REQUEST FOR PROPOSALS

GJHA MULTI-FAMILY APARTMENT BUILDING

PHASE 1

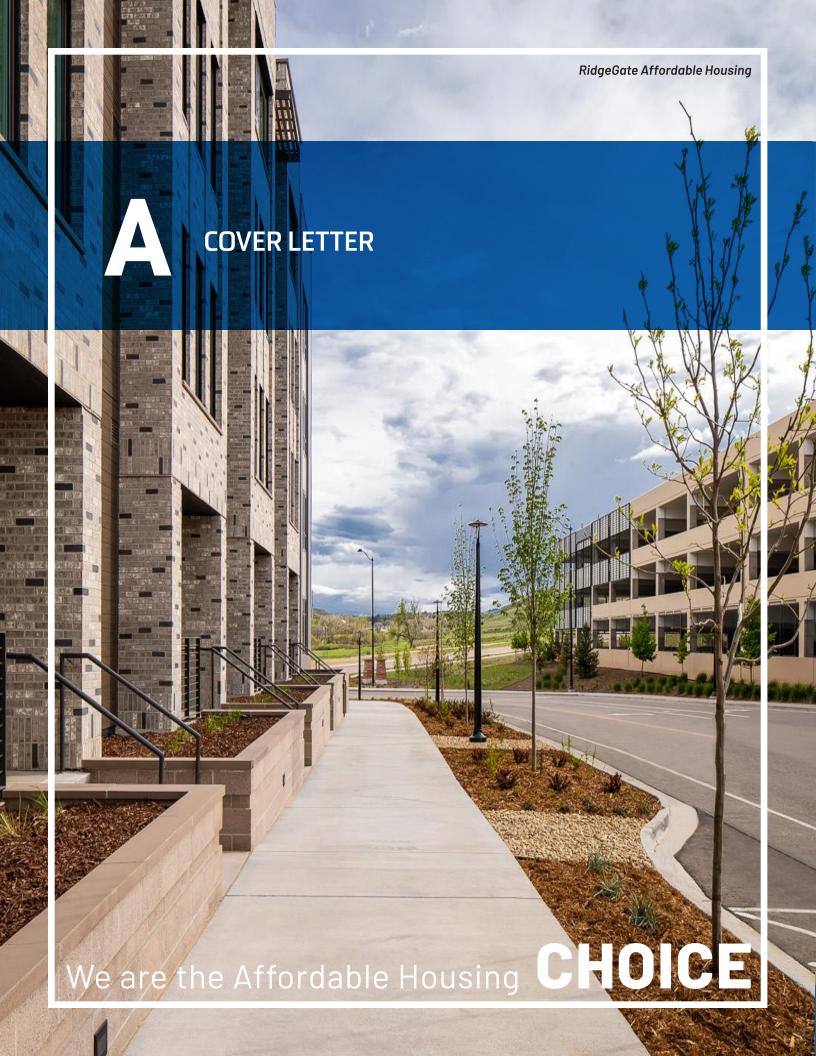
NOVEMBER 2, 2023





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We are **PASSIONATE**

We are **PARTNERS**

We are **GENUINE**

We are **BUILDERS**



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**
- 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

The Rose on Colfax

QUALIFICATIONS/ EXPERIENCE/ CREDENTIALS



Our resumes are



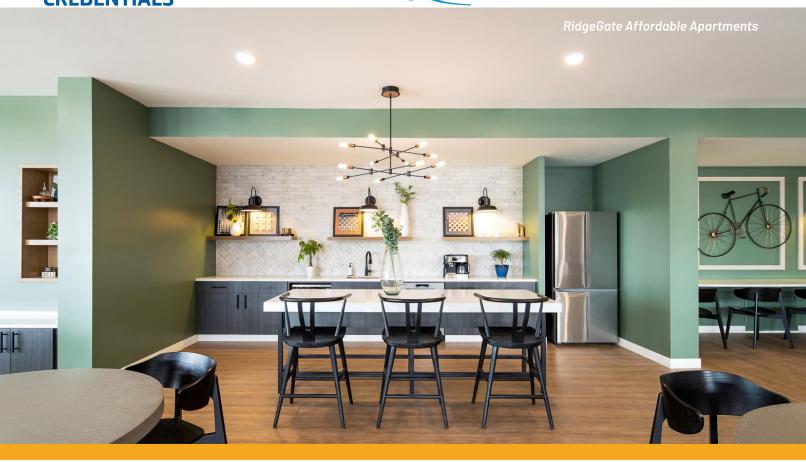


> ACKNOWLEDGMENT TO SECTION 4.3

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









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 philosophywe 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



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









GRAND JUNCTION HOUSING AUTHORITY

ALLIANCE CONSTRUCTION SOLUTIONS

ORGANIZATION CHART





Francisco Pina Martinez Armando Aguinaga Lopez

Paul Campos

Fernando Rivas







GRAND JUNCTION HOUSING AUTHORITY



Colfax

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

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 L 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

- 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 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 I \$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 preconstruction 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 C0U3901

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 I \$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 CollegeWord 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.

- 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 I \$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.

- 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, COI\$4.1M
- 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 Mariott
 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.

- 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 I \$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.

- 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, COI\$5.5 M
- ► Portola Lofts
 Housing Addition/Tl
 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.

- 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

- **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

▶ Renaissance Veterans → Mennonite Home Communities - Bovers **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



The Rose on Colfax

ACS TEAM

- 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, multifamily 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.

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.

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.



Renaissance Veterans Apartments

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



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



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





STRATEGY & IMPLEMENTATION PLAN





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.



STRATEGY & IMPLEMENTATION PLAN



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





		LINISU	Original				. ٧	2025					2026	
			Duration lov	Dec	Jan Feb Mar	Apr May	/ Jun	lnC	Aug Sep	Oct	Nov	Dec	Jan Feb	Mar
GRAND JUNCTION HOUSING AUTHORITY	02-Dec-24	02-Mar-26	315			╂			1		ľ		ŀ	t
MILESTONE	02-Dec-24	02-Mar-26	315								ľ	ł	. .	t
MILE-100 NTP	02-Dec-24*		0	- •-										
		02-Jan-25	0		•									
		20-Jan-25	0		•									
		10-Feb-25	0		•									
	29-May-25		0				.							
		06-Aug-25	0						•					
	02-Sep-25		0											
		06-Oct-25	0							•				
	04-Nov-25		0								•			
		10-Dec-25	0									•		
		02-Feb-26	0										.	
MILE-210 CO		02-Mar-26	0											.
	02-Dec-24	07-Jan-25	24											
	02-Dec-24	02-Dec-24	-	EROSIC	EROSION CONTROL MEETING									
	03-Dec-24	03-Dec-24	-	LOT SURVEY	RVEY									
	04-Dec-24	04-Dec-24	-	EROSI.	EROSIÓN CONTRÓL INSTALIL									
	04-Dec-24	04-Dec-24	_	SET FENCE	NOE									
	04-Dec-24	04-Dec-24	_	I SET TRAILER	AILER									
	04-Dec-24	04-Dec-24	-	I INSTAL	INSTALL INTERNET TO TRAILER									
	04-Dec-24	04-Dec-24	-	I DUMPSTERS	TERS									
	04-Dec-24	04-Dec-24	-	TOILET	····									
MOB-180 INSTALL TEMP POWER / TRANSFORMER	03-Jan-25	07-Jan-25	е		INSTALL TEMP POWER / TRANSFORMER	ZANSFORMER								
CONSTRUCTION	05-Dec-24	02-Feb-26	292										<u> </u>	
SITE10 GRUB OVER LOT	05-Dec-24	10-Dec-24	4	GRU	GRUBOVERIOT					•				
	09-Dec-24	18-Dec-24	80		FOUNDATION OVER EXAND RECOMPACT	GMPACT								
	19-Dec-24	23-Dec-24	e	•	EXCAVATE FOR STAIR/ELEV MAT SLABS	BLABS								
	11-Feb-25	17-Feb-25	2		ROUGHGR	ROUGH GRADE AROUND BUILDING / SITE	JING / SITE							
	24-Jul-25	28-Jul-25	9					•	FINAL GRADE SITE					
UTILITIES	19-Dec-24	20-Jan-25	20	ļ										
	19-Dec-24	27-Dec-24	2		INSTALL SANITARY TIE IN									
	30-Dec-24	06-Jan-25	2		INSTALL STORM LINE									
UTIL-150 XCEL - UNDERGROUND ELECTRICAL	30-Dec-24	02-Jan-25	8		XCEL - UNDERGROUND ELECTRICAL	CTRICAL								
	07-Jan-25	13-Jan-25	2		■ INSTALL DOMĘSTIC WATĘR SERVICE	TĘR SERVICĘ								
UTIL-130 INSTALL FIRE WATER SERVICE	14-Jan-25	16-Jan-25	3		INSTALL FIRE WATER SERVICE	ERVICE								
UTIL-140 XCEL - INSTALL GAS RISER	17-Jan-25	20-Jan-25	2		■ XÇEL - INSTALL GAS RIŞER	RIŞER								
A PE	29-Jul-25	25-Aug-25	20											
	29-Jul-25	29-Jul-25	-						SURVEY /STAKE SIT	E CONCRE	E BOUNDA	SES		
HSC-110 CONCRETE PAN LISC 320 SOLITH CLIDE AND CLITTED / ADA DAMP	30-Jul-25	01-Aug-25	יו פי						CONCRETE PAN					
T	11-Aug-25	11-Aug-25) -	-					LIGHT BOIL ARD BASES	J RASES				
T	11-Aug-25	14-Aug-25	. 4						ASPHALT PAVING ON SOLITH	FIOS NO SA	 E			
	12-Aug-25	18-Aug-25	r.						SIĎEWALKS					
Т	19-Aug-25	25-Aug-25	2				-		OWNER PUNCH	UNCH				
띮	10-Jan-25	27-Oct-25	204											
	10-Jan-25	30-Jan-25	15		RETAINING WALLS									
LSC-110 IRRIGATION SLEEVES	30-Jul-25	31-Jul-25	7						I IRRIGATION SLEEVES	E SH				

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

		Clair		20.00		6707		_	5026
				Duration lov) Dec	Jan Feb Mar Apr May Jun Jul Au	Aug Sep Oct Nov	Dec Jan	Feb
LSC-120	IRRIGATION INSTALL	19-Aug-25	28-Aug-25	8			IRRIGATION INSTALL		
LSC-130	IRRIGATION START UP	29-Aug-25	29-Aug-25	-			I IRRIGATIÓN START UP		
LSC-140	SOIL AMENDMENTS	03-Oct-25	09-Oct-25	5			SOIL AMENDMENTS	(0	
LSC-150	SOD / SEED / PLANTING INSTALL	07-Oct-25	20-Oct-25	10			SÓD / SEED ? PLANTING INSTALL	ANTING INSTAL	 -i
LSC-160	OWNER PUNCH	21-Oct-25	27-Oct-25	2			OWNER PUNCH	CH	
FOUNDATIONS FDN-100	E/B/D STAID/EI EV/MAT SI ABS	26-Dec-24	10-Feb-25	32		SAN IS TAN VEI BIGINES OF BEST			
FDN-110	F/R/P ELEVATOR STEM WALLS	03-Jan-25	07-Jan-25	n		F/R/P ELEVATOR'STEM WALLS			
FDN-120	EXTERIOR FOUNDATIONS	06-Jan-25	13-Jan-25	9	-	EXTERIOR FOUNDATIONS			
FDN-130	EXTERIOR STEM WALL	08-Jan-25	10-Jan-25	3		■ EXTERIOR STEM WALL			
FDN-140	INTERIOR FOUNDATIONS	13-Jan-25	21-Jan-25	7		INTERIOR FOUNDATIONS			
FDN-150	DAMPPROOFING FOUNDATIONS / WATERPROOF ELEV PIT	13-Jan-25	14-Jan-25	2		DAMPPROOFING FOUNDATIONS / WATERPROOF ELEV PIT			
FDN-170	INTERIOR STEMWALLS	15-Jan-25	22-Jan-25	9		■ IŅTERIOR ŚTEMWALL\$			
FDN-160	BACKFILL EXTERIOR STEM WALL / ELEV WALLS	15-Jan-25	17-Jan-25	9		BACKFILL EXTERIOR STEM WALL / ELEV WALLS			
FDN-180	STRUTURAL SOG BACKFILL	17-Jan-25	23-Jan-25	2		☐ STRUTURAL SOG BAÇKFILL			
FDN-200	RADON / VAPOR BARRIER	21-Jan-25	27-Jan-25	5		RADON / VAPOR BARRIER			
FDN-190	UNDERGROUND PLUMBING	23-Jan-25	29-Jan-25	2		UNDERGROUND PLUMBING			
FDN-210	UNDERGROUND ELECTRICAL	27-Jan-25	29-Jan-25	3		■ UNDERGROUND ELECTRICAL			
FDN-220	REINFORCE / PLACE SOG	30-Jan-25	10-Feb-25	8		REINFORCE / PLACE SOG			
STRUCTURE	i	11-Feb-25	09-Jan-26	231					
COBE 400 CM	Chair	11 Feb-25	24-Feb-25	2 0					
STAIR CORE 1		25-Feh-25	24-Peb-23	2 2		OWN			
	СМО	25-Feb-25	17-Mar-25	15		CMU			
	ELECTRICAL ROUGH	04-Mar-25	06-Mar-25	3		□ ELECTRICAL ROUGH			
CORE-150	FRAME WOOD STAIRS	18-Mar-25	24-Mar-25	5		☐ FRAME WOOD STAIRS			
STAIR CORE 2		18-Mar-25	14-Apr-25	20		\			
	CMU	18-Mar-25	07-Apr-25	15		CMU			
	ELECTRICAL ROUGH	25-Mar-25	27-Mar-25	6		■ ELECTRICAL ROUGH			
0	FRAME WOOD STAIRS	08-Apr-25	14-Apr-25	2		FRAME WOOD;STAIRS			
FRAMING FDAME-100	I EVEL 1 WALLS	08-Apr-25 08-Apr-25	28-Jul-25	8		S 19/04 19/0			
	FVEL 2 TRUSSES/DECK	21-Anr-25	01-Mav-25	0		I EVEL 2 TRISSES/IDECK			
	LEVEL 2 WALLS	02-May-25	14-May-25	0		LEVEL 2 WALLS			
	LEVEL 3 TRUSSES/ DECK	15-May-25	28-May-25	6		- LEVEL 3 TRUSSES/ DECK			
FRAME-140	LEVEL 3 WALLS	29-May-25	10-Jun-25	6		LEVEL 3 WALLS			
FRAME-170	LEVEL 4 TRUSSES/ DECK	11-Jun-25	23-Jun-25	6		☐ ĢEVEL 4 TRŲSSES/ DEÇK	ES/ DEĆK		
FRAME-180	LEVEL 4 WALLS	24-Jun-25	07-Jul-25	6		LEVEL'4 WALLS	ALLS		
FRAME-150	ROOF TRUSSES AND DECK	08-Jul-25	23-Jul-25	12		ROOF	ROOF TRUSSES AND DECK		
FRAME-160	BACKOUT	15-Jul-25	28-Jul-25	10		BACKOUT	CKOUT		
LEVEL 1		29-May-25	16-Dec-25	140				ľ	
LVL1-100	KOUGH PLUMBING	29-May-25	04-Jun-25	<u>م</u>		KOUGH PLOMBING			
LVL1-110	ROUGH STRINKLER	12-1un-25	18-Jun-25	0 40		ACOUNT HAMAS			
LVL1-130	PRE ROCK	19-Jun-25	23-Jun-25	9 69		BRE ROCK			
LVL1-140	SHAFT LINER INSTALL	24-Jun-25	26-Jun-25	8		□ SHAFT LINER INSTALL	NSTAL		
LVL1-150	ROUGH ELECTRICAL	07-Aug-25	13-Aug-25	2			■ ROUGH ELECTRICAL		
LVL1-160	LOW VOLTAGE	14-Aug-25	20-Aug-25	5			☐ LÓW VOLTAGE		
11/1/1/70	SEAL PENETRATIONS	21-Aug-25	25-Aug-25	e			■ SEAL PENETRATIONS		

