	\$11.00
Subtotal - 01 53 00 Temporary Construction			\$13,200
01 54 00 Construction Aids			
01500.070 Safety materials and tools	1.00	ls	\$7,500.00
01500.070 Site equipment	1.00	ls	\$18,000.00
Subtotal - 01 54 00 Construction Aids			\$25,500
01 61 00 Common Product Requirements			
01600.000 Textura	1.00	ls	\$6,000.00
01600.010 Monthly technology service - Procore	1.00	ls	\$16,500.00
Subtotal - 01 61 00 Common Product Requirements			\$22,500
01 74 00 Cleaning and Waste Management			
01700.000 Final clean	48,347.00	sf	\$0.35
01700.020 Dumpsters	96.00	ea	\$425.00

April 26, 2023

Total Building Area (SF): 48,347

DESCRIPTION	QUANTITY	UNIT	TOTAL
Subtotal - 01 74 00 Cleaning and Waste Management			\$57,721
Subtotal - 01 00 00 GENERAL REQUIREMENTS	48,347 SQFT	\$17.67	\$854,531
02 00 00 EXISTING CONDITIONS			
02 22 00 Existing Conditions Assessment			
<b>02200.050 Surveying</b>	<b>48,347.00 sf</b>	<b>\$0.50</b>	<b>\$24,174</b>
Subtotal - 02 22 00 Existing Conditions Assessment			\$24,174
Subtotal - 02 00 00 EXISTING CONDITIONS	48,347 SQFT	\$0.50	\$24,174
03 00 00 CONCRETE			
03 11 00 Concrete Forming			
<b>03100.000 Forklift</b>	<b>11.00 mo</b>	<b>\$7,140.00</b>	<b>\$78,540</b>
<b>03100.000 Small tools</b>	<b>3.00 mo</b>	<b>\$600.00</b>	<b>\$1,800</b>
<b>03100.000 Temp Heat &amp; Weather Protection - ALLOWANCE</b>	<b>1.00 ls</b>	<b>\$25,000.00</b>	<b>\$25,000</b>
Subtotal - 03 11 00 Concrete Forming			\$105,340
03 31 00 Structural Concrete			
<b>03300.400 Spread footings</b>	<b>50.00 cy</b>	<b>\$700.00</b>	<b>\$35,000</b>
<b>03300.570 PT SOG</b>	<b>17,070.00 sf</b>	<b>\$34.00</b>	<b>\$580,380</b>
Subtotal - 03 31 00 Structural Concrete			\$615,380
03 35 00 Concrete Finishing			
<b>03300.280 Gypcrete</b>	<b>31,904.00 sf</b>	<b>\$3.05</b>	<b>\$97,307</b>
Subtotal - 03 35 00 Concrete Finishing			\$97,307
Subtotal - 03 00 00 CONCRETE	48,347 SQFT	\$16.92	\$818,027
04 00 00 MASONRY			
04 21 00 Clay Unit Masonry			
<b>04200.120 Modular brick masonry</b>	<b>6,900.00 sf</b>	<b>\$30.00</b>	<b>\$207,000</b>
Subtotal - 04 21 00 Clay Unit Masonry			\$207,000
04 22 00 Concrete Unit Masonry			
<b>04200.180 CMU &amp; Brick trash enclosure</b>	<b>200.00 sf</b>	<b>\$50.00</b>	<b>\$10,000</b>
<b>04200.180 CMU Stair / Elevator cores</b>	<b>6,600.00 sf</b>	<b>\$28.00</b>	<b>\$184,800</b>
Subtotal - 04 22 00 Concrete Unit Masonry			\$194,800
Subtotal - 04 00 00 MASONRY	48,347 SQFT	\$8.31	\$401,800
05 00 00 METALS			
05 12 00 Structural Steel Framing			
<b>05100.010 Misc Structural steel at lobby / common area</b>	<b>10,390.00 sf</b>	<b>\$20.00</b>	<b>\$207,800</b>
Subtotal - 05 12 00 Structural Steel Framing			\$207,800
05 51 00 Metal Stairs			
<b>05500.020 Stair #2 - Metal Accent Stair</b>	<b>4.00 ea</b>	<b>\$9,000.00</b>	<b>\$36,000</b>
<b>05500.080 Exterior railings</b>	<b>125.00 lf</b>	<b>\$250.00</b>	<b>\$31,250</b>
<b>05500.080 Stair railings</b>	<b>100.00 lf</b>	<b>\$225.00</b>	<b>\$22,500</b>
Subtotal - 05 51 00 Metal Stairs			\$89,750
05 59 00 Metal Specialties			

April 26, 2023

Total Building Area (SF): 48,347

DESCRIPTION	QUANTITY	UNIT	TOTAL
05500.000 Gates - trash	2.00 ea	\$5,000.00	\$10,000
05500.050 Misc metals	52,670.00 sf	\$1.50	\$79,005
Subtotal - 05 59 00 Metal Specialties			\$89,005
Subtotal - 05 00 00 METALS	48,347 SQFT	\$8.00	\$386,555
06 00 00 WOOD, PLASTICS, AND COMPOSITES			
06 11 00 Wood Framing			
06100.000 Wood framing	52,670.00 sf	\$33.00	\$1,738,110
Subtotal - 06 11 00 Wood Framing			\$1,738,110
06 22 00 Millwork			
06200.000 Unit Cabinets	60.00 ea	\$2,900.00	\$174,000
06200.070 Unit Countertops	60.00 ea	\$1,500.00	\$90,000
06200.170 Reception desk, library, mail, break room millwork - ALLOWANCE	1.00 ls	\$100,000.00	\$100,000
Subtotal - 06 22 00 Millwork			\$364,000
Subtotal - 06 00 00 WOOD, PLASTICS, AND COMPOSITES	48,347 SQFT	\$43.48	\$2,102,110
07 00 00 THERMAL AND MOISTURE PROTECTION			
07 11 00 Dampproofing			
07100.000 Dampproofing	2,460.00 sf	\$7.00	\$17,220
Subtotal - 07 11 00 Dampproofing			\$17,220
07 21 00 Thermal Insulation			
07200.020 Air sealing	48,347.00 sf	\$0.90	\$43,512
07200.020 Batt insulation	48,347.00 sf	\$3.80	\$183,719
Subtotal - 07 21 00 Thermal Insulation			\$227,231
07 46 00 Siding			
07400.020 Siding - fiber cement	14,775.00 sf	\$13.00	\$192,075
07400.030 Siding - metal panel	3,090.00 sf	\$25.00	\$77,250
07400.060 Siding - wood ceiling in lobby (DCP 1)	585.00 sf	\$40.00	\$23,400
07400.060 Siding - wood ceiling under front entry canopy	740.00 sf	\$40.00	\$29,600
07400.060 Siding - wood siding	625.00 sf	\$20.00	\$12,500
07400.060 Siding - wood soffit under entry canopy	190.00 sf	\$40.00	\$7,600
Subtotal - 07 46 00 Siding			\$342,425
07 53 00 Elastomeric Membrane Roofing			
07500.040 TPO Roofing - membrane mechanically fastened	17,850.00 sf	\$15.00	\$267,750
07500.050 Roof access hatch	2.00 ea	\$3,500.00	\$7,000
07500.050 Roofing - membrane walk pads	400.00 lf	\$10.00	\$4,000
Subtotal - 07 53 00 Elastomeric Membrane Roofing			\$278,750
07 84 00 Firestopping			
07800.000 Fire stopping	60.00 ea	\$375.00	\$22,500
Subtotal - 07 84 00 Firestopping			\$22,500
07 92 00 Joint Sealants			
07900.020 Joint sealants	48,347.00 sf	\$0.55	\$26,591
Subtotal - 07 92 00 Joint Sealants			\$26,591

April 26, 2023

Total Building Area (SF): 48,347

DESCRIPTION	QUANTITY	UNIT	TOTAL
Subtotal - 07 00 00 THERMAL AND MOISTURE PROTECTION	48,347 SQFT	\$18.92	\$914,717
08 00 00 OPENINGS			
08 11 00 Metal Doors and Frames			
08100.000 Material - doors, frames, hardware	60.00 ea	\$2,900.00	\$174,000
08100.160 Install - doors, frames, hardware	60.00 ea	\$1,500.00	\$90,000
Subtotal - 08 11 00 Metal Doors and Frames			\$264,000
08 31 00 Access Doors and Panels			
08300.040 Doors - access	120.00 ea	\$90.00	\$10,800
Subtotal - 08 31 00 Access Doors and Panels			\$10,800
08 42 00 Entrances			
08400.010 ADA Auto Operators	5.00 ea	\$3,500.00	\$17,500
08400.020 Hold Opens at Elevator Doors	2.00 ea	\$1,800.00	\$3,600
Subtotal - 08 42 00 Entrances			\$21,100
08 43 00 Storefronts			
08400.070 Storefront - exterior	3,260.00 sf	\$60.00	\$195,600
08400.070 Storefront - interior - 1/2" clear laminated panel	700.00 sf	\$40.00	\$28,000
Subtotal - 08 43 00 Storefronts			\$223,600
08 53 00 Plastic Windows			
08500.060 Install windows	256.00 ea	\$120.00	\$30,720
08500.060 Windows - Fibrex	4,120.00 sf	\$40.00	\$164,800
Subtotal - 08 53 00 Plastic Windows			\$195,520
08 62 00 Unit Skylights			
08600.000 Skylight	128.00 sf	\$125.00	\$16,000
Subtotal - 08 62 00 Unit Skylights			\$16,000
Subtotal - 08 00 00 OPENINGS	48,347 SQFT	\$15.12	\$731,020
09 00 00 FINISHES			
09 05 00 Common Work Results for Finishes			
09000.000 Flooring protection	48,347.00 sf	\$0.50	\$24,174
Subtotal - 09 05 00 Common Work Results for Finishes			\$24,174
09 21 00 Plaster and Gypsum Board Assemblies			
09200.040 Drywall on wood studs	48,347.00 sf	\$13.00	\$628,511
Subtotal - 09 21 00 Plaster and Gypsum Board Assemblies			\$628,511
09 31 00 Thin-Set Tiling			
09300.090 Tile - common area restrooms	920.00 sf	\$12.00	\$11,040
09300.090 Tile - units	9,120.00 sf	\$12.00	\$109,440
Subtotal - 09 31 00 Thin-Set Tiling			\$120,480
09 65 00 Resilient Flooring			
09600.100 LVT - common areas / corridors	15,480.00 sf	\$5.00	\$77,400
09600.100 LVT - units	19,800.00 sf	\$5.00	\$99,000
09600.120 Rubber flooring - fitness	725.00 sf	\$15.00	\$10,875
09600.200 Sealed concrete stair treads	1,800.00 sf	\$4.00	\$7,200

