SHAW
CONSTRUCTION
Since 1962

Response to
Request for Proposal: RFP-5292-23-DH

CM/GC Services for New GJHA Multi-Family Apartment Building - Phase 1

November 2, 2023

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A. COVER LETTER

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COVER LETTER

November 2, 2023

Duane Hoff Jr.
Contract Administrator
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

To Duane Hoff Jr. and the Selection Committee,

On behalf of the Shaw Construction team, thank you for the opportunity to present our qualifications for the New GJHA Multifamily Apartment project. The Shaw Construction team are Grand Junction residents and proud community members, deeply invested in its growth and betterment. For us, this project transcends a mere construction project; it is a personal commitment to our community. As longtime partners of Grand Junction Housing Authority (GJHA) and housing authorities across the Mountain West, we understand the need for this project better than most.

Throughout our proposal, you'll find the following makes us uniquely qualified:

- **A SUPERIOR PRECONSTRUCTION PROCESS:** At Shaw, our professional and project approach is simple: We place your interests first and are your partners throughout the project. We engage in open dialogues to further understand your goals and objectives. We then harness our industry expertise, understanding of similar project types, and strong local connections with the community and subcontractors to ensure we deliver an end product we can all be proud of. This tried-and-true approach is what sets us apart and makes us your greatest teammate from the very beginning. We will approach the New GJHA Multifamily project collaboratively, integrating your team, the design team, and sub-consultants.
- **DEPTH OF SIMILAR EXPERIENCE:** We've completed dozens of similar projects, including 2814 Patterson. The team we have proposed for this project constructed 2814 Patterson and is knowledgeable on building projects of similar scope and is familiar with working with both GJHA and OZ Architecture. Additionally, Shaw has worked with eight different housing authorities and completed 26 LIHTC projects and 21 HUD projects to meet the need for safe, affordable housing for all. We understand that you intend this project to be all-electric. Shaw completed the first all-electric multifamily building in Colorado (The Hub at Willits) and has continued to lead the way in sustainable multifamily construction.
- **MEETING YOUR PROJECT OBJECTIVES:** We understand your need to efficiently and effectively develop design documents, plans, and cost estimates to maintain the project timeline and assist in pursuing additional funding. By utilizing our Preconstruction Process and leveraging our extensive experience with publicly funded projects, we can meet your objectives promptly. Our understanding of the processes that go into the procurement of grant funding makes us your greatest partner and advocate. With a legacy spanning 60 years, we have developed strong and lasting relationships with premier subcontractors in our region. Through these relationships, we can work closely with subcontractors on value engineering ideas, efficient material procurement, and scheduling informed by the latest trade insights.

The unwavering commitment of GJHA to bring affordable housing to this community mirrors the dedication we intend to bring to this project. Your concerns are our concerns; your priorities are our priorities. Thank you for your time and consideration. We look forward to the opportunity to continue to foster our relationships with the community. Should you have any questions while reviewing our proposal, please do not hesitate to contact me at the phone number provided below.

Sincerely,

Steve Meyer
Chief Executive Officer
stevemeyer@shawconstruction.net
970-985-3334

B. QUALIFICATIONS/EXPERIENCE/ CREDENTIALS

SHAW
CONSTRUCTION
Since 1962

QUALIFICATIONS/EXPERIENCE/CREDENTIALS

26 LIHTC projects

21 HUD projects

9 projects with GJHA

10 affordable housing projects in construction

At Shaw, we have extensive experience building for municipal organizations, including the City of Grand Junction and GJHA. We have also built dozens of affordable housing throughout Grand Junction and the surrounding Rocky Mountain region.

During our 60 years in business, we've pioneered methods, practices, and approaches while delivering world-class projects while continuously providing unsurpassed service at the best value to deliver outstanding project outcomes. This approach allows us to earn repeat customer relationships and continued employee engagement. Further, it enables us to be good stewards of our environment and the communities in which we live and work.

Ranked 4th ENR Mountain States 2023 Top Contractors

$750M bonding capacity

1,650+ projects completed

Over 75 projects in Mesa County

A LONG TIME AFFORDABLE BUILDER

Shaw builds livable, safe, and healthy affordable housing throughout the Rocky Mountain region. We have successfully worked with eight different housing authorities, including GJHA, and have constructed dozens of affordable living projects with a variety of clients and partners. We thoroughly understand the processes, schedule considerations, and documentation important to affordable housing projects. Together, we can walk through the process seamlessly, saving both time and money.

The following table provides a sample of this experience sorted by completion date.

Project	Affordable Market	Completion Date	Units
Denver Housing Authority Flo	HUD	August 2025	212
Denver Housing Authority Joli	HUD	July 2024	126
Meadowmark	LIHTC	November 2024	200
The Citizen	HUD	March 2024	264
Altitude Apartments Apartments	HUD	January 2023	95
2814 Patterson	LIHTC	March 2021	60
Ten West	HUD	July 2021	264
Union Pointe Apartments	HUD	January 2020	256
West 38	HUD	January 2020	165
Libretto Apartments, Ph. I & II	LIHTC	February 2020	70
The Highlands, Ph. I & II	LIHTC	April 2019	136
Windmill Ranch	LIHTC	September 2018	96
Brighton Village, Ph. I & II	LIHTC	December 2017	123
Preserve at Greenway Park, Ph. I & II	HUD	March 2015	368
Preserve at Rock Springs	HUD	August 2015	112
Ruby Hill Residences	LIHTC	December 2015	114
The Zephyr	HUD	September 2014	77
2020 Lawrence	HUD	February 2013	231
Caribou Apartments Ph. I & II	LIHTC	August 2013	186
Glenwood Greens	LIHTC	October 2013	60
Village Park Apartments	LIHTC	October 2013	72
University Hills	LIHTC	December 2013	101
Greens at Van de Water	HUD	May 2012	252
Chaffee Park	LIHTC	February 2011	62
Lake Vista Apartments	HUD	August 2011	303
The Fourth Quarter	LIHTC	December 2010	36
Arbor Vista Apartments	LIHTC	April 2009	72

21 HUD Projects

26 LIHTC Projects

completed projects with **8** housing authorities

QUALIFICATIONS/EXPERIENCE/CREDENTIALS

Below we have included an organizational chart with our proposed project team. On the following pages we have included resumes with the project experience and qualifications of our team members. We understand that key personnel can only be changed with approval of the Owner.

PROJECT TEAM ORGANIZATIONAL CHART

STEVE MEYER
Chief Executive Officer

ROBERT GLOVER
Project Executive

PRECONSTRUCTION TEAM

CONSTRUCTION TEAM

JAMIE NEYERS
Preconstruction Manager

JAMES DE LA GARZA
Project Manager

TOM SCOBLE
Project Superintendent

TIM THORNELL
General Superintendent

TODD SCHMITT
Estimator

STEVE MEYER
CHIEF EXECUTIVE OFFICER

CLIENT REFERENCES

John Marshall
Colorado Mesa University
marshall@coloradomesa.edu
970-248-1498

Scott Miller
City of Aspen
scott.miller@cityofapsen.com
970-920-5000

Lance McDonald
Town of Telluride
lmcdonald@telluride-co.gov
970-708-7637

PROFESSIONAL QUALIFICATIONS
A third generation Colorado native, Steve Meyer is the Chief Executive Officer of Shaw Construction. As a Shaw employee for 40 years, Steve provides executive oversight on planning, coordination and direction to ensure that all personnel, subcontractors and vendors follow all aspects of Shaw Construction's best practices.

FUNCTIONS OF PERSONNEL
Steve will serve as an advisor to the project team to ensure the project is constructed in accordance with the design, budget, and schedule.

EDUCATION
Stanford University,
B.S., Civil Engineering

TIME COMMITMENT
As Needed

RELATED PROJECT EXPERIENCE

The Reserve at Hockett Gulch, Eagle, CO — 217,305-sf, six-building, **all-electric affordable housing project** with 216 units ranging from studios to one, two, and three-bedrooms. The project also includes a clubhouse with a fitness center, bike workshop, and community lounge space.

Owner Contact: Rob Mackenzie,
robsmackenzieco@gmail.com
Construction Cost: $57,539,816
Construction Schedule: September 2022 - July 2024

The Nexus, Grand Junction, CO — 101,479-sf, 13-building, wood-frame multifamily project with 122 units including 50 townhome units and 72 apartment-style units. The complex is an "agrihood" which is a planned community that integrates agriculture plots into a residential neighborhood.

Owner Contact: Stephanie Copeland
stephanie@fourpointsfunding.com
Construction Cost: $29,688,868
Construction Schedule: January 2023 - June 2024

The Junction, Grand Junction, CO — 200,638-sf, four-story multifamily project comprised of 256 studio, one, and two-bedroom units. Located in downtown Grand Junction, this project includes an outdoor pool with a communal grilling station, a work lounge, a fitness center, and community gathering spaces.

Owner Contact: Adam Frazier,
adam@richmarkcompanies.com
Construction Cost: $54,950,533
Construction Schedule: November 2022 - November 2024

The Junction

RELATED PROJECT EXPERIENCE

Colorado Mountain College Student Housing, Breckenridge, Edwards, Glenwood Springs, & Steamboat Spring, CO — 92,400-sf, 192-unit affordable apartment-style student housing project across four mountain campuses of Colorado Mountain College. Each housing complex includes 36 rental units, 24 of which are studios and 12 of which are two-bedroom units. Each unit has a full kitchen, full bathroom, and a living space.

Owner Contact: Sean Nesbitt, scnesbitt@coloradomtn.edu
Construction Cost: $57,539,816
Construction Schedule: May 2022 - September 2023

The Hub at Willits, Basalt, CO — 65,000-sf, four-story, concrete and wood-frame workforce housing structure with 43 dorm-style and one and two-bedroom units. The building is completely electric and is Net-Zero ready.

Owner Contact: Philip Jeffries, pjeffreys@aspensnowmass.com
Construction Cost: $12,708,427
Construction Schedule: December 2019 - December 2021


The Hub at Willits

2814 Patterson, Grand Junction, CO — 61,320-sf, three-story affordable housing multifamily project with 60 units. The exterior walls are prefabricated SIPs (structural insulated panels) with Telluride stone, stucco, and Longboard aluminum siding. Units range from one to two-bedrooms. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $12,793,654
Construction Schedule: November 2019 - February 2021

Colorado Mesa University, Aspen Apartments, Grand Junction, CO — 48,000-sf, four-story, wood-frame student housing project comprised of 16 apartment-style units. Each apartment included a small kitchen and bathroom. Large community kitchens and study lounges can be found on each floor.

Owner Contact: Dave Detwiler, ddetwiler@wemberinc.com
Construction Cost: $13,881,319
Construction Schedule: July 2019 - August 2020

The Highlands Ph. I & II, Grand Junction, CO — Two-phase, 141,008-sf, four-story, wood-frame affordable senior living project with 136 units. Amenities included a bistro, fitness center, community room, library, coffee bar, and extensive outdoor walking spaces. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $24,328,622
Construction Schedule:
PH I: February 2016 - December 2018
PH II: November 2017 - December 2020

Village Park Apartments, Grand Junction, CO — 84,000-sf, 7-building, wood-frame affordable housing project comprised of 72 units across three, two-story buildings and three, three-story buildings. Amenities included wood cabinets, a play ground, outdoor gathering spaces and energy efficient windows, doors, HVAC, and appliances. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $11,105,166
Construction Schedule: September 2012 - October 2013

Arbor Vista Apartments, Grand Junction, CO — 66,000-sf, wood-frame, two-story affordable housing project comprised of 72 units across nine buildings. Community amenities included a playground and plenty of open space. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $9,667,319
Construction Schedule: March 2008 - April 2009


Village Park Apartments

ROBERT GLOVER
PROJECT EXECUTIVE

CLIENT REFERENCES

Dave Detwiler
Wember
ddetwiler@wemberinc.com
970-261-6360

Travis Lindahl
East West Partners
tlindalh@ewpartners.com
970-379-6969

Rob Schober
City of Aspen
robert.schober@aspen.gov
970-429-1789

PROFESSIONAL QUALIFICATIONS

Since joining Shaw in 2005, Robert's managed 25 projects and has extensive experience with community projects. He has worked closely with a variety of municipal organizations, developers, and owner's representatives to build throughout the Rocky Mountains. He understands the complicated nature of building publicly funded projects and has a track record of effectively managing trades and resolving any issues that may arise during construction.

FUNCTIONS OF PERSONNEL

As the Project Executive, Robert will provide overall leadership and supervision on your project. He will ensure the project is completed on time, within budget, and in quality standards. Robert will work with the project team to consider creative solutions to any issues should they arise. He will be present throughout the project and ensure this team has all necessary resources. As the team leader, Robert will be available for you as a resource, will manage and mitigate risks, and will ensure quality construction.

EDUCATION

Metropolitan State University of Denver, B.A., Civil Engineering Technology, Construction Emphasis

TIME COMMITMENT

As Needed During Preconstruction
33% During Construction

RELATED PROJECT EXPERIENCE

The Reserve at Hockett Gulch, Eagle, CO — 217,305-sf, six-building, **all-electric affordable housing project** with 216 units ranging from studios to one, two, and three-bedrooms. The project also includes a clubhouse with a fitness center, bike workshop, and community lounge space.

Owner Contact: Rob Mackenzie, robsmackenzieco@gmail.com
Construction Cost: $57,539,816
Construction Schedule: September 2022 - July 2024

Burlingame Ranch Ph. III, Aspen, CO — 88,000-sf, eight-building, 88-unit affordable housing project built using 230-modular boxes transported from Idaho to Aspen. Prior to shipment, flooring, cabinets, appliances, and drywall/paint were installed in each of the units. The Shaw team was responsible for installing a roof over frame, siding, walkways, and stitching the different units together.

Owner Contact: Chris Everson, chris.everson@cityofapsen.com
Construction Cost: $37,311,984
Construction Schedule: September 2020 - October 2023

RELATED PROJECT EXPERIENCE


Colorado Mountain College Student Housing

Colorado Mountain College Student Housing, Breckenridge, Edwards, Glenwood Springs, & Steamboat Springs, CO — 92,400-sf, 192-unit affordable apartment-style student housing project across four mountain campuses of Colorado Mountain College. Each housing complex includes 36 rental units, 24 of which are studios and 12 of which are two-bedroom units. Each unit has a full kitchen, full bathroom, and a living space.

Owner Contact: Sean Nesbitt, scnesbitt@coloradomtn.edu
Construction Cost: $38,771,661
Construction Schedule: May 2022 - September 2023

2814 Patterson, Grand Junction, CO — 61,320-sf, three-story affordable housing multifamily project with 60 units. The exterior walls are prefabricated SIPs (structural insulated panels) with Telluride stone, stucco, and Longboard aluminum siding. Units range from one to two-bedrooms. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $12,793,654
Construction Schedule: November 2019 - February 2021


The Piedmont

The Piedmont, Avon, CO — 257,000-sf, three-story, eight-building multifamily project with 250 market-rate units. The project features a central clubhouse, pool and spa, and a one-and-a-half level parking garage tucked into the mountain slope.

