



DECEMBER 15, 2025

PUBLIC WORKS OPERATIONS FACILITY

Proposal for CMAR Services





A Grand County owned and operated contractor that prides ourselves in supporting and serving the local market.

RELATIONSHIPS

We take care of people: Team Members, Trade Partners, Our Community, and Our Clients.
We are genuine stewards of our community, committed to mutual success, and our word is our bond.
When we focus on relationships, the results we all collectively desire will follow.

VERSATILITY

We are committed to remaining diversified in our work product: commercial, multifamily, and residential.
We can serve any project needs our clients have.

EXECUTION

We deliver with absolute reliability and never compromise Safety, Quality, Schedule, or Budget.
We have proven systems and processes to provide clarity and avoid surprises.

KNOWLEDGE

Grand County has been our home for 25 years. We know how to prevent issues in mountain construction and build products that stand the test of time. We drive by our work every day and take pride in its longevity.

LEGACY

Our team members and our partners trust that we are here for the long term
and will consistently demonstrate integrity by always doing the right thing.
Our reputation will always come first, and we will work tirelessly to protect and enhance it.

OWNERSHIP

We do whatever needs to be done to deliver on our commitments completely.
We don't point fingers, we take responsibility.
Our BVC Team is one-in, all-in.



TABLE OF CONTENTS

A

Executive Summary

B

Qualifications Statement Form

C

Project Team

D

Project Approach

E

Appendix



Town of Fraser
Attention: Paul Johnson
Director of Public Works
153 Fraser Avenue
Fraser, Colorado 80442

62543 US Highway 40, Unit I
Granby, CO 80446
P.O. Box 1879, Granby, CO 80446

  P | 970.887.1533
F | 970.887.1535
  bigvalleyconstruction.com

Dear Paul Johnson and Selection Committee Members,

We are excited to submit our proposal for the Fraser Public Works Operations Facility. Big Valley Construction and JHL Constructors have partnered to bring the Town of Fraser a team that combines deep local roots with unmatched technical expertise and horsepower. Big Valley brings 25 years of experience in Grand County and a proven record of delivering municipal facilities such as the Fraser Valley Recreation Center, Grand County EMS Station, Grand County Courthouse and East Grand Fire Protection District No. 4., as well as numerous other projects that continue to serve our community. JHL adds 38 years of success building complex public works campuses across Colorado, including the award-winning E-470 Central Maintenance Facility and the high alpine Summit County Transit Headquarters Facility, both designed by D2C Architects.

BIG VALLEY & JHL PARTNERSHIP Our partnership ensures the best of both worlds: Big Valley's local presence, understanding of community values, and mountain construction expertise, paired with JHL's resources and innovation for large-scale operational facilities. This collaboration of Big Valley and JHL team members creates a great "partnership". Our partnership approach eliminates any increased costs of a joint venture. Together, we provide self-perform capabilities in concrete, utilities, earthwork, grading, and stormwater management, giving flexibility and absolute certainty of outcome throughout construction. For this project specifically, we have assembled the highest performing team possible, comprised primarily of tenured Big Valley professionals and supported with a few key JHL team members who bring a deep resume of municipal projects throughout Colorado and extensive experience with D2C. The timing of this project fits our partnership exceptionally well, with our preconstruction resources being available immediately. When it comes time to execute in operations, the Big Valley field team that Town of Fraser knows and trusts becomes available to bring the project out of the ground strong and see it through to completion.

GRAND COUNTY COMMITMENT This Big Valley assembled and led team is well-versed in mountain construction, from Winter Park to Leadville, and our team knows how to plan around seasonal windows and unpredictable weather. We prioritize keeping project dollars local by hiring Grand County labor, sourcing materials from local suppliers, and engaging local subcontractors. Both firms share a commitment to our community, supporting organizations like Grand County Advocates, Grand Kids Foundation, Grand Foundation, Mountain Family Center, and NSCD. We live here, work here, & raise our families here, so nothing is more important than our reputation in the community.

SUBCONTRACTOR RELATIONSHIPS Our subcontractor selection process is competitive and transparent, bidding each scope to multiple qualified firms and leveraging relationships to ensure quality and value. If you select our team, you ensure a perfect mix of local Grand County subcontractor participation, as well as great value from the front range and western slope, when qualified local subcontractors are not available. This blend of our teams maximizes the economic benefit to community businesses, while guaranteeing that the Town of Fraser has the opportunity to make decisions about local subcontractor participation, and ensure the absolute best value and maximum scope possible for your budget.

This partnership blends local knowledge, technical proficiency, and community commitment to deliver a modern Public Works Operations Facility that will serve Fraser for generations. Thank you for considering our proposal. This project and our relationship with Town of Fraser are of paramount importance to Big Valley, and we will work tirelessly to exceed your expectations completely.

Sincerely,



Rob Neiberger / Principal In Charge
970.531.4044 / robn@bigvalleyconstruction.com

We acknowledge receipt of addendum #1 and #2.



B. Qualifications Statement Form

A wide-angle photograph taken from a modern balcony with dark metal railings and wooden decking. The view looks down over a town with houses and trees displaying vibrant yellow and orange autumn foliage. In the background, a range of mountains is visible under a blue sky with scattered white clouds. The text "BIG VALLEY CONSTRUCTION QUALIFICATIONS STATEMENT FORM" is overlaid in large, bold, dark green capital letters across the center of the image.

BIG VALLEY CONSTRUCTION QUALIFICATIONS STATEMENT FORM

ARTICLE 1 - GENERAL INFORMATION

1.01. PROVIDE CONTACT INFORMATION FOR THE BUSINESS:

Legal Name of Business:	Big Valley Construction, LLC		
Corporate Office			
Name:	Troy Neiberger	Phone number:	970.531.4040
Title:	President	Email address:	troy@bigvalleyconstruction.com
Business address of corporate office:	62543 US Highway 40, Unit I Granby, CO 80446-1879		
Local Office			
Name:	Troy Neiberger	Phone number:	970.531.4040
Title:	President	Email address:	troy@bigvalleyconstruction.com
Business address of local office:	62543 US Highway 40, Unit I Granby, CO 80446-1879		

1.02. PROVIDE INFORMATION ON THE BUSINESS'S ORGANIZATIONAL STRUCTURE:

Form of Business:	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input checked="" type="checkbox"/> Joint Venture comprised of the following companies		
	1. Big Valley Construction		
	2. JHL Constructors		
	3. NA		
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	2000	State in which Business was formed:	CO
Is this business authorized to operate in the Project location:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Pending		

1.03. IDENTIFY ALL BUSINESSES THAT OWN BUSINESS IN WHOLE OR IN PART (25% OR GREATER), OR THAT ARE WHOLLY OR PARTLY (25% OR GREATER) OWNED BY BUSINESS:

Name of business:	N/A	Affiliation:	N/A
Address:	N/A		
Name of business:	N/A	Affiliation:	N/A
Address:	N/A		
Name of business:	N/A	Affiliation:	N/A
Address:	N/A		

1.04. PROVIDE INFORMATION REGARDING THE BUSINESS'S OFFICERS, PARTNERS, AND LIMITS OF AUTHORITY.

Name:	Rob Neiberger	Title:	Vice President
Authorized to sign contracts:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Limit of Authority:	Unlimited
Name:	Ben Steller	Title:	CEO
Authorized to sign contracts:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Limit of Authority:	Unlimited

ARTICLE 2 - LICENSING

2.01. PROVIDE INFORMATION REGARDING LICENSURE FOR BUSINESS:

Name of License:	Reciprocal License		
Licensing Agency:	State of Colorado		
License No:	NA	Expiration Date:	N/A
Name of License:	Contractor License		
Licensing Agency:	Grand County, Colorado		
License No:	CR25-0040	Expiration Date:	12/2025
Name of License:	Business License		
Licensing Agency:	Town of Fraser		
License No:	5208	Expiration Date:	05/2026

Big Valley Construction holds more licenses within the State of Colorado. We can provide a complete list upon request.

ARTICLE 3 - DIVERSE BUSINESS CERTIFICATIONS

3.01. PROVIDE INFORMATION REGARDING BUSINESS'S DIVERSE BUSINESS CERTIFICATION, IF ANY. PROVIDE EVIDENCE OF CURRENT CERTIFICATION:

Certification	Certifying Agency	Certification Date
<input type="checkbox"/> Disadvantage Business Enterprise		
<input type="checkbox"/> Minority Business Enterprise		
<input type="checkbox"/> Woman-Owned Business Enterprise		
<input type="checkbox"/> Small Business Enterprise		
<input type="checkbox"/> Disabled Business Enterprise		
<input type="checkbox"/> Veteran-Owned Business Enterprise		
<input type="checkbox"/> Service-Disabled Veteran-Owned Business		
<input type="checkbox"/> HUBZone Business (Historically Underutilized)		
<input type="checkbox"/> Other		
<input checked="" type="checkbox"/> None		

ARTICLE 4 - SAFETY

4.01. PROVIDE INFORMATION REGARDING BUSINESS'S SAFETY ORGANIZATION AND SAFETY PERFORMANCE:

Name of Business's Safety Officer:	Nate Lucht, General Superintendent		
Safety Certifications			
Certification Name	Issuing Agency	Expiration	
OSHA 30	OSHA	N/A	
Certified Equipment Trainer	Various	N/A	

B. QUALIFICATIONS STATEMENT FORM

BIG VALLEY CONSTRUCTION

4.02. PROVIDE WORKER'S COMPENSATION INSURANCE EXPERIENCE MODIFICATION RATE (EMR), TOTAL RECORDABLE FREQUENCY RATE (TRFR) FOR INCIDENTS, AND TOTAL NUMBER OF RECORDED MANHOURS (MH) FOR THE LAST 3 YEARS AND THE EMR, TRFR, AND MH HISTORY FOR THE LAST 3 YEARS OF ANY PROPOSED SUBCONTRACTOR(S) THAT WILL PROVIDE WORK VALUED AT 10% OR MORE OF THE CONTRACT PRICE. PROVIDE DOCUMENTATION OF THE EMR HISTORY FOR BUSINESS AND SUBCONTRACTOR(S):

Year	2024			2023			2022		
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
Big Valley Construction	0.76	0.00	49,992	1.0	0.00	47,840	1.04	0.00	45,080

ARTICLE 5 - FINANCIAL

5.01. PROVIDE INFORMATION REGARDING THE BUSINESS'S FINANCIAL STABILITY. PROVIDE THE MOST RECENT AUDITED FINANCIAL STATEMENT, AND IF SUCH AUDITED FINANCIAL STATEMENT IS NOT CURRENT, ALSO PROVIDE THE MOST CURRENT FINANCIAL STATEMENT.