April 26, 2023

Total Building Area (SF): 48,347

DESCRIPTION	QUANTITY	UNIT	TOTAL
<b>09600.230 Acrylic tub/shower surrounds - units</b>	<b>60.00</b>	<b>ea</b>	<b>\$700.00</b>
Subtotal - 09 65 00 Resilient Flooring			\$42,000
09 67 00 Fluid-Applied Flooring			\$236,475
<b>09600.190 Sealed concrete - mechanical / electrical / janitor</b>	<b>2,198.00</b>	<b>sf</b>	<b>\$2.00</b>
Subtotal - 09 67 00 Fluid-Applied Flooring			\$4,396
09 68 00 Carpeting			\$4,396
<b>09600.130 Carpet - offices / conference room</b>	<b>66.00</b>	<b>sy</b>	<b>\$35.00</b>
Subtotal - 09 68 00 Carpeting			\$2,310
09 69 00 Access Flooring			\$2,310
<b>09600.050 Walk off mat - entry vestibules</b>	<b>166.00</b>	<b>sf</b>	<b>\$25.00</b>
Subtotal - 09 69 00 Access Flooring			\$4,150
09 91 00 Painting			\$4,150
<b>09900.090 Paint</b>	<b>48,347.00</b>	<b>sf</b>	<b>\$3.95</b>
Subtotal - 09 91 00 Painting			\$190,971
Subtotal - 09 00 00 FINISHES	48,347 SQFT	\$25.06	\$1,211,466
10 00 00 SPECIALTIES			
10 14 00 Signage			
<b>10100.000 Signage - building signage - ALLOWANCE</b>	<b>1.00</b>	<b>ls</b>	<b>\$10,000.00</b>
<b>10100.030 Signage -interior</b>	<b>60.00</b>	<b>ea</b>	<b>\$250.00</b>
Subtotal - 10 14 00 Signage			\$10,000
10 26 00 Wall and Door Protection			\$15,000
<b>10200.240 Wall protection - corner guards - ALLOWANCE</b>	<b>1.00</b>	<b>ls</b>	<b>\$5,000.00</b>
Subtotal - 10 26 00 Wall and Door Protection			\$5,000
10 28 00 Toilet, Bath, and Laundry Accessories			\$5,000
<b>10200.060 Toilet accessories (includes common area restrooms)</b>	<b>63.00</b>	<b>ea</b>	<b>\$750.00</b>
Subtotal - 10 28 00 Toilet, Bath, and Laundry Accessories			\$47,250
10 44 00 Fire Protection Specialties			\$47,250
<b>10400.000 Fire extinguishers and cabinets</b>	<b>9.00</b>	<b>ea</b>	<b>\$350.00</b>
Subtotal - 10 44 00 Fire Protection Specialties			\$3,150
10 55 00 Postal Specialties			\$3,150
<b>10500.050 Mailbox</b>	<b>60.00</b>	<b>ea</b>	<b>\$150.00</b>
Subtotal - 10 55 00 Postal Specialties			\$9,000
Subtotal - 10 00 00 SPECIALTIES	48,347 SQFT	\$1.85	\$89,400
11 00 00 EQUIPMENT			
11 42 00 Food Preparation Equipment			
<b>11400.000 Appliances in break room - ALLOWANCE</b>	<b>1.00</b>	<b>ls</b>	<b>\$7,500.00</b>
Subtotal - 11 42 00 Food Preparation Equipment			\$7,500
11 44 00 Food Cooking Equipment			\$7,500
<b>11400.010 Appliances - units</b>	<b>60.00</b>	<b>ea</b>	<b>\$3,000.00</b>
Subtotal - 11 44 00 Food Cooking Equipment			\$180,000
Subtotal - 11 00 00 EQUIPMENT	48,347 SQFT	\$3.88	\$187,500

April 26, 2023

Total Building Area (SF): 48,347

DESCRIPTION	QUANTITY	UNIT	TOTAL
12 00 00 FURNISHINGS			
12 24 00 Window Shades			
<b>12200.030 Window treatment - 2" faux wood blinds</b>	<b>60.00 ea</b>	<b>\$650.00</b>	<b>\$39,000</b>
Subtotal - 12 24 00 Window Shades			\$39,000
Subtotal - 12 00 00 FURNISHINGS	48,347 SQFT	\$0.81	\$39,000
14 00 00 CONVEYING EQUIPMENT			
14 05 00 Common Work Results for Conveying Equipment			
<b>01400.010 Elevator - repair/restoration</b>	<b>1.00 ls</b>	<b>\$25,000.00</b>	<b>\$25,000</b>
<b>01400.020 Elevator - temporary usage - operator</b>	<b>450.00 hr</b>	<b>\$35.00</b>	<b>\$15,750</b>
Subtotal - 14 05 00 Common Work Results for Conveying Equipment			\$40,750
14 21 00 Electric Traction Elevators			
<b>14200.020 Elevator - traction</b>	<b>3.00 stop</b>	<b>\$31,000.00</b>	<b>\$93,000</b>
Subtotal - 14 21 00 Electric Traction Elevators			\$93,000
Subtotal - 14 00 00 CONVEYING EQUIPMENT	48,347 SQFT	\$2.77	\$133,750
21 00 00 FIRE SUPPRESSION			
21 05 00 Common Work Results For Fire Suppression			
<b>02100.000 Fire sprinkler</b>	<b>48,347.00 sf</b>	<b>\$3.75</b>	<b>\$181,301</b>
Subtotal - 21 05 00 Common Work Results For Fire Suppression			\$181,301
Subtotal - 21 00 00 FIRE SUPPRESSION	48,347 SQFT	\$3.75	\$181,301
22 00 00 PLUMBING			
22 05 00 Common Work Results For Plumbing			
<b>02200.020 Plumbing</b>	<b>60.00 ea</b>	<b>\$20,000.00</b>	<b>\$1,200,000</b>
<b>02200.020 Radon mitigation - ALLOWANCE</b>	<b>17,070.00 sf</b>	<b>\$2.10</b>	<b>\$35,847</b>
Subtotal - 22 05 00 Common Work Results For Plumbing			\$1,235,847
Subtotal - 22 00 00 PLUMBING	48,347 SQFT	\$25.56	\$1,235,847
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)			
23 05 00 Common Work Results For HVAC			
<b>02300.040 HVAC - common area</b>	<b>1.00 ls</b>	<b>\$690,000.00</b>	<b>\$690,000</b>
<b>02300.040 HVAC - unit FCU's</b>	<b>60.00 ea</b>	<b>\$16,500.00</b>	<b>\$990,000</b>
Subtotal - 23 05 00 Common Work Results For HVAC			\$1,680,000
Subtotal - 23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	48,347 SQFT	\$34.75	\$1,680,000
26 00 00 ELECTRICAL			
26 05 00 Common Work Results for Electrical			
<b>02600.000 Electrical - Site lighting</b>	<b>1.00 ls</b>	<b>\$30,000.00</b>	<b>\$30,000</b>
<b>02600.000 Electrical &amp; Fire Alarm</b>	<b>48,347.00 sf</b>	<b>\$24.00</b>	<b>\$1,160,328</b>
Subtotal - 26 05 00 Common Work Results for Electrical			\$1,190,328
Subtotal - 26 00 00 ELECTRICAL	48,347 SQFT	\$24.62	\$1,190,328
27 00 00 COMMUNICATIONS			
27 05 00 Common Work Results for Communications			