Owner Contact: Richard Groves, rgroves@actisllc.com
Construction Cost: $52,213,864
Construction Schedule: September 2019 - September 2021

Colorado Mesa University, Aspen Apartments, Grand Junction, CO — 48,000-sf, four-story, wood-frame student housing project comprised of 16 apartment-style units. Each apartment included a small kitchen and bathroom. Large community kitchens and study lounges can be found on each floor.

Owner Contact: Dave Detwiler, ddetwiler@wemberinc.com
Construction Cost: $13,881,319
Construction Schedule: July 2019 - August 2020

St. Martin's Place Ph II, Grand Junction, CO — 23,377-sf, two-phase transitional housing project that included 40 units total. Phase II included 24 units. This project provides affordable and transitional housing to the communities needy and chronically homeless.

Owner Contact: Sister Karen Bland, 970-241-3658
Construction Cost: $2,411,251
Construction Schedule: April 2014 - February 2016


St. Martin's Place

Burlingame Ranch Ph II, Aspen, CO — 131,000-sf, wood-frame affordable housing complex with 166 units throughout six different neighborhoods. Amenities includes a variety of live/work spaces, a large community center with gathering spaces, extensive outdoor community space, and intimate neighborhood centers.

Owner Contact: Chris Everson, chris.everson@cityofapsen.com
Construction Cost: $36,170,247
Construction Schedule: June 2006 - August 2007

JAMIE NEYERS
PRECONSTRUCTION MANAGER

CLIENT REFERENCES
Rob Schober
City of Aspen
robert.schober@aspen.gov
970-429-1789

Jack Wheeler
Concept One Group
wheeler@conceptonegroup.com
970-456-6470

Jeff Orsulak
Lipkin Warner Design & Planning
jorsulak@lipkinwarner.com
970-927-8473

PROFESSIONAL QUALIFICATIONS
Jamie has over 15 years of experience in the construction industry. He has an excellent track record of developing accurate preliminary construction estimates and successfully guiding project teams through the preconstruction process. His work has been focused on the Western Slope and Mountain markets.

FUNCTIONS OF PERSONNEL
As the Preconstruction Manager, Jamie will direct and coordinate the project estimate based on the drawings throughout the preconstruction process. He will be responsible for value engineering, scheduling, logistics, and procurement. Jamie will oversee the estimators assigned to this project and ensure the accuracy of all pricing exercises throughout preconstruction.

EDUCATION
University of Colorado,
B.S., Architectural Engineering

TIME COMMITMENT
50% During Preconstruction

RELATED PROJECT EXPERIENCE
Reserve at Hockett Gulch, Eagle, CO — 217,305-sf, six-building affordable housing project with 216 units ranging from studios to one, two, and three-bedrooms. The project also includes a clubhouse with a fitness center, bike workshop, and community lounge space.
Owner Contact: Rob Mackenzie, robsmackenzieco@gmail.com
Construction Cost: $57,015,270
Construction Schedule: September 2022 - July 2024

VooDoo Lounge, Telluride, CO — 36,469-sf, 27-unit affordable housing project in downtown Telluride. The project included one, two, three, and four bedroom units. The project also includes 3,700-sf of ground-floor retail space.
Owner Contact: Lance McDonald, lmcdonald@telluride-co.gov
Construction Cost: $24,076,782
Construction Schedule: January 2023 - August 2024

Meadowlark at Mountain Village, Telluride, CO — 40,000-sf, four-building, modular affordable housing project with 29 for-sale units. The complex is allocated for Mountain Village employees and includes one, two, and three-bedroom units.
Owner Contact: Michael O'Connor, michael@triumphdev.com
Construction Cost: $11,438,410
Construction Schedule: June 2023 - October 2024

Burlingame Ranch Ph. III, Aspen, CO — 88,000-sf, eight-building, 88-unit affordable housing project built using 230-modular boxes transported from Idaho to Aspen. Prior to shipment, flooring, cabinets, appliances, and drywall/paint were installed in each of the units. The Shaw team was responsible for installing a roof over frame, siding, walkways, and stitching the different units together.
Owner Contact: Chris Everson, chris.everson@cityofapsen.com
Construction Cost: $37,311,984
Construction Schedule: September 2020 - October 2023

RELATED PROJECT EXPERIENCE


Colorado Mountain College Student Housing

Colorado Mountain College Student Housing, Breckenridge, Edwards, Glenwood Springs, & Steamboat Springs, CO — 92,400-gsf, 192-unit affordable apartment-style student housing project across four mountain campuses of Colorado Mountain College. Each housing complex includes 36 rental units, 24 of which are studios and 12 of which are two-bedroom units. Each unit has a full kitchen, full bathroom, and a living space.

Owner Contact: Sean Nesbitt, scnesbitt@coloradomtn.edu
Construction Cost: $38,771,661
Construction Schedule: May 2022 - September 2023

Residences at Main Vail, Vail, CO — 88,000-sf, 72-unit, affordable housing complex with one level of parking and five levels of units. Amenities include individual storage unit lockers, on-site laundry, indoor and outdoor community gathering spaces, and solar panel installation for on-site energy production with 100% electrification systems.

Owner Contact: Michael O'Connor, michael@triumphdev.com
Construction Cost: $24,299,618
Construction Schedule: February 2022 - September 2023


The Hub at Willits

The Hub at Willits, Basalt, CO — 65,000-sf, four-story, concrete and wood-frame workforce housing structure with 43 dorm-style and one and two-bedroom units. The building is completely electric and is Net-Zero ready.

Owner Contact: Philip Jeffries, pjeffreys@aspensnowmass.com
Construction Cost: $12,708,427
Construction Schedule: December 2019 - December 2021

2814 Patterson, Grand Junction, CO — 61,320-sf, three-story affordable housing multifamily project with 60 units. The exterior walls are prefabricated SIPs (structural insulated panels) with Telluride stone, stucco, and Longboard aluminum siding. Units range from one to two-bedrooms. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $12,793,654
Construction Schedule: November 2019 - February 2021

Aspen PPP, Aspen, CO — Three wood-frame workforce housing structures to meet the demand for more subsidized rentals for the local workforce in Pitkin County. Located on three different sites across Aspen, this project totaled 43,000-gsf and 45 units.

Owner Contact: Chris Everson, chris.everson@aspen.gov
Construction Cost: $18,013,075
Construction Schedule: December 2018 - August 2020


Aspen PPP

Colorado Mesa University, Aspen Apartments, Grand Junction, CO — 48,000-sf, four-story, wood-frame student housing project comprised of 16 apartment-style units. Each apartment included a small kitchen and bathroom. Large community kitchens and study lounges can be found on each floor.

Owner Contact: Dave Detwiler, ddetwiler@wemberinc.com
Construction Cost: $13,881,319
Construction Schedule: July 2019 - August 2020

TODD SCHMITT
ESTIMATOR

CLIENT REFERENCES
Michael O'Connor
Triumph Development West
michael@triumphdev.com
240-793-6405

Phil Vaughn
Phil Vaughn Construction Management, Inc.
phil@pvcmi.com
970-379-0428

Adam Frazier
Richmark
adam@richmarkcompanies.com
970-240-7537

PROFESSIONAL QUALIFICATIONS
Todd has nearly 30 years of experience in the construction industry. Before joining Shaw, he worked in a variety of roles including Superintendent and Project Manager, and thoroughly understands all aspects of construction operations. Todd has an excellent track record of developing accurate preliminary construction estimates and successfully guiding project teams through the preconstruction process.

FUNCTIONS OF PERSONNEL
Todd will coordinate the project estimate and subcontractor bids based on the drawings throughout the preconstruction process. He will assist on a number of preconstruction activities including value engineering, logistics, and procurement. He will work with the project team to ensure the accuracy of all pricing exercises throughout preconstruction.

TIME COMMITMENT
50% During Preconstruction

RELATED PROJECT EXPERIENCE
The Nexus, Grand Junction, CO — 101,479-sf, 13-building, wood-frame multifamily project with 122 units including 50 townhome units and 72 apartment units. The complex is an "agrihood" which is a planned community that integrates agriculture plots into a residential neighborhood.
Owner Contact: Stephanie Copeland
stephanie@fourpointsfunding.com
Construction Cost: $29,904,822
Construction Schedule: January 2023 - June 2024


The Nexus

Colorado Mesa University, Moss Performing Arts Center Grand Junction, CO — 55,000-sf new theater that will serve the University and Grand Junction community. The project will feature high-end finishes and state-of-the-art technology. The new theatre will be the only one of its kind between the I-25 corridor on the Front Range and Salt Lake City allowing CMU to drastically expand offerings for the region.
Owner Contact: Kent Marsh, kmarsh@coloradomesa.edu
Construction Cost: $45,976,706
Construction Schedule: March 2023 - August 2024

Mother Teresa Place, Grand Junction, CO — 28,307-sf, 40-unit permanent supportive housing apartment building for Grand Junction's chronically homeless individuals.
Owner Contact: Sister Karen Bland, 970-241-3658
Construction Cost: $12,256,120
Construction Schedule: September 2023 - September 2024

RELATED PROJECT EXPERIENCE

The Junction, Grand Junction, CO — 200,638-sf, four-story multifamily project comprised of 256 studio, one, and two-bedroom units. Located in downtown Grand Junction, this project includes an outdoor pool with a communal grilling station, a work lounge, a fitness center, and community gathering spaces.

Owner Contact: Adam Frazier, adam@richmarkcompanies.com
Construction Cost: $54,950,533
Construction Schedule: November 2022 - November 2024

The Junction

The Eddy Apartments, Grand Junction, CO — New, 16-acre housing development adjacent to the Las Colonias Park Development set along the bank of the Colorado River. This project is 96,000 sf with 96 units of multifamily apartments, a community building, and an 87-unit RV glamping park. Amenities included a clubhouse with a community room and a fitness center.

Owner Contact: Michael O'Connor, michael@triumphdev.com
Construction Cost: $19,055,114
Construction Schedule: March 2021 - September 2022

Rivertown Center Ph. I, Grand Junction, CO
Demolition of an older housing division and redevelopment of a mixed-use commercial property with new site work and utilities, parking lots, a 20,000-sf medical office building, and a 10,000-sf commercial building space.

Owner Contact: Dale Beede, dbeed@suregj.com
Construction Cost: $6,000,080
Construction Schedule: April 2020 - April 2021

Community Hospital Operating Room #5, Grand Junction, CO — Renovation of a surgical medical storage space into a fifth OR Suite directly adjacent to four other existing OR Suites, which remained in operation during construction. This required extensive coordination with the Community Hospital.

Owner Contact: Carey Kamper, ckamper@gjhosp.org
Construction Cost: $683,372
Construction Schedule: November 2019 - April 2020

Community Hospital Oncology Department, Grand Junction, CO — Renovation of shell space into a new compounding medicine pharmacy for Community Hospital's Oncology cancer treatment facility. This project included a complete build out with negative pressurization rooms for three new compounding hoods, ante-rooms, complex automation controls, and a new pharmacy space.

Owner Contact: Carey Kamper, ckamper@gjhosp.org
Construction Cost: $411,000
Construction Schedule: August 2019 - October 2019

De Beque Fire Station, De Beque, CO — New, five-bay fire station that included living quarters, office spaces, lounge rooms, a kitchen, training rooms, and employee locker rooms. This project is Green Globes certified.

Owner Contact: Mike Harvey, firechief@debequefire.org
Construction Cost: $4,937,928
Construction Schedule: July 2015 - December 2016

JAMES DE LA GARZA
PROJECT MANAGER

CLIENT REFERENCES

Jim Scheid
City of Montrose
jscheid@cityofmontrose.org
970-240-1481

Jack Wheeler
City of Aspen *(formerly)*
Concept One Group *(currently)*
wheeler@conceptonegroup.com
970-456-6470

Blaine Hall
City of Montrose Police Dept.
bhall@cityofmontrose.org
970-252-5219

PROFESSIONAL QUALIFICATIONS

James joined Shaw in 2015, immediately after graduating from the University of Colorado. He has a proven track record of successfully to building positive owner relationships and adhering to safety and quality control protocol. James is an accomplished Project Manager and understands building in Colorado and along the western slope.

FUNCTIONS OF PERSONNEL

James will guide the integrated project team during preconstruction with his contribution to planning, scheduling, budget development, the project phasing plan, value engineering exercises, and subcontractor prequalification and selection. During construction, James will provide oversight on all construction activities including contract preparation, project manuals, permitting, scheduling updates, progress meetings, preinstallation meetings, processing pay requests, change order management, shop drawing and sample logs, quality control, project files, and document control.

EDUCATION

University of Colorado,
B.S. in Architectural Engineering

TIME COMMITMENT

As Needed During Preconstruction
100% During Construction

RELATED PROJECT EXPERIENCE

VooDoo Lounge, Telluride, CO — 36,469-sf, 27-unit affordable housing project in downtown Telluride. The project included one, two, three, and four bedroom units. The project also includes 3,700-sf of ground-floor retail space.

Owner Contact: Lance McDonald, lmcdonald@telluride-co.gov

Construction Cost: $24,076,782
Construction Schedule: January 2023 - August 2024

The Junction, Grand Junction, CO — 200,638-sf, four-story multifamily project comprised of 256 studio, one, and two-bedroom units. Located in downtown Grand Junction, this project includes an outdoor pool with a communal grilling station, a work lounge, a fitness center, and community gathering spaces.

Owner Contact: Adam Frazier, adam@richmarkcompanies.com
Construction Cost: $54,950,533
Construction Schedule: November 2022 - November 2024

RELATED PROJECT EXPERIENCE

Montrose Public Safety Office, Montrose, CO — 7,242-sf renovation and 37,168-sf new construction for the Montrose Police Department headquarters. Project scope included a community multipurpose room, law enforcement offices, interview rooms, common spaces, a wellness room, SWAT spaces, K9 space, and evidence storage. Additional scope included in-depth specifications for security, seismic constraints, acoustics, and audio-visual systems.

Owner Contact: Jim Scheid, jscheid@cityofmontrose.org
Construction Cost: $17,455,067
Construction Schedule: April 2021 - October 2022

2814 Patterson, Grand Junction, CO — 61,320-sf, three-story affordable housing multifamily project with 60 units. The exterior walls are prefabricated SIPs (structural insulated panels) with Telluride stone, stucco, and Longboard aluminum siding. Units range from one to two-bedrooms. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $12,793,654
Construction Schedule: November 2019 - February 2021

2814 Patterson

Monument Ridge Elementary School, Fruita, CO
60,000-sf, two-story, steel frame elementary school. The school features state-of-the-art technology, an administration area, a gymnasium, a cafeteria, a media center, and athletic fields with a playground.