															_	2020
				Duration lov	Dec Jan	Feb	Mar	Apr	May	Jun Jul	Aug	Sep	Oct	Nov Dec	Jan	Feb
	FRAME QUALITY CONTROL	25-Aug-25	27-Aug-25	3							_] FRAME QI	FRAME QUALITY CONTROL	SOL		
	INSULATION / RC	27-Aug-25	03-Sep-25	2								INSULATION / RC	TION / RC			
	HANG DRYWALL	02-Sep-25	08-Sep-25	ıcı ı								HANG DRYWALL	DRYWALL			
LVL1-210	IAPE DRIVVALLAND LEATORE	16 Sop 25	13-Sep-23	0 4								Z	18th DRIWAL AND LEADONE	יייי וראין טאר		
T	IVT ELOOBING INSTALL	23-Sep-25	28-3cp-25	ט ע] [INT ELOOBING INSTALL	INSTALL		
	CASE/ BASE/ TRIM/ DOOR FRAME INSTALL	30-Sep-25	06-Oct-25	ם וכ									CASE/ BA	SE/ TRIM/ DOOR	FRAMEINS	
T	CABINET / MII I WORK INSTALL	07-Oct-25	13-Oct-25	ıc									CABINE	CABINET / MILIWORK INSTALL	VSTALL	L
	TILE FLOOR INSTALL - ADA UNITS	14-Oct-25	20-Oct-25	2									- 	TILE FLOOR INSTALL - ADA UNITS	- ADA UNIT	S
LVL1-270 S	SOLID SURFACE COUNTERTOPS	14-Oct-25	20-Oct-25	S									-SO-	SOLID SURFACE COUNTERTOPS	UNTERTOP	
LVL1-280 F	FINALTRIM	21-Oct-25	27-Oct-25	2										FINAL TRIM		
LVL1-290 A	ACT CEILING & DEVICE INSTALL - CORRIDORS	21-Oct-25	27-Oct-25	S									■	ACT CEILING & DEVICE INSTALL - CORRIDORS	EVICE INSTA	LL; CORRIC
	FINAL PAINT	28-Oct-25	06-Nov-25	80										FINAL PAINT		
	PLUMBING TRIM	04-Nov-25	10-Nov-25	5										PLUMBING TRIM	RIM	
	DOOR & HARDWARE INSTALL	07-Nov-25	13-Nov-25	2										DOÓR & HARDWARE INSTALL	RDWARE IN	STALL
LVL1-330 E	ELECTRICALTRIM	11-Nov-25	17-Nov-25	2										ELÉCTRICAL TRIM	AL TRIM	
LVL1-340 L	LOW VOLT TRIM	11-Nov-25	17-Nov-25	2										■ LOW VOLT TRIM	TRIM	
LVL1-350 H	HVAC TRIM	14-Nov-25	20-Nov-25	2										HWAC TRIM	Σ	
LVL1-360 S	SPECIALTIES INSTALL	14-Nov-25	20-Nov-25	2										SPECIALT	SPECIALTIES INSTALL	
LVL1-370 F	FIRE SPRINKLER TRIM	17-Nov-25	21-Nov-25	2										FIRE SPRINKLER TRIM	NINKLER TR	≥
LVL1-380 A	APPLIANCE INSTALL	19-Nov-25	24-Nov-25	4										APPLIAN	APPLIANCE INSTALL	
LVL1-390 C	CARPET INSTALL	20-Nov-25	26-Nov-25	2										CARPE	CARPET INSTALL	
LVL1-400 C	CONSTRUCTION CLEAN	25-Nov-25	03-Dec-25	S										NOO I	CONSTRUCTION CLEAN	CLEAN
	QC	26-Nov-25	04-Dec-25	2										8 		
	FINAL CLEAN	03-Dec-25	09-Dec-25	2										Ē	FINAL CLEAN	
	OWNERS PUNCH	08-Dec-25	12-Dec-25	2										ō •	OWNERS PUNCH	
140	POWDER PUFF CLEAN	15-Dec-25	16-Dec-25	2											I POWDER PUFF CLEAN	JFF CLEAN
LEVEL 2		05-Jun-25	23-Dec-25	140					L !		9				•	
T	ROUGH FLOWBING	12 Jun 25	11-Juil-23	o 4												
T	ROUGH SPRINKLER	12-Juli-23	25 Jun 25	o u						JANIAR HELICA						
	PBE BOCK	26- lun-25	30- lun-25	0 (AUTHORONY) - 2					
	SHAFT LINER INSTALL	01-Jul-25	03-Jul-25	o (m						SHAF	SHAFT LINER INSTALL	T				
	GYPCRETE INSTALL	07-Jul-25	09-Jul-25	က							GYPCRETE INSTALL	TALL				
	ROUGH ELECTRICAL	14-Aug-25	20-Aug-25	2							•	ROUGH ELECTRICAL	TRICAL			
T	LOW VOLTAGE	21-Aug-25	27-Aug-25	2								Low voltage	AGE			
LVL2-180 S	SEAL PENETRATIONS	28-Aug-25	02-Sep-25	က								SEAL PE	SEAL PENETRATIONS			
LVL2-190 F	FRAME QUALITY CONTROL	02-Sep-25	04-Sep-25	က	1							FRAME	FRAME QUALITY CONTROL	VTROL		
LVL2-200 IN	INSULATION / RC	04-Sep-25	10-Sep-25	S								INSO	■ INSUĽATION / RC			
LVL2-210 H	HANG DRYWALL	09-Sep-25	15-Sep-25	S								Ī	HANG DRYWALL			
	TAPE DRYWALL AND TEXTURE	16-Sep-25	22-Sep-25	2								 _	APE DRYWAL	TAPE DRYWALL AND TEXTURE		
LVL2-230 1:	1ST PAINT	23-Sep-25	29-Sep-25	2									1ST PAINT			
	LVT FLOORING INSTALL	30-Sep-25	06-Oct-25	S									🗖 LVT FLÓC	LVT FLÓORING INSTALL		
	CASE/ BASE/ TRIM/ DOOR FRAME INSTALL	07-Oct-25	13-Oct-25	2									CASE/I	CASE/ BASE/ TRIM/ DOOR FRAME INSTALI	OR FRAME	NSTALL
	CABINET / MILLWORK INSTALL	14-Oct-25	20-Oct-25	2									CAB.	CABINET / MILLWORK INSTALL	K INSTALL	
	TILE FLOOR INSTALL - ADA UNITS	21-Oct-25	27-Oct-25	2									Ē.	🔲 ¡TILE FLOGR INSTALL - ADA UNITS	ALL - ADA U	S-II-S
	SOLID SURFACE COUNTERTOPS	21-Oct-25	27-Oct-25	2									് 	SOLID SURFACE COUNTERTOPS	COUNTERT	PS
000000	INIAL TOIM	30 400 00		Ŀ	-	-	-	-					1	FINAL TRIM		