April 26, 2023

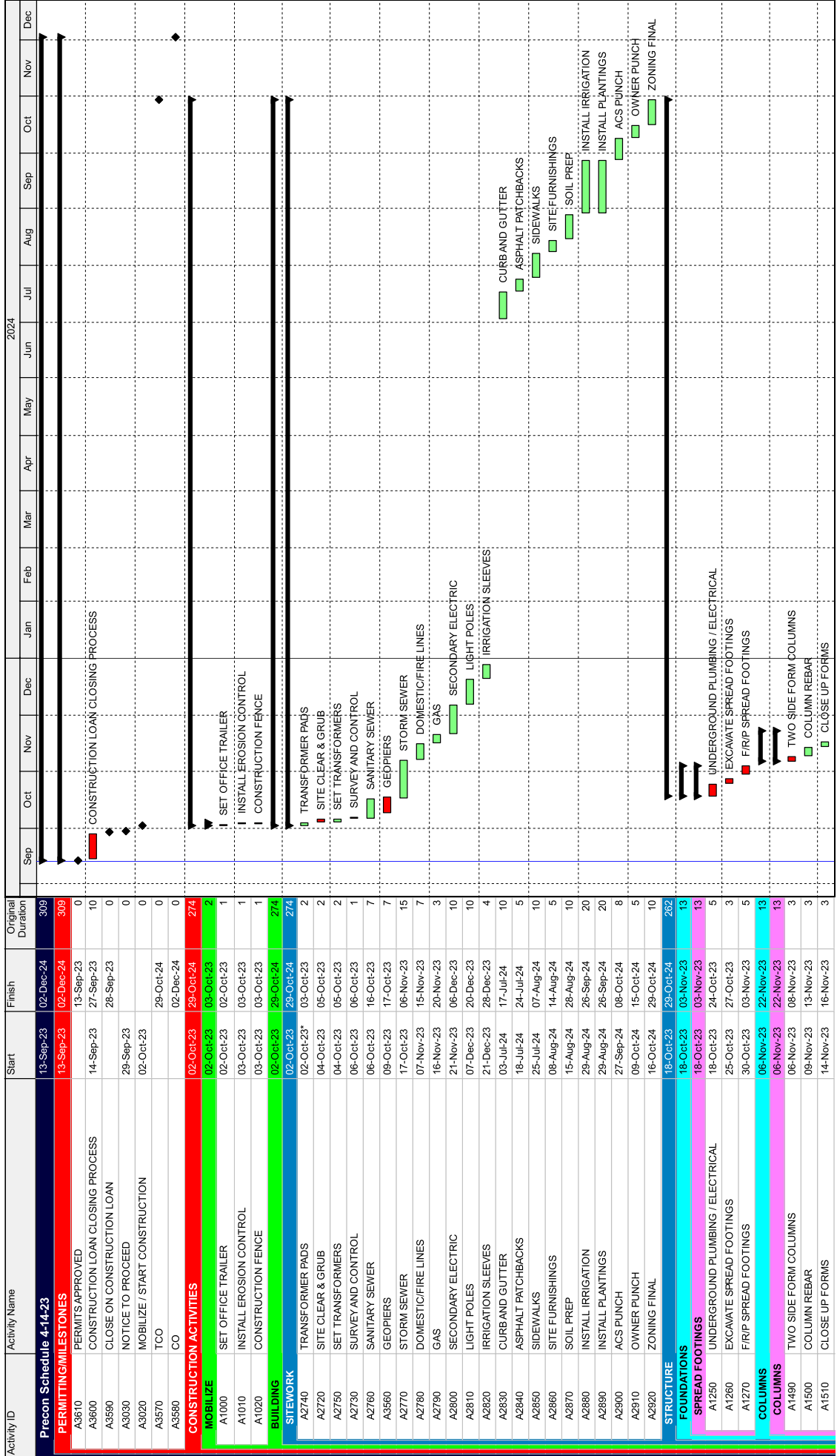
Total Building Area (SF): 48,347

DESCRIPTION	QUANTITY	UNIT	TOTAL
02700.010 Tele/data - low voltage cabling	60.00 ea	\$900.00	\$54,000
Subtotal - 27 05 00 Common Work Results for Communications			\$54,000
Subtotal - 27 00 00 COMMUNICATIONS	48,347 SQFT	\$1.12	\$54,000
28 00 00 ELECTRONIC SAFETY AND SECURITY			
28 05 00 Common Work Results for Electronic Safety and Security			
02800.000 Access Control - ALLOWANCE	48,347.00 sf	\$0.83	\$40,000
02800.000 Audio / Visual (A/V) - ALLOWANCE	48,347.00 sf	\$0.52	\$25,000
02800.000 Security / CCTV - ALLOWANCE	48,347.00 sf	\$1.24	\$60,000
Subtotal - 28 05 00 Common Work Results for Electronic Safety and Security			\$125,000
Subtotal - 28 00 00 ELECTRONIC SAFETY AND SECURITY	48,347 SQFT	\$2.59	\$125,000
31 00 00 EARTHWORK			
31 11 00 Clearing and Grubbing			
31100.000 Clear and grub site / rough grade	38,450.00 sf	\$3.00	\$115,350
Subtotal - 31 11 00 Clearing and Grubbing			\$115,350
31 22 00 Grading			
31200.350 Site grading / regrade for slab	17,070.00 sf	\$2.00	\$34,140
Subtotal - 31 22 00 Grading			\$34,140
31 23 00 Excavation and Fill			
31200.240 Import structural fill - ALLOWANCE (need to confirm quantities)	600.00 cy	\$35.00	\$21,000
31200.240 Over excavation and recompact - 10' Per Geotech Report	7,900.00 cy	\$20.00	\$158,000
Subtotal - 31 23 00 Excavation and Fill			\$179,000
31 25 00 Erosion and Sedimentation Controls			
31200.070 Bobcat with sweeper attachment	11.00 mo	\$5,995.00	\$65,945
31200.100 Erosion control & maintenance	1.00 ls	\$11,000.00	\$11,000
31200.390 Storm water permits, fees, etc. - CMS	11.00 mo	\$950.00	\$10,450
Subtotal - 31 25 00 Erosion and Sedimentation Controls			\$87,395
Subtotal - 31 00 00 EARTHWORK	48,347 SQFT	\$8.60	\$415,885
32 00 00 EXTERIOR IMPROVEMENTS			
32 12 00 Flexible Paving			
32100.060 Asphalt - paving	580.00 sy	\$55.00	\$31,900
32100.290 Pavement markings - linear	350.00 lf	\$9.00	\$3,150
32100.290 Site signs	6.00 ea	\$250.00	\$1,500
Subtotal - 32 12 00 Flexible Paving			\$36,550
32 16 00 Curbs, Gutters, Sidewalks, and Driveways			
32100.130 Conc containment curb at pavers	180.00 lf	\$30.00	\$5,400
32100.130 Curb and gutter	430.00 lf	\$35.00	\$15,050
32100.160 18" Concrete site seat walls	180.00 lf	\$60.00	\$10,800
32100.430 4" - Sidewalk	7,030.00 sf	\$9.00	\$63,270
32100.450 6" - Site concrete - heavy duty	1,180.00 sf	\$13.00	\$15,340

April 26, 2023

Total Building Area (SF): 48,347

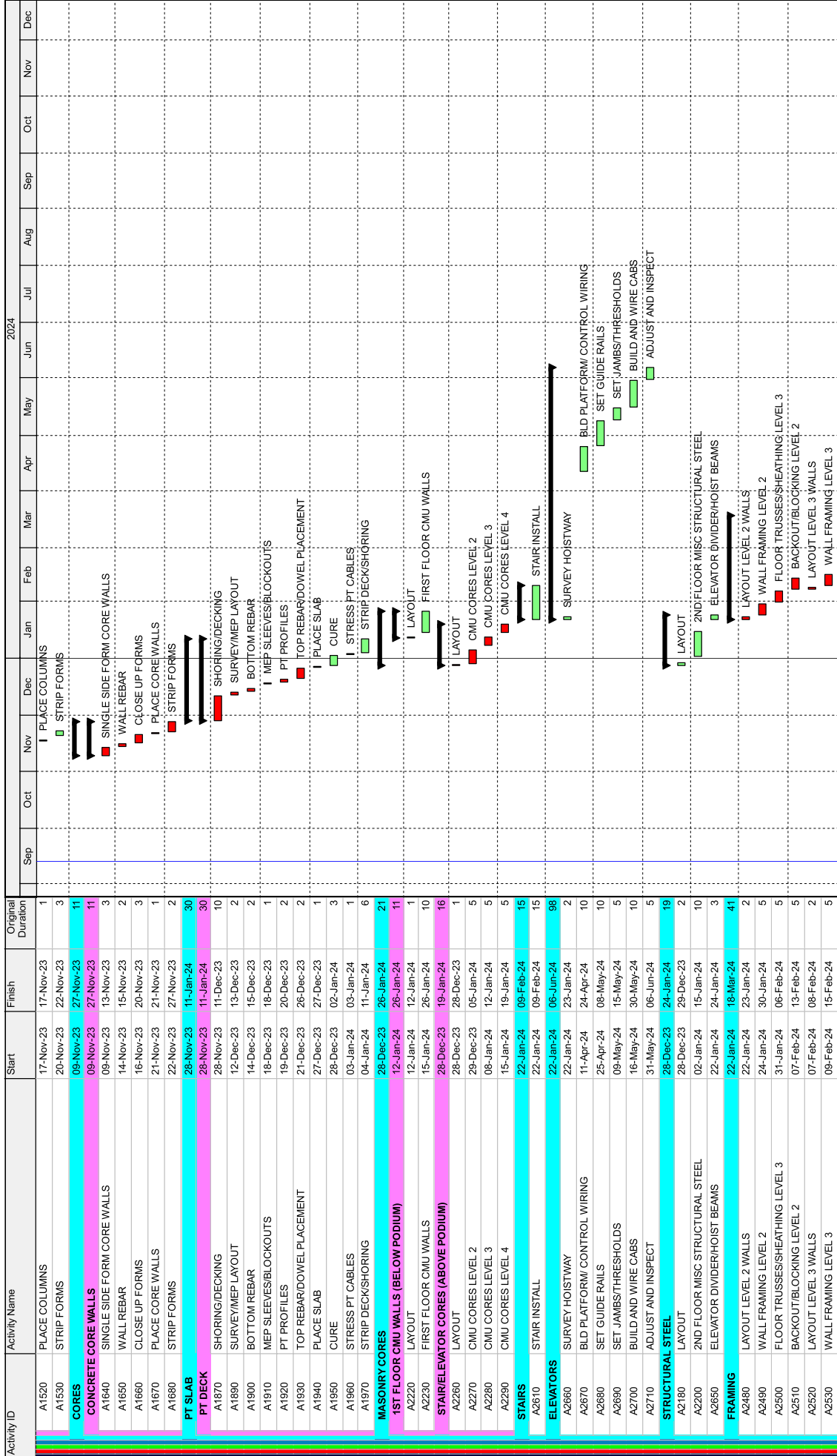
DESCRIPTION	QUANTITY	UNIT	TOTAL
Subtotal - 32 16 00 Curbs, Gutters, Sidewalks, and Driveways			\$109,860
32 18 00 Athletic and Recreational Surfacing			
<b>32100.090</b> Basketball court - poles and hoops	1.00	ea	\$10,000.00
Subtotal - 32 18 00 Athletic and Recreational Surfacing			\$10,000
32 31 00 Fences and Gates			
<b>32300.140</b> 6' Ornamental fence	270.00	lf	\$120.00
<b>32300.140</b> Safe Courtyard fence - structure	50.00	lf	\$60.00
Subtotal - 32 31 00 Fences and Gates			\$35,400
32 33 00 Site Furnishings			
<b>32300.030</b> Site furnishing - ALLOWANCE	1.00	ls	\$30,000.00
Subtotal - 32 33 00 Site Furnishings			\$30,000
32 84 00 Planting Irrigation			
<b>32800.010</b> Landscaping and irrigation	11,530.00	sf	\$9.00
<b>32800.010</b> Safe Courtyard pavers	725.00	sf	\$30.00
Subtotal - 32 84 00 Planting Irrigation			\$125,520
Subtotal - 32 00 00 EXTERIOR IMPROVEMENTS	48,347	SQFT	\$7.18
33 00 00 UTILITIES			
33 14 00 Water Utility Transmission and Distribution			
<b>33100.000</b> Cut and cap existing utilities	1.00	ls	\$30,000.00
<b>33100.000</b> Utilities - Domestic water	75.00	lf	\$140.00
<b>33100.000</b> Utilities - Fire hydrants	1.00	ea	\$8,500.00
<b>33100.000</b> Utilities - Fire water	90.00	lf	\$290.00
<b>33100.000</b> Utilities - Sanitary Sewer	40.00	lf	\$240.00
<b>33100.000</b> Utilities - Storm Sewer	450.00	lf	\$200.00
<b>33100.000</b> Utilities - Storm Sewer Catch Basins / Structures	6.00	ea	\$3,500.00
<b>33100.000</b> Utilities - Water line taps	3.00	ea	\$1,500.00
Subtotal - 33 14 00 Water Utility Transmission and Distribution			\$200,200
Subtotal - 33 00 00 UTILITIES	48,347	SQFT	\$4.14



DATA DATE: 13-Sep-23  
 PROJECT FINISH DATE: 02-Dec-24

Actual Work  
 Remaining Work  
 Critical Remaining Work  
 Milestone

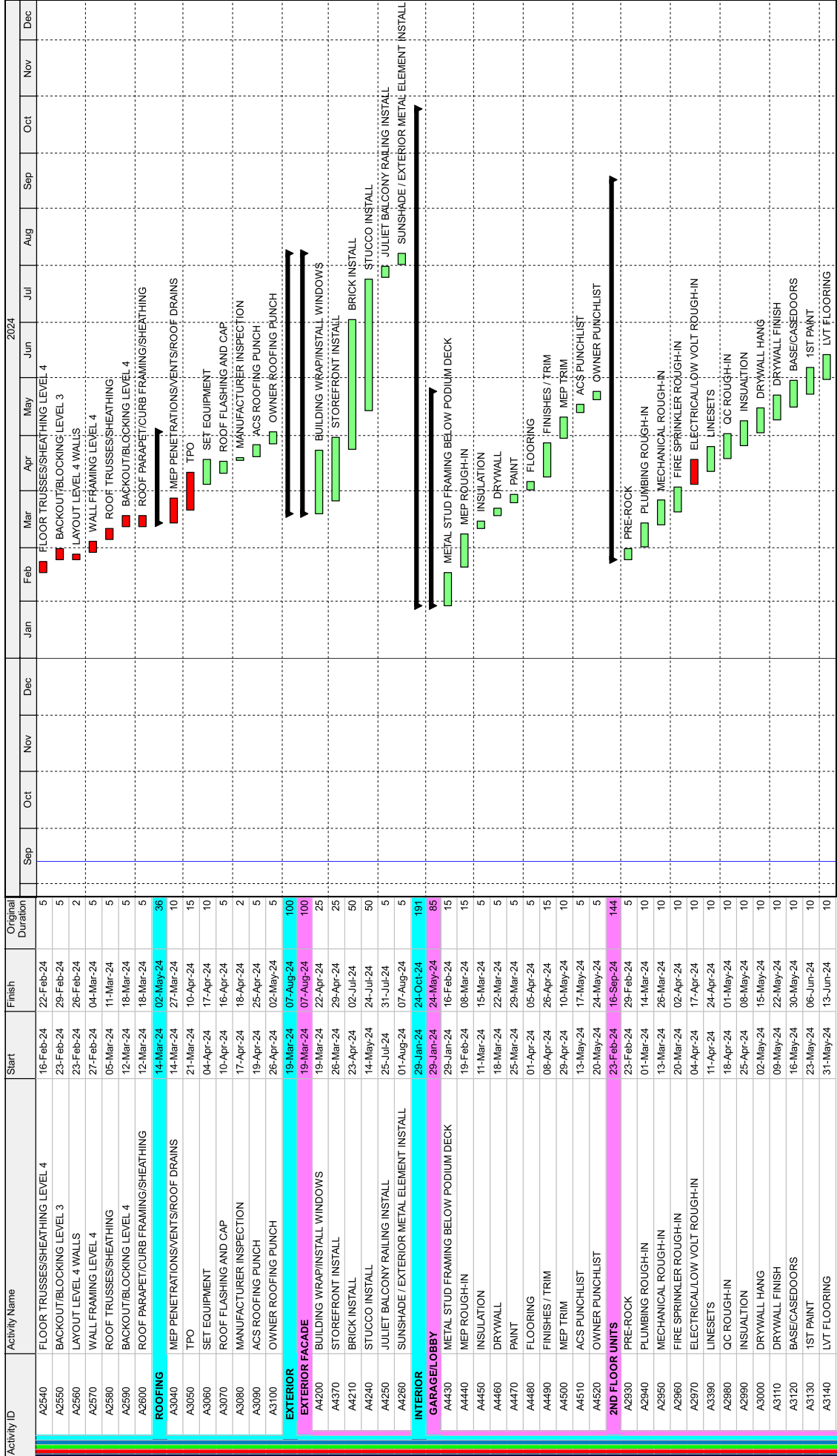
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DATA DATE: 13-Sep-23  
 PROJECT FINISH DATE: 02-Dec-24