Financial Institution	Bank of Colorado		
Business Address	4848 Thompson Parkway, Suite 100 Johnstown, CO 80534		
Date of Most Recent Financial Statement	December 31, 2024	<input checked="" type="checkbox"/> Attached	
Date of Most Recent Audited Financial Statement	December 31, 2024	<input checked="" type="checkbox"/> Attached	
Financial Indicators from the Most Recent Financial Statement			
Contractor's Current Ratio (Current Assets / Current Liabilities)		See Attached.	
Contractor's Quick Ratio ((Cash and Cash Equivalents + Accounts Receivable + Short Term Investments) / Current Liabilities)		See Attached.	

ARTICLE 6 - SURETY INFORMATION

6.01. PROVIDE INFORMATION REGARDING THE SURETY COMPANY THAT WILL ISSUE REQUIRED BONDS ON BEHALF OF THE BUSINESS, INCLUDING BUT NOT LIMITED TO PERFORMANCE AND PAYMENT BONDS:

Surety Name:		Western Surety Company (Bonding Company), IMA, Inc. (Agent)	
Surety is a corporation organized and existing under the laws of the state of:		Colorado	
Is surety authorized to provide surety bonds in the project location?		■ Yes □ No	
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury?			
■ Yes □ No			
Mailing Address (principal place of business)		1705 17th Street, Denver, CO 80202	
Physical Address (principal place of business)		1705 17th Street, Denver, CO 80202	
Phone (main):	303.534.4567	Phone (claims):	303.534.4567

ARTICLE 7 - INSURANCE

7.01. PROVIDE INFORMATION REGARDING BUSINESS'S INSURANCE COMPANY(S), INCLUDING BUT NOT LIMITED TO ITS COMMERCIAL GENERAL LIABILITY CARRIER. PROVIDE INFORMATION FOR EACH PROVIDER:

Name of insurance provider, and type of policy (CLE, auto, etc.):		IMA, Inc. - Colorado	
Insurance Provider		Type of Policy (Coverage Provided)	
United Specialty Insurance Company		Commercial General Liability	
Selective Insurance Company of America		Automobile Liability	
*Pinnacol Assurance		Workers Compensation / Employers' Liability	
Are providers licensed or authorized to issue policies in the Project location?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does Provider have an A.M. Best Rating of A-VII or Better		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailing Address (principal place of business)		1705 17th Street, Denver, CO 80202	
Physical Address (principal place of business)		Same as above	
Phone (main):	303.534.4567	Phone (claims):	303.534.4567

ARTICLE 8 - CONSTRUCTION EXPERIENCE

8.01. PROVIDE INFORMATION THAT WILL IDENTIFY THE OVERALL SIZE AND CAPACITY OF THE BUSINESS:

Average number of current full-time employees:	26
Estimate of revenue for the current year:	\$75M
Estimate of revenue for the previous year:	\$68M

8.02. PROVIDE INFORMATION REGARDING THE BUSINESS'S PREVIOUS CONTRACTING EXPERIENCE:

Years of experience with projects like the proposed project:			
As a general contractor:	25 years	As a joint venturer:	5 years
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:			
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Been barred from contracting by any local, state, or federal agency within the last 5 years?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Been released from a bid in the past 5 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Defaulted on a project or failed to complete any contract awarded to it? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Refused to construct or refused to provide materials defined in the contract documents or in a change order? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Been a party to any current pending litigation or arbitration? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Provide full details in a separate attachment if the response to any of these questions is Yes.			

8.05. PER SCHEDULE C, PROVIDE RESUMES OF KEY INDIVIDUALS WHOM BUSINESS INTENDS TO ASSIGN THE PROJECT. KEY INDIVIDUALS INCLUDE THE EXECUTIVE-IN-CHARGE, PROJECT MANAGER, PROJECT SUPERINTENDENT, QUALITY MANAGER, PRECONSTRUCTION MANAGER, AND SAFETY MANAGER.

Please view the resumes of key individuals on page 38-45. Key individuals are listed in the detailed table on page 14.

8.03. LIST ALL PROJECTS EXCEEDING APPROXIMATELY 20% OF BUSINESS'S CAPACITY OR ANNUAL REVENUE CURRENTLY UNDER CONTRACT IN SCHEDULE A AND PROVIDE INDICATED INFORMATION.

SCHEDULE A - CURRENT PROJECTS

Name of Organization:	Big Valley Construction				
Project Owner:	Grand County	Project Name:	Grand County EMS		
General Description of Project:	33,000 SF facility including apparatus bay with vehicle service facilities, administration space, and overnight staff living quarters.				
Project Cost:	\$25.6M	Date Project:	Anticipated Completion October 2026		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name	Jeremie Salyards	Cole Carvill		Nate Lucht	Nate Lucht
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Jeff Hickam	Grand County Project Manager	Grand County	970.531.3392	jhickam@co.grand.co.us
Designer	Brian Duggan	Principal	D2C Architects	303.952.4082 ext. 804	bduggan@D2Carchitects.com
Construction Manager	N/A	N/A	N/A	N/A	N/A



DELIVERY METHOD CMAR

WHY RELEVANT?

- Mountain Terrain Construction
- Winter Conditions
- Pre-Engineered Metal Building
- Truck Storage
- Maintenance & Wash Bay
- Municipal Support Facility
- Extensive Grand County Participation

TEAM MEMBERS INVOLVED



**Rob
Neiberger**



**Nate
Lucht**



Birds Eye View

SCHEDULE A - CURRENT PROJECTS

Name of Organization:	Big Valley Construction				
Project Owner:	Town of Granby	Project Name:	Nuche Village		
General Description of Project:	Attainable housing project to include site development and construction of single family, duplex, and triplex homes. This project includes site development to support phase 2 of the project which will include (5) fifteen unit apartment buildings.				
Project Cost:	\$25.6M	Date Project:	Anticipated Completion December 2025		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Josh Pettersen	Mark Miller	Mark Miller	Mark Miller	
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Ted Cherry	Granby Town Manager	Town of Granby	970.887.2501 ext. 202	tcherry@townofgranby.com
Designer	Nate Peterson	CEO	Vederra Modular	303.909.8946	npeterson@vederra.com
Construction Manager	N/A	N/A	N/A	N/A	N/A



DELIVERY METHOD CMAR

WHY RELEVANT?

- Mountain Terrain Construction
- Public Funding
- Extensive Grand County Subcontractor Participation
- Significant Value Engineering Required
- Multiple Funding Source Grant Reporting

TEAM MEMBERS INVOLVED



Davis
Carey



Nate
Lucht

SCHEDULE A - CURRENT PROJECTS

Name of Organization:	Big Valley Construction				
Project Owner:	Fraser Housing Authority		Project Name:	St. Louis Landing	
General Description of Project:	Horizontal infrastructure, public roadway reconfiguration, and construction of multi-phased residential buildings				
Project Cost:	\$35.5M	Date Project:		Anticipated Completion February 2027	
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name	Doug Lloyd	Grayson Long		Nate Lucht	Nate Lucht
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Michael Brack	Town Manager	Town of Fraser	970-726-5491 ext. 202	mbrack@town.fraser.co.us
Designer	Kate Leggett	Principal	ESA Architecture	303.442.5458 ext. 107	kate@esapc.com
Construction Manager	Todd Mohr	Owner Rep/Developer	Mountain Affordable Housing Development	303.681.7527	mohrt@mtn-dev.com



DELIVERY METHOD CMAR

WHY RELEVANT?

- Town of Fraser
- Mountain Terrain Construction
- Local Subcontractors
- Winter Conditions
- Sensitivity to Community
- Relationships with AHJs and Utility Providers

TEAM MEMBERS INVOLVED



Davis
Carey



Nate
Lucht



Grayson
Long
Structures
Superintendent



Dave
Purdy

8.04. LIST A MINIMUM OF THREE AND A MAXIMUM OF SIX PROJECTS COMPLETED IN THE LAST 5 YEARS IN SCHEDULE B AND PROVIDE INDICATED INFORMATION TO DEMONSTRATE THE BUSINESS'S EXPERIENCE WITH PROJECTS SIMILAR IN TYPE AND COST OF CONSTRUCTION.

SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

Name of Organization:	Big Valley Construction				
Project Owner:	East Grand Fire Protection District No. 4	Project Name:	East Grand Fire Protection District No. 4 South Station		
General Description of Project:	Located at the base of Winter Park Ski Resort, this 9,910 square foot fire station includes three double length bays with room for up to six emergency response vehicles and 10 bedrooms, a gym, office space and a command room and decontamination room. This building is both functional and aesthetic to match the needs and the beauty of the surrounding area.				
Project Cost:	\$9.2M	Date Project:		Completed in December 2025	
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name	Anthony O'Leary	Cole Carvill		Nate Lucht	Nate Lucht
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Todd Holzwarth	Fire Chief	East Grand Fire District	970.726.5824	toddh@eastgrandfire.com
Designer	Scott Munn	Principal	MA Studios	970.392.1292	scott@maarchitectural.com
Construction Manager	N/A	N/A	N/A	N/A	N/A



DELIVERY METHOD CMAR

WHY RELEVANT?