	12.300 12.330 12.330 12.330 12.340 12.360 12.360 12.360 12.360 12.360 12.360 12.360 12.360 12.360 12.360 12.360		Start	ĺ							
	12.300 12.330 12.330 12.330 12.360 12.360 12.360 12.360 12.360 12.360 12.370 12.360			_	Jriginal			2025			2026
MATERIANO REPORTED INTENDED						Jan Feb	Apr	Jun			Jan Feb Mar
MANEROPHINE HOUSE STATES 19 19 19 19 19 19 19 1		& DEVICE INSTALL - CORRIDORS	28-Oct-25	03-Nov-25	2					ACT CEILING & DEVI	CE INSTALL - CORRIDOI
MACHIOLINE MAC			04-Nov-25	13-Nov-25	80					FINAL PAINT	
Machine Statistical Content of Machine Statistical Content o		RIM	11-Nov-25	17-Nov-25	2					PLUMBING TRIF	····
CONTINUED CONT		DWARE INSTALL	14-Nov-25	20-Nov-25	2					DOOR & HARE	WARE INSTALL
Machine Mach		TRIM	18-Nov-25	24-Nov-25	2					ELECTRICAL	TRIM
Producting stands		RIM	18-Nov-25	24-Nov-25	2					TOW VOLT	RIM
Percontact Residual 2 New-25 10 New-25 1			21-Nov-25	01-Dec-25	2					HVAC TRIN	
PRESTRUCTION CLANA CLA		INSTALL	21-Nov-25	01-Dec-25	2					SPECIALTI	ES INSTALL
Packer Natival, Director, Globueza G		LER TRIM	24-Nov-25	02-Dec-25	2					FIRE SPRI	NKLER TRIM
December 1989.11 Process Proce		NSTALL	26-Nov-25	03-Dec-25	4					APPLIANC III APPLIANC	E INSTALL
OCIDITATION CLEAN Undeed State of The State		TALL	01-Dec-25	05-Dec-25	2					□ CARPET	INSTALL
10 Chock 10 Chock		ION CLEAN	04-Dec-25	10-Dec-25	22					CONST	RUCTION CLEAN
Private Lichard 10-to-25 10			05-Dec-25	11-Dec-25	c)					00	
OWNERS PURCHA Chock-24 6 Pobr-25			10-Dec-25	16-Dec-25	2					FINA	L CLEAN
DOWNOEN PEFF CLEAN 22 Dec-25 2 Dec-25		NCH	15-Dec-25	19-Dec-25	2					o N	NERS PUNCH
ROUGH PLUMBING 12-Jun-26	0	FF CLEAN	22-Dec-25	23-Dec-25	2					<u>D</u>	WDER PÜFF CLEAN
ROUGH FLUIBBING 12-Jun 25			12-Jun-25	02-Jan-26	140						
NOCIO SERVINCER 19-Jun-26 25-Jun-26 5 5 5 5 5 5 5 5 5		MBING	12-Jun-25	18-Jun-25	2			ĕ	MBING		
PREPORT PROUNE PROUNE PREPARED PRE		INKLER	19-Jun-25	25-Jun-25	2			ROUGHS	PRINKLER		
PHER DOCK PHER DOCK <t< td=""><td></td><td>O</td><td>26-Jun-25</td><td>02-Jul-25</td><td>2</td><td></td><td></td><td>- ROUGH</td><td>1 HVAC</td><td></td><td></td></t<>		O	26-Jun-25	02-Jul-25	2			- ROUGH	1 HVAC		
SPAPIT LINEER INSTALL OFFICIENT RESTALL OFFICIENT RESTALL OFFICIENT RESTALL GOUGH ELECTRICALL 14-14-25 27-Aug-25 6-14-25 7-14-25 <			03-Jul-25	08-Jul-25	က			PREF	RDCK		
CAMPACTER ENTIALL 14-14-25 15-14-15-25		INSTALL	09-Jul-25	11-Jul-25	3			SHA	PT LINER INSTALL		
NOW VOLTAGE NOW VOLTAGE NOW VOLTAGE NOW VOLTAGE SEAL PENETRATIONS 04-80p-26 55 65 -80p-26 55 65 -80p		NSTALL	14-Jul-25	16-Jul-25	ო			б 	YPCRETE INSTALL		
DOWNOUTRIED		OTRICAL CONTRACT	21-Aug-25	27-Aug-25	2				ROUGH ELEC	CTRICAL	
REAL PRINTIATIONS G8-862-25 3 CRAIL PRINTIATIONS CRAIL PRINTIATIONS CRAIL PRINTIATIONS CRAIL PRINTIATIONS CRAIL PRINTIATION (ACCOUNTY CONTROL CRAIL PRINTIATION (ACCOUNTY CONTROL CO		36	28-Aug-25	04-Sep-25	2				LOW VÓLT	TAGE	
FFAME COUNTROLL 11-Sep-25 11-Sep-25 5 5 5 5 5 5 5 5 5		RATIONS	05-Sep-25	09-Sep-25	က				SEAL PE	NETRATIONS	
INSULTATION FRC INSULATION FRC INS		.ITY CONTROL	09-Sep-25	11-Sep-25	e				I FRAME	QUALITY CONTROL	
TAPE DRAYWALL TAPE TO READ RAIN BYALL TAPE SHOW BYALL TAPE SHOW BYALL TAPE SHOW BYALL TAPE SHOW BYALL TAPE BYALL RAIN BYALL TAPE SHOW BYALL		RC	11-Sep-25	17-Sep-25	2				TOŚNI	ATION /RC	
TAPE DRYWALLAND TEXTURE 23-8ap-28 5 5 5 5 5 5 5 5 5		ALL	16-Sep-25	22-Sep-25	22				¥	NG DRYWALL	
15T PAINT 15T		ALL AND TEXTURE	23-Sep-25	29-Sep-25	2				F	APE DRYWALL AND TEXTURE	
UVT FLOOR IN STALL			30-Sep-25	06-Oct-25	2					1ST PAINT	
CASE DANSE INMIT DOOR FYAME INSTALL 14-Oct-25 24-Oct-25 25-Oct-25 25-Oct-25 25-Oct-25 25-Oct-25 25-Oct-25 25-Oct-25 26-Oct-25 26		4G INSTALL	07-Oct-25	13-Oct-25	ıc l					LVT FLOORING INSTALL	H C
CABINET MILLWOOK INSTALL COREAD C	T	INDIAN DOOR FRAME INSTALL	14-Oct-23	Z0-Oct-Z3	ח					CASE/ BASE/ TRIM/ DOC	A PRAINE INSTALL
SOLIC TOOR INSTALL CORRIDOR C2-Oct. C2	T	LLWORN INSTALL WETALL ADALINITS	21-Oct-25	27-UCI-23	0 4					CABINET / IMILLWORK	NO IALL
FINAL TRIM ACT CELLING & DEVCERSIONES 5 5 5 5 5 5 5 5 5	T	INSTALL - ADA UNITS	20-OCI-23	03-N0N-23	ח ו					ILE LEOCH INSTALL	L-AUX DISIL S
ACT CELLINIS & DEVICE INSTALL - CORRIDORS 04-Nov-25 5 10-Nov-25 5 10-Nov-25 11-Nov-25 20-Nov-25 8 11-Nov-25 20-Nov-25 11-Nov-25 21-Nov-25 21-Nov-2			04-Nov-25	10-Nov-25	ם ע					FINAL TRIM	2
FINAL PAINT 11-Nov-25 20-Nov-25 8 PLUMBING TRIM 16-Nov-25 24-Nov-25 24-Nov-25 DOOR & HARDWARE INSTALL 21-Nov-25 01-Dec-25 5 ELECTRICAL TRIM 25-Nov-25 03-Dec-25 5 LOW VOLT TRIM 02-Dec-25 08-Dec-25 5 SPECIALITES INSTALL 02-Dec-25 08-Dec-25 5 FIRE SPRINKER TRIM 05-Dec-25 10-Dec-25 10-Dec-25 APPLIANCE INSTALL 05-Dec-25 10-Dec-25 4 CARPET INSTALL 06-Dec-25 10-Dec-25 4		& DEVICE INSTALL - CORRIDORS	04-Nov-25	10-Nov-25	2 10					ACT CELLING & DE	VICE INSTALL - CORRID
PLUMBING TRIM 18-Nov-25 5 CANOV-25			11-Nov-25	20-Nov-25	00					FINAL PAINT	
DOOR & HARDWARE INSTALL 21-Nov-25 01-Dec-25 5 ELECTRICAL TRIM 25-Nov-25 03-Dec-25 5 LOW VOLT TRIM 25-Nov-25 03-Dec-25 5 HVAC TRIM 02-Dec-25 08-Dec-25 5 SPECIALITIES INSTALL 02-Dec-25 08-Dec-25 5 APPLIANCE INSTALL 05-Dec-25 10-Dec-25 4 CARPET INSTALL 06-Dec-25 10-Dec-25 4		RIM	18-Nov-25	24-Nov-25	2					FLUMBING TI	RIM
ELECTRICAL TRIM 25-Nov-25 03-Dec-25 5 LOW VOLT TRIM 25-Nov-25 03-Dec-25 6 HVAO TRIM 02-Dec-25 08-Dec-25 8 FIRE SPRINKLER TRIM 07-Dec-25 09-Dec-25 6 APPLIANCE INSTALL 05-Dec-25 10-Dec-25 4 COARPET INSTALL 06-Dec-25 12-Dec-25 5		DWARE INSTALL	21-Nov-25	01-Dec-25	5					DOOR & H	ARDWARE INSTALL
LOW VOLT RIM 25-Nov-25 03-Dec-25 6 HWG TRIM 02-Dec-25 8-Dec-25 8-Dec-26 SPECIALTIES INSTALL 02-Dec-26 8-Dec-26 8-Dec-26 FIRE SPRINKLER TRIM 05-Dec-26 8-Dec-26 8-Dec-26 APPLIANCE INSTALL 05-Dec-26 12-Dec-26 12-Dec-26		TRIM	25-Nov-25	03-Dec-25	22					ELECTRIC	SALTRIM
HVAC TRIM 02-Dec-25 08-Dec-25 5 SPECIALTIES INSTALL 02-Dec-25 08-Dec-25 6 FIRE SPRINKLER TRIM 03-Dec-25 09-Dec-25 6 APPLIANCE INSTALL 05-Dec-25 10-Dec-25 4 CARAPET INSTALL 08-Dec-25 12-Dec-25 5		RIM	25-Nov-25	03-Dec-25	2					TON NOT	TTRIM
SPECIALTIES INSTALL 02-Dec-25 08-Dec-25 09-Dec-25			02-Dec-25	08-Dec-25	2					HVAC III	ZIM
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		18-Dec-25 32-Dec-25 30-Dec-25 30-Dec-25 30-Dec-26 30-Dec-26 30-Lun-26 30-Lun-26 10-Lun-25 11-Sep-25	N 2 2 2			
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		10-Jul-25 15-Jul-25 18-Jul-25 23-Jul-25 04-Sep-25 11-Sep-25 16-Sep-25 16-Sep-25 24-Sep-25	2		☐ ROUGH SPRINKLEŘ	
		15-Jul-25 18-Jul-25 23-Jul-25 04-Sep-25 11-Sep-25 16-Sep-25 24-Sep-25 24-Sep-25	2		ROUGH HVAC	
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		04-Sep-25 11-Sep-25 16-Sep-25 18-Sep-25 24-Sep-25	ю		☐ GYPCRETE INSTALL	
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		18-Sep-25 24-Sep-25	e		SEAL PENETRATIONS	
		24-Sep-25	m		FRAME QUALITY CONTROL	ALKOL.
			22		INSULATION / RC	
		29-Sep-25	2		HANG DRYWALL	
		06-Oct-25	22		TAPE DRYWALL AND TEXTURE	- AND TEXTURE
		13-Oct-25	co.		TST PAINT	
		20-Oct-25	2		LVT FLOORING INSTALI	RING INSTALL
	28-Oct-25	27-Oct-25	2		CASE/BA	CASE/ BASE/ TRIM/ DOOR FRAME INSTALL
	:	03-Nov-25	2		CABINE	CABINET / MILLWORK INSTALL
	04-Nov-25	10-Nov-25	2			TILE FLOOR INSTALL - ADA UNITS
	04-Nov-25	10-Nov-25	2		⊓os ■	SOLIĎ SURFACE COUNTERTOPS
		17-Nov-25	2			FINALTRIM
		17-Nov-25	2		₹ ■	ACT CEILING & DEVICE INSTALL - CORRIDO
	18-Nov-25	01-Dec-25	80			FINAL PAINT
	25-Nov-25	03-Dec-25	2			PLUMBING TRIM
	02-Dec-25	08-Dec-25	2			DOOR & HARDWARE INSTALL
	04-Dec-25	10-Dec-25	2			■ ELECTRICALTRIM
	04-Dec-25	10-Dec-25	ιο I			LOW VOLT TRIM:
	09-Dec-25	15-Dec-25	n 1			HVAC IKIM
LVL4-790 SPECIALITES INSTALL 1VL4-670 EIDE SDDINKTED TDIM	09-Dec-25	15-Dec-25	o u			SPECIALITES INSTALL
	10-Dec-23	10-Dec-25	0 <			ADDITANCE INSTALL
	15-Dec-25	19-Dec-25	r ic			CARPET INSTALL
	18-Dec-25	26-Dec-25	2			CONSTRUCTION CLEAN
	19-Dec-25	29-Dec-25	2			90 1
LVL4-720 FINAL CLEAN	26-Dec-25	02-Jan-26	2			FINAL CLEAN
LVL4-730 OWNERS PUNCH	31-Dec-25	07-Jan-26	ω.			OWNERS PUNCH
LVL4-740 POWDER PUFF CLEAN	08-Jan-26	09-Jan-26	2			I POWDER PUFF, CLEAN
		20-Aug-25	20			
		30-Jul-25	co.		PLUMBING PENETRATIONS	
		30-Jul-25	22		ELECTRICAL PENETRATIONS	
		30-Jul-25	2		MECHANICAL PENETRATIONS LINESETS	8
	24-Jul-25	30-Jul-25	ا ي		FRAME ROOF CURBS/COUCHES	
		06-Aug-25	Ω L		INSIAL IPO ROCE	() () () () () () () () () ()
ROOF-150 DETAIL IPO ROOF AND INSTALL PARAPET CAP	CAP U7-Aug-25	13-Aug-25	c		DEIAIL IPO ROOF AND INSTALL PARAPET CAP	AKAPET CAP

Activity ID	Activity Name	Start	Finish	Original				2025			2026	
				Duration lov	Dec	Jan Feb Mar	Apr May	lut nut	Aug Sep Oct	Nov	Jan Fe	Feb Mar
ROOF-160	INSTALL MEP CONDENSERS ON ROOF	07-Aug-25	20-Aug-25	10					NSVI	ROOR ROOF		
ELEVATOR		07-Aug-25	22-Sep-25	32								
ELEV-100	ELECTRICAL ROUGH TOP OF SHAFT	07-Aug-25	08-Aug-25	2					I ELECTRICAL ROUGH TOP OF SHAFT	SHAFT		
ELEV-110	INSTALL ELECTRICAL - PIT LIGHTS / GFCI / ETC	11-Aug-25	12-Aug-25	2					I INSTALL ELECTRICAL - PIT:LIGHTS / GFCI / ETC	GHTS / GFCI / ETC		
ELEV-120	INSTALL PLUMBING - SUMP PUMP	13-Aug-25	13-Aug-25						I INSTALL PLUMBING - SUMP PUMP	PUMP		
ELEV-130	SET RAILS	14-Aug-25	20-Aug-25	2					SĘT RAILS			
ELEV-140	SET JAMS	21-Aug-25	27-Aug-25	2					SET JAMS:			
ELEV-150	SET MOTOR AND CONTROLLER	28-Aug-25	04-Sep-25	2					SET MOTOR AND CONTROLLER	NTROLLER		
ELEV-160	INSTALL CAB	05-Sep-25	11-Sep-25	2					INSTALL CAB			
ELEV-170	INSTALL LADDERS	12-Sep-25	15-Sep-25	2					☐ INSTALL LADDERS	 S		
ELEV-180	INFILL AROUND JAMS	16-Sep-25	18-Sep-25	က					□ INFILLAROUND JAMS	JAMS		
ELEV-190	TESTING AND DOCUMENTS	19-Sep-25	19-Sep-25	-					I TESTING AND DOCUMENTS	OCCUMENTS		
ELEV-200	FINAL TESTING ELEVATOR CAR	22-Sep-25	22-Sep-25	-					I FINAL TESTING ELEVATOR CAR	3 ELEVATOR CAR		
XTERIOR SKII	N	24-Jul-25	10-Nov-25	77								
EXT-100	TYVEK WEATHER BARRIER	24-Jul-25	12-Aug-25	4					TYVEK WEATHER BARRIER			
EXT-110	VINYL WINDOW INSTALL	31-Jul-25	19-Aug-25	4					VINYL WINDOW INSTALL			
EXT-120	STOREFRONT	07-Aug-25	20-Aug-25	10					STOREFRONT			
WEST	VICTAL INTERIOR OF CHARACTER STATE OF THE PARTY OF THE PA	21-Aug-25	29-Sep-25	27					STAND INTERNATION CHARLES IN CONTRACTOR OF THE C	TAN CIAN OF CHILITIAL	10100	
061-150	INSTALL SIDING (CEMENTITIOUS AND METAL PAINEL)	cz-6nv-12	04-Sep-23	2					INSTALL SIDING (CEIN	MEN I I I I OOO AIND IME	HAL PAINCE)	
EXI-160	MICH	05-Sep-25	11-Sep-25	Ω (All			
VI-190	MET IKIM	12-Sep-25	cz-des-cı	7					₩ ₩ ₩			
EXT-230	OWNED STATE OF THE PROPERTY OF	19-Sep-25	22-Sep-25	n u								
EA1-270	OWINERS FORCE	23-3eh-23	29-3ep-23	0 6					OWNERS:			
EXT-150	INSTALL SIDING (CEMENTITIOLIS AND METAL PANEL)	05-Sep-25	18-Sen-25	10					SNICIS INTERNI	NSTALL SIDING (CEMENTITIONS AND METAL PANEL)	D METAL PANE	-
EXT-200	PAINT	19-Sep-25	25-Sep-25	i rc					INIVA	i		 ì
XT-240	MED TRIM	26-Sep-25	29-Sep-25	0 0					Nat all was			
EXT-280		30-Sen-25	06-Oct-25	ııc					CC			
XT-340	HONLIG SAUNCH	07-Oct-25	13-Oct-25	2					HENI I WALL WALL	SS PLINCH		
FAST		19-Sep-25	27-Oct-25	27								
XT-180	INSTALL SIDING (CEMENTITIOUS AND METAL PANEL)	19-Sep-25	02-Oct-25	10					INSTALL SIE	INSTALL SIDING (CÉMENTITIOUS AND METAL PANEL	JS AND METAL R	WNEL)
XT-250	PAINT	03-Oct-25	09-Oct-25	2					PAINT			
EXT-290	MEPTRIM	10-Oct-25	13-Oct-25	2					■ MEPTRIM	SIM		
EXT-320	QC	14-Oct-25	20-Oct-25	2					0			
EXT-340	OWNERS PUNCH	21-Oct-25	27-Oct-25	5					0	OWNERS PUNCH		
NORTH		21-Aug-25	10-Nov-25	22						•		
EXT-370	INSTALL BRICK	21-Aug-25	02-Oct-25	30					INSTALL BRICK	RICK		
EXT-220	INSTALL SIDING	03-Oct-25	16-Oct-25	10					INSTALL SIDING	ILL SIDING		
EXT-300	PAINT	17-Oct-25	23-Oct-25	2					PAINT	Ł		
XT-330	MEP TRIM	24-Oct-25	27-Oct-25	7						■ MEP TRIM		
EXT-350	ac	28-Oct-25	03-Nov-25	2						 og <u></u>		
XT-360	OWNERS PUNCH	04-Nov-25	10-Nov-25	2						OWNERS PUNCH		
INSE 120	SONING	21-Oct-25	02-Feb-26	02						ONING	.	
INSP 120	VVW 30 THEIR	11 Nov 25	17 Nov. 25) ע						YWY TO THOIR		
NSP-130	FINAL FI FOTBICAL	11-Dec-25	17-Dec-25	2 10							FINAL FLECTRICAL	
INSP-140	FINAL FIRE SPRINKLER	18-Dec-25	26-Dec-25) ער							FINAL FIRE SPRINKI FR	YK.
NSP-150	FINAL PLUMBING	29-Dec-25	05-Jan-26	ט נמ							FINAL PLUMBING	NG.
INSP-160	FINAL HVAC	06-Jan-26	12-Jan-26	2							FINAL HVAC	ن
				,	-		- 1	- 1				:

02-Nov-23			GJHA Multi-	-Family Ap	artment Bu	GJHA Multi-Family Apartment Building - Phase I	e I										
Activity ID	Activity Name	Start	Finish	Original						2025						2026	
			\rightarrow	uration lov	Dec	Jan Feb	Mar	Apr M	May Jun	luc n	Aug	Sep	Oct	Nov Dec	ac Jan	Feb Mar	Mar
INSP-170	FIRE ALARM TEST	13-Jan-26 27-Jan-26	26-Jan-26 02-Feb-26	10												FIREALAR	KM TEST
INSP-180			02-Feb-26	1												I TCO CARD SIG	ARD SIG
DATA DATE: 02-Dec-24 PROJECT FINISH DATE: 02-Mar-26	Dec.24 DATE: 02-Mar-26									Actu	Actual Work Remaining Work		Critical Remaining WorkMilestone	g Work	▼ Summary	2	
																	7

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.
► 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.