█ Actual Work  
█ Remaining Work  
█ Critical Remaining Work  
◆ Milestone  
▶ Summary

13-Aug-23

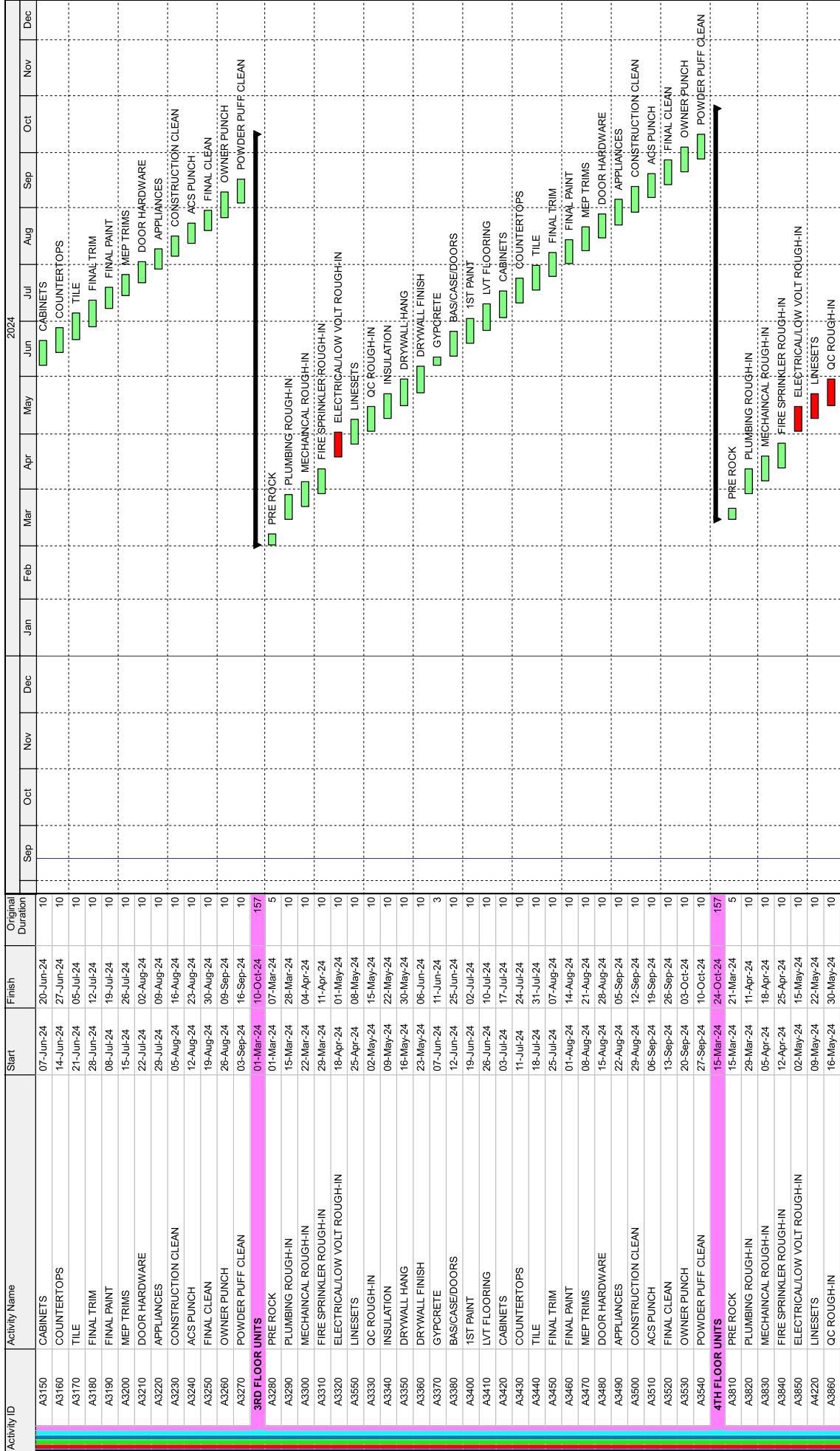


DATA DATE: 13-Sep-23  
PROJECT FINISH DATE: 02-Dec-24

Actual Work  
Remaining Work  
Critical Remaining Work  
Milestone

Summary

13-Aug-23



DATA DATE: 13-Sep-23  
PROJECT FINISH DATE: 02-Dec-24

Actual Work  
Remaining Work  
Critical Remaining Work  
Milestone

Summary

### 13-Aug-23

Activity ID	Activity Name	Start	Finish	Original Duration	2024																			
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
A3870	INSULATION	23-May-24	06-Jun-24	10																				
A3880	DRYWALL HANG	31-May-24	13-Jun-24	10																				
A3890	DRYWALL FINISH	07-Jun-24	20-Jun-24	10																				
A3900	GYPCRETE	21-Jun-24	25-Jun-24	3																				
A3910	BAS/CASE/DOORS	26-Jun-24	10-Jul-24	10																				
A3920	1ST PAINT	03-Jul-24	17-Jul-24	10																				
A3930	LVT FLOORING	11-Jul-24	24-Jul-24	10																				
A3940	CABINETS	18-Jul-24	31-Jul-24	10																				
A3950	COUNTERTOPS	25-Jul-24	07-Aug-24	10																				
A3960	TILE	01-Aug-24	14-Aug-24	10																				
A3970	FINAL TRIM	08-Aug-24	21-Aug-24	10																				
A3980	FINAL PAINT	15-Aug-24	28-Aug-24	10																				
A3990	MEP TRIMS	22-Aug-24	05-Sep-24	10																				
A4000	DOOR HARDWARE	29-Aug-24	12-Sep-24	10																				
A4010	APPLIANCES	06-Sep-24	19-Sep-24	10																				
A4020	CONSTRUCTION CLEAN	13-Sep-24	26-Sep-24	10																				
A4030	AGS PUNCH	20-Sep-24	03-Oct-24	10																				
A4040	FINAL CLEAN	27-Sep-24	10-Oct-24	10																				
A4050	OWNER PUNCH	04-Oct-24	17-Oct-24	10																				
A4060	POWDER PUFF CLEAN	11-Oct-24	24-Oct-24	10																				
<b>COMMISSIONING</b>		<b>06-Sep-24</b>	<b>29-Oct-24</b>	<b>38</b>																				
A4140	MEP FINALS	06-Sep-24	12-Sep-24	5																				
A4150	FIRE ALARM PROGRAMMING/PRE-TEST	13-Sep-24	19-Sep-24	5																				
A4160	ELEVATOR CONTROL PRE-TEST/BALANCE	20-Sep-24	26-Sep-24	5																				
A4170	BUILDING DEPARTMENT FINALS	27-Sep-24	08-Oct-24	8																				
A4180	MEP SYSTEM START UP	09-Oct-24	15-Oct-24	5																				
A4190	MEP BALANCE/COMMISSIONING	16-Oct-24	22-Oct-24	5																				
A4230	FIRE DEPARTMENT / LIFE SAFETY FINALS	23-Oct-24	29-Oct-24	5																				

DATA DATE: 13-Sep-23  
PROJECT FINISH DATE: 02-Dec-24

**Actual Work** █ **Critical Remaining Work** █ **Summary** →  
**Remaining Work** █ **Milestone** ◆

### Scope Narrative Example

3. Excludes stainless steel tie rods or mock up for Endurable balconies/railing.

#### **Division 6: Wood & Plastics**

##### **Inclusions**

1. Wood Framing complete.
  - a. VE Item – We are removing the framing, cement board and teak boards shown on the roof amenity. The pavers will run continuous across the roof deck. (detail 4 on A871).
2. Wood condenser couches on the roof.
3. Common area millwork included as a \$50,000 Allowance.

##### **Exclusions**

1. Prefinished siding and trim.
2. FSC Or AWI certification.
3. Excludes any millwork in the corridors, as this does not meet budget.

#### **Division 7: Thermal & Moisture Protection**

##### **Inclusions**

1. Dampproofing of foundations.
2. Filling of the interstitial spaces with insulation.
3. Intumescent paint over foam at roof. Excludes any other intumescent paint.
4. Exterior finishes per plan.
5. TPO roofing with loose laid insulation (2 layers 2.6”). Membrane will be mechanically fastened.
6. Includes a standard size exterior wall mockup.

##### **Exclusions**

1. Excludes fluid applied air barriers (we have included Tyvek).
2. Excludes any roof screening of MEP. No details are shown.
3. Excludes any green roofing.
4. Excludes 3rd party envelope consultant, but we recommend the Owner hire one to review the documents and our field installations.
5. Excludes any insulation under the SOG areas.
6. Excludes any radon mitigation.
7. Excludes any girts or substrate metal framing for exterior skin. Material will be adhered directly to the sheathing.

#### **Division 8: Doors & Windows**

##### **Inclusions**

1. Doors/Frames/HDWR per the Documents. Manufacturers may vary from documents.
  - a. VE Item – Includes interior unit doors as HC 1-panel molded doors.



### Scope Narrative Example

2. For base/case/trim:
  - i. 5" eased edge MDF base at units/corridors
  - ii. 2 1/4" eased edge MDF casing
  - iii. 1x eased edge MDF window sills
  - iv. 12" bullnose MDF shelving
3. Includes an allowance of \$24,200 for electronic locksets at unit entry doors.
4. Windows are included as Alside Fairfield 80 Series in white interior/black exterior. We are assuming an STC of 27-31, U-factor of .28-.31, SHGC of .32-.36. Windows will have design pressure of 30. We may look at alternate window manufacturers.
5. Storefront per documents.
6. Includes one OH door at garage entry.

#### **Exclusions**

1. Excludes any fire rated glazing.

#### **Division 9: Finishes**

##### **Inclusions**

1. The retail area is core and shell only. Does not include any drywall on the interior side. SOG will be left out.
2. Units will be level 3 with a lite texture, common spaces will be level 4. Paint colors/scheen may need to be adjusted to make future repair/patching easier on Ownership.
3. Includes RC-1, not RC Deluxe.
4. Flooring per the documents.
5. Painting as needed per area.

##### **Exclusions**

1. Excludes painting of any MEP piping, ductwork, or equipment.
2. Level 5 wall finish.
3. Excludes any drywall or paint on the walls of the stair cores. Walls to be left bare CMU.
4. Excludes any backing for cabinets, FFE, or other items not required by ADA. We will secure directly to the studs.
5. Excludes any offsite interior mock-up units. We will perform a box walk with Owner before drywall.