- Mountain Terrain Construction
- Public Works Facility
- Winter Conditions
- Collaboration with Emergency Services
- Densely Populated Area
- Community Sensitivity
- Critical Facility

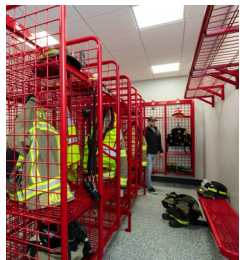
TEAM MEMBERS INVOLVED



**Rob
Neiberger**



**Nate
Lucht**



SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

Name of Organization:	Big Valley Construction & JHL Constructors				
Project Owner:	East Grand School District	Project Name:	East Grand School District 2021 Bond Program		
General Description of Project:	This project consists of the renovation of the following four schools within the district: Granby Elementary School; Approximately 70,000 SF pk-5 replacement school on newly acquired district property near the middle school. East Grand Middle School; Interior renovations including fire alarm replacement, roofing and site work improvements. Middle Park High School; 11,000 SF addition for CTE, Interior renovations, HVAC and site improvements. Fraser Valley Elementary School; Addition of six classrooms, interior renovation, and site improvements.				
Project Cost:	\$85M	Date Project:	Completed in August 2024		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Tyler Short	Nate Lucht	Heather Gutierrez	Elmer Waldschmidt	
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Hans Haberkorn	Director of Facilities	East Grand School District	970.887.2581	hans.haberkorn@egsd.org
Designer	Adele Willson	Principal	Hord Coplan Macht	303.378.9663	AWillson@hcm2.com
Construction Manager	Colleen Kaneda	Principal	Dynamic Program Management	970.390.0312	colleen.kaneda@dynamiccpm.com



DELIVERY METHOD CM/GC

WHY RELEVANT?

- Mountain Terrain Construction
- Located in Grand County
- Big Valley / JHL Partnership
- Local Subcontractor Involvement
- Maximize Economic Benefit to Community
- Public Works Act Project
- Multi-Site / Multi-Building
- Occupied Campus
- Community Significance

TEAM MEMBERS INVOLVED



Rob
Neiberger



Nate
Lucht



Will
Valkner



Heather
Gutierrez

8.05. IN SCHEDULE C, PROVIDE INFORMATION ON KEY INDIVIDUALS WHOM BUSINESS INTENDS TO ASSIGN TO THE PROJECT. PROVIDE RESUMES FOR THOSE INDIVIDUALS INCLUDED IN SCHEDULE C. KEY INDIVIDUALS INCLUDE THE PROJECT MANAGER, PROJECT SUPERINTENDED, QUALITY MANAGER, AND SAFETY MANAGER. RESUMES MAY BE PROVIDED FOR BUSINESS'S KEY LEADERS AS WELL.

B. QUALIFICATIONS STATEMENT FORM

BIG VALLEY CONSTRUCTION

SCHEDULE C - KEY INDIVIDUALS

Project Role: Executive-in-Charge (Principal In Charge)

Name of Individual		Rob Neiberger	
Years of experience in this role		23 years	
Years of experience with this organization		23 years	
Number of similar projects in this role		6 projects	
Number of similar projects in other positions		6 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Grand County EMS		20%	October 2026
St. Louis Landing		20%	February 2027
Reference Contact Information			
Name	Chip Besse	Name	Todd Mohr
Title/Position	Owner / Developer	Title/Position	Owner's Rep / Developer
Organization	1111 Enterprises LLC	Organization	Windham Project Services
Telephone	970.531.3174	Telephone	303.681.7527
Email	chipbesse1@gmail.com	Email	mohrt@mtn-dev.com
Project	Timber Fox Condos	Project	St. Louis Landing
Candidate's role on project	Vice President	Candidate's role on project	Vice President

Project Role: Construction Manager

Name of Individual		Davis Carey	
Years of experience in this role		17 years	
Years of experience with this organization		8 years	
Number of similar projects in this role		6 projects	
Number of similar projects in other positions		10 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Nuche Village		20%	January 2026
St. Louis Landing		20%	February 2027
Reference Contact Information			
Name	Rob Price	Name	Aime Drucker, PE
Title/Position	Asst. Superintendent, Operations	Title/Position	Senior Engineer
Organization	Boulder Valley School District	Organization	Aurora Water - Planning & Engineering
Telephone	970.214.0110	Telephone	720.951.5245
Email	rob.price@bvsvd.org	Email	adrucker@auroragov.org
Project	Bus Maintenance & Transportation Facility Central Kitchen & Ed. Center	Project	Binney Water Purification Facility
Candidate's role on project	Project Manager	Candidate's role on project	Senior Project Manager

Project Role: General Superintendent

Name of Individual		Nate Lucht	
Years of experience in this role		4 years	
Years of experience with this organization		11 years	
Number of similar projects in this role		8 projects	
Number of similar projects in other positions		10 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Nuche Village		20%	January 2026
Grand County EMS		20%	October 2026
St. Louis Landing Phase 1		20%	February 2027
Reference Contact Information			
Name	Hans Haberkorn	Name	Michael Hall
Title/Position	Director of Facilities	Title/Position	Advisor
Organization	East Grand School District	Organization	KOP Management LLC
Telephone	970.531.8328	Telephone	720.203.5181
Email	hans.haberkorn@egsd.org	Email	mhall@prestigepoolspa.com
Project	East Grand School Distrct 2021 Bond Program	Project	Denver Academy
Candidate's role on project	Superintendent	Candidate's role on project	Superintendent

Project Role: Project Superintendent

Name of Individual		Grayson Long	
Years of experience in this role		8 years	
Years of experience with this organization		8 years	
Number of similar projects in this role		2 projects	
Number of similar projects in other positions		5 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
St. Louis Landing Phase 1		100% Until Spring/ Summer 2026	Summer 2026 (Structures Completion)
Reference Contact Information			
Name	Nicholas Mohr	Name	Chris Scanlan
Title/Position	Program Manager	Title/Position	Director of Construction & Development
Organization	Windham Advisors	Organization	Shea Properties
Telephone	303.919.6665	Telephone	303.910.8967
Email	nmohr@windhamltd.com	Email	Chris.Scanlan@sheaproperties.com
Project	St. Louis Landing	Project	The Sophia
Candidate's role on project	Superintendent	Candidate's role on project	Superintendent

ARTICLE 9 - REQUIRED ATTACHMENTS

A. IF BUSINESS IS A JOINT VENTURE, SEPARATE QUALIFICATIONS STATEMENTS FOR EACH JOINT VENTURER, AS REQUIRED IN PARAGRAPH 1.02.

JHL Constructors Qualification Statement Form included on pages 22-34.

B. DIVERSE BUSINESS CERTIFICATIONS IF REQUIRED BY PARAGRAPH 3.01.

N/A

C. CERTIFICATION OF BUSINESS'S SAFETY PERFORMANCE IF REQUIRED BY PARAGRAPH 4.02.

See page 16.

D. FINANCIAL STATEMENTS AS REQUIRED BY PARAGRAPH 5.01.

See page 17.

E. ATTACHMENTS PROVIDING ADDITIONAL INFORMATION AS REQUIRED BY PARAGRAPH 8.02.

N/A

F. SCHEDULE A (CURRENT PROJECTS) AS REQUIRED BY PARAGRAPH 8.03.

See page 9-11.

G. SCHEDULE B (PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS) AS REQUIRED BY PARAGRAPH 8.04. SUPPLEMENTAL PROJECT DESCRIPTIONS WITH ADDITIONAL DETAIL MAY ATTACHED.

See page 12-13.

H. SCHEDULE C (KEY INDIVIDUALS) AND RESUMES FOR THE KEY INDIVIDUALS LISTED, AS REQUIRED BY PARAGRAPH 8.05.

See key individuals on page 14, and resumes on page 38-45.

I. ADDITIONAL ITEMS AS PERTINENT.

See additional relevant projects on page 18-20.



ARTICLE 9 - REQUIRED ATTACHMENTS

C. CERTIFICATION OF BUSINESS'S SAFETY PERFORMANCE IF REQUIRED BY PARAGRAPH 4.02.



December 11, 2025

Big Valley Construction, LLC
P.O. Box 1879
Granby, CO 80446

RE: Experience Modification History

Big Valley Construction, LLC's experience modification is as follows:

10/01/2025 – 10/01/2026: .75
10/01/2024 – 10/01/2025: .76
10/01/2023 – 10/01/2024: 1.00
10/01/2022 – 10/01/2023: 1.04

Please contact Kelly McMaster at 303-615-7531 if you need further information.

Sincerely,

Daniella Fernandes
Account Specialist
IMA, Inc.
Daniella.Fernandes@imacorp.com

Risk Management, Insurance,
Surety, and Employee Benefits

Dallas | Denver | Kansas City | Wichita
www.imacorp.com
Protecting Assets. Making a Difference.™
IMA, Inc.

1705 17th Street
Suite 100
Denver, CO 80202
Phone: 303-534-4567
Phone: 800-813-0203
Fax: 303-534-0600

ARTICLE 9-I. ADDITIONAL ITEMS AS PERTINENT

ADDITIONAL RELEVANT PROJECTS



Fraser Recreation Center

Fraser, CO

- **Client:** Fraser Valley Metro District
- **Architect:** Sink Combs Dethlefs
- **Contract Value:** \$37.5M *Current Market Value*

The Fraser Recreation Center is a full-service facility featuring an aquatic center with a lap pool, leisure pool, and lazy river; a gymnasium with basketball courts and gymnastics areas; and a comprehensive fitness center. Designed as a long-term community asset, the center continues to serve residents and visitors with diverse recreational, wellness, and youth programming.