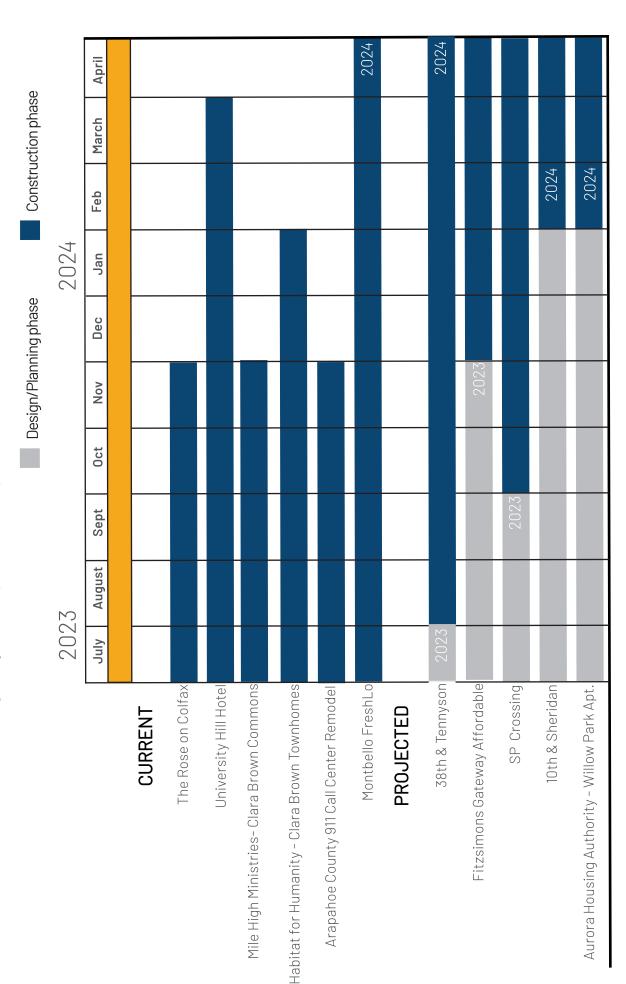
CURRENT & ANTICIPATED WORKLOAD

We are builders for the COMMUNITY

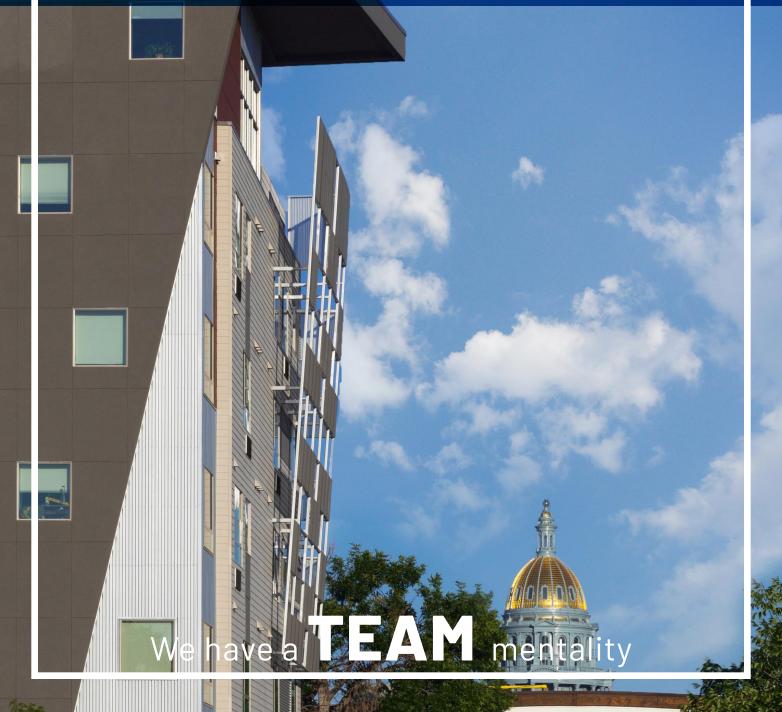
CURRENT WORKLOAD



Our team has the capacity to complete this project.



CAPABILITY/ PERFORMANCE



CAPABILITY / PERFORMANCE





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 oversite 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.



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

OWNER

SCHEDULE 17 Months

CONTRACT CM/GC



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

CAPABILITY / PERFORMANCE





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.





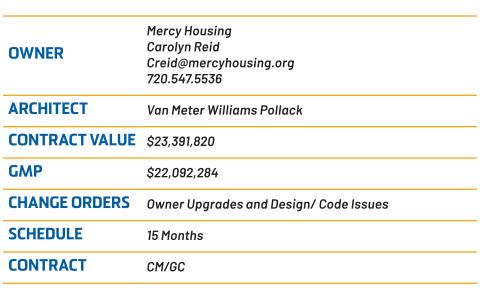
- Affordable Housing
- ▶ 75,891SF
- 4 Stories
- 60 Units
- Surface
- Wood Frame
- Podium +
- CHFA Funding
- Davis Bacon Wages

CAPABILITY / PERFORMANCE





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.





- 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



The Ridgegate 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.





OWNER Koelbel & Company

Luke Cannon

Contact Information Icannon@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



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

CAPABILITY / PERFORMANCE







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.







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

Aurora Housing Authority; Medici (Owner's Rep)

Dayna Ashley-Oehm

dashleyoehm@aurorahousing.org

303.929.9591

ARCHITECT Studio Completiva

CONTRACT VALUE \$15,003,021

OWNER

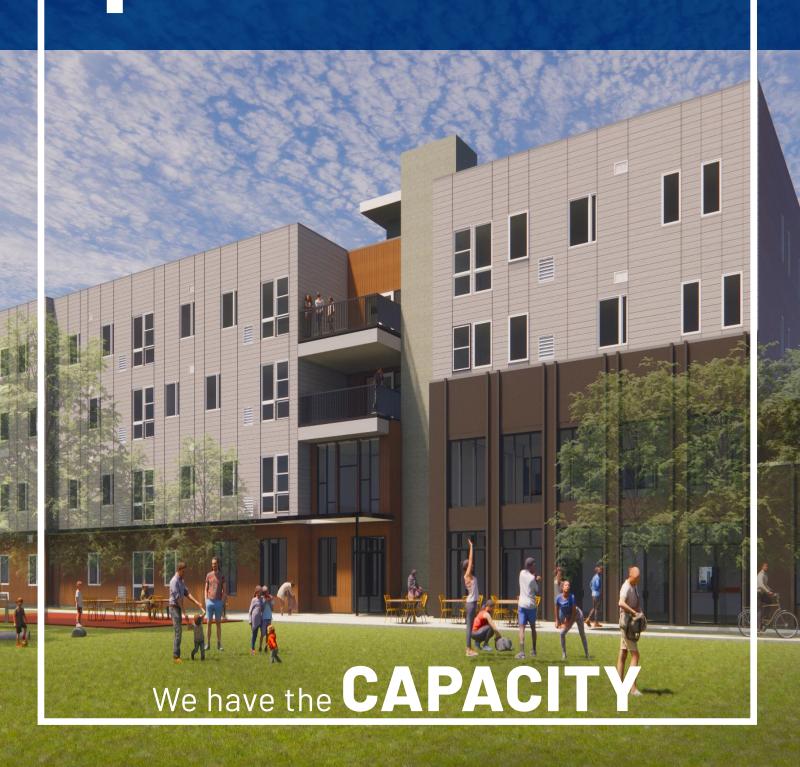
GMP \$14,180,593

CHANGE ORDERS Owner Upgrades (Snow Melt System)

SCHEDULE 12 Months

CONTRACT CM/GC

BONDING CAPACITY



BONDING CAPACITY





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

(303) 225-8030 Phone (303) 225-8034 Fax

California Office November 1, 2023

City of Grand Junction, Colorado Attn: Duane Hoff Jr, Contract Administrator 75030 Gerald Ford Dr. #201 Palm Desert, CA 92211

Utah Office 14393 Canvasback Lane Bluffdale, UT 84065

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 Rothey President

















Bid Bond

CONTRACTOR:

(Name, legal status and address)
ALLIANCE CONSTRUCTION
SOLUTIONS, LLC
7535 Hilltop Circle
Denver, Colorado 80221

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

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

SURETY:

(Name, legal status and principal place of husiness) 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.

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

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

ALLIANCE CONSTRUCTION SOLUTIONS, LLC (Contractor of Priheipal)

(Witness)

By

(Title)

WESTERN SURETY COMPANY

(Surety)

By

(Title)

Douglas J. Rothey, Attorney-in-Fact

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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 Rothey, Jason McMillan, Zach Rothey, 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.

SEAL OF

WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

State of South Dakota County of Minnehaha s

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
MOTARY PUBLIC
SOUTH DAKOTA

CERTIFICATE

11. Dent

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

SEAL ON THE DAY OF THE PARTY OF

WESTERN SURETY COMPANY

). Nelson, Assistant Secretar

Fonn F4280-7-2012

Go to www.cnasurety.com > Owner / Obligee 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.

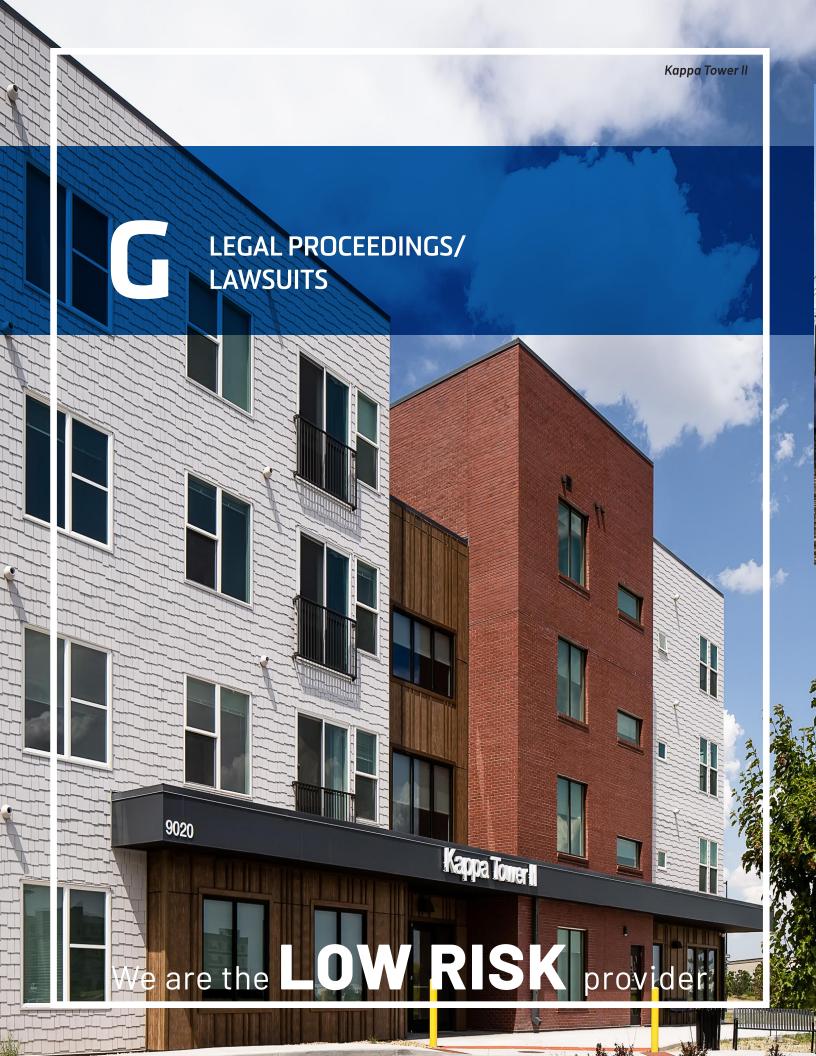
BONDING CAPACITY



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

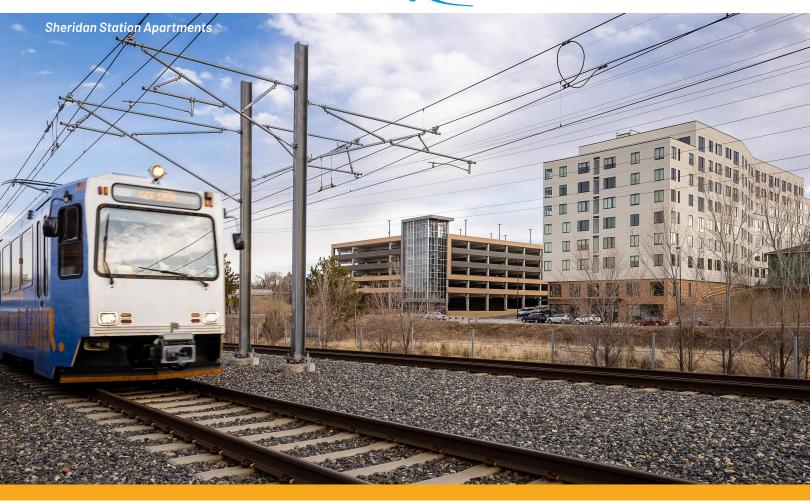
Total \$36,202,373





LEGAL PROCEEDINGS / LAWSUITS







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.