#### **Division 10: Specialties**

##### **Inclusions**

1. Interior signage allowance of \$15,000. Any large or lit signs, graphics, or custom signage is excluded.
2. Standard Specialties package.

### Scope Narrative Example

3. Shower doors.
4. Allowance of \$2,500 for a crash bar at the garage entry.
5. Includes fire pit and 1 grill on the roof amenity (VE item).
  - a. Roof amenity will have one grill and ½ of the counterspace shown as a VE. (Detail 1 on A871)

#### **Exclusions**

1. Excludes shower curtains, these are assumed to be by Owner/Tenant.
2. Excludes any automated parcel systems.
3. Excludes all Exterior Signage. This will be By Owner.
4. Excludes Resident Storage Lockers. This will be By Owner.

#### **Division 11: Equipment**

##### **Inclusions**

1. Unit appliances per the specs, but will depend on what is available at time of shipment.
2. Automated parking system from Hardin Steel. We are going exclusively off their proposal, as there are not specs for this item.
  - a. Does not include any additional price increase allowance
  - b. Does not include any EV charging posts.
  - c. Does not include the 5730 lb weight upgrade. This is \$18,320.
  - d. Does not include any structural attachments to the ceiling.

##### **Exclusions**

1. Excludes trash compactors.
2. Excludes fitness equipment
3. Excludes any window washing davits or tie-offs.
4. Excludes any vending machines.

#### **Division 12: Furnishings**

##### **Inclusions**

1. Window coverings include 1" aluminum blinds for the units. Manual roller shades for the main lobby, gym and bike shop.
2. Cabinets and tops from Pro Cabinet Solutions. Cabinets are RSI Lenox slab doors, satin & textured thermos, standard hinges/glides. Tops are 3 cm quartz. We are assuming this is what Ownership wants, as this subcontractor was their recommendation.

##### **Exclusions**

1. Any FF&E.
2. Excludes any window coverings in the Retail areas.
3. Excludes soft close hinges or drawers in units.

## Scope Narrative Example

### **Division 13: Special Construction**

#### **Inclusions**

1. NONE

### **Division 14: Conveying Systems**

#### **Inclusions**

1. Standard Schindler 3300 elevator at 150 fpm.
2. We will use the elevator for temporary use, and will perform a final inspection and wipedown prior to turnover.

#### **Exclusions**

1. Excludes custom elevator cab finishes.
2. Trash or recycle chutes.

### **Division 21: Fire Sprinkler**

#### **Inclusions**

1. Design Build Fire Sprinkler system.
2. System to be CPVC in all heated areas.
3. Garage system to be black steel, and a wet system.
4. Includes dry pendant heads for the balconies.

#### **Exclusions**

1. Excludes any heads in the interstitial space, we are filling these cavities full of insulation.
2. Excludes Fire Pump or ATS.

### **Division 22 & 23: Mechanical**

#### **Inclusions**

1. We have included CPVC, PVC, and PEX piping.
2. Grease interceptor and Sand/Oil interceptor.
3. Plumbing fixtures to be similar to what is shown on P-001, but will be from ProFlo, Peerless, Sterling, or similar.
4. Fan coils will use neoprene rubber isolation pads
5. We have included a standard 7-day programable thermostat.
6. Overall venting shall be achieved with air admittance valves.

#### **Exclusions**

1. Excludes all HVAC and Plumbing in the Retail space. This will be by the future tenant.
2. Excludes hail guards on condensers.

### Scope Narrative Example

3. Excludes crankcase heaters, hard start kits, or high/low pressure switches on condensers.
4. Excludes any grease ducts.
5. Excludes pipe insulation above what is required by code.
6. Test & balance inside the units.
7. Excludes any copper or cast-iron piping.
8. BAS or DDC automated controls systems.
9. Excludes Energy Modeling.
10. Excludes X-vents
11. Excludes any heat trace.
12. Excludes any snowmelt systems.
13. Excludes submeters for gas or water.
14. Excludes third party commissioning.
15. Excludes any item labeled “potential”, as we assume that will be done in the future by the Retail tenants.

#### **Division 26: Electrical**

##### **Inclusions**

1. Design/Build Fire Alarm system.
2. Electrical per the documents and standard practices.
3. Lighting package included as a VE package (\$50,995 savings). If any VE fixtures are not approved, we will reprice the new package and present Owner with a CO for the difference.
4. Includes all of the EV work (Ready, Capable, and installed items).
5. Includes 25' of one 4" conduit for the tele-data service, from pedestal (not shown).
6. All feeders over 100 amps to be aluminum.
7. Includes Electrical submeters. Manufacturer may be different than what is shown on the drawings.

##### **Exclusions**

1. Excludes any costs for moving signal pole/light. We can work to price this scope, but are not sure if this will be done by the City.
2. Excludes lightning protection system.
3. Excludes conduit for Low voltage. It will be run free air.
4. Excludes any PV Systems. These are to be by Owner. Assumes this is a ballasted system and does not require any penetrations through the roof, or structural support.
5. We assume temp power will be available when we begin.
6. Excludes BDA System. If required, will be an add.

#### **Division 27 & 28: Communications & Electronic Safety**



**ALLIANCE CONSTRUCTION SOLUTIONS  
OWNER  
VE EXAMPLE  
VALUE ENGINEERING/OPTIONS LIST**

Total Square Ft. : 191,365 \$ 244.89

Date of Item		Permit Drawings	Total Proposal Amount:			\$ 46,863,254
No.		DESCRIPTION	ROM	VALUE	ACCEPTED	\$ Add/(Deduct)
<b>GENERAL ITEMS</b>						
1						
2						
3						
<b>Division 1 - General Requirements</b>						
1						
2						
3						
<b>Division 2 - Existing Conditions</b>						
1	24-Aug-23	Owner to take the sidewalk/street closure and covered walkway allowance on their side. We spent \$117,000 at other project.	(\$90,000)		No	
2						
3						
<b>Division 3 - Concrete</b>						
1	24-Aug-23	Use 1" gypcrete with 1/8" sound mat, in lieu of 1/4" sound mat at units. Corridors and utility closets will be 1" gypcrete only.		(\$4,780)	No	
2						
3						
<b>Division 4 - Masonry</b>						
1	24-Aug-23	Eliminate the stucco bands around the windows.	(\$29,300)		No	
2	24-Aug-23	Use 2 coat stucco in lieu of 3 coat.		(\$41,800)	Yes	(\$41,800)
3						
<b>Division 5 - Metals</b>						
1	24-Aug-23	Eliminate the steel and screening at the east side of the Garage on level 2. Level 1 screening to remain in some form/fashion.		(\$43,642)	Yes	(\$43,642)
2						
3						
<b>Division 6 - Wood and Plastics</b>						
1	24-Aug-23	Eliminate wood trim around windows at Hardie areas.	(\$30,110)		No	
2						
3						
<b>Division 7 - Thermal and Moisture Protection</b>						
1	24-Aug-23	Use Mechanically fastened roofing system in lieu of fully adhered.		(\$58,820)	Yes	(\$58,820)
2	24-Aug-23	If we do not need to meet the new blower door test requirements, we can eliminate the Aerobarrier air sealing. Need Design Team input on this one.	(\$146,040)		No	
3						
4						
<b>Division 8 - Doors and Windows</b>						
1	24-Aug-23	Change Windows to all white in lieu of black exterior.	(\$118,772)		No	
2	24-Aug-23	Leave windows in brick, stone, and at NW corner as black and change all other windows to white.	(\$78,390)		Yes	(\$78,390)
3	24-Aug-23	VE Package for doors/Frames/Hardware. Will need to review this with Owner/Architect.		(\$31,222)	Yes	(\$31,222)
4	24-Aug-23	Eliminate doors at linen closet in units.	(\$26,250)		Yes	(\$26,250)
5	24-Aug-23	Use wire shelving in lieu of MDF in the units.		(\$19,655)	Yes	(\$19,655)
6	24-Aug-23	Add fire rated glass to windows B8 in the stair cores. Window frames to be HM.	\$60,935		No	
7	24-Aug-23	Use glass block in B8 window areas in lieu of unrated storefront.		(\$3,121)	Yes	(\$3,121)
<b>Division 9 - Interior Finishes</b>						
1	24-Aug-23	Carpet savings with Owner relationship with manufacturer.		(\$21,800)	Yes	(\$21,800)
2	24-Aug-23	Eliminate the carpet pad in the units.	not recommended		No	
3	24-Aug-23	Change all carpet in the units to LVT. This will also add sound mat under gypcrete in this area.		\$31,780	Yes	\$31,780
4	24-Aug-23	Change corridor base to 4.25" in lieu of 6"		(\$12,000)	Yes	(\$12,000)
5	24-Aug-23	Change corridor base to painted MDF in lieu of millwork rubber base.	No Savings		No	
6	24-Aug-23	Eliminate the door drops at unit entries and make the corridors straight.	TBD		TBD	
7	24-Aug-23	Flooring protection double up.		(\$75,000)	Yes	(\$75,000)
8	24-Aug-23	LVT-1 savings with Owner relationship with manufacturer.		(\$11,900)	Yes	(\$11,900)
9	24-Aug-23	Provide and Install LVT-3 at Public RR Floors ILO TL-4B and TL-5		(\$2,100)	No	
10	24-Aug-23	Provide and Install Mohawk Stonework LVT ILO TL-4A/TL-4B at Level 1 Lobby.		(\$16,000)	Yes	(\$16,000)
11	24-Aug-23	Make unit walls and ceilings the same color and all eggshell.	(\$12,350)		No	
12	24-Aug-23	Add ACT Ceilings in corridors level 3-6. Not in original GMP.	\$92,600		Yes	\$92,600
<b>Division 10 - Speclattles</b>						
1	24-Aug-23	Eliminate the stainless steel corner guards. Not required.	(\$64,371)		No	
2	24-Aug-23	Eliminate stainless steel corner guards and add back InPro (150BN) corner guards in locations specified by ID on revised plan.		(\$59,001)	Yes	(\$59,001)
3						
<b>Division 11 - Equipment</b>						
1	24-Aug-23	Change non-ADA unit laundry to a combined laundry center.	TBD		TBD	
2						
<b>Division 12 - Furnishing</b>						
1	24-Aug-23	Eliminate the soft close cabinet doors.		(\$7,870)	Yes	(\$7,870)
2	24-Aug-23	Eliminate the soft close cabinet drawers and dovetail drawers.		(\$26,120)	Yes	(\$26,120)
3	24-Aug-23	Change unit tops to unknown quartz distributor. Owner will need to share in the risk. (Cannot be taken with Item 9.6)	(\$77,005)		No	
4	24-Aug-23	Change unit tops from quartz to Plam.	(\$140,547)		No	
5	24-Aug-23	Use 1" aluminum blinds in lieu of 2" faux wood blinds.	(\$1,960)		No	
6	24-Aug-23	Change unit tops to Luna Pearl/White Fiorito (only this color available for credit) in lieu of quartz. (Cannot be taken with Item 9.3)		(\$97,455)	Yes	(\$97,455)
<b>Division 13 - Special Construction</b>						
1						
2						
<b>Division 14 - Conveying Systems</b>						