DELIVERY METHOD CMAR

WHY RELEVANT?

- Located in Fraser
- Municipal Project
- Mountain Conditions
- Complex Project Built in Winter Conditions
- Highly Political Project in a Small Community

ADDITIONAL RELEVANT PROJECTS



Granby Town Hall & Police Department

Granby, CO

- **Client:** Town of Granby
- **Architect:** Anderson Hallas Architects
- **Contract Value:** \$8.5M *Current Market Value*

The new Granby Town Hall was delivered as a modern civic hub following the destruction of the previous town hall building. Designed to centralize essential municipal services, the building now houses the Granby Police Department, the Mayor's Office, the Planning Commission, Public Works, Recreation, and the Town Board of Trustees. The new facility provides improved functionality, accessibility, and long-term durability for the Town and its residents.

DELIVERY METHOD CMAR

WHY RELEVANT?

- Mountain Conditions
- Municipal Project
- Critical Facility
- Extensive Local Subcontractor Participation



ADDITIONAL RELEVANT PROJECTS



Grand County Judicial Center

Granby, CO

- **Client:** Grand County
- **Architect:** Anderson Hallas Architects
- **Contract Value:** \$31.9M *Current Market Value*

The Grand County Judicial Center incorporates judicial facility design standards that include enhanced safety and security systems. The technical solutions include stringent safety and security requirements, include safe circulation strategies, and superior courtroom acoustics and audio-visual solutions, all in the context of daylit spaces. The project also included an extensive remodel of the existing administrative building, which was completed while the building was occupied. Detailed coordination and careful planning with the county's employees were critical to the success of this project.

DELIVERY METHOD CMAR

WHY RELEVANT?

- Mountain Conditions
- Municipal Project

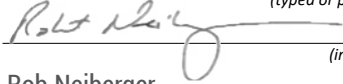


B. QUALIFICATIONS STATEMENT FORM

BIG VALLEY CONSTRUCTION

This Statement of Qualifications is offered by:

Business: Big Valley Construction, LLC
(typed or printed name of organization)

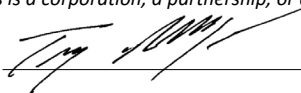
By: 
(individual's signature)

Name: Rob Neiberger
(typed or printed)

Title: Vice President
(typed or printed)

Date: December 15, 2025
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: 
(individual's signature)

Name: Troy Neiberger
(typed or printed)

Title: President
(typed or printed)

Address for giving notices:
P.O. Box 1879
Granby, CO 80446

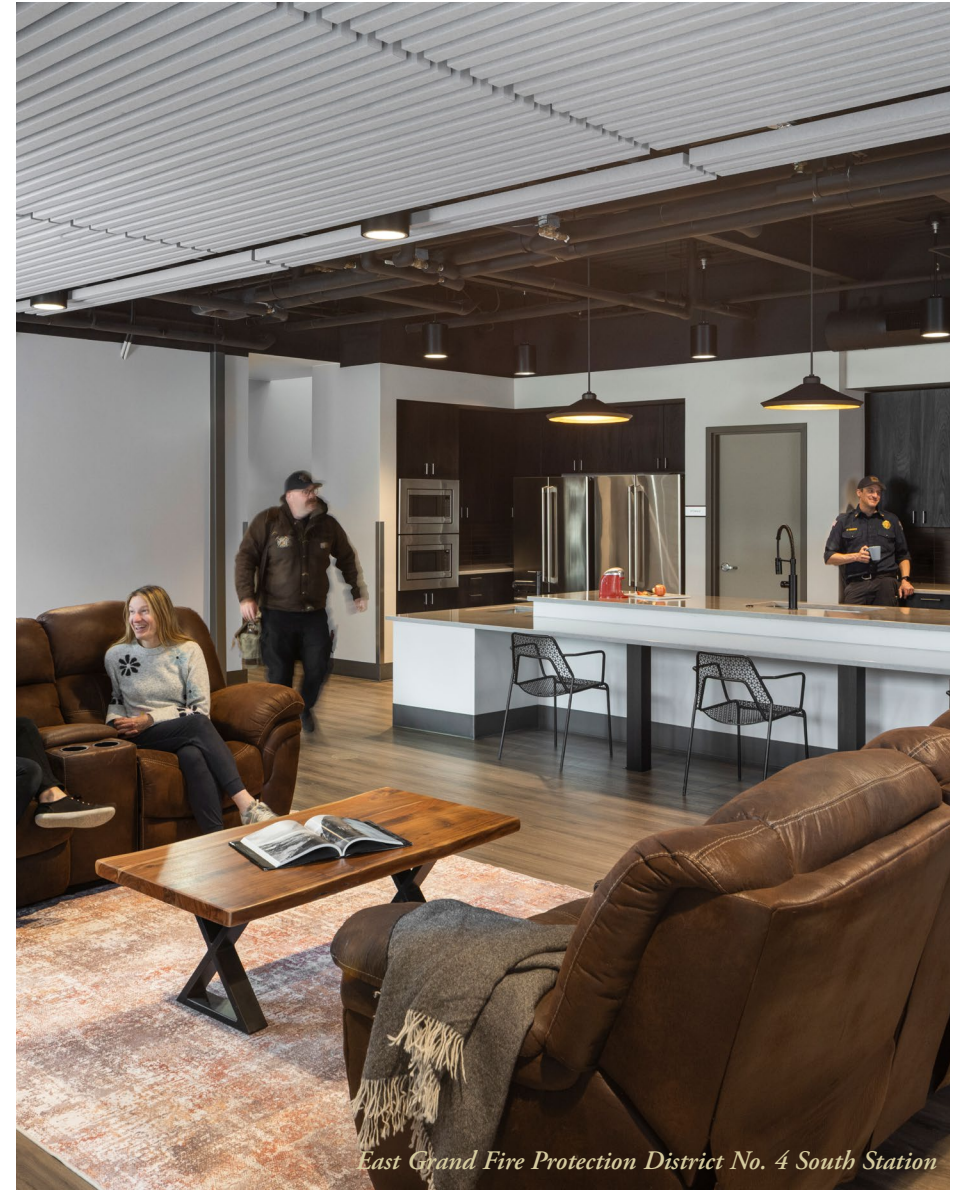
Designated Representative:
Name: Rob Neiberger
(typed or printed)

Title: Vice President
(typed or printed)

Address: 62543 US Highway 40, Unit I, Granby, CO 80446

Phone: 970.887.1533

Email: robn@bigvalleyconstruction.com





JHL CONSTRUCTORS QUALIFICATIONS STATEMENT FORM

ARTICLE 1 - GENERAL INFORMATION

1.01. PROVIDE CONTACT INFORMATION FOR THE BUSINESS:

Legal Name of Business:	JHL Enterprises, Inc.		
Corporate Office			
Name:	Ben Steller	Phone number:	303.741.6116
Title:	President & CEO	Email address:	bsteller@jhlconstructors.com
Business address of corporate office:	9100 E. Panorama Drive, Suite 300 Englewood, CO 80112		
Local Office			
Name:	Ben Steller	Phone number:	303.741.6116
Title:	President & CEO	Email address:	bsteller@jhlconstructors.com
Business address of local office:	9100 E. Panorama Drive, Suite 300 Englewood, CO 80112		

1.02. PROVIDE INFORMATION ON THE BUSINESS'S ORGANIZATIONAL STRUCTURE:

Form of Business:	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input checked="" type="checkbox"/> Joint Venture comprised of the following companies		
	1. Big Valley Construction		
	2. JHL Constructors		
	3. NA		
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	1984	State in which Business was formed:	CO
Is this business authorized to operate in the Project location:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Pending		

1.03. IDENTIFY ALL BUSINESSES THAT OWN BUSINESS IN WHOLE OR IN PART (25% OR GREATER), OR THAT ARE WHOLLY OR PARTLY (25% OR GREATER) OWNED BY BUSINESS:

Name of business:	N/A	Affiliation:	N/A
Address:	N/A		
Name of business:	N/A	Affiliation:	N/A
Address:	N/A		
Name of business:	N/A	Affiliation:	N/A
Address:	N/A		

1.04. PROVIDE INFORMATION REGARDING THE BUSINESS'S OFFICERS, PARTNERS, AND LIMITS OF AUTHORITY.

Name:	Ben Steller	Title:	President & CEO
Authorized to sign contracts:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Limit of Authority:	Unlimited
Name:	Jeff Johnson	Title:	Vice President
Authorized to sign contracts:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Limit of Authority:	Unlimited
Name:	Mario Cappella	Title:	Vice President
Authorized to sign contracts:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Limit of Authority:	Unlimited
Name:	Robert Wahl	Title:	Vice President
Authorized to sign contracts:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Limit of Authority:	Unlimited

ARTICLE 2 - LICENSING

2.01. PROVIDE INFORMATION REGARDING LICENSURE FOR BUSINESS:

Name of License:	Reciprocal License		
Licensing Agency:	State of Colorado		
License No:	N/A	Expiration Date:	N/A

JHL Constructors holds more licenses within the State of Colorado. We can provide a complete list upon request.