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



- Ridgegate 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





Cost Control Example

100% DD Estimate



DESCR	IPTION	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



DESCRIP	TION	QUANTITY	UNIT	TOTAL
01 00 00 GE	NERAL REQUIREMENTS			
01 31 00	Project Management and Coordination			
01300.220	Project coordinator	1.00 ls	\$26,015.00	\$26,015
01300.240	Project engineer	1.00 ls	\$125,060.00	\$125,060
01300.260	Project manager	1.00 ls	\$212,892.00	\$212,892
01300.400	Superintendent	1.00 ls	\$235,768.00	\$235,768
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	\$9,669
01300.190	Plan and spec reproduction	1.00 ls	\$2,200.00	\$2,200
Subtotal	- 01 32 00 Construction Progress Documentation		·	\$11,869
	Quality Assurance			ŕ
01400.010	Project - photos	1.00 ls	\$3,850.00	\$3,850
Subtotal	- 01 43 00 Quality Assurance		. ,	\$3,850
	Construction Facilities			,
01500.020	Copy machine	1.00 ls	\$8,250.00	\$8,250
01500.120	First aid / Fire extinguisher	1.00 ls	\$1,500.00	\$1,500
01500.280	Office - equipment	1.00 ls	\$1,650.00	\$1,650
01500.290	Office - supplies	1.00 ls	\$1,925.00	\$1,925
01500.300	ACS project office	1.00 ls	\$20,075.00	\$20,075
01500.300	Office mobilization	2.00 ls	\$5,000.00	\$10,000
01500.400	Conex box	1.00 ls	\$6,380.00	\$6,380
01500.410	Internet charges - monthly	1.00 ls	\$7,975.00	\$7,975
01500.420	Internet service hookup	1.00 ls	\$3,500.00	\$3,500
01500.450	Temporary - toilets	1.00 ls	\$25,200.00	\$25,200
01500.480	Jobsite cell phones	1.00 ls	\$1,800.00	\$1,800
01500.480	Temporary utilities	1.00 ls	\$31,900.00	\$31,900
Subtotal	- 01 52 00 Construction Facilities			\$120,155
01 53 00	Temporary Construction			
01500.500	Temporary - site fence	1,200.00 If	\$11.00	\$13,200
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	\$7,500
01500.070	Site equipment	1.00 ls	\$18,000.00	\$18,000
Subtotal	- 01 54 00 Construction Aids			\$25,500
01 61 00	Common Product Requirements			
01600.000	Textura	1.00 ls	\$6,000.00	\$6,000
01600.010	Monthly technology service - Procore	1.00 ls	\$16,500.00	\$16,500
Subtotal	- 01 61 00 Common Product Requirements		·	\$22,500
	Cleaning and Waste Management			· , -
01700.000	Final clean	48,347.00 sf	\$0.35	\$16,921
01700.020	Dumpsters	96.00 ea	\$425.00	\$40,800
	•			1



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			
02200.050 Surveying	48,347.00 sf	\$0.50	\$24,174
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			
03100.000 Forklift	11.00 mo	\$7,140.00	\$78,540
03100.000 Small tools	3.00 mo	\$600.00	\$1,800
03100.000 Temp Heat & Weather Protection - ALLOWANCE	1.00 ls	\$25,000.00	\$25,000
Subtotal - 03 11 00 Concrete Forming			\$105,340
03 31 00 Structural Concrete			
03300.400 Spread footings	50.00 cy	\$700.00	\$35,000
03300.570 PT SOG	17,070.00 sf	\$34.00	\$580,380
Subtotal - 03 31 00 Structural Concrete			\$615,380
03 35 00 Concrete Finishing			
03300.280 Gypcrete	31,904.00 sf	\$3.05	\$97,307
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			
04200.120 Modular brick masonry	6,900.00 sf	\$30.00	\$207,000
Subtotal - 04 21 00 Clay Unit Masonry			\$207,000
04 22 00 Concrete Unit Masonry			
04200.180 CMU & Brick trash enclosure	200.00 sf	\$50.00	\$10,000
04200.180 CMU Stair / Elevator cores	6,600.00 sf	\$28.00	\$184,800
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			
05100.010 Misc Structural steel at lobby / common area	10,390.00 sf	\$20.00	\$207,800
Subtotal - 05 12 00 Structural Steel Framing			\$207,800
05 51 00 Metal Stairs			
05500.020 Stair #2 - Metal Accent Stair	4.00 ea	\$9,000.00	\$36,000
05500.080 Exterior railings	125.00 If	\$250.00	\$31,250
05500.080 Stair railings	100.00 If	\$225.00	\$22,500
Subtotal - 05 51 00 Metal Stairs			\$89,750
05 59 00 Metal Specialties			



DESCRIP	TION	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 WC	OOD, 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 TH	ERMAL 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 If	\$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



DESCRIP'	TION	QUANTITY	UNIT	TOTAL
Subtotal - 07	00 00 THERMAL AND MOISTURE PROTECTION	48,347 SQFT	\$18.92	\$914,717
08 00 00 OP	ENINGS			
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 FIN	IISHES			
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



DESCRIPTION	QUANTITY	UNIT	TOTAL
09600.230 Acrylic tub/shower surrounds - units	60.00 ea	\$700.00	\$42,000
Subtotal - 09 65 00 Resilient Flooring			\$236,475
09 67 00 Fluid-Applied Flooring			
09600.190 Sealed concrete - mechanical / electrical / janitor	2,198.00 sf	\$2.00	\$4,396
Subtotal - 09 67 00 Fluid-Applied Flooring			\$4,396
09 68 00 Carpeting			
09600.130 Carpet - offices / conference room	66.00 sy	\$35.00	\$2,310
Subtotal - 09 68 00 Carpeting			\$2,310
09 69 00 Access Flooring			
09600.050 Walk off mat - entry vestibules	166.00 sf	\$25.00	\$4,150
Subtotal - 09 69 00 Access Flooring			\$4,150
09 91 00 Painting			
09900.090 Paint	48,347.00 sf	\$3.95	\$190,971
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			
10100.000 Signage - building signage - ALLOWANCE	1.00 ls	\$10,000.00	\$10,000
10100.030 Signage -interior	60.00 ea	\$250.00	\$15,000
Subtotal - 10 14 00 Signage			\$25,000
10 26 00 Wall and Door Protection			
10200.240 Wall protection - corner guards - ALLOWANCE	1.00 ls	\$5,000.00	\$5,000
Subtotal - 10 26 00 Wall and Door Protection			\$5,000
10 28 00 Toilet, Bath, and Laundry Accessories			
10200.060 Toilet accessories (includes common area restrooms)) 63.00 ea	\$750.00	\$47,250
Subtotal - 10 28 00 Toilet, Bath, and Laundry Accessories			\$47,250
10 44 00 Fire Protection Specialties			
10400.000 Fire extinguishers and cabinets	9.00 ea	\$350.00	\$3,150
Subtotal - 10 44 00 Fire Protection Specialties			\$3,150
10 55 00 Postal Specialties			
10500.050 Mailbox	60.00 ea	\$150.00	\$9,000
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			
11400.000 Appliances in break room - ALLOWANCE	1.00 ls	\$7,500.00	\$7,500
Subtotal - 11 42 00 Food Preparation Equipment		+1,000.00	\$7,500
11 44 00 Food Cooking Equipment			ψ,,σσσ
11400.010 Appliances - units	60.00 ea	\$3,000.00	\$180,000
Subtotal - 11 44 00 Food Cooking Equipment	20,00	+ -,300.00	\$180,000
Subtotal - 11 00 00 EQUIPMENT	48,347 SQFT	\$3.88	\$187,500
Cubicial - 11 00 00 EQUII WENT	70,077 001 1	ψυ.ου	Ψ107,300



DESCRIPTION	QUANTITY	UNIT	TOTAL
12 00 00 FURNISHINGS			
12 24 00 Window Shades			
12200.030 Window treatment - 2" faux wood blinds	60.00 ea	\$650.00	\$39,000
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			
01400.010 Elevator - repair/restoration	1.00 ls	\$25,000.00	\$25,000
01400.020 Elevator - temporary usage - operator	450.00 hr	\$35.00	\$15,750
Subtotal - 14 05 00 Common Work Results for Conveying Equipme	ent		\$40,750
14 21 00 Electric Traction Elevators			
14200.020 Elevator - traction	3.00 stop	\$31,000.00	\$93,000
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			
02100.000 Fire sprinkler	48,347.00 sf	\$3.75	\$181,301
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			
02200.020 Plumbing	60.00 ea	\$20,000.00	\$1,200,000
02200.020 Radon mitigation - ALLOWANCE	17,070.00 sf	\$2.10	\$35,847
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 (HVA	C)		
23 05 00 Common Work Results For HVAC			
02300.040 HVAC - common area	1.00 ls	\$690,000.00	\$690,000
02300.040 HVAC - unit FCU's	60.00 ea	\$16,500.00	\$990,000
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			
02600.000 Electrical - Site lighting	1.00 ls	\$30,000.00	\$30,000
02600.000 Electrical & Fire Alarm	48,347.00 sf	\$24.00	\$1,160,328
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
07.00.00.00444440404			

27 00 00 COMMUNICATIONS

27 05 00 Common Work Results for Communications



DESCRIP	TION	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 ELI	ECTRONIC SAFETY AND SECURITY			
	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	d Security		\$125,000
Subtotal - 28	00 00 ELECTRONIC SAFETY AND SECURITY	48,347 SQFT	\$2.59	\$125,000
31 00 00 EA	RTHWORK			
	Clearing and Grubbing			
	Clear and grub site / rough grade	38,450.00 sf	\$3.00	\$115,350
	- 31 11 00 Clearing and Grubbing			\$115,350
31 22 00				* ,
31200.350	Site grading / regrade for slab	17,070.00 sf	\$2.00	\$34,140
	- 31 22 00 Grading	,	·	\$34,140
	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 EX	TERIOR IMPROVEMENTS			
32 12 00	Flexible Paving			
32100.060	Asphalt - paving	580.00 sy	\$55.00	\$31,900
32100.290	Pavement markings - linear	350.00 If	\$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 If	\$30.00	\$5,400
32100.130	Curb and gutter	430.00 If	\$35.00	\$15,050
32100.160	18" Concrete site seat walls	180.00 If	\$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



DESCRIPTION	QUANTITY	UNIT	TOTAL
Subtotal - 32 16 00 Curbs, Gutters, Sidewalks, and Driveways			\$109,860
32 18 00 Athletic and Recreational Surfacing			
32100.090 Basketball court - poles and hoops	1 .00 ea	\$10,000.00	\$10,000
Subtotal - 32 18 00 Athletic and Recreational Surfacing			\$10,000
32 31 00 Fences and Gates			
32300.140 6' Ornamental fence	270.00 If	\$120.00	\$32,400
32300.140 Safe Courtyard fence - structure	50.00 If	\$60.00	\$3,000
Subtotal - 32 31 00 Fences and Gates			\$35,400
32 33 00 Site Furnishings			
32300.030 Site furnishing - ALLOWANCE	1.00 ls	\$30,000.00	\$30,000
Subtotal - 32 33 00 Site Furnishings			\$30,000
32 84 00 Planting Irrigation			
32800.010 Landscaping and irrigation	11,530.00 sf	\$9.00	\$103,770
32800.010 Safe Courtyard pavers	725.00 sf	\$30.00	\$21,750
Subtotal - 32 84 00 Planting Irrigation			\$125,520
Subtotal - 32 00 00 EXTERIOR IMPROVEMENTS	48,347 SQFT	\$7.18	\$347,330
33 00 00 UTILITIES			
33 14 00 Water Utility Transmission and Distribution			
33100.000 Cut and cap existing utilities	1.00 ls	\$30,000.00	\$30,000
33100.000 Utilities - Domestic water	75.00 If	\$140.00	\$10,500
33100.000 Utilities - Fire hydrants	1.00 ea	\$8,500.00	\$8,500
33100.000 Utilities - Fire water	90.00 If	\$290.00	\$26,100
33100.000 Utilities - Sanitary Sewer	40.00 If	\$240.00	\$9,600
33100.000 Utilities - Storm Sewer	450.00 If	\$200.00	\$90,000
33100.000 Utilities - Storm Sewer Catch Basins / Structures	6.00 ea	\$3,500.00	\$21,000
33100.000 Utilities - Water line taps	3.00 ea	\$1,500.00	\$4,500
Subtotal - 33 14 00 Water Utility Transmission and Distribution			\$200,200
Subtotal - 33 00 00 UTILITIES	48,347 SQFT	\$4.14	\$200,200