ALLIANCE CONSTRUCTION SOLUTIONS  
OWNER  
VE EXAMPLE  
VALUE ENGINEERING/OPTIONS LIST

Total Square Ft. : 191,365

\$ 244.89

Permit Drawings		Total Proposal Amount:			\$ 46,863,254	
No.	Date of Item	DESCRIPTION	ROM	VALUE	ACCEPTED	\$ Add/(Deduct)
1		Change trash chute to 36" diameter.	ACS to Cover		Yes	\$0
2						
<b>Division 21 - Fire Sprinkler</b>						
1	24-Aug-23	Eliminate fire pump if not required. We think it is needed, but showing the cost.		(\$44,769)	No	
2						
3						
<b>Division 22 &amp; 23 - Mechanical</b>						
1	24-Aug-23	VE Plumbing Fixture package. This keeps the same gpf or gpm flow rates.		(\$29,000)	Yes	(\$29,000)
2	24-Aug-23	Eliminate the piston-style expansion joints on the waste and vent risers.		(\$94,000)	Yes	(\$94,000)
3	24-Aug-23	Use cell core PVC in lieu of solid core. This is for above grade piping only.		(\$49,000)	Yes	(\$49,000)
4	24-Aug-23	Do not air balance inside the units, as tenants will adjust grills anyway.		(\$19,700)	Yes	(\$19,700)
5	24-Aug-23	Add water heater stands if wanted/required.	\$52,180		No	
4	24-Aug-23	Use galvanized dryer wall flapper type vent in lieu of Reversomatic.	(\$13,852)		No	
5	24-Aug-23	Add low ambient kits on condensers for common area only (24 each).		\$10,850	Yes	\$10,850
6	24-Aug-23	Add condenser hail guards		\$18,750	Yes	\$18,750
<b>Division 26 - Electrical</b>						
1	24-Aug-23	VE Light Fixture Package		(\$42,000)	Yes	(\$42,000)
2	24-Aug-23	Reduce parking garage lighting by using fixtures with more lumen output.		(\$15,000)	Yes	(\$15,000)
3	24-Aug-23	Remove lights at unit entries (sconces) and remove some lights in the units.		(\$45,000)	Yes	(\$45,000)
<b>Division 27 - Communications</b>						
1	24-Aug-23	Add cabling if not provided by Comcast & Century Link.	TBD			
2						
<b>Division 31 - Earthwork</b>						
1	24-Aug-23	Eliminate the 4" gravel under the SOG.		(\$83,600)	Yes	(\$83,600)
2						
3						
<b>Division 32 - Exterior Improvements</b>						
1	24-Aug-23	Reduce Plaza seat wall to a simple 4" curb.		(\$36,800)	Yes	(\$36,800)
2	24-Aug-23	Do we need the retaining wall at the east ramp, or can we use a thickened slab.	N/A		No	
3	24-Aug-23	Add in tables, chairs and benches to site furnishings package	\$49,090		No	
4	24-Aug-23	Can we eliminate 1/2 of the planters?	TBD		No	
5	24-Aug-23	Bus Shelter to be furnished and installed by City.		(\$35,000)	Yes	(\$35,000)
6						
<b>Division 33 - Utilities</b>						
1	24-Aug-23	Are we sure there is no additional capacity in the large UG detention for the project next door?	N/A		No	
2						
3						
<b>Division 17 - Administrative</b>						
1						
2						
3						
<b>Total VE Items Incorporated In Revised Estimate</b>						\$0
<b>Total VE Items Required Acceptance or Rejection</b>						(\$925,166)
<b>TOTAL REVISED BUDGETS</b>						<b>\$ 45,938,088</b>
Total Square Ft. : 191,365 \$ 240.05						

# J FEE PROPOSAL

RENAISSANCE VETERANS APARTMENTS

1753

We are **BUDGET** conscious

November 1, 2023

DESCRIPTION	QUANTITY	UNIT	TOTAL	
<b>01 00 00 GENERAL REQUIREMENTS</b>				
<b>01 20 00 Price and Payment Procedures</b>				
<b>01 21 00 Allowances</b>				
01200.000	Builders Risk Insurance (Based on 14 mo and \$16M)	1.00 ls	\$131,857.00	\$131,857
01200.000	General Liability Insurance (based on \$16M)	1.00 ls	\$157,000.00	\$157,000
01200.000	Payment & Performance Bond (Based on \$16M)	1.00 ls	\$160,000.00	\$160,000
01200.000	Warranty (Based on \$16M)	1.00 ls	\$19,000.00	\$19,000
<b>Subtotal - 01 21 00 Allowances</b>			<b>\$467,857</b>	
<b>Subtotal - 01 20 00 Price and Payment Procedures</b>			<b>\$467,857</b>	
<b>01 30 00 Administrative Requirements</b>				
<b>01 31 00 Project Management and Coordination</b>				
01300.220	Project accountant	1.00 ls	\$42,570.00	\$42,570
01300.220	Project coordinator	1.00 ls	\$52,030.00	\$52,030
01300.240	Project engineer	1.00 ls	\$146,705.00	\$146,705
01300.250	Senior project manager	1.00 ls	\$62,640.00	\$62,640
01300.260	Project manager	1.00 ls	\$254,431.00	\$254,431
01300.400	Superintendent	1.00 ls	\$276,574.00	\$276,574
<b>Subtotal - 01 31 00 Project Management and Coordination</b>			<b>\$834,950</b>	
<b>01 32 00 Construction Progress Documentation</b>				
01300.010	Aerial project photos - IronView 360	66,816.00 sf	\$0.25	\$16,704
01300.190	Plan and spec reproduction	1.00 ls	\$7,500.00	\$7,500
<b>Subtotal - 01 32 00 Construction Progress Documentation</b>			<b>\$24,204</b>	
<b>01 35 00 Special Procedures</b>				
01300.130	Ground breaking/Topping out	1.00 ls	\$6,000.00	\$6,000
01300.300	Project Signs	2.00 ea	\$1,500.00	\$3,000
01300.370	Site security	14.00 mo	\$2,500.00	\$35,000
<b>Subtotal - 01 35 00 Special Procedures</b>			<b>\$44,000</b>	
<b>Subtotal - 01 30 00 Administrative Requirements</b>			<b>\$903,154</b>	
<b>01 40 00 Quality Requirements</b>				
<b>01 43 00 Quality Assurance</b>				
01400.010	Project - photos	14.00 mo	\$350.00	\$4,900
<b>Subtotal - 01 43 00 Quality Assurance</b>			<b>\$4,900</b>	
<b>Subtotal - 01 40 00 Quality Requirements</b>			<b>\$4,900</b>	
<b>01 50 00 Temporary Facilities and Controls</b>				
<b>01 52 00 Construction Facilities</b>				
01500.020	Copy machine	14.00 mo	\$750.00	\$10,500
01500.210	Internet charges	14.00 mo	\$650.00	\$9,100
01500.290	Office - supplies	14.00 mo	\$175.00	\$2,450
01500.300	Office - trailer	14.00 mo	\$1,825.00	\$25,550
01500.300	Trailer Mob/Demob	2.00 ea	\$6,500.00	\$13,000
01500.400	Connex	14.00 mo	\$580.00	\$8,120
01500.410	Cell Phones	14.00 mo	\$325.00	\$4,550





**GJHA Multi-Family Apartment Building - Phase 1**

Initial

Grand Junction Housing Authority

Total Building Area (SF): 66,816

November 1, 2023

DESCRIPTION	QUANTITY	UNIT	TOTAL
01500.420 Internet Hookup	1.00 ea	\$3,750.00	\$3,750
01500.450 Temporary - toilets	61.00 wk	\$420.00	\$25,620
01500.480 Temporary - power	14.00 mo	\$3,300.00	\$46,200
01500.530 Temporary - gas/water	66,816.00 sf	\$0.25	\$16,704
<b>Subtotal - 01 52 00 Construction Facilities</b>			<b>\$165,544</b>
<b>01 53 00 Temporary Construction</b>			
01500.500 Temp Site Fencing	1,700.00 lf	\$15.00	\$25,500
01500.510 Jobsite Safety	14.00 mo	\$350.00	\$4,900
01500.510 MSC Safety	14.00 mo	\$425.00	\$5,950
<b>Subtotal - 01 53 00 Temporary Construction</b>			<b>\$36,350</b>
<b>01 54 00 Construction Aids</b>			
01500.010 Small Tools	14.00 mo	\$350.00	\$4,900
<b>Subtotal - 01 54 00 Construction Aids</b>			<b>\$4,900</b>
<b>01 55 00 Vehicular Access and Parking</b>			
01500.000 Allowance for snow & ice removal	1.00 ls	\$15,000.00	\$15,000
<b>Subtotal - 01 55 00 Vehicular Access and Parking</b>			<b>\$15,000</b>
<b>Subtotal - 01 50 00 Temporary Facilities and Controls</b>			<b>\$221,794</b>
<b>01 60 00 Product Requirements</b>			
<b>01 61 00 Common Product Requirements</b>			
01600.000 Textura	1.00 ls	\$6,000.00	\$6,000
01600.010 Procore	14.00 mo	\$1,300.00	\$18,200
<b>Subtotal - 01 61 00 Common Product Requirements</b>			<b>\$24,200</b>
<b>Subtotal - 01 60 00 Product Requirements</b>			<b>\$24,200</b>
<b>01 70 00 Execution and Closeout Requirements</b>			
<b>01 74 00 Cleaning and Waste Management</b>			
01700.020 Dumpster pull	121.00 ea	\$425.00	\$51,425
01700.040 Final Cleaning	66,816.00 sf	\$0.50	\$33,408
<b>Subtotal - 01 74 00 Cleaning and Waste Management</b>			<b>\$84,833</b>
<b>Subtotal - 01 70 00 Execution and Closeout Requirements</b>			<b>\$84,833</b>
<b>Subtotal - 01 00 00 GENERAL REQUIREMENTS</b>			<b>\$1,706,738</b>

The following items called out in the General Conditions matrix are excluded as we believe they should be in the cost of work, are by subcontractors, or we need more information to accurately price:

Generators, temp enclosures/weather protection, temp building heat, temp electric service, handrails and toe boards, fire extinguishers and general fire protection, temp stairs, covered walkways, protection of open space, dust control, scaffolding, temp heat.

Builders Risk Insurance cost is an estimate, as the BR market is constantly changing. Once we get closer to GMP, we can get hard quotes from the agents.

*Habitat for Humanity - Clara  
Brown Common Townhomes*

**K**

**GENERAL CONDITIONS**

We are builders for the **COMMUNITY**

**SECTION 7.0: SOLICITATION RESPONSE FORM**

**RFP-5292-23-DH**

**“Construction Manager/General Contractor (CM/GC) Services for New GJHA Multi-Family Apartment Building – Phase 1”**

*Proposer must submit entire Form completed, dated, and signed.*

**CM/GC Cost/Pricing Proposal shall be based upon a \$16,000,000 construction budget.**

1. CM/GC Pre-Construction Services Fee	\$	<u>32,000</u>
2. CM/GC Construction Services Fee (OH&P) (provide in both % and \$)	% <u>3.75</u> \$	<u>600,000</u>
3. General Conditions (NTE)	\$	<u>1,706,738</u>
<b>Total CM/GC Fee</b>	\$	<u>2,338,738</u>

**Total CM/GC Fee Written:**

Two million three hundred thirty-eight thousand seven hundred thirty eight

Please provide a detailed breakdown to adequately describe CM/GC services and associated anticipated reimbursable costs so as to demonstrate as complete an understanding as possible of the services provided.