ARTICLE 3 - DIVERSE BUSINESS CERTIFICATIONS

3.01. PROVIDE INFORMATION REGARDING BUSINESS'S DIVERSE BUSINESS CERTIFICATION, IF ANY. PROVIDE EVIDENCE OF CURRENT CERTIFICATION:

Certification	Certifying Agency	Certification Date
<input type="checkbox"/> Disadvantage Business Enterprise		
<input type="checkbox"/> Minority Business Enterprise		
<input type="checkbox"/> Woman-Owned Business Enterprise		
<input type="checkbox"/> Small Business Enterprise		
<input type="checkbox"/> Disabled Business Enterprise		
<input type="checkbox"/> Veteran-Owned Business Enterprise		
<input type="checkbox"/> Service-Disabled Veteran-Owned Business		
<input type="checkbox"/> HUBZone Business (Historically Underutilized)		
<input type="checkbox"/> Other		
<input checked="" type="checkbox"/> None		

ARTICLE 4 - SAFETY

4.01. PROVIDE INFORMATION REGARDING BUSINESS'S SAFETY ORGANIZATION AND SAFETY PERFORMANCE:

Name of Business's Safety Officer:	Heather Gutierrez	
Safety Certifications		
Certification Name	Issuing Agency	Expiration
CSP (Certified Safety Professional)	CSP (Certified Safety Professional)	10/31/2027
ASP (Associated Safety Professional)	BCSP	8/16/2027
OHST (Occupational Hygiene & Safety Technician)	BCSP	5/24/2027
CHST (Construction Health & Safety Technician)	BCSP	5/5/2027
STSC (Safety Trained Supervisor Constructions)	BCSP	6/13/2027
STS (Safety Trained Supervisor)	BCSP	6/14/2027
OSHA Authorized Trainer – Construction	OSHA	5/26/2027
Safety & Health Specialist – Construction	RMEC-OTI	NA
Safety & Health Specialist – General Industry	RMEC-OTI	NA
Risk Management Application & Integration	US Air Force Safety Center	NA

4.02. PROVIDE WORKER'S COMPENSATION INSURANCE EXPERIENCE MODIFICATION RATE (EMR), TOTAL RECORDABLE FREQUENCY RATE (TRFR) FOR INCIDENTS, AND TOTAL NUMBER OF RECORDED MANHOURS (MH) FOR THE LAST 3 YEARS AND THE EMR, TRFR, AND MH HISTORY FOR THE LAST 3 YEARS OF ANY PROPOSED SUBCONTRACTOR(S) THAT WILL PROVIDE WORK VALUED AT 10% OR MORE OF THE CONTRACT PRICE. PROVIDE DOCUMENTATION OF THE EMR HISTORY FOR BUSINESS AND SUBCONTRACTOR(S):

Year	2024			2023			2022		
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
JHL Constructors	0.85	2.78	648,249	0.87	0.32	627,623	0.76	2.53	632,162

ARTICLE 5 - FINANCIAL

5.01. PROVIDE INFORMATION REGARDING THE BUSINESS'S FINANCIAL STABILITY. PROVIDE THE MOST RECENT AUDITED FINANCIAL STATEMENT, AND IF SUCH AUDITED FINANCIAL STATEMENT IS NOT CURRENT, ALSO PROVIDE THE MOST CURRENT FINANCIAL STATEMENT.

Financial Institution	UMB Bank
Business Address	1670 Broadway Denver, CO 80202-9978
Date of Most Recent Financial Statement	December 31, 2024 <input checked="" type="checkbox"/> Attached
Date of Most Recent Audited Financial Statement	December 31, 2024 <input checked="" type="checkbox"/> Attached
Financial Indicators from the Most Recent Financial Statement	
Contractor's Current Ratio (Current Assets / Current Liabilities)	See Attached.
Contractor's Quick Ratio ((Cash and Cash Equivalents + Accounts Receivable + Short Term Investments) / Current Liabilities)	See Attached.

ARTICLE 6 - SURETY INFORMATION

6.01. PROVIDE INFORMATION REGARDING THE SURETY COMPANY THAT WILL ISSUE REQUIRED BONDS ON BEHALF OF THE BUSINESS, INCLUDING BUT NOT LIMITED TO PERFORMANCE AND PAYMENT BONDS:

Surety Name:	Western Surety Company (Bonding Company), IMA, Inc. (Agent)
Surety is a corporation organized and existing under the laws of the state of:	Colorado
Is surety authorized to provide surety bonds in the project location?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailing Address (principal place of business)	1705 17th Street, Denver, CO 80202
Physical Address (principal place of business)	1705 17th Street, Denver, CO 80202
Phone (main):	303.534.4567
Phone (claims):	303.534.4567

ARTICLE 7 - INSURANCE

7.01. PROVIDE INFORMATION REGARDING BUSINESS'S INSURANCE COMPANY(S), INCLUDING BUT NOT LIMITED TO ITS COMMERCIAL GENERAL LIABILITY CARRIER. PROVIDE INFORMATION FOR EACH PROVIDER:

Name of insurance provider, and type of policy (CLE, auto, etc.):	IMA, Inc. - Colorado
Insurance Provider	Type of Policy (Coverage Provided)
The Travelers Indemnity Company	Automobile Liability
The Travelers Indemnity Company	Commercial General Liability
Travelers Property Casualty Company of America	Umbrella Liability / Excess Liability / Leases & Rented Equipment
*Pinnacol Assurance	Workers Compensation
Are providers licensed or authorized to issue policies in the Project location? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does Provider have an A.M. Best Rating of A-VII or Better <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailing Address (principal place of business)	1705 17th Street, Denver, CO 80202
Physical Address (principal place of business)	Same as above
Phone (main):	303.534.4567
Phone (claims):	303.534.4567

ARTICLE 8 - CONSTRUCTION EXPERIENCE

8.01. PROVIDE INFORMATION THAT WILL IDENTIFY THE OVERALL SIZE AND CAPACITY OF THE BUSINESS:

Average number of current full-time employees:	377
Estimate of revenue for the current year:	\$400M
Estimate of revenue for the previous year:	\$350M

8.02. PROVIDE INFORMATION REGARDING THE BUSINESS'S PREVIOUS CONTRACTING EXPERIENCE:

Years of experience with projects like the proposed project:			
As a general contractor:	38 years	As a joint venturer:	5 years
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:			
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Been barred from contracting by any local, state, or federal agency within the last 5 years?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Been released from a bid in the past 5 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Defaulted on a project or failed to complete any contract awarded to it? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Refused to construct or refused to provide materials defined in the contract documents or in a change order? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Been a party to any current pending litigation or arbitration? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Provide full details in a separate attachment if the response to any of these questions is Yes.			

8.05. PER SCHEDULE C, PROVIDE RESUMES OF KEY INDIVIDUALS WHOM BUSINESS INTENDS TO ASSIGN THE PROJECT. KEY INDIVIDUALS INCLUDE THE EXECUTIVE-IN-CHARGE, PROJECT MANAGER, PROJECT SUPERINTENDENT, QUALITY MANAGER, PRECONSTRUCTION MANAGER, AND SAFETY MANAGER.

Please view the resumes of key individuals on page 38-45. Key individuals are listed in the detailed table on page 31.

SCHEDULE A - CURRENT PROJECTS

Name of Organization:	JHL Constructors				
Project Owner:	Summit County	Project Name:	Summit County Transit Headquarters		
General Description of Project:	Construction of new Summit County Transit Facility including full site development, retaining walls, new three story maintenance building with electric bus storage, shop, administration offices, and (10) residential units.				
Project Cost:	\$42.5M	Date Project:	Anticipated Completion July 2026		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Sam Griffith	Shane Cowan	Heather Gutierrez	Bill Rider	
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Chris Lubbers	Transit Director	Summit County	970.470.2157	Chris.Lubbers@summitcountyco.gov
Designer	Kristy Butchko	Architect	D2C Architects	303.881.9961	kbutchko@d2carchitects.com
Construction Manager	Rob Taylor	Project Director	Artaic Group	720.217.6822	rob.taylor@artaicgroup.com



DELIVERY METHOD CM/GC

WHY RELEVANT?

- Mountain Terrain Construction
- Winter Conditions
- Collaboration with D2C
- High Profile Community Project
- Municipal Project
- Public Works Facility

TEAM MEMBERS INVOLVED



Davis
Carey



Will
Valkner



Sam
Griffith



Heather
Gutierrez

SCHEDULE A - CURRENT PROJECTS

Name of Organization:	JHL Constructors				
Project Owner:	Town of Parker		Project Name:	Parker Town Hall Expansion & Renovation	
General Description of Project:	32,000 SF expansion and select renovations to existing structure to accommodate growth of the departments.				
Project Cost:	\$28.5M	Date Project:		Anticipated Completion March 2026	
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name	Arianne Myers	Ryan Pilbeam		Heather Gutierrez	Bill Rider
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Bob Exstrom	Project Manager	Town of Parker	303.841.0353	bexstrom@parkerco.gov
Designer	Jason Frank	Architect	Anderson Mason Dale Architects	303.383.7273	jfrank@amdarchitects.com
Construction Manager	N/A	N/A	N/A	N/A	N/A



DELIVERY METHOD CM/GC

WHY RELEVANT?

- Municipal Project
- Team Involvement
- High Profile Community Project
- Office / Admin Space

TEAM MEMBERS INVOLVED



Will
Valkner



Heather
Gutierrez



SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

Name of Organization:	JHL Constructors				
Project Owner:	E-470 Public Highway Authority	Project Name:	E-470 Central Maintenance Facility		
General Description of Project:	This new 62,000 SF Central Maintenance Facility Campus is on a 13-acre campus. The 20,557 SF Fleet Maintenance buildings includes three drive-through service bays, a truck wash bay, and an office area. Other campus buildings include the 22,543 SF Salt Barn with a five-tank mag chloride tank farm. The Vehicle Storage and Combined Storage Building provide the site with 18,269 SF of storage capacity for the Highway Authority's vehicles and other critical materials to maintain their highways and toll stations. This campus is also supported with two 5,000 gas fuel tanks and dispensers for feed to maintenance and plow trucks; plus three electrical vehicle charging stations.				
Project Cost:	\$37.7M	Date Project:	Completed in July 2024		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Sam Griffith	Randy Totsch	Heather Gutierrez	Randy Totsch	
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Derek Slack	Roadway Maintenance Manager	E-470 Public Highway Authority	303.828.8311	dslack@e-470.com
Designer	Brian Duggan	Principal	D2C Architects	303.903.2640	bduggan@d2carchitects.com
Construction Manager	N/A	N/A	N/A	N/A	N/A

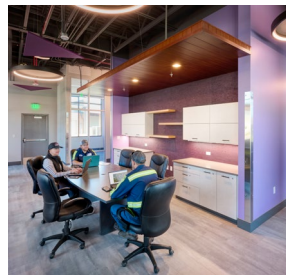
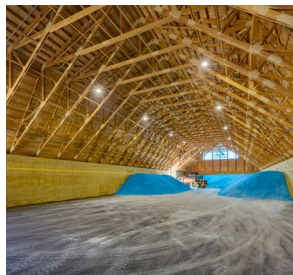


DELIVERY METHOD CM/GC

WHY RELEVANT?