ACTIVITY ID	Activity Name	Start	Finish	Origina									2024					
,	,			Duration		Sep Oct	Nov	Dec	Jan Fe	Feb Mar	Apr	May	Jun	luc	Aug	Sep	Oct Nov	ov Dec
Precon Sch	Precon Schedule 4-14-23	13-Sep-23	02-Dec-24	309		-		╂	-	-					1	-	∦-	Ì
PERMITTING	G/MILESTONES	13-Sep-23	02-Dec-24	308				l	<u> </u>	-			1	1	1	1	1	Ì
A3610	PERMITSAPPROVED		13-Sep-23	J	0													
A3600	CONSTRUCTION LOAN CLOSING PROCESS	14-Sep-23	27-Sep-23	10	0 0	CONST	CONSTRUCTION LOAN CLOSING PROCESS	CLOSING PRC	CESS									
A3030	NOTICE TO PROCEED	29-Sep-23	2000	_		y 4												
A3020	MOBILIZE / START CONSTRUCTION	02-Oct-23				•												
A3570	100		29-Oct-24	7	0												•	
A3580	00		02-Dec-24		0													♦
CONSTRUCTION ACT	TION ACTIVITIES	02-Oct-23	29-Oct-24	274		L											ľ	
MOBILIZE	C1 1 C1 1 C1 1 C	02-Oct-23	03-Oct-23			l L												
A1000	SEI OFFICE I KAILER	02-Oct-23	02-Oct-23			SEI C	SEI OFFICE I KAILER											
A1020	CONSTRUCTION FENCE	03-Oct-23	03-Oct-23			L CONS	CONSTRUCTION FENCE	JNIROL										
BUILDING		02-Oct-23	29-Oct-24	274			1	$\ $	-				1	1	1	1	Ī	
SITEWORK		02-001-23	29-Oct-24	274		l											ľ	
A2740	TRANSFORMER PADS	02-Oct-23*	03-Oct-23	,,		1 TRAN	TRANSFORMER PADS											
A2720	SITE CLEAR & GRUB	04-Oct-23	05-Oct-23	,,,		■ SITE	SITE CLEAR & GRUB											
A2750	SET TRANSFORMERS	04-Oct-23	05-Oct-23		2	1 SET	SET TRANSFORMERS	s										
A2730	SURVEY AND CONTROL	06-Oct-23	06-Oct-23	_		I SUR	SURVEY AND CONTROL	30L										
A2760	SANITARY SEWER	06-Oct-23	16-Oct-23				SANITARY SEWER	K.										
A3560	GEOPIERS	09-Oct-23	17-Oct-23	-		Ĭ	■ GEOPIERS											
A2770	STORM SEWER	17-Oct-23	06-Nov-23	15	IC 1	<u></u>	STORM SEWER	SEWER										
A2780	DOMESTIC/FIRE LINES	07-Nov-23	15-Nov-23		7			DOMESTIC/FIRE LINES	ES									
A2790	GAS	16-Nov-23	20-Nov-23		n		SAS	N L										
A2800	SECONDARY ELECTRIC	21-Nov-23	06-Dec-23	0 4				SECONDAR	SECONDARY ELECTRIC									
A2820	IDBIGATION SI FEVES	07-Dec-23	28-Dec-23	= \	2 5				LIGHT FOLES	EVES								
A2020	CLIBB AND CLITTED	2-1-260-23	47 Ind 24	+ 5]						<u>-</u>	O LIBO AND CLITTED			
A2840	ASPHALT PATCHBACKS	18-Jul-24	24-Jul-24											ASF	SPHALT PATCHBACKS	BACKS		
A2850	SIDEWALKS	25-Jul-24	07-Aug-24	10										-[SIDEWALKS	cr		
A2860	SITE FURNISHINGS	08-Aug-24	14-Aug-24	- 4										J	SITE FURNISHINGS	RNISHINGS		
A2870	SOIL PREP	15-Aug-24	28-Aug-24	10											os I	SOIL PREP		
A2880	INSTALL IRRIGATION	29-Aug-24	26-Sep-24	20												INST	INSTALL IRRIGATION	NO
A2890	INSTALL PLANTINGS	29-Aug-24	26-Sep-24	20											. [].	INST	INSTALL PLANTINGS	es
A2900	ACS PUNCH	27-Sep-24	08-Oct-24	3												-[]-	ACS PUNCH	
A2910	OWNER PUNCH	09-Oct-24	15-Oct-24	47	2												OWNER PUNCH	UNCH
A2920	ZONING FINAL	16-Oct-24	29-Oct-24	10	<u> </u>												SON	ZONING FINAL
STRUCTURE	RE INC.	18-Oct-23	29-Oct-24	262	2	L											Ì	
SPEEAN	SPREAD FOOTINGS	18-Oct-23	03-Nov-23		0	↓ 	-1											
A1250	UNDERGROUND PLUMBING / ELECTRICAL	18-Oct-23	24-Oct-23	5 0	1 10		UNDERGROL	UNDERGROUND PLUMBING / ELECTRICAL	:/ELECTRICA									
A1260	EXCAVATE SPREAD FOOTINGS	25-Oct-23	27-Oct-23	(,)	3		■ EXCAVATE SPREAD FOOTINGS	PREAD FOOTI	NGS									
A1270	F/R/P SPREAD FOOTINGS	30-Oct-23	03-Nov-23	4)	2		F/R/P SP	F/R/P SPREAD FOOTINGS	s,									
COLUMNS	0	06-Nov-23	22-Nov-23	13														
COLUMNS		06-Nov-23	22-Nov-23	13	<u>m</u>			0										
A1490	LWO SIDE FORM COLUMNS	06-Nov-23	08-Nov-23				»	I WO SIDE FORM COLUMNS	SNINO:									
A1500	COCOMIN REDAR	14 Nov. 22	13-NOV-23		2 0			COLUMN REBAR					-+-					
AISIO	LI USE UP FORMS	-/-NON-7	-/UN-V					/ P										

Remaining Work

Milestone

	Activity Name	Start	Finish	Original						2024	4				
				Duration	Sep Oct	Nov	Jan Feb	Mar	Apr May	Jun	luc	Aug	Sep	Oct	v Dec
A1520	PLACE COLUMNS	17-Nov-23	17-Nov-23	-		PLACE						,			+
A1530	STRIP FORMS	20-Nov-23	22-Nov-23	က		☐ STRIP FORMS	 Sk								
CORES	CONCESSION	09-Nov-23	27-Nov-23	= 2											
A1640	SINGLE SIDE FORM CORE WALLS	09-Nov-23	13-Nov-23	e e		SINGLE SIDE F	SINGLE SIDE FORM CORE WALLS								
A1650	WALL REBAR	14-Nov-23	15-Nov-23	2		■ WALL REBAR									
A1660	CLOSE UP FORMS	16-Nov-23	20-Nov-23	က		CLOSE UP FORMS	ORMS								
A1670	PLACE CORE WALLS	21-Nov-23	21-Nov-23	-		I PLACE CORE WALLS	EWALLS								
A1680	STRIP FORMS	22-Nov-23	27-Nov-23	2		STRIP FORMS	RMS								
PT SLAB		28-Nov-23	11-Jan-24	30			1								
PT DECK		28-Nov-23	11-Jan-24	30											
A1870	SHORING/DECKING	28-Nov-23	11-Dec-23	10		SHS	RING/DECKING								
A1890	SURVEY/MEP LAYOUT	12-Dec-23	13-Dec-23	2		ins =	SURVEY/MEP LAYOUT								
A1900	BOTTOM REBAR	14-Dec-23	15-Dec-23	2		B	BOTTOM REBAR								
A1910	MEP SLEEVES/BLOCKOUTS	18-Dec-23	18-Dec-23	-		≥ '	MEP SLEEVES/BLOCKOUTS	<u>s</u>							
A1920	FI PROFILES	19-Dec-23	20-Dec-23	7 0			PI PROFILES:	H. L.							
A1930	I OP KEBAR/DOWEL PLACEMEN I	Z1-Dec-Z3	26-Dec-23	7			I OF REBAR/DOWEL PLACEMEN	LACEMEN							
A1940	PLACE SLAB	27-Dec-23	27-Dec-23	-			PLACE SLAB								
A1950	CURE	Z8-Dec-Z3	02-Jan-24	n			CURE								
A1960	STRESS PT CABLES	03-Jan-24	03-Jan-24	- 0			STRESS PT CABLES	CALC							+
SIGNOS AND	STATE DECINE	70 Pop 22	11-3all-24	2 5			SINIT DECINORS	9							
1ST FLOOI	1ST FLOOR CMU WALLS (BELOW PODIUM)	12-Jan-24	26-Jan-24	11			1								
A2220	LAYOUT	12-Jan-24	12-Jan-24	-			I LAYOUT								
A2230	FIRST FLOOR CMU WALLS	15-Jan-24	26-Jan-24	10			FIRST FLC	FIRST FLOOR CMU WALLS							
STAIR/ELE	STAIR/ELEVATOR CORES (ABOVE PODIUM)	28-Dec-23	19-Jan-24	16											
A2260	LAYOUT	28-Dec-23	28-Dec-23	-			LAYOUT								
A2270	CMU CORES LEVEL 2	29-Dec-23	05-Jan-24	2			CMU CORES LEVEL 2	1.2							
A2280	CMU CORES LEVEL 3	08-Jan-24	12-Jan-24	2			■ CMU CORES LEVEL 3	VEL 3							
A2290	CMU CORES LEVEL 4	15-Jan-24	19-Jan-24	2			CMU CORES LEVEL 4	EEVEL 4							
STAIRS	I INTOINI CINTO	22-Jan-24	09-Feb-24	τ											
AZOIU		22-Jan-24	09-Feb-24	0 6			III O I III	S INSTALL		-	-	4		-	+
A2660	SURVEY HOISTWAY	22-Jan-24 22-Jan-24	23-Jan-24	88 2			I SURVEY HOISTWAY	-ISTWAY]					
A2670	BLD PLATFORM/ CONTROL WIRING	11-Apr-24	24-Apr-24	10					BLD PLATI	BLD PLATFORM/ CONTROL WIRING	ROL WIRING				
A2680	SET GUIDE RAILS	25-Apr-24	08-May-24	10					TES ET	SET GUIDE RAILS					
A2690	SET JAMBS/THRESHOLDS	09-May-24	15-May-24	2					Ī	SET JAMBS/THRESHOLDS	*ESHOLDS				
A2700	BUILD AND WIRE CABS	16-May-24	30-May-24	10						BUILD AN	BUILD AND WIRE CABS				
A2710	ADJUST AND INSPECT	31-May-24	06-Jun-24	2						ADJUS	ADJUST AND INSPECT	<u></u>			
STRUCTUR,	AL STEEL	28-Dec-23	24-Jan-24	19											
A2180	LAYOUT	28-Dec-23	29-Dec-23	2			1 LAYOUT								
A2200	2ND FLOOR MISC STRUCTURAL STEEL	02-Jan-24	15-Jan-24	10			2ND:FLOOR M	2ND:FLOOR MISC STRUCTURAL STEE	- STEEL						
Azesu	ELEVALOR DIVIDER/HOUST BEAMIS	42-Jall-22	24-Jall-24	2			E FLEVALOR	a isidenalai	Calvis						
A2480	LAYOUT LEVEL 2 WALLS	22-Jan-24	23-Jan-24	2			■ LAYOUT LEVEL 2 WALLS	ÆL 2 WALLS							
A2490	WALL FRAMING LEVEL 2	24-Jan-24	30-Jan-24	5			■ WALL FR	■ WALL FRAMING LEVEL 2							
A2500	FLOOR TRUSSES/SHEATHING LEVEL 3	31-Jan-24	06-Feb-24	2			FLOO!	■ FLOOR TRUSSES/\$HEATHING LEVEL 3	THING LEVEL 3						
A2510	BACKOUT/BLOCKING LEVEL 2	07-Feb-24	13-Feb-24	2			■ BAC	■ BACKOUT/BLOCKING LEVEL 2	LEVEL 2						
A2520	LAYOUT LEVEL 3 WALLS	07-Feb-24	08-Feb-24	2			- LAYO	LAYOUT LEVEL 3 WALLS	 ග						
A2530	WALL FRAMING LEVEL 3	09-Feb-24	15-Feb-24	2			* •	WALLFRAMING LEVEL	EL3 :						