**Company:** Alliance Construction Solutions

**Authorized Signature:** 

**Title:** Brian Weinmaster, President/ CEO

**Date:** November 2nd, 2023

-----  
*Owner reserves the right to accept any portion of the services to be performed at its discretion.*  
-----

The undersigned has thoroughly examined the entire Request for Proposal and therefore submits the Proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of Proposals.

The undersigned Proposer agrees to provide services and products in accordance with the terms and conditions contained in this RFP and as described in Proposer's proposal attached hereto; as accepted by Owner.

Prices in the Proposal have not knowingly been disclosed with another provider and will not be prior to award.

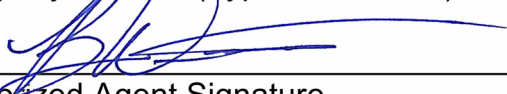
- Prices in this Proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or company to submit a Proposal for the purpose of restricting competition.
- The individual signing this Proposal certifies they are a legal agent of Proposer, authorized to represent Proposer and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by Grand Junction Housing Authority are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 09800859. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- Grand Junction Housing Authority payment terms shall be Net 30 days.
- Prompt payment discount of 0 percent of the net dollar will be offered to Owner if the invoice is paid within NA days after the receipt of the invoice.

RECEIPT OF ADDENDA: The undersigned Proposer acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: Addendum No.1

It is the responsibility of Proposer to ensure all Addenda have been received and acknowledged.

Alliance Construction Solutions  
Company Name – (Typed or Printed)

  
Authorized Agent Signature

7535 Hilltop Circle  
Address of Proposer

Denver, CO, 80221  
City, State, and Zip Code

Brian F. Weinmaster  
Authorized Agent – (Typed or Printed)

307.214.3612  
Phone Number

bfweinmaster@allianceconstruction.com  
E-mail Address of Agent

November 2nd, 2023  
Date

L

FINANCIAL STATEMENTS



We exceed

**EXPECTATIONS**

St. Francis Apartments at  
Cathedral Square

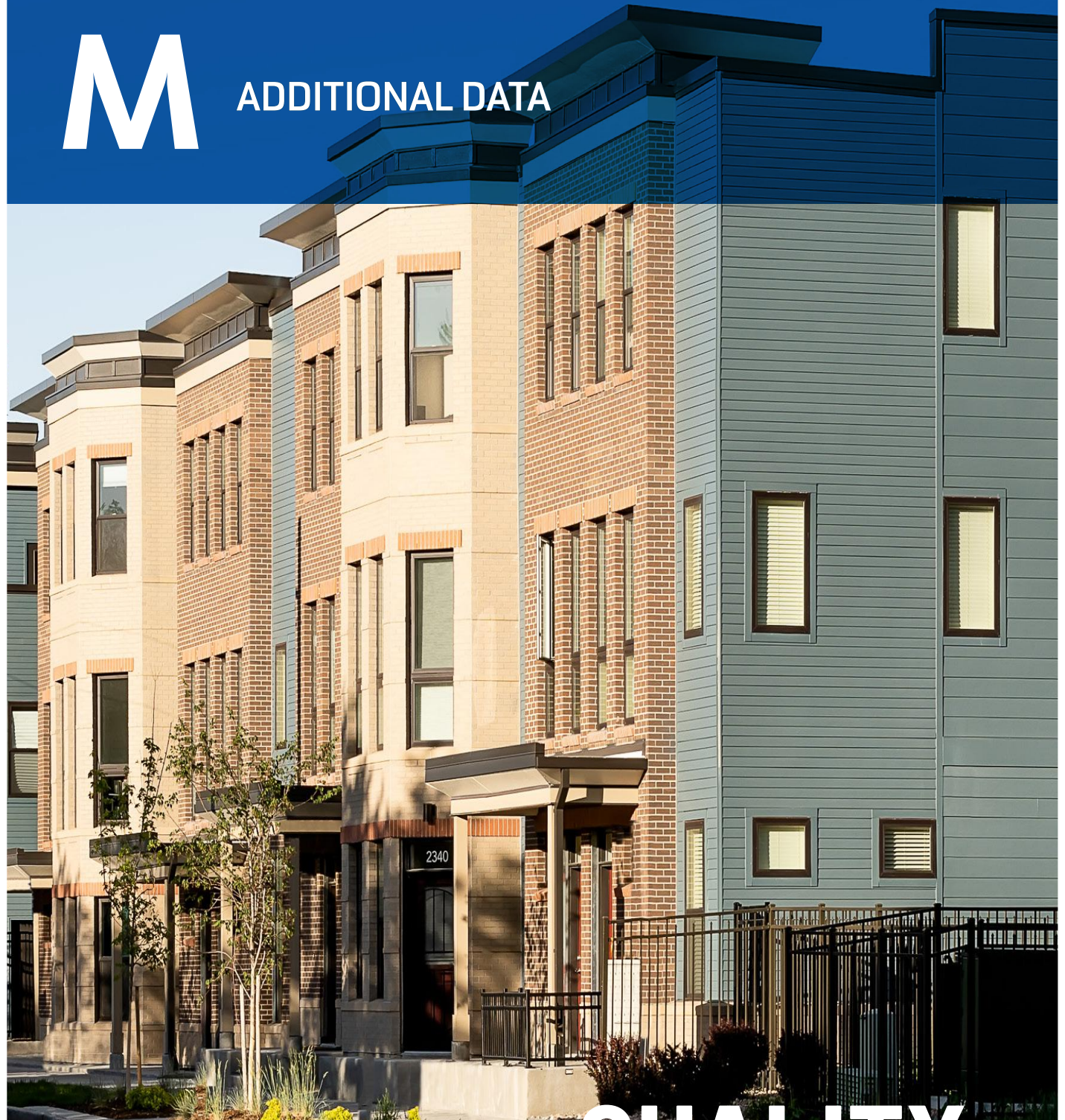


## ➤ FINANCIAL STATEMENTS ACKNOWLEDGMENT

Upon being selected or awarded the project, Alliance Construction Solutions commits to providing our audited financial statements when requested.

M

ADDITIONAL DATA



We are committed to **QUALITY**

# RELEVANT PROJECTS

	AFFORDABLE/ LIHTC	ENTERPRISE GREEN COMMUNITIES	SECTION 3/ HUD	NUMBER OF UNITS	LOCATION
FITZSIMONS GATEWAY AFFORDABLE	■	■	■	210	Aurora, CO
MONTBELLO FRESHLO THE HUB	■	■	■	99	Denver, CO
IMMACULATA PLAZA	■	■	■	55	Greeley, CO
HIGHLINE VILLAGE TOWNHOMES				22	Aurora, CO
LIBERTY VIEW APARTMENTS	■	■	■	59	Aurora, CO
STANLEY HOUSE APARTMENTS				168	Aurora, CO
KAPPA TOWER II	■	■	■	70	Denver, CO
CLARA BROWN COMMONS - MILE HIGH MINISTRIES	■	■	■	60	Denver, CO
CLARA BROWN COMMONS TOWNHOMES	■	■	■	17	Denver, CO
THE ROSE ON COLFAX	■	■	■	82	Denver, CO
RIDGEGATE AFFORDABLE	■	■	■	67	Lone Tree, CO
SP CROSSING	■	■	■	60	Commerce City, CO
WILLOW PARK APARTMENTS - AURORA HOUSING AUTHORITY	■	■	■	72	Aurora, CO
10TH & SHERIDAN	■	■	■	60	Denver, CO
ST FRANCIS APARTMENTS AT CATHEDRAL SQUARE	■	■	■	50	Denver, CO
VETERANS RENAISSANCE APARTMENTS	■	■	■	60	Aurora, CO
STOUT 24 ROWHOMES	■	■		13	Denver, CO
SHERIDAN STATION APARTMENTS	■	■	■	133	Denver, CO
HIDDEN LAKE HOMES	■	■	■	72	Westminster, CO
SOL NACIENTE AGRICULTURAL WORKER'S HOUSING	■	■	■	50	Fort Morgan, CO
RENAISSANCE AT NORTH COLORADO STATION	■	■	■	103	Denver, CO
RENAISSANCE UPTOWN LOFTS	■	■	■	98	Denver, CO
CORNERSTONE APARTMENTS AT ST FRANCIS	■	■	■	50	Denver, CO
PIRANESI APARTMENTS				24	Denver, CO
THE NORTHERN HOTEL	■	■	■	47	Fort Collins, CO
PEAKVIEW APARTMENTS	■	■	■	160	Lafayette, CO
ACADEMY ASSISTED LIVING - MOUNT ST. GERTRUDE'S ACADEMY	■	■		51	Boulder, CO
BONNELL GOOD SAMARITAN CENTER	■	■	■	41	Greeley, CO
HERITAGE CLUB ASSISTED LIVING - LAKEWOOD	■	■		40	Lakewood, CO
HERITAGE CLUB ASSISTED LIVING - AURORA	■	■		40	Aurora, CO

**TOTAL**

**2,158 UNITS**





## CLARA BROWN COMMONS TOWNHOMES

Clara Brown Commons Townhomes will be situated in the vibrant Cole neighborhood of Denver. The townhomes share a property with the Clara Brown Commons Affordable Apartments, creating a cohesive community within the area. Connected by a shared park, the townhomes will have a green space serving as a central gathering area for residents of both housing options.

The future development of Clara Brown Commons Townhomes will introduce 17 new affordable housing units with a total area of 23,080 square feet, the project aims to address the demand for affordable housing and contribute to the diversity and inclusivity of the Denver community.

<b>OWNER</b>	<i>Habitat for Humanity</i>
<b>ARCHITECT</b>	<i>Studio Completiva</i>
<b>CONTRACT VALUE</b>	<b>\$6,500,000</b>
<b>CONTRACT</b>	<i>CM/GC</i>
<b>LOCATION</b>	<i>Denver</i>
<b>TEAM</b>	<i>Brian Weinmaster, Casey Paulson, Doug York, Sherri Keefer, Alex Landis, Dan Farrar, Curtis Pazdar</i>



### PROJECT HIGHLIGHTS

- ▶ **Affordable Multifamily Housing**
- ▶ 2 Stories
- ▶ 17 Units
- ▶ 23,080 SF
- ▶ Wood Frame



**KAPPA TOWER II**

Kappa Tower II will provide a 70-unit senior living facility to the Stapleton community. The building will be 4 stories of wood frame construction. The project received tax credits through CHFA & will be considered affordable housing.



**PROJECT HIGHLIGHTS**

- ▶ **Affordable Senior Housing**
- ▶ 4 Stories
- ▶ 70 Units
- ▶ 64,828 SF
- ▶ Wood Frame
- ▶ Slab On Grade
- ▶ **CHFA Funding**



<b>OWNER</b>	<i>Medici Consulting Group/ Kappa Housing Inc.</i>
<b>ARCHITECT</b>	<i>Kephart Architects</i>
<b>CONTRACT VALUE</b>	<i>\$12,600,000</i>
<b>CONTRACT</b>	<i>CM/GC</i>
<b>LOCATION</b>	<i>Denver</i>
<b>TEAM</b>	<i>Brian Weinmaster, Casey Paulson, Sherri Keefer, Robin Choate, Todd Konigsfeld</i>



**SP CROSSING**

The forthcoming project in Commerce City aims to provide a spacious 60 unit affordable housing development to the local community. With 3 stories of living units and 1 level of ground parking, as well as a green space park. These provisions ensure convenience and accessibility to the residents, enhancing the overall livability of the development.