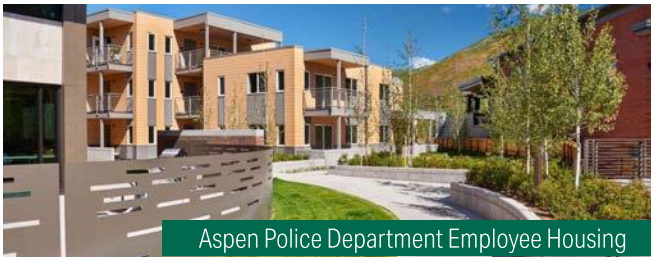
Owner Contact: Eddie Mort, eddie.mort@d51schools.org
Construction Cost: $22,559.659
Construction Schedule: July 2019 - October 2020

City of Aspen Police Department, Aspen, CO — 19,000-sf new headquarters for the Aspen Police Department. The building scope includes law enforcement offices, conference rooms, a kitchen, break room, private interview rooms, a state-of-the-art evidence storage office, a contemporary locker and wellness room for employees and coroner facilities. This project is a steel structure on top of a concrete podium parking garage and is LEED Gold.

Owner Contact: Jack Wheeler, wheeler@conceptonegroup.com
Construction Cost: $18,369,834
Construction Schedule: August 2016 - December 2019

City of Aspen Police Department Employee Housing, Aspen, CO — 8,600-sf, three-story, eight-unit, wood-frame workforce housing project completed for the Aspen Police Department. This project is LEED Gold and an Enterprise Green Community.

Owner Contact: Jack Wheeler, wheeler@conceptonegroup.com
Construction Cost: $3,291,084
Construction Schedule: October 2017 - May 2018



Aspen Police Department Employee Housing

Modera Observatory Park, Denver, CO — 372,000-sf, five-story, wood-frame and concrete podium-style multifamily project with 275 units and one level of below grade parking. Amenities include a fitness center, common indoor/outdoor gathering spaces, a resort-style pool, a community chef's kitchen, a dog wash room, and a ground floor club room with a coffee shop.

Owner Contact: Eric Entilich, eric.entilich@ continuumpartners.com
Construction Cost: $48,792,120
Construction Schedule: April 2015 - January 2018

TOM SCOBLE
PROJECT SUPERINTENDENT

CLIENT REFERENCES

Dave Detwiler
Wember
ddetwiler@wemberinc.com
970-261-6360

Marc Hendricks
Hendricks Communities
marc@hendrickscommunities.com
303-722-6088

Jody Kole
Grand Junction Housing Authority
jkole@gjha.org
970-245-0388

PROFESSIONAL QUALIFICATIONS

Tom has been with Shaw Construction for over 20 years. Tom is one of Shaw's primary "go to" individuals. He has completed some of our most challenging, schedule-driven projects throughout his tenure, and has extensive experience with multifamily and municipal projects.

FUNCTIONS OF PERSONNEL

As a Project Superintendent, Tom will supervise your project's field operations, including organization, planning, and scheduling. He is responsible for ensuring the field staff has the resources to complete your project on time and within budget while keeping quality top of mind. Tom's responsibilities include developing and implementing site and logistic plans while building site-specific strategies. He will be your go-to person for all field related aspects of the project. Tom is responsible for executing and refining the site logistics and site plan, coordinating and scheduling subcontractors, and implementing Shaw's 1-2-3 Quality Control Program.

CERTIFICATIONS

OSHA 30-Hour
First Aid/CPR
Fall Protection Training
Stormwater Training

TIME COMMITMENT

As Needed During Preconstruction
100% During Construction

RELATED PROJECT EXPERIENCE

Colorado Mountain College Student Housing, Steamboat Springs, CO — 23,000-sf, 36-unit affordable apartment-style student housing project. Each unit has a full kitchen, full bathroom, and a living space. This project was one of four affordable housing buildings across four mountain campuses of Colorado Mountain College totaling 92,400-gsf and 192-units.

Owner Contact: Sean Nesbitt, scnesbitt@coloradomtn.edu
Construction Cost: $10,471,416
Construction Schedule: May 2022 - September 2023

2814 Patterson, Grand Junction, CO — 61,320-sf, three-story affordable housing multifamily project with 60 units. The exterior walls are prefabricated SIPs (structural insulated panels) with Telluride stone, stucco, and Longboard aluminum siding. Units range from one to two-bedrooms. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $12,793,654
Construction Schedule: November 2019 - February 2021

RELATED PROJECT EXPERIENCE

Colorado Mesa University, Hotel Maverick, Grand Junction, CO — 47,025-sf boutique hotel with 60 keys. The second level includes an exterior pool and spa while the fourth level is a restaurant with a rooftop terrace. The hotel is four stories of structural steel and metal stud framing. The hotel has numerous sustainable features including a Geoloop tie-in for supplemental heat.

Owner Contact: Dave Detwiler, ddetwiler@wemberinc.com
Construction Cost: $15,394,028
Construction Schedule: October 2018 - March 2020

Colorado Mesa University, Hotel Maverick

The Lodge at Grand Junction, Grand Junction, CO
38,732-sf, wood-frame senior living project with 36 assisted living and 12 memory care units. Amenities include dining facilities served by a full commercial kitchen, communal living spaces, fireplaces, a fitness center, a multipurpose room with a community kitchen, a theater, a computer room/library, salon, greenhouse and sunroom and an enclosed landscaped garden for memory support use.

Owner Contact: Terry Classen, terryclassen@yahoo.com
Construction Cost: $7,240,803
Construction Schedule: March 2018 - March 2019

Windmill Ranch, Brighton, CO — 100,000-sf, three-story, four-building, wood-frame affordable housing project with 96 units. Amenities include a clubhouse with meeting space and a fitness center. This project was LIHTC funded.

Owner Contact: Marc Hendricks
marc@hendrickscommunities.com
Construction Cost: $14,256,824
Construction Schedule: August 2019 - September 2018


Windmill Ranch

Colorado Mesa University, Garfield Hall Ph. I & II, Grand Junction, CO — 97,000-sf, four story, 558-bed student housing project that includes community bathrooms, study lounges, TV lounges, and laundry services on each floor.

Owner Contact: Dave Detwiler, ddetwiler@wemberinc.com
Construction Cost: $11,449,034
Construction Schedule: December 2013 - August 2014

Arbor Vista Apartments, Grand Junction, CO — 66,000-sf, wood-frame, two-story affordable housing project comprised of 72 units across nine buildings. Community amenities included a playground and plenty of open space. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $9,667,319
Construction Schedule: March 2008 - April 2009


Arbor Vista Apartments

Burlingame Ranch Ph II, Aspen, CO — 131,000-sf, wood-frame affordable housing complex with 166 units throughout six different neighborhoods. Amenities includes a variety of live/work spaces, a large community center with gathering spaces, extensive outdoor community space, and intimate neighborhood centers.

Owner Contact: Chris Everson,
chris.everson@cityofapsen.com
Construction Cost: $36,170,247
Construction Schedule: June 2006 - August 2007

TIM THORNELL
GENERAL SUPERINTENDENT

CLIENT REFERENCES

David Taylor
Colorado Mesa University
dtaylor@coloradomesa.edu
970-248-1515

Dave Detwiler
Wember
ddetwiler@wemberinc.com
970-261-6360

Philippe Beauregard
Poss Architecture + Planning
pbeauregard@pillposs.com
970-925-4755

PROFESSIONAL QUALIFICATIONS

Tim has over 30 years of experience in the construction industry. He is well versed in estimating, scheduling, administration, financial tracking, subcontractor and vendor selections, self-perform, construction management and owner representation. Tim is highly regarded for his adherence to quality standards and effective management of site controls.

FUNCTIONS OF PERSONNEL

As the General Superintendent, Tim will work with Tom to supervise segments of field construction. He will be assist in organizing, planning, and scheduling to complete your project on time and within budget. Tim is responsible for executing and refining the site logistics and site plan, coordinating and scheduling subcontractors, and implementing Shaw's 1-2-3 Quality Control Program.

CERTIFICATIONS

OSHA 30 Hour, CPR / First Aid
CPR / First Aid
Forklift

TIME COMMITMENT

As Needed During Preconstruction
100% During Construction

RELATED PROJECT EXPERIENCE

Colorado Mesa University, Bus Bergman Baseball Field, Grand Junction, CO — Renovation and expansion project that included field improvements, seating/grandstands for 1,500 spectators, a press box, batting cages and bullpens, two ticket booths, and field lighting. The project also included a new concession area, public restrooms, grading and utilities.

Owner Contact: John Marshall, marshall@coloradomesa.edu
Construction Cost: $7,880,605
Construction Schedule: May 2021 - January 2022

2814 Patterson, Grand Junction, CO — 61,320-sf, three-story affordable housing multifamily project with 60 units. The exterior walls are prefabricated SIPs (structural insulated panels) with Telluride stone, stucco, and Longboard aluminum siding. Units range from one to two-bedrooms. This project was LIHTC funded.

Owner Contact: Jody Kole, jkole@gjha.org
Construction Cost: $12,793,654
Construction Schedule: November 2019 - February 2021

2814 Patterson

RELATED PROJECT EXPERIENCE

Colorado Mesa University, Hotel Maverick, Grand Junction, CO — 47,025-sf boutique hotel with 60 keys. The second level includes an exterior pool and spa while the fourth level is a restaurant with a rooftop terrace. The hotel is four stories of structural steel and metal stud framing. The hotel has numerous sustainable features including a Geoloop tie-in for supplemental heat.

Owner Contact: Dave Detwiler, ddetwiler@wemberinc.com
Construction Cost: $15,394,028
Construction Schedule: October 2018 - March 2020

Pathways Family Shelter, Grand Junction, CO — 18,667-sf, three-story, wood-frame project that provides 140 beds for women and families as well as people in recovery for substance abuse in the Grand Junction community. The shelter includes study areas, an administrative office, a commercial kitchen, and a family health center.

Owner Contact: Greg Moore, gmoore@hbgv.org
Construction Cost: $5,275,813
Construction Schedule: May 2019 - June 2020


Pathways Family Shelter

The Lodge at Grand Junction, Grand Junction, CO
38,732-sf, wood-frame senior living project with 36 assisted living and 12 memory care units. Amenities include dining facilities served by a full commercial kitchen, communal living spaces, fireplaces, a fitness center, a multipurpose room with a community kitchen, a theater, a computer room/library, salon, greenhouse and sunroom and an enclosed landscaped garden for memory support use.

Owner Contact: Terry Classen, terryclassen@yahoo.com
Construction Cost: $7,240,803
Construction Schedule: March 2018 - March 2019


The Lodge at Grand Junction

Colorado Mesa University, Aspen Apartments, Grand Junction, CO — 48,000-sf, four-story, wood-frame student housing project comprised of 16 apartment-style units. Each apartment included a small kitchen and bathroom. Large community kitchens and study lounges can be found on each floor.

Owner Contact: Dave Detwiler, ddetwiler@wemberinc.com
Construction Cost: $13,881,319
Construction Schedule: July 2019 - August 2020

Six Canyon Apartments, Glenwood Springs, CO
144,989-sf, four-story multifamily project with 116 one- and two-bedroom units. Project scope included two buildings connected by an elevated and enclosed walkway, rooftop decks on both buildings, and high-end cabinetry, countertops, lighting, and appliances.

Owner Contact: Adam Frazier, adam@richmarkcompanies.com
Construction Cost: $25,864,472
Construction Schedule: June 2018 - December 2020


Six Canyon Apartments

QUALIFICATIONS/EXPERIENCE/CREDENTIALS

Discuss experience of the key personnel working together on past similar projects. List previous projects and roles of the key personnel. Provide client references and resumes of key personnel.

Below we have a table displaying projects that key team members have worked on together. Client references for these projects can be found within each team members resumes in the previous pages.

PROJECTS	TEAM MEMBERS: Project Executive, Robert Glover	Preconstruction Manager, Jamie Neyers	Estimator, Todd Schmitt	Project Manager, James de la Garza	Project Superintendent, Tom Scoble	General Superintendent, Tim Thornell
2814 Patterson Cost: $12,793,654 Schedule: 11/2019 - 02/2021	X	X		X	X	X
VooDoo Lounge Cost: $24,076,782 Schedule: 01/2023 - 08/2024	X	X	X	X		
The Junction Cost: $54,950,533 Schedule: 11/2022 - 11/2024	X		X	X		
The Reserve at Hockett Gulch Cost: $57,015,270 Schedule: 09/2022 - 07/2024	X	X	X			
CMC Student Housing Cost: $38,771,661 Schedule: 05/2022 - 09/2023	X	X			X	
CMU Aspen Apartments Cost: $13,881,319 Schedule: 07/2019 - 08/2020	X	X				X

QUALIFICATIONS/EXPERIENCE/CREDENTIALS

Discuss goals and challenges on previous projects that the team was involved in and how goals were met and challenges were addressed by key personnel.

2814 PATTERSON

On the 2814 Patterson project, there was a delay drilling for the micropile foundation due to water and sand mixing with the concrete. This unforeseen circumstance led to a loss of two weeks in the schedule. In order to make up that time, Project Executive Robert Glover, Project Manager James de la Garza, and Project Superintendent Tom Scoble immediately consulted with the design and engineering teams to find a solution and look for a scope to absorb lost time into. The team was able to expedite parts of the elevator and stair core scopes, and the project was delivered on time.

COLORADO MOUNTAIN COLLEGE STUDENT HOUSING

Three of our proposed team members worked on the Colorado Mountain College (CMC) Student Housing project. This project included construction on four different Colorado Mountain College campuses in four different towns. Despite the logistical challenges faced, Project Executive Robert Glover and Preconstruction Manager Jamie Neyers worked closely with ownership and the design team early on to create a collaborative atmosphere from the very beginning. This allowed project leaders to approach the job as one large united effort, while still allowing site leaders like Project Superintendent Tom Scoble to delegate and problem-solve on each specific site. For example, the CMC Steamboat Springs site, where Tom Scoble was the Superintendent, experienced extreme weather and snowfall not seen in over 30 years during construction. To meet project goals and overcome this challenge, the project team kept an open line of communication with CMC leadership and the other CMC project teams, and Tom and his site crew delivered the project on time and under budget.

Discuss projects with change order values over 5% of the original project cost (not including change orders) or time delays over 1 month of the original duration. Describe circumstances that led to the change orders or delays and how the issues were resolved with the Owner.

The Gunnison-Crested Butte Airport project was a massive and complex renovation project that took place while the facility remained active and operational - it was delayed by over a month. During construction, several unforeseen conditions were discovered that required architect/engineer input for resolution. Due to the delicate nature of this project, these issues required extensive care and could not be corrected in short order. To mitigate these schedule delays, the team worked with the owner to re-sequence work in other areas of the airport allowing the airport to function as needed while the design team worked to resolve other issues.