	Activity Name	Start	Finish	Original				2024	
Proceduration of the control of th				Duration				Jul Aug Sep Oct	Nov Dec
PACKED CHEEKED STATES STAT		16-Feb-24	22-Feb-24	co.	 	FLOOR TRUSSES/SHEA	THING LEVEL 4		
Maintenance		23-Feb-24	29-Feb-24	2 2	 	BACKOUT/BLOCKING	LEVEL 3		
COOPTINISEDERIC FUNDER CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY REPORDER CONTRIBUTIONE CITY REPORTED CONTRIBUTIONE CITY R		23-Feb-24	04-Mar-24	7 14	 	WALL FRAMING LEY	5 <u>ii</u>		
Proposition of the properties of the propertie		05-Mar-24	11-Mar-24	2	 	ROOF TRUSSES/	SHEATHING		
Page		12-Mar-24	18-Mar-24	2	 	BACKOUT/BLC	CKING LEVĖL 4		
MANIFECTORE NOTES NOTE		12-Mar-24	18-Mar-24	S		ROOF PARAPE	T/CURB FRAMING/	SHEATHING	
The control		14-Mar-24	02-May-24	38	 				
STATE STAT		14-Mar-24	27-Mar-24	5 5	 	Odl L	KALIONO/VEN O/K	OO DESTINA	
ROOF TALGED LIVERS TO-MONE TALGED LIVERS <t< td=""><td></td><td>04-Apr-24</td><td>17-Apr-24</td><td>10</td><td> </td><td></td><td>T EQUIPMENT</td><td></td><td></td></t<>		04-Apr-24	17-Apr-24	10	 		T EQUIPMENT		
MANUFACTORINE NAMESTON MANUFACTORINE NAMES		10-Apr-24	16-Apr-24	ro.	 		OF FLASHING AND	OAP.	
NACE NOTION PUNCH NACE		17-Apr-24	18-Apr-24	2		O W	ANUFACTURER INSF	PECTION	
Name		19-Apr-24	25-Apr-24	2	 		ACS ROOFING PUN		
Parkace Park		26-Apr-24	02-May-24	2	 		OWNER ROOFIN	IG PUNCH	
December December	IOR BIOD EACANE	19-Mar-24	07-Aug-24	100	 				
STOREFRONT NSTALL 26-446-24 S.	0 BUILDING WRAP/INSTALL WINDOWS	19-Mar-24	22-Apr-24	52	 		UILDING WRAP/INS	TALL WINDOWS	
BRICK NSTALL 124-46-24 154-16-24 1		26-Mar-24	29-Apr-24	25			STOREFRONT IN	3TALL	
SUNSHQUE EXTENON NETALL 1444492 at 1544443 at 154444 1544444 154444 154444 1544444 1544444 1544444 1544444 1544444 1544444		23-Apr-24	02-Jul-24	20]	BRICK INSTALL	
JULIET PALCONY RALLING INSTALL 25-Jul-24 31-Jul-24 5 5 5 5 5 5 5 5 5		14-May-24	24-Jul-24	20	 			\$TUCCO INSTALL	
STATEWANDE PATTERTOR METAL ILPINENT MISTALLI 1944-924 1944		25-Jul-24	31-Jul-24	5				ULIET BALCONY RAILING INSTALL	
Page		01-Aug-24	07-Aug-24	S	 			SUNSHADE / EXTERIOR METAL ELE	EMENT NSTA
STUD FRAMING BELOW PODIUM DECK 29-Jan-24 16-Feb-24 16 OUGHIN 19-Feb-24 16-Feb-24 16 ATION 11-Feb-24 16-Feb-24 16 ATION 11-Feb-24 16-Feb-24 16 ATION 11-Feb-24 16-Feb-24 16 ATION 11-Feb-24 16-Feb-24 16-Feb-24 ALL 26-Amr-24 26-Amr-24 16 ALL 26-Amr-24 16 16 ALL 26-Amr-24 16 16 ALL 26-Amr-24 16 16-Feb-24 ALL 26-Amr-24 16-Amr-24 16 16-Feb-24 ALL 13-Amr-24 16-Amr-24 144 16 17-Feb-24 ALL 28-Feb-24 16-Amr-24 144 10 16-Feb-24 ALL 28-Feb-24 16-Amr-24 144 10 16-Feb-24 ALL 28-Feb-24 16-Amr-24 10 16-Feb-24 10 OCK 28-Feb-24 16-Amr-24	IOR Notes Obby	29-Jan-24	24-Oct-24	191	 				
11-Mar-24 15-Mar-24 15-M	0 METAL STUD FRAMING BELOW PODIUM DECK	29-Jan-24	16-Feb-24	15	 	METAL STUD FRAMING BE	LOW PODIUM DECI		
11 Mar-24 15 M		19-Feb-24	08-Mar-24	15		MEP ROUGH-IN			
ALL CAMPACA CAMPACA		11-Mar-24	15-Mar-24	ro.	 	INSULATION			
SFMar24 25-Mar24 5 10-May24 10 10-		18-Mar-24	22-Mar-24	ro.	 	□ DRYWALL			
Name		25-Mar-24	29-Mar-24	2	 	PAINT			
Paragraphic		01-Apr-24	05-Apr-24	ın İ	 	FLOOF	SING.		
NUCHLIST 13-May-24 17-May-24 15-May-24 15-May-24 15-May-24 17-May-24 17-Ma		08-Apr-24	26-Apr-24	υ (-	 		FINISHES / FKIM		
National Color Nati		13-May-24	17-May-24	S			AC\$ PUNCI	4LIST	
OCK 29-Feb-24 16-Sep-24 144		20-May-24	24-May-24	2	 		OWNER	PUNCHLIST	
PRE-ROCK PRE-ROCK PRE-ROCK PLUMBING ROUGH-IN 01-Mar-24 19-Feb-24 5 PLUMBING ROUGH-IN 01-Mar-24 14-Mar-24 10 PIRE CANICAL ROUGH-IN 13-Mar-24 10 FIRE SPRINKLER ROUGH-IN 20-Mar-24 10 FIRE SPRINKLER ROUGH-IN 04-Apr-24 10 LINESETS 11-Apr-24 10 CROUGH-IN 18-Apr-24 10 INSUALTION 25-Apr-24 10 DRYWALL FINISH 02-May-24 10 DRYWALL FINISH 10-May-24 10 BASE/CASDORS 16-May-24 10 BASE/CASDORS 16-May-24 10 BASE/CASDORS 16-May-24 10 BASE/CASDORS 16-May-24 10 BASE/CASDORS 18-May-24 10	LOOR UNITS	23-Feb-24	16-Sep-24	144	 				
PLUMBING ROUGH-IN 01-Mar-24 14-Mar-24 10-Mar-24		23-Feb-24	29-Feb-24	2	 	PRE-ROCK			
MECHANICAL ROUGH-IN 13-Mar-24 10 10-Mar-24 10-Mar-24 10 10-Mar-24 10-Mar-24 10 10-Mar-24 10-Mar-24 10 10-Mar-24 10		01-Mar-24	14-Mar-24	10	 	PLUMBING ROL	N-HD		
FIRE SPRINKLER ROUGH-IN 20-Mar-24 10 17-Apr-24 10 10 10 10 10 10 10 1		13-Mar-24	26-Mar-24	9	 	MECHANIC	AL ROUGH-IN		
LINESTES	20-Mar-24	02-Apr-24	0 :	 	FIRESP	RINKLEK KOUGH-IN			
UNESELS 11-Apr-24 24-Apr-24 10		04-Apr-24	17-Apr-24	10	 		ECTRICAL/LOW VOI	T ROUGH-IN	
QC ROUGHNI TR-Apr-24 01-May-24 10 INSUALTION 25-Apr-24 08-May-24 10 INSUALTION 25-Apr-24 08-May-24 10 DRYWALL HANG 09-May-24 10 DRYWALLENISH 09-May-24 10 BASE/CASEDORS 16-May-24 10 1ST PAINT 23-May-24 10 LYT FLOORING 31-May-24 10	T	11-Apr-24	24-Apr-24	2 9			LINEGELO		
INSUALTION 25-Apr-24 08-May-24 10 15-May-24 10 10 10 10 10 10 10 1		18-Apr-24	01-May-24	10	 		ac Rough-IN		
DKTWALL FANCE UCMB4-24 12-MB4-24 10 DBAPCHALE FINISH 09-MB4-24 10 PRV DRAY 15-MB4-24 10 PRV 1ST PAINT 23-MB4-24 10 PRV LVT FLOORING 31-MB4-24 13-MB4-24 10	Ť	25-Apr-24	08-May-24	9 9	 		INSUALTION		
DKYWALL FINISH USAWAY-24 10 DRAW DESECASEDORS 16-May-24 10 10 1ST PAINT 23-May-24 10 10 LVT FLOORING 31-May-24 10 10		02-May-24	15-May-24	2 9	 		DRYWALL	ANG	
STANDARMG STAN		09-May-24	22-May-24	0 9	 		DRYWAL	L FINISH	
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Activity ID	Activity Name	Start	Finish	Original									9024				
				Duration	Sep	Oct	Nov Dec	ec Jan	Feb	Mar	Apr	May Jun	Jul	Aug	Sep	Oct Nov	v Dec
A3150	CABINETS	07-Jun-24	20-Jun-24	10									CABINETS				
A3160	COUNTERTOPS	14-Jun-24	27-Jun-24	10									COUNTERTOPS	DPS			-
A3170		21-Jun-24	05-Jul-24	10													
A3180	FINALTRIM	28-Jun-24	12-Jul-24	10									FINALTRIM	TRIM			
A3190	FINAL PAIN	08-Jul-24	19-Jul-24	0 !										FINAL PAIN			-
A3200	MEP TRIMS	15-Jul-24	26-Jul-24	10										MEP TRIMS:			
A3210	DOOR HARDWARE	22-Jul-24	02-Aug-24	10										DOOR HARDWARE	WARE		
A3220	APPLIANCES	29-Jul-24	09-Aug-24	10										APPLIANCES	S		
A3230	CONSTRUCTION CLEAN	05-Aug-24	16-Aug-24	10										CONSTRUCTION CLEAN	RUCTION CL		
A3240	ACS PUNCH	12-Aug-24	23-Aug-24	10											-UNCH		
A3250	FINAL CLEAN	19-Aug-24	30-Aug-24	9											FINAL CLEAN		
A3260	OWNER PUNCH	26-Aug-24	09-Sep-24	10											OWNER PUNCH	LON LON	
A3270	POWDER PUFF CLEAN	03-Sep-24	16-Sep-24	10											POWDER PUFF CLEAN	R PUFF, CLEA	
3RD FLOOR UNITS	UNITS	01-Mar-24	10-Oct-24	157										-			
A3280	PRE ROCK	01-Mar-24	07-Mar-24	2						PRE ROCK	ЭĊ						
A3290	PLUMBING ROUGH-IN	15-Mar-24	28-Mar-24	10							PLUMBING ROUGH-IN	30UGH-IN					
A3300	MECHAINCAL ROUGH-IN	22-Mar-24	04-Apr-24	10							MECHAIN	MECHAINCAL ROUGH-IN					
A3310	FIRE SPRINKI FR ROLIGH-IN	29-Mar-24	11-Apr-24	10		-			-		FIRES	FIRE SPRINKI FR BOLIGHTIN	2			-	-
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02550	ELECTRICALLOW VOLT ROUGH-IIN	10-Apr-24	01-Ividy-24	2 9							ľ	ELECTRICALLOW					
A3550	LINESELS	25-Apr-24	U8-May-24	10								LINESELS					
A3330	QC ROUGH-IN	02-May-24	15-May-24	10								QC ROUGH-IN	 Z				
A3340	INSULATION	09-May-24	22-May-24	10								INSULATION	 Z				
A3350	DRYWALL HANG	16-May-24	30-May-24	10								DRYWALL HANG	LL HANG				
A3360	DRYWALL FINISH	23-May-24	06-Jun-24	10								PRY	DRYWALL FINISH				
A3370	GYPCRETE	07-Jun-24	11-Jun-24	က								δ •	GYPCRETE				
A3380	BAS/CASE/DOORS	12-Jun-24	25-Jun-24	10									BAS/CASE/DOORS	OORS			
A3400	1ST PAINT	19-Jun-24	02-Jul-24	10									1ST PAINT				
A3410	LVT FLOORING	26-Jun-24	10-Jul-24	10									LVT FLOORING	DORING			
A3420	CABINETS	03-Jul-24	17-Jul-24	10									CABINETS	NETS			
A3430	COUNTERTOPS	11-Jul-24	24-Jul-24	10					-				I	COUNTERTOPS			-
A3440		18-,111-24	31-Jul-24	10													
A3450	FINAL TRIM	25-111-24	07-Aug-24	101										FINAL TRIM			
A3460	FINAL PAINT	01-Aug-24	14-Aug-24	10		-				-	1			FINAL PAINT	LN.		-
A3470	MED TRIMS	08-0110-24	21-4110-24											MED TRIMS	BIMS		
A3480	DOOR HARDWARE	15-Aug-24	28-Aug-24	2 0] [DOOR HARDWARE	 L	
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A3490	APPLIANCES OCHIOTION OF TANK	22-Aug-24	03-Sep-24	2 \$]-[APPLIANCES		
0000	CONSTRUCTION CELON	+2-bnu-62	+2-de0-21	2 5] ¹			
A3510	ACS PUNCH	06-Sep-24	19-Sep-24	0											AGS PUNCH	CI	
A3520	FINAL CLEAN	13-Sep-24	26-Sep-24	10											FINAL CLEAN	CCLEAN	
A3530	OWNER PUNCH	20-Sep-24	03-Oct-24	10											б - -	■ OWNER PUNCH	т
A3540	POWDER PUFF CLEAN	27-Sep-24	10-Oct-24	9												POWDER PUFF CLEAN	FF CLE
4TH FLOOR UNITS	UNITS	15-Mar-24	24-Oct-24	157												1	
A3810	PRE ROCK	15-Mar-24	21-Mar-24	2						<u> </u>	PRE ROCK						
A3820	PLUMBING ROUGH-IN	29-Mar-24	11-Apr-24	10							PLUME.	PLUMBING ROUGH-IN					
A3830	MECHAINCAL ROUGH-IN	05-Apr-24	18-Apr-24	10							MĒ	■ MĘCHAINCAL ROUGH-IN	 Z				
A3840	FIRE SPRINKLER ROUGH-IN	12-Apr-24	25-Apr-24	10								FIRE SPRINKLER ROUGH-IN	UGH-IN				
A3850	ELECTRICAL/LOW VOLT ROUGH-IN	02-May-24	15-May-24	10								ELEÇTRICAL	ELEÇTRICAL/LOW VOLT ROUGH-IN	NGH-IN			
A4220	LINESETS	09-May-24	22-May-24	10								LINESETS					
A3860	QC ROUGH-IN	16-May-24	30-May-24	10								QC ROUGH-IN	JGH-IN				
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FIRE DEPARTMENT / LIFE SAFETY FINALS 23-Oct-24 5 5			FIRE DEPARTMEN
	DATA DATE: 13-Sep-23 PROJECT FINISH DATE: 12-Dec-24 PROJECT FINISH DATE: 12-Dec-24	Actual Work	Critical Remaining Work



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.



- 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.



- 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 $\frac{1}{2}$ 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.



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 tennant.
- 2. Excludes hail guards on condensers.