**PROJECT HIGHLIGHTS**

- ▶ **Affordable Multifamily Housing**
- ▶ 4 Stories
- ▶ 60 Units
- ▶ 70,358 SF
- ▶ Podium +
- ▶ Wood Frame
- ▶ **CHFA Funding**

<b>OWNER</b>	<i>Brinshore/ Nesbitt Commercial Group/ ULC</i>
<b>ARCHITECT</b>	<i>Chris Carvelle</i>
<b>CONTRACT VALUE</b>	<i>\$19,600,000</i>
<b>CONTRACT</b>	<i>CM/GC</i>
<b>LOCATION</b>	<i>Commerce City</i>
<b>TEAM</b>	<i>Brian Weinmaster, Casey Paulson, Doug York, Sherri Keefer, Dan Miller, Aaron Sanko, Jason Neptune, Nate Krier</i>



**RENAISSANCE VETERANS APARTMENTS**

The Renaissance Veterans Apartments is a new addition to the Fitzsimons Campus, near the new VA Medical Center. The project is a mixed use, multifamily housing development consisting of 4 stories of wood frame construction, 60 units of housing, & roughly 55,000 SF of interior space. The housing consists of 56 1-bedroom units & 4 2-bedroom units.



**PROJECT HIGHLIGHTS**

- ▶ **Affordable Veterans Housing**
- ▶ 4 Stories
- ▶ 60 Units
- ▶ 55,000 SF
- ▶ Wood Frame
- ▶ Slab On Grade
- ▶ **CHFA Funding**
- ▶ Davis Bacon Wages



<b>OWNER</b>	<i>Colorado Coalition for the Homeless</i>
<b>ARCHITECT</b>	<i>Studio Completiva</i>
<b>CONTRACT VALUE</b>	\$12,320,228
<b>CONTRACT</b>	CM/GC
<b>LOCATION</b>	Aurora
<b>TEAM</b>	<i>Brian Weinmaster, Casey Paulson, Sherri Keefer, Dan Miller, Alex Landis, Nate Krier</i>



**HIDDEN LAKE HOMES**

This project consists of a single 3-story elevator building on a 4-acre site. The unit mix is 42 1BR/1BA units averaging 667 SF each & 30 2-BR/1-BA units averaging 928 SF each. The total building SF is approximately 73,400 SF comprised of 55,800 SF of residential space & 20,900 SF of hallways, stairs, mechanical spaces, & common areas. Interior amenities include a community room with attached kitchen, fitness room, Internet cafe, hair salon, an exam room for visiting medical personnel, & a third floor open viewing terrace.



**PROJECT HIGHLIGHTS**

- ▶ **Affordable Senior Housing**
- ▶ 3 Stories
- ▶ 72 Units
- ▶ 73,400 SF
- ▶ Wood Frame
- ▶ Slab on Grade
- ▶ **CHFA Funding**

<b>OWNER</b>	<i>Jefferson County Housing Authority</i>
<b>ARCHITECT</b>	<i>ej Architecture</i>
<b>CONTRACT VALUE</b>	<i>\$13,200,000</i>
<b>CONTRACT</b>	<i>CM/GC</i>
<b>LOCATION</b>	<i>Westminster</i>
<b>TEAM</b>	<i>Brian Weinmaster, Casey Paulson, Sherri Keefer, Robin Choate</i>



## ➤ ESTIMATING/ PRECONSTRUCTION

Alliance will be an invaluable resource throughout preconstruction by **providing timely and well thought out information to help maintain budget, quality and schedule.**

We involve our entire staff from our estimating team to our operations team in these efforts to ensure there is no information lost in the transition from preconstruction to construction **enabling us to maximize the Owner's project goals.**

Some typical preconstruction activities include the following:

- ▶ Kick-off meeting to establish project stakeholders' goals and objectives
- ▶ Outline preconstruction schedule with critical owner milestones identified
- ▶ Establish the milestone dates for the SD Estimate, DD Estimate, and CD Estimate
- ▶ Establish when the GMP will be delivered
- ▶ Schedule constructability reviews of the documents that include estimating and operations teams
- ▶ Continuously perform value-added analysis to balance budget, quality and schedule

Our overall goal during the preconstruction process is to ensure that by the Construction Document phase, **we have a constructable set of drawings that is designed to the budget and can meet the owner's schedule expectations.** This will help minimize potential change orders and schedule delays by correcting these issues during Preconstruction. We accomplish this by serving as solution providers for the owner and engaging in the following processes.

- ▶ Review SD, CD and DD drawings and estimates with critical sub-contractors' input to ensure constructability and proper schedule management
- ▶ Identify cost trends in the marketplace to spec quality construction products that meet the owner's budget
- ▶ Anticipate the needs/concerns of the inspectors in the field for proper constructability that meets the required building codes
- ▶ Identify a list of options for the owner on various building components to identify value-added features and potential cost savings

### NO SURPRISES

- ▶ COORDINATED DOCUMENTS
- ▶ THE RIGHT SUBCONTRACTORS
- ▶ THE RIGHT SCHEDULE
- ▶ QUALITY PEOPLE
- ▶ QUALITY WORK
- ▶ VALUE ENHANCEMENT OPPORTUNITIES



## ➤ SCOPE, CHANGE AND COST CONTROL

Alliance has over 41 years of experience in CM/GC including multifamily with community facilities. Alliance has completed projects for Denver, Arapaho, Adams, and Douglas counties to include a range of new build, renovations, municipal, and even education construction projects.

Our history demonstrates our systems are successful at:

- ▶ Health & safety
- ▶ Scope & change management
- ▶ Quality control
- ▶ Cost management
- ▶ Schedule effectiveness
- ▶ Permitting and submittal requirements
- ▶ PM/Superintendent involvement in tracking & updating
- ▶ Daily communication with all team members

## ACHIEVING A SEAMLESS TRANSITION FROM PRECONSTRUCTION TO CONSTRUCTION

At Alliance, we have learned the best way for a seamless transition from preconstruction to construction is for the project manager to be involved early. We will have our Project Manager be the preconstruction manager that ties everything together and is the “keeper of information”. Working with our Estimating Department, he will help direct and communicate keeping everyone on schedule.

## COMMUNICATION AMONG TEAM MEMBERS

Alliance’s Project Manager, Superintendent, & Project Engineer work on the job site. Support staff, including our PIC, Estimator, and Contract Administrator, regularly communicate with our on-site team via phone and email. They also attend virtual Owner-Architect-Contractor (OAC meetings) and internal meetings as required.

## BENEFITS TO GRAND JUNCTION

- ▶ **RISK MITIGATION** Early identification of key components that impact schedule, cost, & constructability
- ▶ **TRANSPARENCY** Open book approach to estimating & preconstruction
- ▶ **COST CONTROL & ASSURANCE OF MANPOWER** Design/assist partners for larger scopes to lock in pricing & manpower
- ▶ **QUALITY SUBS** Subs vetted for quality, safety, & capacity
- ▶ **COMPLETE SCOPE** Narrative that includes assumptions, deviations, unclear items, risk, & innovation
- ▶ **ALL-IN-ONE CM SOFTWARE** Procore ensures transparency & accuracy of information among all parties
- ▶ **ENGAGED TEAM** PM involved at every stage to ensure a seamless transition from preconstruction to construction
- ▶ **NO SURPRISES** Solid GMP & proper management of contingency funds

## ➤ CONSTRUCTION SERVICES

As in preconstruction, our construction process continues with a clear focus on communication to make sure we have the proper systems in place to maximize budget, focus on quality and minimize schedule. We understand that the quality of our work is reflected in the quality of the individuals that make up our team. We hire builders with field experience to build trust and create transparency among all members of the construction project team, from the Superintendent to the Project Manager to the Project Engineer to the team of subcontractors.

### VALUE TO YOU

- ▶ YOU WILL HAVE DOCUMENTATION THAT EVERYTHING WAS BUILT PER THE PLANS AND SPECS.

At the start of construction phase, Alliance's estimating personnel remain active as required should any issues arise. Our operations team, whom have been involved all along during the preconstruction phase, assume all project management responsibilities and execute the remainder of the project; managing to the scope, schedule, and budget constraints all determined in the preconstruction phase.

Since 1982, Alliance has built a Construction Operations Platform that allows us to balance budget, quality and schedule on each of our projects. Our "Tool - Box" of Operational Excellence is a culmination of years of experience and lessons learned by our team of builders with field experience. Our tools focus on best-in-class attention to detail, fit and finish, and client satisfaction.

The Best-In-Class tasks that we will provide on the project include:

- ▶ Scheduling
  - ▶ CPM Schedule built in Primavera P6
  - ▶ Short Interval Schedule utilizing the Lean Construction methodology
  - ▶ Pull Planning to all Major Milestones
- ▶ Utilization of Procore for all Project Documentation. This system is very robust, and Owners can view all of the information on their personal devices, so they are informed with up-to-date Project information
- ▶ Continuous cost saving initiatives
- ▶ Project specific safety program
- ▶ Weekly communication with the project team
- ▶ Attitude of ZERO change orders on the project
- ▶ Continuous quality control inspections
- ▶ Constant communication with all local building inspectors
- ▶ Zero punch list items mentality
- ▶ Weekly follow up for the first 90- Day period after turn-over to ensure seamless transition

The Administration Systems at Alliance are integrated in the above Best-in-Class Tool Box. For this project we will:

- ▶ Coordinate weekly meetings with meeting minutes
- ▶ Coordinate all trade and subcontractors along with building inspectors
- ▶ Facilitate the wet and dry utility tie-ins
- ▶ Deliver cost modeling for the various systems utilized
- ▶ Close out the project efficiently and effectively





### ➤ DOCUMENT COORDINATION & PROCEDURES

Alliance Construction Solutions prioritizes the thorough coordination and maintenance of construction documents throughout the project life-cycle. Their procedures are designed to ensure completeness and alignment among various disciplines and trades involved in construction.

- ▶ **Document Completeness and Maintenance:** Alliance meticulously oversees the construction documents, ensuring they are complete and up-to-date. This includes detailed scrutiny of architectural, structural, mechanical, electrical, and other relevant plans. **Regular reviews and updates are conducted to reflect any design changes or revisions.** This process guarantees that everyone on the project team works with accurate and current information.
- ▶ **Interdisciplinary Coordination:** Alliance fosters **effective collaboration among all project disciplines and trades.** They facilitate regular meetings and discussions to resolve any potential clashes or conflicts that may arise due to differences in construction documents. This proactive approach minimizes disruptions during construction and promotes smooth progress.

- ▶ **Deviations and Change Control:** In cases where deviations from the construction documents are necessary, Alliance has established procedures for handling such changes. **Any proposed alterations are thoroughly reviewed and assessed for their impact on the project's budget, schedule, and quality standards.** The aim is to ensure that any deviations are justified, necessary, and in the best interest of the project.
- ▶ **Formal Documentation and Approval:** Alliance places a strong emphasis on documenting any required changes rigorously. This involves detailing the nature of the deviation, its rationale, potential consequences, and proposed solutions. **All changes go through a formal approval process to guarantee that they align with the project's goals and are compliant with local authorities having jurisdiction.** This ensures that construction activities remain in accordance with legal and regulatory requirements.

Alliance Construction Solutions takes a proactive and systematic approach to ensure that construction documents are complete, maintained, and effectively coordinated among project disciplines and trades. Their procedures for handling deviations are equally thorough, emphasizing formal documentation and the Grand Junction Housing Authority's approval to maintain project integrity and compliance.



▶ **Our commitment to precision and coordination contributes to the successful construction outcomes.**