C. STRATEGY AND IMPLEMENTATION PLAN

SHAW CONSTRUCTION
Since 1962

Describe your (the CM/GC's) interpretation of the Owner's objectives with regard to this RFP.

Having reviewed the Project Objectives outlined on Page 22 of the RFP, we see a few areas where our focus can be most impactful to the team and project. Our feedback and responses follow.

- **Delivering Shaw's world-class preconstruction program.** At Shaw, we utilize a six-step Preconstruction Process that has been developed to assist the design team and our preconstruction team in creating a design that most effectively meets the financial, schedule, and end-use goals of our clients. We understand that getting the New GJHA Multi-Family Apartment project going is of the highest priority for you and the project schedule. As members of the GJ community and proud partners of the GJHA, the success of this project is our highest priority as well. We are prepared to immediately begin our Preconstruction Process to complete the final design, prepare the design documents, and provide cost and constructability.
- **Commitment to client advocacy and assistance in preparing and submitting grant application deliverables.** We understand that time is of the essence to meet grant and other application deadlines. We are prepared to immediately support the team in their work to complete the final design and engineering documents as well as the construction documents. We will also prepare the final GMP utilizing our proven process that ensures effective communication and collaboration between the design team, owners, our preconstruction team, and any additional partners. **With a better understanding of the design of this project than any other GC and relationships with local trades and subcontractors 60 years in the making, we have the capability to hit the ground running.** In addition, we can work as a resource and an advocate for you through the grant pursuit process and leverage our extensive experience in LIHTC and affordable housing projects.
- **Our background in sustainable and all-electric construction.** Shaw has significant local and regional experience delivering 100% electric projects for our clients. **Shaw proudly delivered Colorado's first-ever, completely electric multifamily building for Aspen Skiing Company, The Hub at Willits. This project is a Net Zero-ready workforce housing development that utilizes geothermal energy and rooftop solar panels.** We also have experience integrating geothermal energy into a variety of projects, including on the Colorado Mesa University campus and Aspen City Hall. Shaw delivered Colorado's first-ever LEED-certified project with the completion of Aspen Sundeck in 2000. In addition, we have experience with Green Globes, Energy Star Rating, and Well Building Standards. We are familiar with the design strategies and processes necessary to successfully build sustainable projects, beginning during the preconstruction phase. Our expertise in all-electric and sustainable construction methods will be hugely beneficial to the preconstruction and construction phases of this project.
- **Push the boundaries for ideas on new materials/systems that could be utilized for the project.** At Shaw, we proudly pioneer construction methods and systems in an effort to provide optimal solutions for our clients and realize the full potential of their project goals. Some of these systems and methods have included utilizing CLT, prefabricated exterior panels, alternate mechanical systems, etc. On two projects we are currently constructing in Grand Junction (The Nexus and The Junction), we are implementing prefabricated exterior wall panels. By doing so, we have seen schedule acceleration and cost savings that are passed back to the owner. For the New GJHA Multifamily Apartment project, we are interested in exploring prefabricated exterior wall assemblies, as well as other innovative systems, in order to lead to the same positive results we have seen on other projects.

STRATEGY AND IMPLEMENTATION PLAN

Describe your proposed CM/GC management strategy and/or plan for achieving the objectives of this RFP. Provide examples of control systems you propose to use in the execution of this project:

- ***Cost control***
- ***Schedule control***
- ***Quality control (value engineering, methodology)***
- ***Value Engineering***

CM/GC PHILOSOPHY:

Shaw prefers a CMGC delivery method because it ensures collaboration with both the owner and the architect throughout the entire duration of the project starting in the design and preconstruction phase. This delivery method allows us to be invested throughout the design process to identify risks, provide cost projections, and refine the project schedule. We can revisit the budget and ensure we deliver the most cost-efficient project to you, the owner. This delivery method typically improves cost control and certainty while ensuring a higher design quality. As the contractor, we can provide VE options throughout the duration of the design phase and improve constructability, thus reducing frustrations and risk.

COST CONTROL:

At the time of subcontractor procurement, cost control is focused on getting all the scopes competitively procured. Key activities include:

- Generating interest in the subcontractor community.
- Creating the opportunity for subcontractors to give their best price by demonstrating there is a plan for success.
- Providing a realistic schedule, with detailed instructions to bidders that answers their questions and clarifies coordination issues. Work with them through the bid period to explore efficiencies.
- Performing a thorough descope of the bids for each trade to ensure all the scope is covered. While still in the competitive process, have face-to-face descope meetings with the two lowest bidders to verify completeness.
- Seeking subcontractor suggestions as to how to reduce price.
- Creating and maintaining budget status log to provide real time pricing on design options and keep an active pulse of the budget and design process.

Cost and Change Order Maintenance: Once in Construction, cost control focuses on controlling variable costs, maintaining the project schedule, and minimizing subcontractor change orders.

Key strategies include:

- Detailed schedule management focused on reducing the overall duration and efficiency.
- Enforcement of subcontractor accountability, such as cleanup and safety in order to maximize productivity and minimize unnecessary costs.
- Implementation of the Shaw 1-2-3 Quality Control program to avoid rework.
- Weekly subcontractor coordination meetings.
- Detailed submittal process to ensure materials are per the specifications and available when needed.
- Weekly cost monitoring on items such as weather protection, cleanup, safety, etc.
- Monthly forecast of cost to complete.
- Contingency management.
- Detailed review and approval of subcontractor and supplier billings.
- Systematic implementation of the lien release process.
- Efficient closeout process.

Shaw's focus is to build client relationships that start with fair and reasonable treatment. We believe that during construction, we are responsible for collaborating with design teams to avoid extra costs by finding cost-effective solutions.

We also believe in holding our Subcontractors accountable and will carefully vet their change orders to ensure they are fair, complete, and justified. We understand that change orders can be a subject that divides teams and we take pride in protecting our clients from excessive or unreasonable change orders.

SCHEDULE CONTROL:

Shaw employs a full-time corporate scheduler who assists the project team in developing a Critical Path Method (CPM) schedule that includes preconstruction and construction activities. Our scheduling philosophy ensures that each day of preconstruction is as valuable as each day of construction. As design advances, the schedule will be updated and monitored with weekly and three-week lookaheads to ensure milestones remain on track.

The preliminary project schedule facilitates early engagement from the project team. This schedule is provided with bid packages and is an important tool for communicating expectations to potential subcontractors bidding on the project.

As a premier Western Slope builder, we have relationships with the subcontractor base in the region which allows us to bring the right subcontractors to the project who we know will meet the schedule.

Specific factors for this project include a shortage of subcontractors in the area and added logistics of ensuring timely material deliveries to a remote location. As a premier Western Slope builder, we have relationships with the subcontractor base in the region which allows us to bring the right subcontractors to the project who we trust to meet the schedule. We also have experience mitigating delays by pre-planning critical deliveries, maximizing material storage to get items early, and being flexible and adaptive in the schedule.

Project Manager, James de la Garza, and Project Superintendents, Tom Scoble and Tim Thornell, will combine their expertise when creating the schedule during preconstruction. As construction professionals familiar with building projects of similar scope and in similar locations, their input is vital in creating a realistic schedule that meets the expectations of the client.

During construction, schedule management will be one of Tom and Tim's primary focuses. They will be on-site daily to ensure subcontractors are fulfilling their schedule obligations and completing work prior to moving to other areas or leaving the project. This approach will prevent re-work and inefficiencies within the schedule. Tom and Tim will work with the project team to mitigate any potential schedule delays and develop recovery plans accordingly. With this hands-on approach and an open line of communication with all stakeholders, the client and subcontractors are kept up-to-date and on track to complete scopes.

QUALITY CONTROL:

Quality construction is dependent on how the project is managed and controlled from preconstruction to completion. At Shaw, we have a company standard QA/QC program, called the "Shaw 1, 2, 3 Quality Control Program" (seen on the following page). This program has proven to be successful on our projects and was based on the Corps of Engineers CQM program. The Shaw team will specifically tailor the program to fit the needs of your project.

SHAW'S 1, 2, 3 QUALITY CONTROL PROGRAM:

1. PLAN

The Shaw team provides input on systems and materials designed to meet expectations appropriate for the end use. Planning includes: constructability review of the construction documents; subcontractor prequalification, bid review and selection; and preparing the written QA/QC inspection program.

2. IMPLEMENT

Physical inspections and verifications are made at the implementation step. This step includes, preinstallation conferences, first day inspections and daily inspections, room-by-room inspections and system inspections.

3. DOCUMENT

Planning and implementing the QA/QC program ensures a quality product and successful project. Therefore, it is critical that the project team systematically communicates and documents the information.

QUALITY CONTROL (CONT'D.):

Our Superintendents, Tom and Tim, as well as the rest of the team will continually monitor quality throughout the duration of the project, beginning with plan review during preconstruction and going all the way through the warranty phase. Tom and Tim have a background in virtual construction management, and bring a thorough understanding of what is needed to complete a project according to the quality standards that our clients deserve.

VALUE ENGINEERING:

Shaw's value engineering activities take place during six-step Preconstruction Process. We use our control systems to provide a clear and detailed analysis of how best to meet the goals of your project. Specific activities include:

- Periodic estimates that are developed at key design milestones and are reviewed with ownership and stakeholders to assure the design and budget are aligned.
- An "Open Book" process that includes quantity takeoffs, scheduling, internal estimates and subcontractor / vendor input for key scope areas.
- Most importantly, we utilize a trend log that provides current cost trends on the project to ensure any decisions that are made during our weekly design and coordination meetings are communicated to the team. We distribute these on a weekly basis so you can understand at any point where the project budget is trending. This ensures we are sticking to the anticipated project budget by continually providing options that keep the project on track. The goal is to eliminate the need for redesign as the drawings progress.

Include a time schedule for completion of your firm's implementation plan and an estimate of time commitments from Owner.

The current design schedule as conceived by CM/GC is as follows (provide estimated dates):

Verification of Existing Design Review Workshop: Immediately following Notice to Proceed

90% Design Review Workshop: December 21, 2023

100% Design Review Workshop: July 9, 2024

Final GMP and Project Schedule Development: August 6, 2024

Proposer shall submit a Project Schedule and any initial phasing recommendations. The dates listed above for these key milestones should be highlighted in Proposer's Project Schedule.

We have included a Project Schedule on the following page.

Included in the strategy and implementation plan, provide a cost opinion for the Project including all expected costs for site development, soft costs and hard construction costs for the Project.

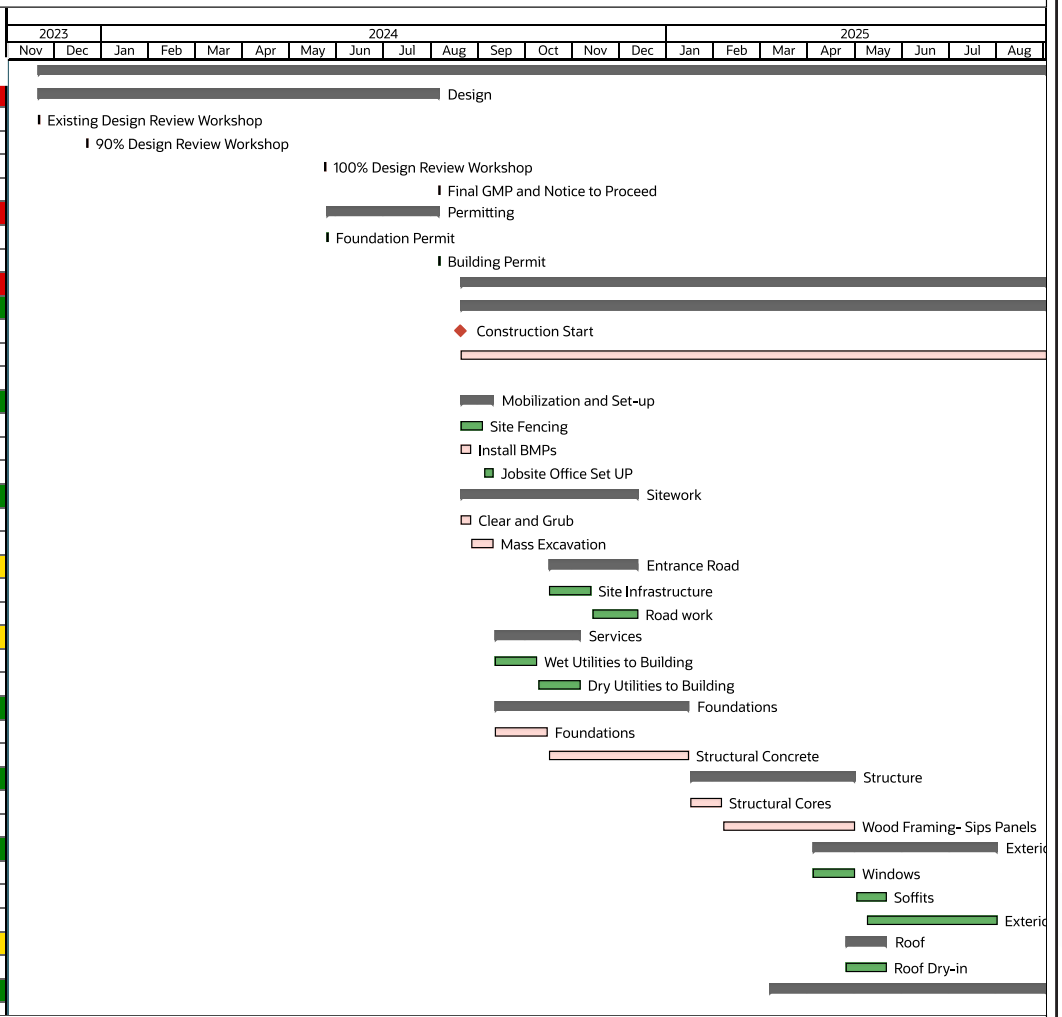
We have included a Project Cost Opinion beginning on page 32.

Data Date: 10/31/23
Print Date: 10/31/23 03:48 p.m.