- 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

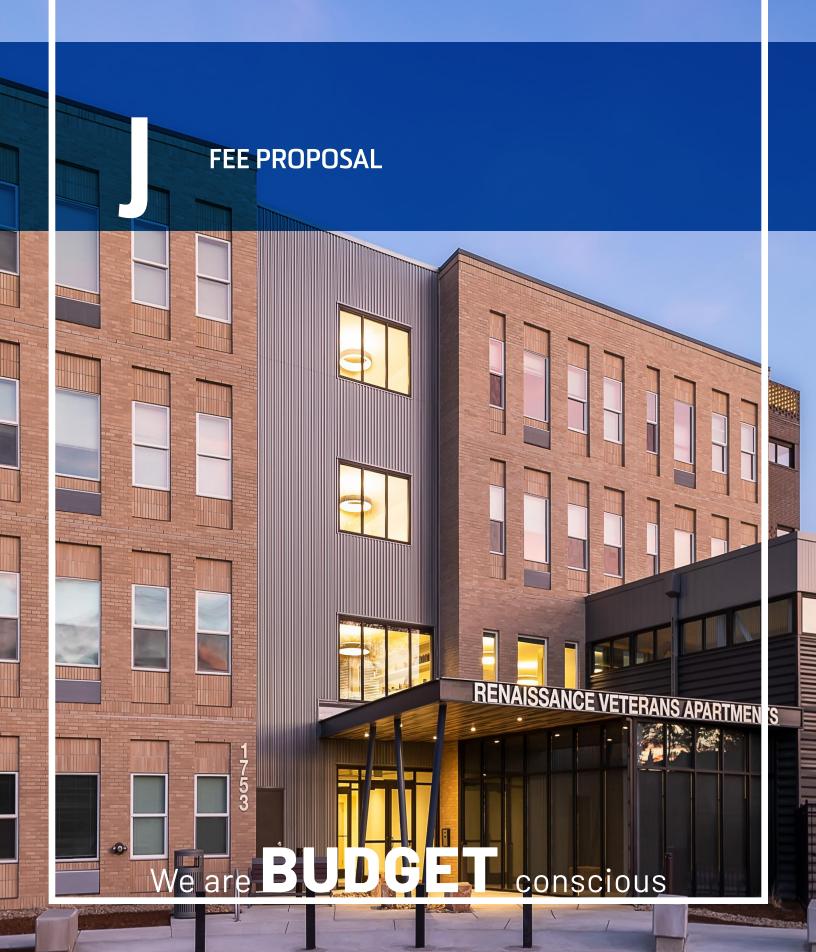
- 1. Excludes any costs for moving signal pole/light. We can work to price this scope, but are not sure if this will be done by the City.
- 2. Excludes lightning protection system.
- 3. Excludes conduit for Low voltage. It will be run free air.
- 4. Excludes any PV Systems. These are to be by Owner. 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			Proposal Amount:	\$ 46,863,254
No.		DESCRIPTION GENERAL ITEMS	ROM	VALUE	ACCEPTED	\$ Add/(Deduct)
1		GENERAL TIEMS				
2						
3		Division 1 - General Requirements				
1		and the second requirements				
2						
3		Division 2 - Existing Conditions				
		Owner to take the sidewalk/street closure and covered walkway allowance on their side. We spent \$117,000	(***			
2	24-Aug-23	at other project.	(\$90,000)		No	
3						
		Division 3 - Concrete				
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		Division 4 - Masonry				
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.	(427,000)	(\$41,800)	Yes	(\$41,800
3		District F. Matella				
		Division 5 - Metals Eliminate the steel and screening at the east side of the Garage on level 2. Level 1 screening to remain in				
1	24-Aug-23	some form/fashion.		(\$43,642)	Yes	(\$43,642
3						
3		Division 6 - Wood and Plastics				
1	24-Aug-23	Eliminate wood trim around windows at Hardie areas.	(\$30,110)		No	
2						
3		Division 7 - Thermal and Moisture Protection				
1	24-Aug-23	Use Mechanically fastened roofing system in lieu of fully adhered.		(\$58,820)	Yes	(\$58,820
٥	24 Aug 22	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	24-Aug-23	Sealing, Need Design Team input on this one.	(\$146,040)		INO	
4						
1	24-Aug-23	Division 8 - Doors and Windows Change Windows to all white in lieu of black exterior.	(\$118,772)		No	
2	24-Aug-23 24-Aug-23	Leave windows to all write in lied of black exterior. 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 5	24-Aug-23 24-Aug-23	Eliminate doors at linen closet in units. Use wire shelving in lieu of MDF in the units.	(\$26,250)	(\$19.655)	Yes Yes	(\$26,250 (\$19.655
6	24-Aug-23	Add fire rated glass to windows B8 in the stair cores. Window frames to be HM.	\$60,935	(\$17,033)	No No	(\$17,000
7	24-Aug-23	Use glass block in B8 window areas in lieu of unrated storefront.		(\$3,121)	Yes	(\$3,12
		Division 9 - Interior Finishes				/***
2	24-Aug-23 24-Aug-23	Carpet savings with Owner relationship with manufacturer. Eliminate the carpet pad in the units.	not recommended	(\$21,800)	Yes No	(\$21,800
3	24-Aug-23	Change all carpet in the units to LVT. This will also add sound mat under gypcrete in this area.	notrecommended	\$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 6	24-Aug-23 24-Aug-23	Change corridor base to painted MDF in lieu of millwork rubber base. Eliminate the door drops at unit entries and make the corridors straight.	No Savings TBD		No TBD	
7	24-Aug-23 24-Aug-23	Eliminate the door drops at unit entries and make the comdons straight. Flooring protection double up.	שטו	(\$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 24-Aug-23	Provide and Install LVT-3 at Public RR Floors ILO TL-4B and TL-5 Provide and Install Mohawk Stonework LVT ILO TL-4A/TL-4B at Level 1 Lobby.		(\$2,100)	No Vos	(#1/ 000
10 11	24-Aug-23 24-Aug-23	Provide and Install Mohawk Stonework LVT ILO TL-4A/TL-4B at Level 1 Lobby. Make unit walls and ceilings the same color and all eggshell.	(\$12,350)	(\$16,000)	Yes No	(\$16,000
12	24-Aug-23	Add ACT Ceilings in corridors level 3-6. Not in original GMP.	\$92,600		Yes	\$92,600
]		Division 10 - Specialties				
1	24-Aug-23	Eliminate the stainless steel corner quards. Not required. Eliminate stainless steel corner quards and add back InPro (150BN) corner quards in locations specified by	(\$64,371)		No	
2	24-Aug-23	ID on revised plan.		(\$59,001)	Yes	(\$59,00
3		Division 11 - Equipment				
1	24-Aug-23	Change non-ADA unit laundry to a combined laundry center.	TBD		TBD	
2						
	04.4 00	Division 12 - Furnishing		(45.65)		/
2	24-Aug-23 24-Aug-23	Eliminate the soft close cabinet doors. Eliminate the soft close cabinet drawers and dovetail drawers.		(\$7,870) (\$26,120)	Yes Yes	(\$7,870
_		Change unit tops to unknown quartz distributer. Owner will need to share in the risk. (Cannot be taken with		1920,120)		(420,120
3	24-Aug-23 24-Aug-23	Item 9.6) Change unit tops from quartz to Plam.	(\$77,005) (\$140,547)		No No	
5	24-Aug-23 24-Aug-23	Use 1" aluminum blinds in lieu of 2" faux wood blinds.	(\$140,547)		No	
		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)		(607.455)		/407 155
6	24-Aug-23	Division 13 - Special Construction		(\$97,455)	Yes	(\$97,455
1						
2	i					1

Division 14 - Conveying Systems

		ALLIANCE CONSTRUCTION SOLUTIONS OWNER VE EXAMPLE VALUE ENGINEERING/OPTIONS LIST		Total Square Ft. :	191,365	\$ 244
	Date of Item	Permit Drawings		Total P	roposal Amount:	\$ 46,863,2
10.		DESCRIPTION	ROM	VALUE	ACCEPTED	\$ Add/(Deduct)
1		Change trash chute to 36" diameter.	ACS to Cover		Yes	, , , , , , , , , , , , , , , , , , , ,
2		enange trash enate to so diameter.	ACS TO COVE		103	
		Division 21 - Fire Sprinkler				
1	24-Aug-23	Eliminate fire pump if not required. We think it is needed, but showing the cost.	(\$44,769)		No	
2	21 / Nag 25	Emiliate nie parijo i net regalieu. We minicit is needed, sat snewing nie eest.	(\$41,707)		140	
3						
		Division 22 & 23 - Mechanical				
1	24-Aug-23	VE Plumbing Fixture package. This keeps the same upf or upm flow rates.		(\$29.000)	Yes	(\$29.0
2	24-Aug-23	Eliminate the piston-style expansion joints on the waste and vent risers.		(\$94.000)	Yes	(\$94.0
3	24-Aug-23	Use cell core PVC in lieu of solid core. This is for above grade piping only.		(\$49,000)	Yes	(\$49,0
4	24-Aug-23	Do not air balance inside the units, as tenants will adjust grills anyway.		(\$19,700)	Yes	(\$19,7
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	\$10,8
6	24-Aug-23	Add condenser hail guards		\$18,750	Yes	\$18,7
		Division 26 - Electrical				
1	24-Aug-23	VE Light Fixture Package	(\$42,000)		Yes	(\$42,0
2	24-Aug-23	Reduce parking garage lighting by using fixtures with more lumen output.	(\$15,000)		Yes	(\$15,0
3	24-Aug-23	Remove lights at unit entries (sconces) and remove some lights in the units.	(\$45,000)		Yes	(\$45,0
		Division 27 - Communications				
1	24-Aug-23	Add cabling if not provided by Comcast & Century Link.	TBD			
2						
		Division 31 - Earthwork				
1	24-Aug-23	Eliminate the 4" gravel under the SOG.		(\$83,600)	Yes	(\$83,6
2		· · · · · · · · · · · · · · · · · · ·				
3						
		Division 32 - Exterior improvements				
1	24-Aug-23	Reduce Plaza seat wall to a simple 4" curb.		(\$36,800)	Yes	(\$36,8
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	(\$35,0
6						
		Division 33 - Utilities				
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						
		Division 17 - Administrative				
1						
2						
3						
		Total VE Items Incorporated in Revised Estimate			\$0	(\$925,1
		Total VE Items Required Acceptance or Rejection	(\$720,911)			
		TOTAL REVISED BUDGETS				\$ 45,938,0
				Total Square Ft.:	191,365	\$ 240





GJHA Multi-FAmily Apartment Building - Phase 1

Initial

Grand Junction Housing Authority

Total Building Area (SF): 66,816

November 1, 2023

DESCRIPT	TION	QUANTITY	UNIT	TOTAL
01 00 00 GE	NERAL REQUIREMENTS			
01 20 00	Price and Payment Procedures			
01 21	. 00 Allowances			
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
Subto	rtal - 01 21 00 Allowances			\$467,857
Subtotal	- 01 20 00 Price and Payment Procedures			\$467,857
01 30 00	Administrative Requirements			
01 31	. 00 Project Management and Coordination			
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
Subto	tal - 01 31 00 Project Management and Coordination			\$834,950
01 32	2 00 Construction Progress Documentation			
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
Subto	tal - 01 32 00 Construction Progress Documentation			\$24,204
01 35	00 Special Procedures			
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
Subto	rtal - 01 35 00 Special Procedures			\$44,000
Subtotal	- 01 30 00 Administrative Requirements			\$903,154
01 40 00	Quality Requirements			
01 43	00 Quality Assurance			
01400.010	Project - photos	14.00 mo	\$350.00	\$4,900
Subto	otal - 01 43 00 Quality Assurance			\$4,900
Subtotal	- 01 40 00 Quality Requirements			\$4,900
	Temporary Facilities and Controls			, ,,
	2 00 Construction Facilities			
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
Subtotal - 01 52 00 Construction Facilities			\$165,544
01 53 00 Temporary Construction			
01500.500 Temp Site Fencing	1,700.00 If	\$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
Subtotal - 01 53 00 Temporary Construction			\$36,350
01 54 00 Construction Aids			
01500.010 Small Tools	14.00 mo	\$350.00	\$4,900
Subtotal - 01 54 00 Construction Aids			\$4,900
01 55 00 Vehicular Access and Parking			
01500.000 Allowance for snow & ice removal	1.00 ls	\$15,000.00	\$15,000
Subtotal - 01 55 00 Vehicular Access and Parking			\$15,000
Subtotal - 01 50 00 Temporary Facilities and Controls			\$221,794
01 60 00 Product Requirements			
01 61 00 Common Product Requirements			
01600.000 Textura	1.00 ls	\$6,000.00	\$6,000
01600.010 Procore	14.00 mo	\$1,300.00	\$18,200
Subtotal - 01 61 00 Common Product Requirements			\$24,200
Subtotal - 01 60 00 Product Requirements			\$24,200
01 70 00 Execution and Closeout Requirements			
01 74 00 Cleaning and Waste Management			
01700.020 Dumpster pull	121 .00 ea	\$425.00	\$51,425
01700.040 Final Cleaning	66,816.00 sf	\$0.50	\$33,408
Subtotal - 01 74 00 Cleaning and Waste Management			\$84,833
Subtotal - 01 70 00 Execution and Closeout Requirements			\$84,833
Subtotal - 01 00 00 GENERAL REQUIREMENTS	66,816 SQFT	\$25.54	\$1,706,738

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.



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	\$		
2.	CM/GC Construction Services Fee (OH&P) (provide in both % and \$)	% <u>3.75</u> \$600,000		
3.	General Conditions (NTE)	\$ <u>1,706,738</u>		
	Total CM/GC Fee	\$ <u>2,338,738</u>		
Total CM/GC Fee Written:				
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.				
Со	mpany:Alliance Construction Solutions			

Date: November 2nd, 2023

Brian Weinmaster, President/ CEO

Authorized Signature:

Title:

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 _____ percent of the net dollar will be offered to Owner if the invoice is paid within ____NA____ days after the receipt of the invoice.

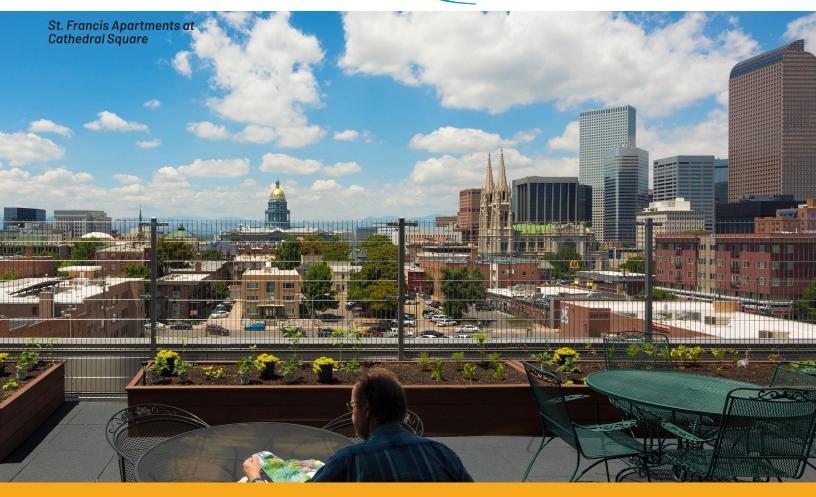
RECEIPT OF ADDENDA: The undersigned Solicitation, Specifications, and other Contra	d Proposer acknowledges receipt of Addenda to the act Documents.
State number of Addenda received: Add	
It is the responsibility of Proposer to ensure	all Addenda have been received and acknowledged.
Alliance Construction Solutions	Brian F. Weinmaster
Company Name – (Typed or Printed)	Authorized Agent – (Typed or Printed)
All-I-	307.214.3612
Authorized Agent Signature	Phone Number
_7535 Hilltop Circle	bfweinmaster@allianceconstruction.com
Address of Proposer	E-mail Address of Agent
Denver, CO, 80221	
City, State, and Zip Code	Date

FINANCIAL STATEMENTS



FINANCIAL STATEMENTS





> FINANCIAL STATEMENTS ACKNOWLEDGMENT

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





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 SAMARATAN CENTER		•		41	Greeley, CO
HERITAGE CLUB ASSISTED LIVING - LAKEWOOD		•		40	Lakewood, CO
HERITAGE CLUB ASSISTED LIVING - AURORA	•	•		40	Aurora, CO

TOTAL 2,158 UNITS





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

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.



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



ADDITIONAL DATA





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.







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

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





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.

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



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



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.





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



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



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.





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



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

ADDITIONAL DATA





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 SUBSSubs 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





ADDITIONAL DATA





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.