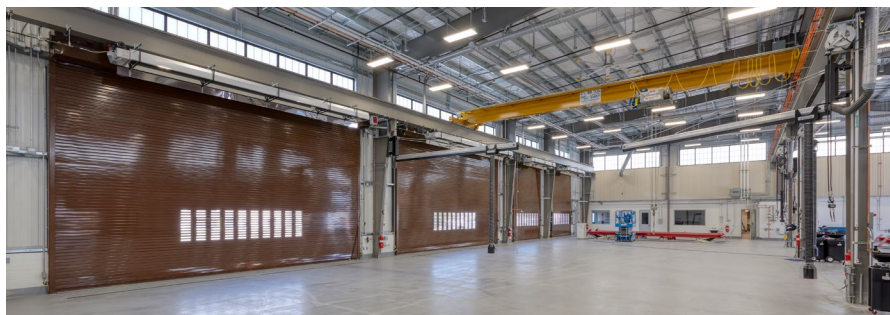
- Collaboration with D2C
- Maintenance Facility
- Salt Barn (Largest in Colorado)
- Fuel Island
- Vehicle Storage
- Admin / Office Spaces

TEAM MEMBERS INVOLVED

Davis
CareySam
GriffithWill
ValknerHeather
GutierrezRandy
Totsch

SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

Name of Organization:	JHL Constructors				
Project Owner:	Metro Water Recovery	Project Name:	Metro Wastewater Support Campus		
General Description of Project:	This project included a variety of facility upgrades across the MWRD campus, which services 32 regional municipalities in the greater Denver metro area. Work included the construction of two new ground up buildings, two additions to the Warehouse/Maintenance Shops, various renovations across the campus, and a new diesel fueling island. The new Operations Services and Control Building (OSCB) is a 23,000 square foot, multi-story office and control center building for the campus. The new RR&R Biosolids & Fleet Services (RBFS) Building is a 30,000 square foot facility that includes 10,000 square feet of administration space and 20,000 square feet of maintenance/shop space with an overhead crane, vehicle lifts, 12 maintenance bays, a welding shop, truck wash, and oil storage. Scope included extensive soil mitigation and decontamination earthwork due to a benzene plume from the neighboring Suncore Energy Plant. Two additions, totaling 16,000 square feet, were added to the existing Warehouse/Maintenance Shop (WMS) Building.				
Project Cost:	\$42.3M	Date Project:	Completed in February 2021		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Oliver Wesley	Josh Hieb	Heather Gutierrez	Josh Hieb	
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Sherman Papke	Chief Technical Officer	Metro Water Recovery	303.286.3390	spapke@mwr.dst.co.us
Designer	Katy Vandenberg	Project Manager	Stantec	303.291.2144	katy.vandenberg@stantec.com
Construction Manager	Katy Vandenberg	Project Manager	Stantec	303.291.2144	katy.vandenberg@stantec.com



DELIVERY METHOD Competitive Bid

WHY RELEVANT?

- Maintenance Facility
- Office / Admins Space
- Municipal Project
- Operations Control Building
- Shop Space & Fleet Storage
- Admin / Office Space

TEAM MEMBERS INVOLVED



Davis
Carey



Will
Valkner



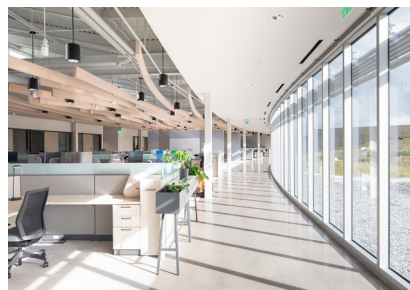
Heather
Gutierrez



Randy
Totsch

SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

Name of Organization:	JHL Constructors				
Project Owner:	Parker Water and Sanitation District	Project Name:	Parker Water & Sanitation District Headquarters		
General Description of Project:	A two-story, 130,000 gsf building will co-locate a total of 180 administrative and maintenance professionals across 2 curved (segmented) levels that share a center point marked by the highest point of the site. The program is roughly split 60:30:10 between maintenance bays, open plan workplace, and a high-performance water quality laboratory. The project has undertaken an immersive workplace strategy initiative – combining both administrative and maintenance staff into a shared departmental, flexible modular office environment for different groups to work together for the first time. The administrative and maintenance-focused new facility will serve as the home for PWSA's projected 20-year growth. The unified relocation will provide unique environmental resources fostering collaborative efforts in the application of celebrating and promoting regional water innovation to solve real-world problems, including the advocacy of sustainable water harvesting and strategies to balance energy and climate for a more sustainable future.				
Project Cost:	\$54.1M	Date Project:	Completed in August 2023		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Davis Carey	Dan Rabon	Heather Gutierrez	Tim Cornella	
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Stephanie Sansom	Engineering Manager	Parker Water and Sanitation District	720.469.9345	ssansom@pwsd.org
Designer	Robin Ault	Design Director	Perkins + Will (formerly with)	720.985.8076	Rault@fentressarchitects.com
Construction Manager	N/A	N/A	N/A	N/A	N/A



DELIVERY METHOD CM/GC

WHY RELEVANT?

- Maintenance and Operations Facility
- Office Spaces
- Storage Areas
- Repair Bays
- Municipal Project

TEAM MEMBERS INVOLVED



Davis
Carey



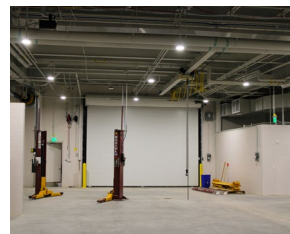
Heather
Gutierrez



Will
Valkner



Grayson
Long



SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

Name of Organization:	Big Valley Construction & JHL Constructors				
Project Owner:	East Grand School District	Project Name:	East Grand School District 2021 Bond Program		
General Description of Project:	This project consists of the renovation of the following four schools within the district: Granby Elementary School; Approximately 70,000 SF pk-5 replacement school on newly acquired district property near the middle school. East Grand Middle School; Interior renovations including fire alarm replacement, roofing and site work improvements. Middle Park High School; 11,000 SF addition for CTE, Interior renovations, HVAC and site improvements. Fraser Valley Elementary School; Addition of six classrooms, interior renovation, and site improvements.				
Project Cost:	\$85M	Date Project:	Completed in August 2024		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Tyler Short	Nate Lucht	Heather Gutierrez	Elmer Waldschmidt	
Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Hans Haberkorn	Director of Facilities	East Grand School District	970.887.2581	hans.haberkorn@egsd.org
Designer	Adele Willson	Principal	Hord Coplan Macht	303.378.9663	AWillson@hcm2.com
Construction Manager	Colleen Kaneda	Principal	Dynamic Program Management	970.390.0312	colleen.kaneda@dynamiccpm.com



DELIVERY METHOD CM/GC

WHY RELEVANT?

- Mountain Terrain Construction
- Located in Grand County
- Big Valley / JHL Partnership
- Local Subcontractor Involvement
- Maximize Economic Benefit to Community
- Public Works Act Project
- Multi-Site / Multi-Building
- Occupied Campus
- Community Significance

TEAM MEMBERS INVOLVED

Rob
NeibergerNate
LuchtWill
ValknerHeather
Gutierrez

SCHEDULE C - KEY INDIVIDUALS

Project Role: Preconstruction Manager			
Name of Individual		Will Valkner	
Years of experience in this role		25+ years	
Years of experience with this organization		12 years	
Number of similar projects in this role		10+ projects	
Number of similar projects in other positions		0 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Cherry Creek High School Phase 1		75%	May 2026
Reference Contact Information			
Name	Rob Price	Name	James Taylor
Title/Position	Asst. Superintendent, Operations	Title/Position	Principal
Organization	Boulder Valley School District	Organization	Anderson Mason Dale Architects
Telephone	970.214.0110	Telephone	303.294.9448
Email	rob.price@bvdsd.org	Email	jtaylor@amdarchitects.com
Project	Broomfield High School	Project	Parker Town Hall
Candidate's role on project	Sr. Preconstruction Manager	Candidate's role on project	Sr. Preconstruction Manager

Project Role: Project Manager			
Name of Individual		Sam Griffith	
Years of experience in this role		4 years	
Years of experience with this organization		5 years	
Number of similar projects in this role		3 projects	
Number of similar projects in other positions		2 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Summit County Transit Headquarters		100%	July 2026
Reference Contact Information			
Name	Alyssa Sweet	Name	Derek Slack
Title/Position	Project Manager II	Title/Position	Director of Roadway Maintenance
Organization	City of Aurora	Organization	E-470 Public Highway Authority
Telephone	303.257.7530	Telephone	303.828.8311
Email	asweet@auroragov.org	Email	dslack@e-470.com
Project	Griswold Water Purification Facility	Project	E-470 Central Maintenance Facility
Candidate's role on project	Project Manager	Candidate's role on project	Project Manager