GJHA Multifamily Apartment Bldg Phase 1

SHAW

ID	Name	Planned Duration	Start	Finish
Design	Design	177d	11/20/23	08/05/24
A1000	Existing Design Review Workshop	1d	11/20/23 C	11/20/23
A1010	90% Design Review Workshop	1d	12/21/23 C	12/21/23
A1040	100% Design Review Workshop	1d	05/23/24 C	05/23/24
A1020	Final GMP and Notice to Proceed	1d	08/05/24 C	08/05/24
Permitting	Permitting	49d	05/24/24	08/05/24
A1070	Foundation Permit	1d	05/24/24	05/24/24
A1080	Building Permit	1d	08/05/24	08/05/24
Construction	Construction	295d	08/20/24	10/20/25
General Sum...	General Summary	295d	08/20/24	10/20/25
A1150	Construction Start	0d	08/20/24 C	
A1170	Construction Duration	295d	08/20/24	10/20/25
A1160	Construction Completion	0d		10/20/25
Mobilization a...	Mobilization and Set-up	15d	08/20/24	09/10/24
A1460	Site Fencing	10d	08/20/24	09/03/24
A1480	Install BMPs	5d	08/20/24	08/26/24
A1470	Jobsite Office Set UP	5d	09/04/24	09/10/24
Sitework	Sitework	80d	08/20/24	12/12/24
A1180	Clear and Grub	5d	08/20/24	08/26/24
A1190	Mass Excavation	10d	08/27/24	09/10/24
Entrance Road	Entrance Road	40d	10/16/24	12/12/24
A1610	Site Infrastructure	20d	10/16/24	11/12/24
A1620	Road work	20d	11/13/24	12/12/24
Services	Services	40d	09/11/24	11/05/24
A1200	Wet Utilities to Building	20d	09/11/24	10/08/24
A1210	Dry Utilities to Building	20d	10/09/24	11/05/24
Foundations	Foundations	85d	09/11/24	01/15/25
A1240	Foundations	25d	09/11/24	10/15/24
A1250	Structural Concrete	60d	10/16/24	01/15/25
Structure	Structure	75d	01/16/25	04/30/25
A1260	Structural Cores	15d	01/16/25	02/05/25
A1270	Wood Framing- Sips Panels	60d	02/06/25	04/30/25
Exteriors	Exteriors	85d	04/03/25	08/01/25
A1300	Windows	20d	04/03/25	04/30/25
A1280	Soffits	15d	05/01/25	05/21/25
A1310	Exterior Finishes Stucco/Brick	60d	05/08/25	08/01/25
Roof	Roof	20d	04/24/25	05/21/25
A1320	Roof Dry-in	20d	04/24/25	05/21/25
Interiors	Interiors	134d	03/06/25	09/12/25



Filter: No Filter

1 / 2

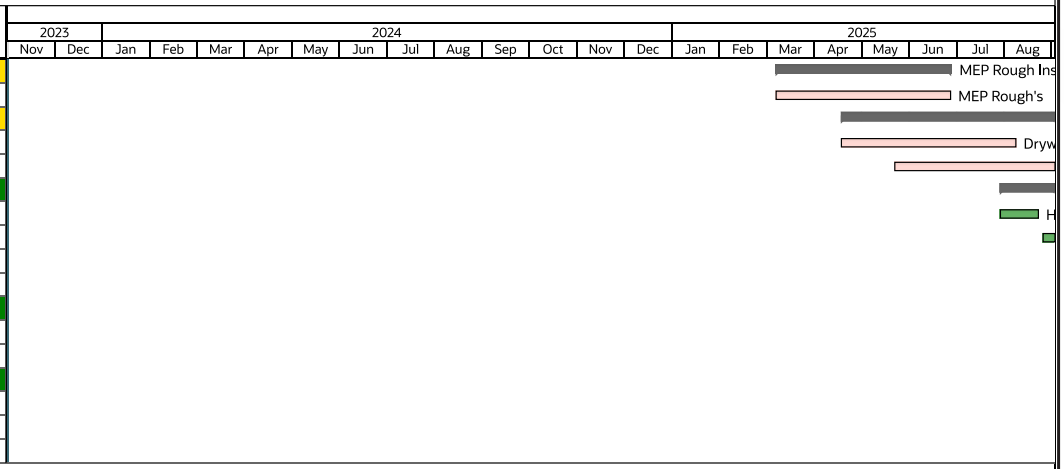
View Name: 01 - UPDATE Schedule View (Copy)

Data Date: 10/31/23
Print Date: 10/31/23 03:48 p.m.

GJHA Multifamily Apartment Bldg Phase 1

SHAW

ID	Name	Planned Duration	Start	Finish
MEP Rough Ins	MEP Rough Ins	80d	03/06/25	06/26/25
A1600	MEP Rough's	80d	03/06/25	06/26/25
Finishes	Finishes	104d	04/17/25	09/12/25
A1590	Drywall Hang/Tape/Finish	80d	04/17/25	08/08/25
A1340	Install Finishes	80d	05/21/25	09/12/25
Site Finishes a...	Site Finishes and Landscaping	55d	07/28/25	10/13/25
A1370	Hardscape	20d	07/28/25	08/22/25
A1380	Landscape	20d	08/25/25	09/22/25
A1390	Pavement	10d	09/23/25	10/06/25
A1400	Site Furnishings	15d	09/23/25	10/13/25
Final Inspecti...	Final Inspections and Commissioning	10d	09/15/25	09/26/25
A1410	Final Inspections	5d	09/15/25	09/19/25
A1420	Commissioning	10d	09/15/25	09/26/25
Punch List an...	Punch List and Turn-over	21d	09/22/25	10/20/25
A1430	Owner/Architect Punch Walk	5d	09/22/25	09/26/25
A1440	Punch Corrections	15d	09/29/25	10/17/25
A1450	Owner Move-in	1d	10/20/25	10/20/25



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SHAW BUILDERS LLC

24 RD RFP

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Previous Budget/Notes
002000		SITEWORK				
	002050	SITEWORK SUPPORT	66,000.00 sf	4.62 /sf	304,947	
	002315	EXCAVATION & FILL	66,000.00 sf	10.31 /sf	680,374	
	002370	EROSION CONTROL	66,000.00 sf	0.46 /sf	30,585	
	002470	SPECIAL FOUNDATIONS	66,000.00 sf	7.50 /sf	495,036	
	002580	SITE ELECTRICAL	66,000.00 sf	0.03 /sf	1,709	
	002740	ASPHALT PAVING	66,000.00 sf	2.39 /sf	157,903	
	002750	CONCRETE PAVING	66,000.00 sf	2.63 /sf	173,750	
	002820	FENCES & GATES	66,000.00 sf	0.56 /sf	37,250	
	002870	SITE FURNISHINGS	66,000.00 sf	0.61 /sf	40,047	
	002905	LANDSCAPE SUBCONTRACT	66,000.00 sf	4.91 /sf	324,304	
	002910	PLANT PREPARATION	66,000.00 sf	0.13 /sf	8,544	
		SITEWORK	66,000.00 sf	34.16 /sf	2,254,447	
003000		CONCRETE				
	003310	CAST IN PLACE CONCRETE	66,000.00 sf	6.83 /sf	450,878	
	003510	CEMENTITIOUS DECK	66,000.00 sf	4.91 /sf	323,949	
		CONCRETE	66,000.00 sf	11.74 /sf	774,827	
004000		MASONRY				
	004220	CONCRETE MASONRY UNITS	66,000.00 sf	4.98 /sf	328,622	
	004730	SIMULATED STONE	66,000.00 sf	3.36 /sf	221,686	
		MASONRY	66,000.00 sf	8.34 /sf	550,308	
005000		METALS				
	005120	STRUCTURAL STEEL	66,000.00 sf	0.40 /sf	26,195	
	005510	MISC. METALS	66,000.00 sf	2.78 /sf	183,460	
		METALS	66,000.00 sf	3.18 /sf	209,655	
006000		WOOD & PLASTICS				
	006110	WOOD FRAMING	66,000.00 sf	43.02 /sf	2,839,144	
	006165	SIDING	66,000.00 sf	5.14 /sf	339,028	
	006220	MILLWORK	66,000.00 sf	0.77 /sf	50,493	
	006410	CABINETS ALLOWANCE	66,000.00 sf	4.94 /sf	325,853	
	006415	COUNTER TOPS	66,000.00 sf	3.37 /sf	222,621	
	006610	PLASTIC FABRICATIONS	66,000.00 sf	2.41 /sf	158,727	
		WOOD & PLASTICS	66,000.00 sf	59.63 /sf	3,935,866	
007000		THERMAL/MOISTURE PROTEC'N				
	007110	DAMPPROOFING	66,000.00 sf	0.54 /sf	35,883	
	007210	BUILDING INSULATION	66,000.00 sf	5.72 /sf	377,643	
	007310	SHINGLES	66,000.00 sf	3.11 /sf	205,349	
	007540	THERMO-PLASTIC ROOFING	66,000.00 sf	0.09 /sf	5,981	
	007620	SHEET METAL FLASHING/TRIM	66,000.00 sf	0.59 /sf	38,768	
	007920	JOINT SEALANTS	66,000.00 sf	0.94 /sf	61,882	
		THERMAL/MOISTURE PROTEC'N	66,000.00 sf	10.99 /sf	725,506	
008000		DOORS & WINDOWS				
	008005	DOOR BID	66,000.00 sf	6.78 /sf	447,185	
	008410	STOREFRONT SYSTEMS	66,000.00 sf	3.04 /sf	200,319	
	008560	PLASTIC WINDOWS	66,000.00 sf	2.54 /sf	167,469	
	008710	DOOR HARDWARE	66,000.00 sf	2.37 /sf	156,491	
		DOORS & WINDOWS	66,000.00 sf	14.72 /sf	971,463	

SHAW BUILDERS LLC

24 RD RFP

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Previous Budget/Notes
009000		FINISHES				
	009010	INTERIOR FINISH	66,000.00 sf	0.70 /sf	46,103	
	009220	PORTLAND CEMENT PLASTER	66,000.00 sf	3.80 /sf	250,735	
	009250	GYPSUM WALL BOARD	66,000.00 sf	16.30 /sf	1,075,581	
	009650	RESILIENT FLOORING	66,000.00 sf	9.88 /sf	652,145	
	009910	PAINTING	66,000.00 sf	4.93 /sf	325,430	
		FINISHES	**66,000.00 sf**	**35.61 /sf**	**2,349,993**	
010000		SPECIALTIES				
	010260	WALL & CORNER GUARDS	66,000.00 sf	0.39 /sf	25,631	
	010350	FLAGPOLES	66,000.00 sf	0.09 /sf	5,981	
	010430	EXTERIOR SIGNAGE	66,000.00 sf	0.09 /sf	5,981	
	010520	FIRE PROTECTION	66,000.00 sf	0.21 /sf	13,721	
	010550	POSTAL SPECIALTIES	66,000.00 sf	0.28 /sf	18,328	
	010810	TOILET ACCESSORIES	66,000.00 sf	0.04 /sf	2,819	
	010820	BATH ACCESSORIES	66,000.00 sf	0.16 /sf	10,280	
		SPECIALTIES	**66,000.00 sf**	**1.25 /sf**	**82,740**	
011000		EQUIPMENT				
	011450	RESIDENTIAL EQUIPMENT	66,000.00 sf	3.97 /sf	262,183	
		EQUIPMENT	**66,000.00 sf**	**3.97 /sf**	**262,183**	
012000		WINDOW TREATMENTS				
	012480	RUGS & MATS	66,000.00 sf	0.09 /sf	5,724	
	012490	WINDOW TREATMENTS	66,000.00 sf	1.31 /sf	86,291	
		WINDOW TREATMENTS	**66,000.00 sf**	**1.39 /sf**	**92,015**	
014000		CONVEYING SYSTEMS				
	014240	HYDRAULIC ELEVATORS	66,000.00 sf	4.64 /sf	306,203	
	014560	CHUTES	66,000.00 sf	0.27 /sf	17,942	
		CONVEYING SYSTEMS	**66,000.00 sf**	**4.91 /sf**	**324,145**	
015000		MECHANICAL				
	015050	MECHANICAL	66,000.00 sf	19.49 /sf	1,286,251	
	015100	PLUMBING	66,000.00 sf	23.47 /sf	1,549,025	
	015300	FIRE PROTECTION	66,000.00 sf	3.84 /sf	253,586	
		MECHANICAL	**66,000.00 sf**	**46.80 /sf**	**3,088,863**	
016000		ELECTRICAL				
	016010	ELECTRICAL	66,000.00 sf	25.68 /sf	1,694,913	
		ELECTRICAL	**66,000.00 sf**	**25.68 /sf**	**1,694,913**	
018000		ALLOWANCES				
	018005	ALLOWANCES	66,000.00 ls	4.18 /ls	275,959	
		ALLOWANCES	**66,000.00 ls**	**4.18 /ls**	**275,959**	

Grand total: $17,592,883

In your response for the strategy and implementation plan, please also address these questions:

A. What makes your firm's pre-construction services unique? What tools do you use to enhance the process? Describe your preconstruction process and approach.

Shaw is the leading general contractor in Colorado for multifamily construction. Much of our achievements with this project type can be attributed to our preconstruction process and the commitment to success we instill from the beginning of a project. For the New GJHA Multifamily Apartment project, Jame and Todd will utilize our preconstruction process to provide the following benefits:

- Development of a program budget based off our historical and current multi-family projects of similar program.
- Input on apartment sizes, layout, orientation.
- Input on trends in materials utilized on projects.
- Input on different walls, floor, and roof assemblies.
- Input on alternate construction methods.
- Development of preliminary logistics plans.
- Perform project specific constructability reviews on construction details.

OUR PRECONSTRUCTION APPROACH IS BROKEN DOWN INTO 6 STAGES:

1. **Understanding Goals and Objectives:** Preconstruction begins by meeting with ownership and the design team to further understand project goals and objectives. It is essential that we understand your priorities before we dive into our Preconstruction Process so that we can most effectively provide options for the different systems, finishes, and façades.
2. **Budget and Scope Verification:** The most significant challenge during preconstruction is accurately predicting and communicating the estimated final cost of construction even though the design has yet to be completed. When estimating the cost of your project, we rely on a systematic approach to align the visions of all stakeholder while anticipating future subcontractor and supplier pricing. This approach encompasses:
   - Scope Review
   - Team Review
   - Weekly Design Meeting
   - Value Engineering
3. **Monitoring Anticipated Cost as Design Progresses:** As the design develops, Shaw evaluates it for value, performance, maintenance, durability, constructability, and budget status. Specific activities include:
   - Periodic estimates that are developed at key design milestones and are reviewed with ownership and stakeholders to assure the design and budget are aligned.
   - An "Open Book" process that includes quantity takeoffs, scheduling, internal estimates and subcontractor / vendor input for key scope areas.
   - Most importantly, we utilize a trend log that provides current cost trends on the project to ensure any decisions that are made during our weekly design and coordination meetings are communicated to the team. We distribute these on a weekly basis so you can understand at any point where the project budget is trending. This ensures we are sticking to the anticipated project budget by continually providing options that keep the project on track. The goal is to eliminate the need for redesign as the drawings progress.
   - We also utilize subcontractor, vendor, and material suppliers input throughout the preconstruction process to make sure we are staying ahead of any potential escalation, material shortages, and long lead items.
4. **Phasing Development and Constructability Plan:** We develop a CPM (Critical Path Method) schedule that incorporates preconstruction and construction activities, including the process, sequencing and timing of construction. As design advances, the schedule is updated and monitored to assure milestones remain on track.
   - We perform constructability reviews with in-house experienced construction professionals. Findings from these reviews are documented in a report that is reviewed with the architect. The goal here is to mitigate as many conflicts as possible during construction.
   - Refinement of the master schedule is vital before construction commences. We work with ownership to optimize the schedule sequence and bid packages, identify long lead items and subcontractor assignments, and determine construction phasing (including mechanical/electrical installations) and occupancy schedules.

5. **Site Logistics Plan:** To show staging, hoisting, delivery patterns, erosion control, pedestrian routing, traffic control, parking, etc., a site logistics plan is developed during preconstruction for proper planning. We utilize 4D logistics software like CM Builder to tie our schedule and logistics plan together. We can utilize this software to look at the 3D plan to make sure we are eliminating as many conflicts as possible.
6. **Construction Management Plan:** Is developed during preconstruction encompassing quality, safety, cost control and schedule.

TOOLS THAT SET US APART

Our preconstruction team utilizes the most modern technologies and programs available to ensure we are capturing all the details and specifics of each project. We have listed some of programs below:

AgTek: AgTek is an earthwork software which helps us understand the quantities and complexities of the specific project site. We use AgTek to work collaboratively with the civil engineer to make sure we are balancing the site grade as efficiently as possible to minimize the amount of haul off and import.

CM Builder: CM Builder is a 4D site logistics software that allows us to effectively plan our site in tandem with our schedule to mitigate changes during construction operations. We have also started utilizing AI takeoffs early in the process to make our estimating process more efficient.

B. Define how your strategy will get to a GMP that meets the budget, program and design goals.

The development of an accurate GMP is essential in controlling costs. Shaw is aware of the importance of providing a GMP that not only represents a complete scope, but is managed from early phases to include equipment and the build-out that fits within your budget. Accurately forecasting the complete scope at GMP will help eliminate costly scope creep during the construction phase. To accomplish this and meet the expectations set with any grants established, Shaw will not only provide a GMP that will anticipate the completion of the drawings but also be very competitive in terms of the bottom-line price. The process Shaw uses to balance the need for a firm price with the challenge of future uncertainty is as follows:

- Understand the scope of work.
- Anticipate the required document development.
- Evaluate the market conditions and variables.

GMP DEVELOPMENT:

During the GMP development, Shaw will quantify and price all scopes of work internally. By including detailed scope line items, we:

- Avoid the need for overly broad assumptions.
- Avoid the need for excessive contingencies.
- Provide a road map for the project team to complete the documents.

At each design phase, Shaw will update the estimate and incorporate our value engineering ideas. Shaw will populate a Cost Trend Log with savings that can be discussed weekly, not just at each estimate release. Having applied all relevant pricing factors, the last step in the GMP development is to adjust for the current market conditions and any variables that may cause those conditions to change. We recognize that the variables will play out in the final subcontractor bid numbers that we receive when we solicit bid package pricing. We will use local subcontractors as a resource for information by:

- Testing our assumptions such as productivity factors and wage forecasts.
- Learn what the trends are in commodity pricing.
- Get an overall feel for the competitiveness of their trade.

The final GMP assembly will be complete ahead of final subcontractor pricing with a list of add/alternates that may be selected to work within your budget constraints.

CONSTRUCTION PHASE:

During Construction, costs are under continuous scrutiny by James de la Garza, Project Manager and Tom Scoble and Tim Thornell, Project Superintendent's. We know that you expect that the GMP development eliminated change orders and we hold the subcontractors to the same standard. But if a change order is necessary, we take pride in our standardized process for receiving change order pricing. All vendors and subcontractors are required to provide sufficient breakout and backup so Shaw can easily determine if the pricing is fair before transmitting any costs to you the owner. Joe will also perform monthly cost projections and relay this information to you concerning remaining contingencies so that you may be empowered to make decisions regarding any added scope.

C. Describe a project that was completed as an integrated project with Design-assist (pre-construction services). What lessons did you learn and what would you do differently on this project?

2814 PATTERSON

In 2021, Shaw completed 2814 Patterson, a 61,320-sf affordable housing project built for GJHA. The project use an IPS (Integrated Piping System) HVAC system which was considered cutting-edge technology at the time. One significant challenge encountered during the project was the need for numerous last-minute engineering changes to ensure the proper installation of the HVAC system. Additionally, given that the HVAC system was a brand-new technology, there was a learning curve during its installation and the early occupancy phase of the project. Knowing what we know now about the HVAC system, the project team would have taken a different approach to the MEP plan and strategy. A more comprehensive understanding of the system's maintenance requirements, potential challenges, and the need for specialized training could have led to a more effective MEP plan from the outset.

VOODOO LOUNGE

Shaw is constructing VooDoo Lounge, a 37,000-sf design-build affordable housing project in Telluride. During the design-assist phase, the project team determined that soil conditions on the site were much worse than expected. The project required a deep foundation system, meaning the poor soil was a significant issue. Shaw and the project team had to look into various solutions, including over-excavation, import fill, and traditional foundations versus pipe pile foundations. While we found a solution with the integrated team, we learned that a more extensive report on the soils and water table should have been conducted to help mitigate risks.

D. Have your estimator and your superintendent describe what he/she is most proud of on his/her most recent project.

"We signed a GMP for Aspen City Hall off of a DD set of drawings that were missing a defined interior finish design. We created a detailed allowance to account for flooring, tile, cabinetry, countertops, doors/hardware, architectural ceilings, specialties, appliances, plumbing fixtures, and lighting fixtures at that time. During the course of construction, our preconstruction team stayed engaged and worked closely with ownership, the design team, our field staff, and subcontractors to provide a product that stayed within the allowance budget, created a finish level that met the expectations of ownership, and delivered a product everyone could be proud of.

- Jamie Neyers, Preconstruction Manager

"For the CMC Student Housing in Steamboat, I am most proud of delivering the project on time and under budget while working in the most adverse weather conditions and snow depth totals not seen in over 30 years. Our project team worked closely with the owner, architect, and subcontractors to expedite certain construction activities while others were delayed by the weather. This teamwork allowed us to finish the project on time, which is something I'm very proud of.

- Tom Scoble, Superintendent

E. ***What bothers your superintendent most on projects, and how do we resolve it through an integrated process?***

"What bothers me most as a Superintendent is poor communication. It is the nature of construction projects that there are many moving pieces at every stage of the project. This requires all members of the team to be on the same page during each stage. The key to making that happen is good communication from all parties - when one team member fails to communicate, the whole team is adversely affected. To resolve that issue, each team member needs to commit to communicating with the team about challenges, changes, and opportunities in the project as soon as they are identified. The integrated process that I have successfully used is to have a detailed 5-week schedule that is reviewed on a weekly basis with all members of the team, and work with those team members far in advance to mitigate identified issues. ."

- Tim Thornell, Superintendent

F. ***Fill in the blank: We define success on a project as:*** **ON TIME, ON BUDGET, HAPPY CLIENT.**

G. ***Describe how you would go about hiring local firms/subcontractors.***

With 60 years of experience building in Colorado, Shaw has established lasting subcontractor relationships throughout the region. We will leverage these relationships by reaching out to our trusted subcontractors for their input on schedule practicality, scope complexity, and material lead-times.

OUR SELECTION STARTS BEFORE YOUR PROJECT BEGINS.

We will competitively bid all scopes of working during the preconstruction to ensure accurate and reliable scheduling and estimating. We will generate local interest in the project during the preconstruction phase through local subcontractor town halls, publicly posted advertisements, and collaborative outreach with the City of Grand Junction and the Western Colorado Contractors Association (WCCA).Our Preconstruction Manager, Jamie Neyers, and our Estimator, Todd Schmitt, will ensure appropriately sized work packages encourage local participation as opposed to developing large work packages that only allow super-size distant subcontractor firms participation.

To ensure the most competitive pricing with the highest quality of work, we utilize the following subcontractor bidding process:

1. **Upon receiving a bid from a subcontractor, bids are logged into our bid tab matrix.**
2. **Proposals are vetted for compliance with scope by an estimator. Secondary review is done by the preconstruction manager.**
3. **Analyze Submission**

   Our Risk Analyst looks for compliance with:
   Safety
   Surety Limits
   Insurance Compliance
   Financial Solvency
   Legal Issues
   Reviews on Previous Projects
4. **We review the results with the project team and provide a recommendation for each subcontractor but anticipate owner input prior to making the final decision.**

D. CURRENT AND ANTICIPATED WORKLOAD

SHAW CONSTRUCTION
Since 1962

CURRENT & ANTICIPATED WORKLOAD

Describe your current workload and expectations in coordinating your current projects, anticipated projects and this project.

Shaw has 38 projects under construction in Colorado, Utah, and Wyoming, a standard workload for us. Robert and the rest of our proposed team are prepared to immediately begin working with you and the design team to meet the project timeline and begin work before the end of 2023. We will prioritize the New GJHA Multifamily Apartment project.

E. CAPABILITY/PERFORMANCE

SHAW
CONSTRUCTION
Since 1962

2814 PATTERSON

Grand Junction, Colorado

PROJECT DESCRIPTION:

2814 Patterson is a 61,320-sf, three-story, wood-frame affordable housing project with 60 one and two-bedroom units. The exterior walls are prefabricated SIPs (structural insulated panels) with Telluride stone, stucco, and longboard aluminum siding. The building structure also included CLT elevator and stair cores. The building opens up to a community courtyard and has easy access to jobs and shopping. This project was LIHTC funded.

PROJECT BUDGET:
$12,164,956

GUARANTEED MAXIMUM PRICE (delineate specifically the fee and general conditions cost totals)**:**
Original Contract: $12,164,956
Fee: $358,957
General Conditions: $706,544

TOTAL DOLLAR AMOUNT OF CHANGE ORDERS (exclusive of change of scope change orders):
$543,471

COMPLETED PROJECT COST (inclusive of all change orders, final contractor fees, and general conditions):
$12,708,427

SIZE (gross square footage, number of stories, and number of parking space):
61,320-gsf
Three stories
83 parking spaces

MAJOR STRUCTURAL SYSTEMS:
Wood Frame
Structural Insulated Panels

SPECIAL OR UNIQUE CONDITIONS (systems, characteristics, etc., including work that was fast tracked to meet an expedited schedule):

A unique system utilized in this project was the use of SIP's (structural insulated panels). This system was selected due to the cost and schedule savings, energy efficiency, and long-term durability. Shaw is constantly looking for ways to save our clients time and money by implementing innovative systems and technologies like SIP's.

SCHEDULE (Original and actual construction schedule comparisons and describe the difference):

Scheduled start date: March 2020
Scheduled completion date: March 2021
Actual completion date: March 2021

For 2814 Patterson, the schedule goal was to be complete by the end of March 2021. A major challenge that arose during construction was labor shortage, supply production, and material procurement effects of the COVID-19 Pandemic. Despite the challenges of scheduling crews to meet CDC and site safety guidelines and longer than expected lead times on material, the Shaw team was able to mitigate impacts to the project schedule by providing recovery sequencing throughout the project. The Shaw team also successfully executed an early buyout and procurement to ultimately complete the project in time.

OWNER CONTACT:

Jody Kole
Grand Junction Housing Authority
jkole@gjha.org
970-245-0388

THE HIGHLANDS PH. II

Fruita, Colorado

PROJECT DESCRIPTION:

The Highlands Ph. II is a wood-frame, four-story affordable senior living project with 72 units. All units have individual kitchens and a balcony with common washers and dryers. Amenities include communal washers and dryers on each floor, two elevators, a fitness center, community rooms, game rooms, a craft room, a library, outdoor patios, and extensive outdoor walking spaces. Shaw also completed Phase I of the The Highlands in 2017 which included 64 units. This project was LIHTC funded.

PROJECT BUDGET:
$11,439,212

GUARANTEED MAXIMUM PRICE (delineate specifically the fee and general conditions cost totals)**:**
GMP: $11,439,212
Fee: $297,173
General Conditions: $735,203

TOTAL DOLLAR AMOUNT OF CHANGE ORDERS (exclusive of change of scope change orders):
$86,507

COMPLETED PROJECT COST (inclusive of all change orders, final contractor fees, and general conditions):
$11,525,719

SIZE (gross square footage, number of stories, and number of parking space):
67,508-sf
Four stories
147

MAJOR STRUCTURAL SYSTEMS:
Wood Frame

CAPABILITY/PERFORMANCE

SPECIAL OR UNIQUE CONDITIONS (systems, characteristics, etc., including work that was fast tracked to meet an expedited schedule):
Construction of this project occurred on an active campus with residences occupying Highlands Ph. I. Construction activities and sequencing required significant logistical coordinate as needed Phase II connected to Phase I.

SCHEDULE (Original and actual construction schedule comparisons and describe the difference):

Scheduled start date: March 2018
Scheduled completion date: April 2019
Actual completion date: May 2019

Careful upfront planning during the preconstruction phase and extensive logistical coordination allowed the project to be completed one month after the originally scheduled completion date.

OWNER CONTACT:
Jody Kole
Grand Junction Housing Authority
jkole@gjha.org
970-245-0388

ALTITUDE APARTMENTS

Glenwood Springs, Colorado

PROJECT DESCRIPTION:

Altitude Apartments is a 110,000-sf, three-story, wood-frame multifamily project with 38 one-bedroom units and 62 two-bedroom units spread between six buildings. This project was HUD funded.

PROJECT BUDGET:
$23,000,000

GUARANTEED MAXIMUM PRICE (delineate specifically the fee and general conditions cost totals)**:**
GMP: $23,483,907
Fee: $884,722
General Conditions: $1,381,609

TOTAL DOLLAR AMOUNT OF CHANGE ORDERS (exclusive of change of scope change orders):
$0

COMPLETED PROJECT COST (inclusive of all change orders, final contractor fees, and general conditions):
$22,599,186

SIZE (gross square footage, number of stories, and number of parking space):
110,000-gsf
Three stories
151

MAJOR STRUCTURAL SYSTEMS:
Wood Frame

SPECIAL OR UNIQUE CONDITIONS (systems, characteristics, etc., including work that was fast tracked to meet an expedited schedule):

Certain aspects of this project were expedited to meet a phased turnover schedule. To mitigate the desperate need for housing in the area, three of the six apartment buildings were turned over for early occupation. This required significant planning during the preconstruction phase to ensure timely delivery of materials and availability of subcontractors to meet the expedited schedule.

Additionally, the project site created unique conditions during preconstruction and construction. The project was built into the side of a mountain above existing condos and residences. A significant amount of soil stabilization and debris flow fencing was required to ensure the success of the project, as well as the safety of the crew and nearby residents.