Project Role: Quality Manager			
Name of Individual		Randy Totsch	
Years of experience in this role		30 years	
Years of experience with this organization		11 years	
Number of similar projects in this role		4 projects	
Number of similar projects in other positions		3 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Platte Valley School District Weld Re-7 Middle School Replacement		100%	October 2026
Reference Contact Information			
Name	Jeremy Burmeister	Name	Derek Slack
Title/Position	Superintendent	Title/Position	Director of Roadway Maintenance
Organization	Platte Valley School District Weld RE-7	Organization	E-470 Public Highway Authority
Telephone	970.593.8750	Telephone	303.828.8311
Email	jburmeister@pvre7.org	Email	dslack@e-470.com
Project	Weld RE-7 Central Office and Middle School Replacement	Project	E-470 Central Maintenance Facility
Candidate's role on project	Superintendent	Candidate's role on project	Superintendent

Project Role: Safety Manager			
Name of Individual		Heather Gutierrez	
Years of experience in this role		19 years	
Years of experience with this organization		6 years	
Number of similar projects in this role		8 projects	
Number of similar projects in other positions		3 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Miscellaneous Projects As Assigned			
Reference Contact Information			
Name	Dale Robinson	Name	Chris Toomey
Title/Position	Instructor	Title/Position	Sr. Risk Control Consultant
Organization	Rocky Mountain Education Center	Organization	Travelers Insurance
Telephone	720.301.4999	Telephone	412.699.7969
Email	dale.robinson@hrsafety.com	Email	CJTOOMEY@travelers.com
Project	N/A	Project	N/A
Candidate's role on project	Director of Safety	Candidate's role on project	Director of Safety

ARTICLE 9 - REQUIRED ATTACHMENTS

A. IF BUSINESS IS A JOINT VENTURE, SEPARATE QUALIFICATIONS STATEMENTS FOR EACH JOINT VENTURER, AS REQUIRED IN PARAGRAPH 1.02.

N/A

B. DIVERSE BUSINESS CERTIFICATIONS IF REQUIRED BY PARAGRAPH 3.01.

N/A

C. CERTIFICATION OF BUSINESS'S SAFETY PERFORMANCE IF REQUIRED BY PARAGRAPH 4.02.

See page 33.

D. FINANCIAL STATEMENTS AS REQUIRED BY PARAGRAPH 5.01.

See page 34.

E. ATTACHMENTS PROVIDING ADDITIONAL INFORMATION AS REQUIRED BY PARAGRAPH 8.02.

N/A

F. SCHEDULE A (CURRENT PROJECTS) AS REQUIRED BY PARAGRAPH 8.03.

See page 25-26.

G. SCHEDULE B (PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS) AS REQUIRED BY PARAGRAPH 8.04. SUPPLEMENTAL PROJECT DESCRIPTIONS WITH ADDITIONAL DETAIL MAY ATTACHED.

See page 27-30.

H. SCHEDULE C (KEY INDIVIDUALS) AND RESUMES FOR THE KEY INDIVIDUALS LISTED, AS REQUIRED BY PARAGRAPH 8.05.

See key individuals on page 31, and resumes on page 38-45.

I. ADDITIONAL ITEMS AS PERTINENT.

See additional relevant project on page 35.



ARTICLE 9 - REQUIRED ATTACHMENTS

C. CERTIFICATION OF BUSINESS'S SAFETY PERFORMANCE IF REQUIRED BY PARAGRAPH 4.02.



June 3, 2024

JHL Enterprises, Inc.
9100 E. Panorama Drive Suite 300
Englewood, CO 80112

RE: Experience Modification Rates

JHL Enterprises, Inc.'s experience modification history is as follows:

4/1/2024 – 4/1/25: 0.85
4/1/2023 – 4/1/24: 0.87
4/1/2022 – 4/1/23: 0.76
4/1/2021 – 4/1/22: 0.69
4/1/2020 – 4/1/21: 0.65

Feel free to contact me directly at 303-615-7531 with any questions or concerns.

Sincerely,

Kelly McMaster

Kelly McMaster
Sr. Account Manager

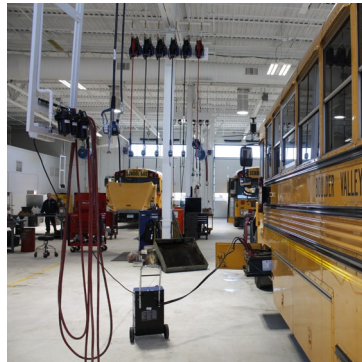
Risk Management, Insurance,
Surety, and Employee Benefits

Dallas | Denver | Kansas City | Wichita
www.imacorp.com
Protecting Assets. Making a Difference.SM
IMA, Inc. dba IMA Insurance Services, CA Lic #0H64724

1705 17th Street
Suite 100
Denver, CO 80202
Phone: 303-534-4567
Phone: 800-813-0203
Fax: 303-534-0600

ARTICLE 9-I. ADDITIONAL ITEMS AS PERTINENT

ADDITIONAL RELEVANT PROJECTS



Bus Maintenance & Transportation Facility

Boulder, CO

- **Client:** Boulder Valley School District
- **Architect:** HOK Architects
- **Contract Value:** \$15.8M

This new campus serves as the operations headquarters for all BVSD's Transportation needs: dispatch, training, maintenance, storage, washing, and fueling. The project included 11 acres of buildings and bus parking, a 52,000 square foot maintenance facility with office space, a 3,000 square foot bus wash facility, and a diesel and propane fueling station with canopy. The site included over 150,000 CY of import to fill the site above 100-year flood stage levels, large new storm/water/sanitary utility package, in ground diesel fuel storage, on site diesel fueling island and fully enclosed automated large vehicle wash building. Almost all the 11 acres were concrete or asphalt paved for large vehicle storage and parking. The maintenance facility included 40' tall exterior pre-cast walls, 120' clear span Vulcraft joist, in-floor slab radiant heat, trench drain systems with shake on hardener/topical densifier, large vehicle maintenance bays and entry doors.

DELIVERY METHOD Competitive Bid

WHY RELEVANT?

- Maintenance Facility
- Office Spaces
- Municipal Project
- Fuel Island
- Repair Bays
- Environmentally Sensitive Project

B. QUALIFICATION STATEMENT FORM

JHL CONSTRUCTORS

This Statement of Qualifications is offered by:

Business: JHL Constructors, LLC
(typed or printed name of organization)

By: *Ben Steller*
(individual's signature)

Name: Ben Steller
(typed or printed)

Title: President and CEO
(typed or printed)

Date: December 15, 2025
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: *M. Cappella*
(individual's signature)

Name: Mario Cappella
(typed or printed)

Title: Vice President
(typed or printed)

Address for giving notices:
9100 E. Panorama Drive, Suite 300
Centennial, CO 80112

Designated Representative:
Name: Ben Steller
(typed or printed)

Title: President
(typed or printed)

Address:
9100 E. Panorama Drive, Suite 300
Centennial, CO 80112

Phone: 303.435.1841

Email: bsteller@jhlconstructors.com



E-470 Central Maintenance Facility

C. Project Team



C. PROJECT TEAM

Big Valley is uniquely suited to partner on the Fraser Public Works Operations Facility because we are a true Grand County contractor with deep roots in the local mountain community. Coupled with the technical expertise of Big Valley's long standing partner in JHL, you have the perfect team.

Our team lives and works in the mountain environment every day, giving us a firsthand understanding of the weather, logistics, subcontractor market, and seasonal constraints that define successful construction in Fraser. Big Valley has thoughtfully assembled an experienced and extremely qualified team for your project.

Most all of our team members are Grand County residents who take personal pride in improving the community they call home, making the success of this facility not just a project outcome, but a reflection of their commitment to the region. Big Valley also brings an established working relationship with D2C, currently constructing the Grand County EMS project and collaborating on pricing for the Winter Park Maintenance Facility. This familiarity with the design team and project type leads to a smooth preconstruction process.

Big Valley is a reliable, community-aligned partner who understands the environment, the people, and the level of quality the Town expects for this critical facility.

WHY THIS BIG VALLEY TEAM?

- 1 Big Valley is a well established and trusted contractor in Grand County. Not only do we understand the complexities of mountain construction, we're embedded in the community. As a local contractor in the community for over 25 years, we've developed trusted relationships with the subcontractors, suppliers and AHJs. And we understand the importance of keeping the funds for this project local. We are invested in the success of this project.
- 2 Big Valley is strengthened by its partnership with JHL, who will provide expanded resources, technical expertise, and depth of staffing to support the project. JHL's proven experience on complex municipal and operations facilities complements Big Valley's local knowledge, ensuring the Town benefits from both robust CMAR capabilities and strong community alignment.
- 3 **Grayson Long** is currently assigned to completing the superstructure at St. Louis Landing prior to turning over the project to our multifamily expert for completion. Grayson is a commercial superintendent with extensive experience in projects like the Fraser Public Works Operations Facility and the timing is ideal for Grayson to lead this project from start to finish.
- 4 Big Valley has been involved with this project since day one. **Davis Carey** and **Will Valkner** have already been working with the D2C team on pricing for this project. This leads to no learning curve, we're ready to hit the ground running.
- 5 **Sam Griffith**, **Davis Carey**, **Will Valkner**, **Randy Totsch** and **Heather Gutierrez** recently completed E-470 Central Maintenance Facility project, awarded by the American Public Works Association as **Project of the Year** in 2025. The award winning project was designed by D2C Architects, and mirrors a similar scope and specifications to the Fraser Public Works Facility.





ROB NEIBERGER

Principal In Charge

ABOUT

29+ Years in the Industry



Bachelor of Science
Business Management
University of Northern Colorado

WHY ROB?