SCHEDULE (Original and actual construction schedule comparisons and describe the difference):

Scheduled start date: July 2021
Scheduled completion date: December 2022
Actual completion date: January 2023

Altitude Apartments was completed in a phased turnover. Careful upfront planning during the preconstruction phase and collaborative communication the project team, design team, and ownership allowed the project to be completed a couple of weeks after the originally scheduled completion date.

OWNER CONTACT:

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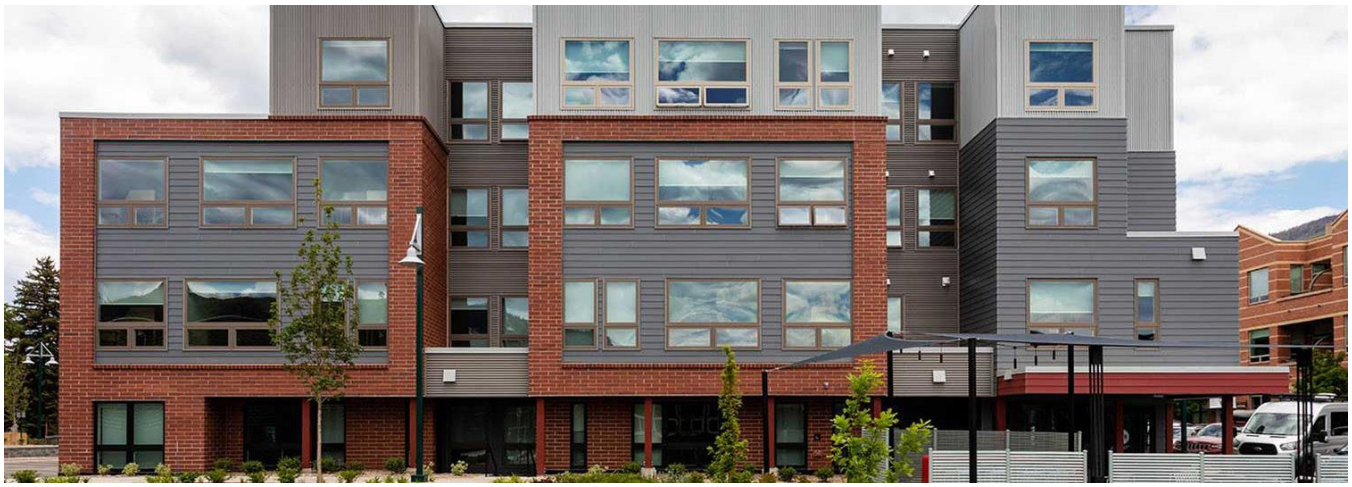


THE HUB AT WILLITS

Basalt, Colorado

PROJECT DESCRIPTION:

The Hub at Willits is a 53,000-sf, four-story, wood-frame workforce housing project home to Aspen Skiing Company employees and other members of the Roaring Fork Valley workforce. Units range from dorm-style to one and two-bedroom units, totaling 43 units. There are 35 dorm-style units with four bedrooms with lock-off capabilities to adjust to two bedrooms. This project is the first-ever completely electric multifamily building in Colorado. Located near public transportation and grocery stores, The Hub at Willits provides much-needed safe, convenient and affordable housing to the local workforce. The building materials include brick, corrugated metal and prefinished siding facade.

PROJECT BUDGET:
$12,793,655

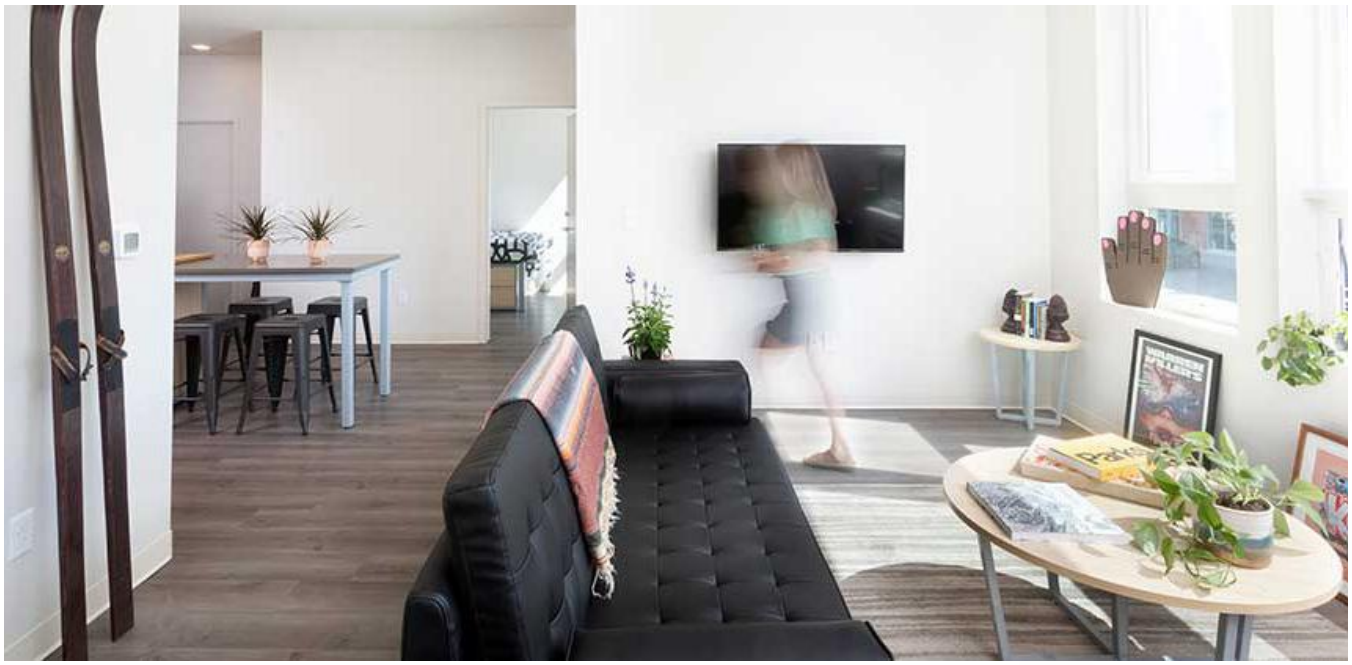
GUARANTEED MAXIMUM PRICE (delineate specifically the fee and general conditions cost totals)**:**
$12,473,000
Fee: $563,000
General Conditions: $721,733

TOTAL DOLLAR AMOUNT OF CHANGE ORDERS (exclusive of change of scope change orders):
$41,655

COMPLETED PROJECT COST (inclusive of all change orders, final contractor fees, and general conditions):
$12,850,000

SIZE (gross square footage, number of stories, and number of parking space):
53,000-sf
Four stories
88 parking spaces

MAJOR STRUCTURAL SYSTEMS:
Concrete
Wood Frame



SPECIAL OR UNIQUE CONDITIONS (systems, characteristics, etc., including work that was fast tracked to meet an expedited schedule):
The Hub at Willits is the first-ever all-electric multifamily building in Colorado. The building utilizes an 80-kilowatt bifacial solar panel system that offsets at least 30% of the building's total energy load. Shaw also installed cold-climate heat pumps for the buildings heating, cooling, and water heater systems. This project is net-zero ready and captured over double the amount of sustainable building regulation points required.

SCHEDULE (Original and actual construction schedule comparisons and describe the difference):

Scheduled start date: November, 2019
Scheduled completion date: February, 2021
Actual completion date: March, 2021

The most major scopes of this project were scheduled to commence during the COVID-19 lockdown. Despite the challenges of implementing CDC protocols on site and working with major supply chain issues, this project was completed only one month after the originally scheduled completion date.

OWNER CONTACT:
Philip Jeffries
Aspen Skiing Company
pjeffreys@aspensnowmass.com
970-300-7700

F. BONDING CAPACITY

BONDING CAPACITY

Provide proof of bonding capacity for this project including CM/GC fees along with current and anticipated project workloads.

Below we have included a copy of our bonding capacity letter. Our CM/GC fees can be found on page 60. Our current and anticipated project workloads can be found on page 39.

SURESCAPE

Surescape Insurance Services
7800 S. Elati Street, Suite 100
Littleton, CO 80120
(303) 225-8030 Phone
(303) 225-8034 Fax

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

Utah Office
14393 Canvasback Lane
Bluffdale, UT 84065

October 18, 2023

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

RE: **Shaw Builders LLC– Bonding Capacity Verification**
Project Name: ***GJHA Multi-Family Apartment Building – Phase 1***

Dear Duane:

Our agency services the surety bond program for Shaw Builders LLC. We have known the principals of Shaw for 32 years and give our highest recommendation of their character and capacity to deliver top quality construction. Shaw has developed a reputation for impeccable quality and cost-effective construction, particularly in challenging weather and site conditions posed while working in the Rocky Mountain region. The following details Shaw Construction LLC's bonding information for your consideration.

Name of Surety:	Travelers Casualty & Surety Company of America
Licensed States:	All 50 States
A.M. Best Rating:	A+ (Excellent) XV
Treasury Listed:	Yes
Claim/Completion History:	No surety claims or surety completion of projects
Single Project/Aggregate Capacity:	$250,000,000 Single/$750,000,000 Aggregate
Amount Currently Bonded:	$172,626,308
Amount Currently Available:	$577,373,692 – More than adequate to provide bonding for the above captioned project including CM/GC fees along with current and anticipated workloads.

Through guaranteeing performance with surety bonds on Shaw's projects on hundreds of projects spanning three decades, we have not received a single complaint about their performance on projects or their payment to subcontractors and suppliers. We are proud to recommend the Shaw team to you. Please contact our office for any additional information you may require.

Sincerely,

Doug Rothey
President

G. LEGAL PROCEEDINGS/LAWSUITS

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LEGAL PROCEEDINGS/LAWSUITS

State any and all legal proceedings, and or lawsuits your company has been involved within the last 3 years, is currently involved with, and/or has pending. Describe the reason for each instance, and the outcome.

As is typical for the Construction industry, Shaw Construction from time-to-time is involved in legal proceedings to enforce subcontract provisions, to collect funds due, or to address insurance events. These are managed at the executive team level and are most often quickly and efficiently fairly resolved among the parties involved. On rare occasion these escalate to a lawsuit level, and following is a list of such for the past three years:

1. Shaw construction filed suit against a drywall subcontractor who abandoned the project and failed to complete their contracted work, in order to collect the additional cost incurred beyond the withheld payments to complete the subcontractor's work. In response, the subcontractor counter sued for withheld payments of their contract sum. The issue was resolved through mediation, with Shaw obtaining an acceptable confidential settlement.
2. Two years after project completion, a Pitkin County private client experienced a sprinkler line freeze break during a severe cold snap at a time when the building was unoccupied. The client's property insurance made the repairs but subrogated the cost of the repairs to Shaw's insurance company claiming work of two subcontractors contributed to the failure. The insurance companies for the client, Shaw and the two subcontractors agreed to confidential settlement in mediation.
3. Shaw Construction is named in a lawsuit by a party that was injured while walking through a City of Lakewood road construction project that was being done by a City contractor adjacent to a Shaw project. Shaw has no involvement with the project in question, but as is often the case in personal injury cases, has been named. The case is currently in the discovery phase and Shaw is confident that we will be found to have no fault.
4. Shaw had to file suit in Pitkin County against a mechanical subcontractor for recovery of costs incurred to make warranty repairs resulting from the subcontractor's work. This issue was successfully resolved in a confidential mediation settlement.
5. Shaw had to file suit in Eagle County against an appliance supplier/installer for recovery of costs incurred to make warranty repairs resulting from the subcontractor's work. This issue was successfully resolved in a confidential mediation settlement.
6. Shaw is currently in a dispute with a private client of a large assisted living project in Jefferson County for withheld payments and unapproved changes. This project is in the discovery phase.
7. An investment company purchased a project from Shaw's client after the project was completed by Shaw. At some point, they questioned the design, construction and maintenance of some of the exterior balconies. Up against a statutory time limit, they filed suit against all possible parties to preserve their rights. The suit has since been dismissed and the Owner provided insurance program is working directly with the purchaser to identify the actual issues and make any necessary corrections.

H. REFERENCES

REFERENCES

A minimum of four (4) references that can attest to your experience in projects of similar scope and size. Please also summarize the projects completed with these references including: Client Name, Address, Contact Person, Telephone, Email Address, Project Dates, Project Description, Original Project Budget, Final Project Cost, Pictures, and Explanation of variation from original budget to final project cost.

1. THE JUNCTION

CLIENT NAME & CONTACT:
Richmark Companies
5200 West 20th Street
Greeley, CO 80634
Adam Frazier, President of Real Estate Dev. & Operations
P: 970-420-7537 E: adam@richmarkcompanies.com

PROJECT DATES:
November 2022 - November 2024

ORIGINAL PROJECT BUDGET:
$54,950,533

FINAL PROJECT COST & VARIATIONS
The Junction project is still under construction, but is on track to be delivered on budget.

2. BURLINGAME PH. III

CLIENT NAME & CONTACT:
City of Aspen
427 Rio Grande Place
Aspen, CO 81611
Robert Schober, Capital Asset Director
P: 970-429-1789 E: robert.schober@aspen.gov

PROJECT DATES:
September 2020 - September 2023

ORIGINAL PROJECT BUDGET:
$33,000,000

FINAL PROJECT COST & VARIATIONS
Cost: $37,311,984
The Burlingame Ph. III was one of the first modular projects in the City of Aspen. There were some manufacture errors from the selected modular company requiring change orders and QA/QC activities. Following an update to the original budget, this project was completed on budget.

In addition to Burlingame Ph. III, Shaw has completed multiple projects for the City of Aspen (including Aspen City Hall, Aspen Police Department, Aspen PD Employee Housing, etc.), and currently has another one in preconstruction.

3. ALTITUDE APARTMENTS

CLIENT NAME & CONTACT:
Triumph Development
105 Edwards Village Blvd, Suite C201
Edwards, CO 81632
Michael O'Connor, Principal & COO
P: 970-688-5057 E: michael@triumphdev.com

PROJECT DATES:
July 2021 - January 2023

ORIGINAL PROJECT BUDGET:
$23,000,000

FINAL PROJECT COST & VARIATIONS
Cost: $22,599,186
This project was delivered under budget.

Thanks to the success of projects like Altitude Apartments, Shaw has completed three projects with Triumph Development and has another one under construction.

4. MONTROSE PUBLIC SAFETY

CLIENT NAME & CONTACT:
City of Montrose
400 E Main Street
Montrose, CO 81401
Jim Scheid, Public Works Manager
P: 970-240-1481 E: jscheid@cityofmontrose.org

PROJECT DATES:
April 2021 - September 2022

ORIGINAL PROJECT BUDGET:
$16,595,000

FINAL PROJECT COST & VARIATIONS
Cost: $17,518,443
During construction, owner initiated upgrades to mechanical, security, and AV systems added to the project scope, increasing the project budget. Following an update to the original budget, this project was completed on budget.

5. THE HUB AT WILLITS

CLIENT NAME & CONTACT:
Aspen Skiing Company
117 Aspen Airport Business Center
Aspen, CO 81611
Philip Jeffries, Project Development Manager
P: 970-300-7700 E: pjeffries@aspensnowmass.com

PROJECT DATES:
September 2019 - January 2022

ORIGINAL PROJECT BUDGET:
$12,000,000

FINAL PROJECT COST & VARIATIONS
Cost: $12,793,655
Sudden price escalation due to the COVID-19 pandemic caused certain project scopes to escalate in price. When taking this escalation into consideration, this project was completed on budget.

6. COLORADO MESA UNIVERSITY, ASPEN APARTMENTS

CLIENT NAME & CONTACT:
Colorado Mesa University
1100 North Avenue
Grand Junction, CO 81501
Dave Detwiler, Former Director of Facilities
P: 970-261-6360 E: ddetwiler@wemberinc.com

PROJECT DATES:
July 2019 - August 2020

ORIGINAL PROJECT BUDGET:
$14,000,000

FINAL PROJECT COST & VARIATIONS
Cost: $13,881,319
During preconstruction, the Shaw team worked diligently with the design team and ownership in order to meet the project budget. Aspen Apartments was delivered under budget, and Shaw continues to build on the Colorado Mesa University campus.

I. ADDITIONAL SUBMITTAL OF DOCUMENTS

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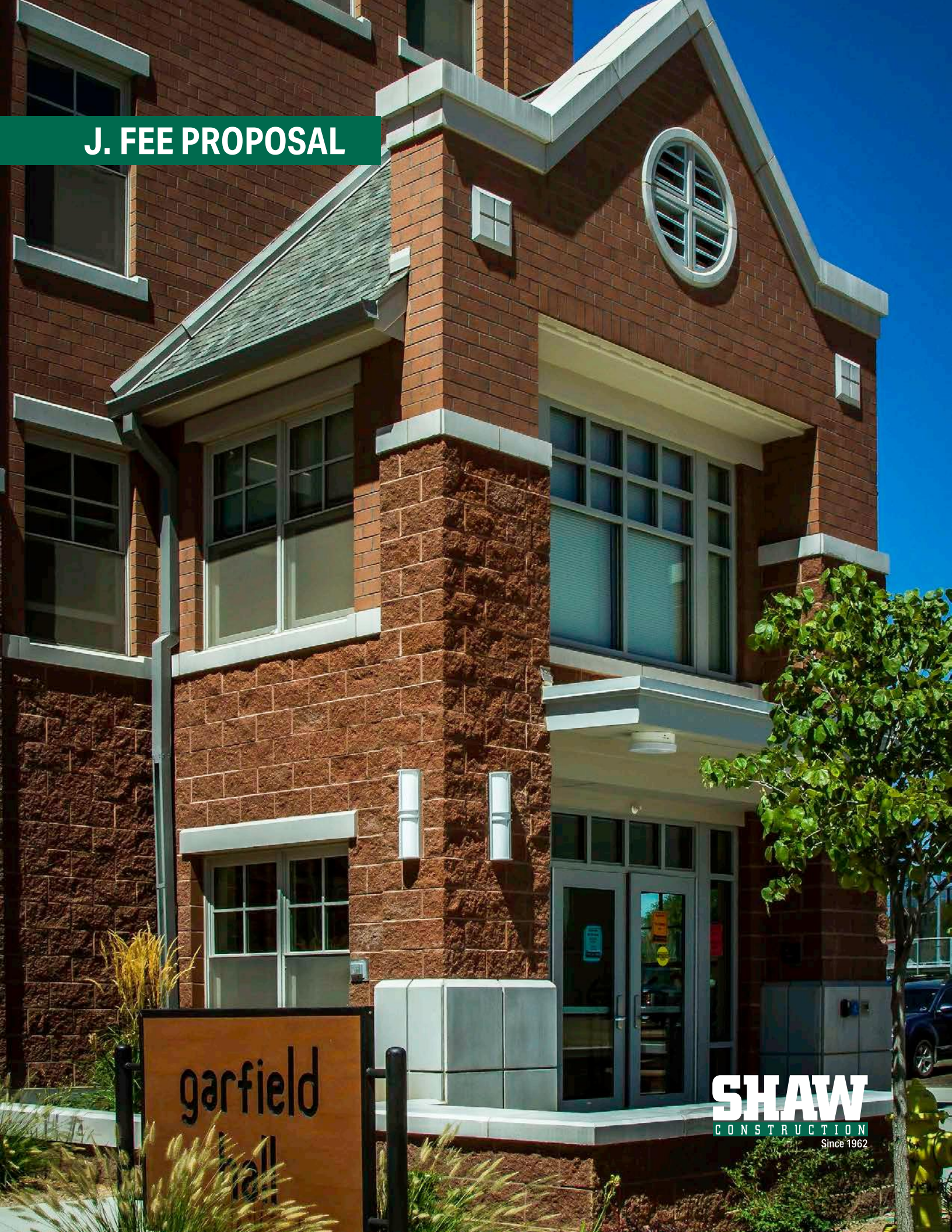
ADDITIONAL SUBMITTAL OF DOCUMENTS

1. ***Detailed General Conditions Estimate***
   Our detailed General Conditions Estimate can be found in Section K, page 62.

2. ***Project Schedule and Phasing Recommendations***
   Our project schedule and phasing recommendations can be found in Section C, page 30-31.

   Based on our current knowledge of the project, we do not currently have phasing recommendations, but are prepared to present phasing recommendations once we have a better understanding of the project design.

J. FEE PROPOSAL



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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		$ 30,000
2.	CM/GC Construction Services Fee (OH&P) (provide in both % and $)	% 5%	$ 800,000
3.	General Conditions (NTE)		$ 1,688,852
	Total CM/GC Fee		$ 2,518,852

Total CM/GC Fee Written:

Two-million, five-hundred and eighteen thousand, eight-hundred fifty two dollars

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

Company: Shaw Construction

Authorized Signature: Steven A Meyer

Title: Chief Executive Officer

Date: November 1, 2023

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

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

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

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

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

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

RECEIPT OF ADDENDA: The undersigned Proposer acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents.
State number of Addenda received: 1

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

Shaw Construction Company Name – (Typed or Printed)	Steve Meyer Authorized Agent – (Typed or Printed)
Steven A Meyer Authorized Agent Signature	970-985-3334 Phone Number
760 Horizon Dr., #201 Address of Proposer	stevemeyer@shawconstruction.net E-mail Address of Agent
Grand Junction, CO 81506 City, State, and Zip Code	November 1, 2023 Date

K. GENERAL CONDITIONS

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GENERAL CONDITIONS

Project:	GJHA 24 Road		**CONFIDENTIAL DISCLOSURE**
Duration	14	General Conditions	
Phase Code	Description	Total	Comments
	Home Office Management/Support		
	Construction Manager	$ 18,627.84	
	Project Manager	$ 287,084.00	
	General Superintendent	$ 83,587.00	
	Scheduler	$ 4,757.34	
	Project Coordinator	$ 37,119.57	
	Safety Director	$ 14,316.96	
	IT Support	$ 4,065.60	
	Project Superintendent	$ 330,568.00	
	Project Assigned Staff Expenses		
	Staff Vehicles- PM / CM	$ 21,209.58	
	Staff Vehicles- Project Superintendent	$ 20,272.14	
	Staff Vehicles- Scheduler	$ 351.54	
	Mobile Phone - PM / CM	$ 4,586.54	
	Mobile Phone - Project Superintendent	$ 4,383.82	
	Mobile Phone - General Superintendent	$ 2,191.91	
	Mobile Phone - Scheduler	$ 76.02	
	Computer/ Software - PM / CM	$ 10,212.02	
	Computer/Software - General Super	$ 4,880.33	
	Computer/Software - Project Superintendent	$ 9,760.66	
	Computer/Software - Scheduler	$ 169.26	
	Computer/Software - Project Coordinator	$ 1,952.13	
	Project Office Expense		
	Office Trailer Rent	$ 14,000.00	
	Office Trailer Delivery and Setup	$ 2,500.00	
	Office Trailer Teardown and Haul off	$ 2,500.00	
	Office Electrical Hookup	$ 600.00	
	Office Telephone Hookup	$ 500.00	
	Office Furnishings	$ 1,000.00	
	Monthly Telephone Expense	$ 6,300.00	
	Monthly Electrical Expense	$ 10,500.00	
	Monthly Sanitary Expense	$ 7,000.00	
	Office Supplies	$ 2,800.00	
	Project Document Expense		
	Construction Documents	$ 2,500.00	
	Copier Service	$ 5,600.00	
	Fax/Copier Supplies	$ -	included w/ above
	Owner Manual Reproduction	$ 3,000.00	
	Postage Expense	$ 1,500.00	
	Project Staging		
	Project Advertising Signs	$ 1,650.00	
	Environmental Controls		
	Winter Protection	$ 75,000.00	Allowance
	Safety		
	Safety Equipment	$ 1,750.00	
	First Aid Supplies	$ 700.00	
	Fire Extinguishers	$ 700.00	

GENERAL CONDITIONS

Duration	14	General Conditions	
Phase Code	Description	Total	Comments
		$ -	
	Cleanup and Protection		
	Dumpsters	$ 71,280.00	66 pulls
	Finish Cleaning	$ 42,900.00	
	Jobsite Infrastructure		
	Drinking Water for Trades	$ 2,100.00	
	Building Electrical Usage	$ 42,000.00	
	Misc. Tool Rental and Incidentals	$ 14,700.00	
	Jobsite Fencing	$ 20,000.00	
	Permits and Fees		
	Building Permit	$ -	By Owner
	Plan Check Fees	$ -	By Owner
	Special Inspection Fees	$ -	By Owner
	Insurance and Bonds		
	General Liability Insurance	$ 184,000.00	1.15% of $16M
	Professional Liability Insurance (Design/Build)	$ -	Included with GL
	Payment and Performance Bonds	$ 96,000.00	.60% of $16M
	Builders Risk Insurance	$150,000	Allowance.
	Warranty	$ 65,600.00	.41% of $16M
	Total	$ 1,688,852.26	

L. FINANCIAL STATEMENTS

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FINANCIAL STATEMENTS

If selected as the preferred Proposer, Owner may require Proposer to provide an audited financial statement, as prepared by a certified public accountant, for their prior fiscal year, consisting of a balance sheet, profit and loss statement and such other financial statements as may be appropriate, which shall demonstrate that Proposer possesses adequate financial ability and stability to enable Proposer to fulfill its obligations under the terms of this RFP. If requested by Proposer, such information shall be treated as confidential by Owner and shall not be subject to public disclosure. These documents must depict the financial status of that entity, subsidiary, division, or subdivision thereof, which will actually provide services. If Proposer is a partnership or joint venture, individual financial statements must be submitted for each general partner or joint venture thereof. Consolidated balance sheets and profit/loss statements depicting the financial status of a Parent Corporation or joint venture shall not be considered an acceptable response.

We understand that if selected, we may be required provide and audited financial statement prepared by a certified public accountant and are prepared to do so.

M. ADDITIONAL DATA

Provide any additional information that will aid in evaluation of the Proposer's qualifications with respect to this project.

SUPPORTING THE COMMUNITIES IN WHICH WE LIVE AND WORK

At Shaw, we understand that each of our projects leaves a mark on the neighborhood. Because of this, our focus goes beyond the buildings we create and centers around the communities where we live and work. The team we have proposed for this project are Grand Junction natives and active community members. They are invested in the success of the New GJHA Multifamily Apartment project, which will undoubtedly have a positive and lasting impact on the area. We work hard to be good stewards of our communities, making us exceptionally qualified to build this project. Below, we have included additional information on how we give back to the Mesa County community.

GRAND VALLEY CATHOLIC OUTREACH

Shaw has completed four construction project for the Grand Valley Catholic Outreach and currently has another one under construction. These projects have included safe accessible housing for Grand Junction's chronically unhoused, as well as a new Catholic Outreach Day Center which provides resources and shelter to the areas needy. We continue to dedicate our time to the community through regular volunteer work.

Shaw GVCO Soup Kitchen volunteers winter 2022.

HOMEWARD BOUND

Shaw built Pathways Family Shelter with HomewardBound, the only year-round homeless shelter within a 240-mile radius of Grand Junction that accommodates families, children, single men and women, people with disabilities and military veterans. In addition to providing shelter for people in the region, Shaw teamed with HomewardBound to also provide a facility for vocational training, a day shelter and access to free items like blankets, clothing and toiletries.

Pathways Family Shelter

ADDITIONAL LOCAL AREA ORGANIZATIONS WE SUPPORT:

Colorado Mesa University

School District 51 Mesa County Valley — Engage, Equip, and Empower

EUREKA!

Grand Junction economic Partnership

Grand Junction Sports Commission Colorado

Grand Junction Area Chamber of Commerce

Riverside Educational Center — After School Tutoring and Enrichment

United Way

Since St. Benedict Place was made possible totally by grants and donations, Shaw worked closely with several grantors to make sure that their wishes were respected. Funds from the City would not have been forthcoming without Shaw's attentiveness to city requests. Shaw was most responsive to budget constraints and the desire to construct units that would not be an economic drain in operating. From president to project supervisor to on-site manager - all played a vital role in working amiably and conscientiously with Grand Valley Catholic Outreach.

When snags were encountered, instead of laying the responsibility of working through them on the owner's shoulders, Shaw stepped forward to resolve issues and correct difficulties. Weekly meetings were a pleasure for all to attend and this comment was often expressed by all. Shaw Construction is a team player and a company with an expansive and compassionate heart.

SISTER KAREN BLAND
Executive Director, Grand Valley Catholic Outreach

Shaw was great to work with and really became a part of our team at the City of Montrose. Shaw came into our project with a good reputation with the architect and engineer and proved that reputation with a good working relationship and professional approach with us and the design team.

I would recommend Shaw to any other municipality when they are considering a GC. The large/complex municipal projects are well within Shaw's ability and their performance on the Montrose Public Safety Complex was impressive.

JIM SCHEID
Public Works Manager,
City of Montrose

My work with Shaw Construction, including the entire process that brought us the new City of Aspen Police Station in 2018, was a pleasure. The construction was completed on time and on budget, providing us with a spectacular facility built just to our specifications. Any of the minor shortcomings that popped up as we occupied the building were immediately and professionally corrected.

I am grateful for the excellent building Shaw Construction built for the Aspen Police Department, and would happily recommend them.

BILL LINN
Assistant Chief of Operations,
City of Aspen Police

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Denver
Grand Junction
Jackson
Salt Lake City

THANK YOU!