- Proven leader with strong relationships among clients, team members, subcontractors and the local community
- Extensive knowledge and experience in mountain construction
- Successfully manages projects from procurement to preconstruction with unmatched attention to detail

REFERENCES

- Chip Besse / 1111 Enterprises LLC / 970.531.3174
- Michael Brack / Town of Fraser / 970.726.5491 ext. 202
- Nat Sullivan / YMCA of the Rockies / 970.531.9333



GRAND COUNTY RESIDENT

SELECT RELEVANT PROJECT EXPERIENCE

- **Grand County EMS Granby, CO**
33,000 SF facility including apparatus bay with vehicle service facilities, administration space, and overnight staff living quarters
- **St. Louis Landing Fraser, CO**
Horizontal infrastructure, public roadway reconfiguration, and construction of multi-phased residential buildings
- **Fraser Valley Recreation Center Fraser, CO**
48,000 SF recreation center with a natatorium, gymnasium, workout areas and administration area
- **East Grand Fire Protection District No. 4 South Station Winter Park, CO**
10,000 SF fire station with administrative offices, training and decontamination areas and 10 living quarters
- **East Grand School District 2021 Bond Program Granby + Fraser, CO**
Renovation of 4 schools, HVAC and site improvements, fire and security replacements; 11,000 SF CTE addition; new 70,000 SF ground up elementary school
- **The YMCA, Snow Mountain Ranch Granby, CO**
16 employee housing units



DAVIS CAREY

Construction Manager

ABOUT

17+ Years in the Industry



Bachelor of Science
Construction Management
Georgia Southern University

WHY DAVIS?

- Facilities communications and partnership across all members of the project team
- Detailed, organized and transparent cost management
- Expertly communications and informs Owners

REFERENCES

- Ted Cherry / Town of Granby / 970.531.0011
- Amie Drucker, PE / Aurora Water - Planning & Engineering / 720.951.5245
- Rob Price / Boulder Valley School District / 970.214.0110



GRAND COUNTY RESIDENT

SELECT RELEVANT PROJECT EXPERIENCE

- **St. Louis Landing Fraser, CO**
Horizontal infrastructure, public roadway reconfiguration, and construction of multi-phased residential buildings
- **Sterling Pointe Development Fraser, CO**
18 multi-unit residential buildings totaling 144 condos
- **Nuche Village Granby, CO**
A 235 Unit, deed restricted property workforce housing for both for rent and for sale homes
- **Boulder Central Support Services Campus Boulder, CO**
New transportation facility, 52,000 SF maintenance facility, fueling station, 34,000 SF central kitchen with loading dock, 7,000 SF dry, refrigerated, and frozen food storage, administration spaces, conference space
- **Metro Wastewater Support Campus Denver, CO**
Campus Upgrades; New 30,000 SF Biosolids/Fleet Services Building; New 23,000 SF Operations Building; Occupied Campus
- **Hartsfield-Jackson Atlanta International Airport Landside Modernization Atlanta, GA**
500,000 SF addition and renovation to the main airport terminal; occupied airport



WILL VALKNER

Sr. Preconstruction Manager

ABOUT

28+ Years in the Industry



Bachelor of Science
Construction Management
University of Illinois

WHY WILL?

- **Highly experienced with complex logistical projects**
- Experience in both rural and mountain communities in procuring subcontractors and scoping the project correctly
- Strong understanding of the project lifecycle which equals an acute attention to detail

REFERENCES

- Chris Guarino / Artaic Group / 970.471.1509
- James Taylor / AMD Architects / 303.294.9448
- Greg Cromer / Wold Architects / 720.904.0440



GRAND COUNTY RESIDENT

SELECT RELEVANT PROJECT EXPERIENCE

- **East Grand School District 2021 Bond Program Granby + Fraser, CO**
Renovation of 4 schools, HVAC and site improvements, fire and security replacements; 11,000 SF CTE addition; new 70,000 SF ground up elementary school
- **Summit County Transit Headquarters Frisco, CO**
New facility including full site development, retaining walls, three-story maintenance building with electric bus storage, shop, administration offices, and residential units (10)
- **Silverthorne Recreation Center Expansion Silverthorne, CO**
23,000 SF addition includes; fitness area, administrative, storage, childcare, and gymnasium
- **E-470 Central Maintenance Facility Aurora, CO**
New 62,000 SF maintenance facility on a 13-acre campus; the building with maintenance bays, and an office area; a salt barn and 18,270 SF of storage capacity for other materials and vehicles
- **Boulder Central Support Services Campus Boulder, CO**
New transportation facility, 52,000 SF maintenance facility, fueling station, 34,000 SF central kitchen with loading dock, 7,000 SF dry, refrigerated, and frozen food storage, administration spaces, conference space



SAM GRIFFITH

Project Manager

ABOUT

9+

Years in the Industry



Bachelor of Science
Construction Management
Colorado State University

WHY SAM?

- Extensive municipal facility experience
- Multiple projects completed with D2C
- Close attention to detail and proactive communication style
- Mountain project experience

REFERENCES

- Kristopher Diaz / D2C Architects / 303.952.4802
- Derek Slack / E-470 Public Highway Authority / 303.828.8311
- Alyssa Sweet / City of Aurora / 303.257.7530

SELECT RELEVANT PROJECT EXPERIENCE

- **Summit County Transit Headquarters Frisco, CO**
New facility including full site development, retaining walls, three-story maintenance building with electric bus storage, shop, administration offices, and residential units (10)
- **E-470 Central Maintenance Facility Aurora, CO**
New 62,000 SF maintenance facility on a 13-acre campus; the building with maintenance bays, and an office area; a salt barn and 18,270 SF of storage capacity for other materials and vehicles
- **Griswold Water Purification Structure Improvements Aurora, CO**
Replacement Bypass, Pre-Treatment and Raw Water Mix Facility; A new 8,000 sf cast-in-place concrete structure built with-in a operational water treatment campus with extensive existing in ground infrastructure
- **Coors Field Off-Season Renovations Denver, CO**
Clubhouse renovation
- **Gaylord Rockies Resort and Convention Center Aurora, CO**
85-acre development included a 1,500-room hotel, more than 1.9 million SF of hotel, retail, commercial and convention space, indoor/outdoor recreational park, and convention facility



NATE LUCHT

General Superintendent

ABOUT

17+ Years in the Industry



Bachelor of Science
Construction Management
Colorado State University

WHY NATE?

- Extensive Grand County building experience
- Expert with complex site development
- Strong relationships with Grand County sub contractors and AHJs

REFERENCES

- Hans Haberkorn / East Grand School District / 970.531.8328
- Michael Hall / KOP Management, LLC / 720.203.5181
- Mike Lees / Morgan County School District (formerly with) / 970.867.5633



GRAND COUNTY RESIDENT

SELECT RELEVANT PROJECT EXPERIENCE

- **Grand County EMS Granby, CO**
33,000 SF facility including apparatus bay with vehicle service facilities, administration space, and overnight staff living quarters
- **St. Louis Landing Fraser, CO**
Horizontal infrastructure, public roadway reconfiguration, and construction of multi-phased residential buildings
- **East Grand School District 2021 Bond Program Granby + Fraser, CO**
Renovation of 4 schools, HVAC and site improvements, fire and security replacements; 11,000 SF CTE addition; new 70,000 SF ground up elementary school
- **Metro Wastewater Support Campus Denver, CO**
Campus Upgrades; New 30,000 SF Biosolids/Fleet Services Building; New 23,000 SF Operations Building; Occupied Campus
- **Sterling Pointe Development Fraser, CO**
18 multi-unit residential buildings totaling 144 condos
- **Sunnyside Flats at Winter Park Ranch Fraser, CO**
Multi-phased; 9 two and three-story multi-unit residential buildings



GRAYSON LONG

Superintendent

ABOUT

8+

Years in the Industry



Bachelor of Science
Natural Resource Management
Colorado State University

WHY GRAYSON?

- Detail focused Superintendent that strives to exceed his clients expectations
- Excellent Communication and Pre-Planning Skills
- Excellent collaborator with all stakeholders

REFERENCES

- Nicholas Mohr / Windham Advisors / 303.919.6665
- Phil Buckley / Corum Real Estate / 303.796.2000
- Chris Scanlon / Shea Properties / 303.910.8967



GRAND COUNTY RESIDENT

SELECT RELEVANT PROJECT EXPERIENCE

- **St. Louis Landing Fraser, CO**
Horizontal infrastructure, public roadway reconfiguration, and construction of multi-phased residential buildings
- **Boulder Central Support Services Campus Boulder, CO**
New transportation facility, 52,000 SF maintenance facility, fueling station, 34,000 SF central kitchen with loading dock, 7,000 SF dry, refrigerated, and frozen food storage, administration spaces, conference space
- **Cherry Creek Innovation Campus Centennial, CO**
New 117,000 SF career-focused campus; includes classroom and lab spaces supporting advanced manufacturing, business services, culinary, hospitality, health services, and more
- **Edmond Curtis Park Denver, CO**
Two building, three-story zero lot line, market rate residence located in Denver's Curtis Park neighborhood; average size for the 189 units is 714 square feet, and range from studios to two-bedrooms with mezzanines
- **The Sophia Englewood, CO**
153,200 SF Senior Affordable Housing; six-story, 158 one- and two-bedroom units

ADDITIONAL RESOURCES

**DAVE PURDY ASST. SUPERINTENDENT****Years of Experience:** 20+ Years

Dave Purdy has proudly called Grand County, Colorado home since 1999. Originally from Iowa, Dave graduated from Northwest Missouri State University in 1998 and spent a year serving in AmeriCorps before following his passion for building to the Rocky Mountains.

With over two decades of experience in the construction industry, Dave has built a reputation for quality craftsmanship, integrity, and attention to detail. After years of owning his own general contracting business, Dave was excited to join Big Valley Construction in 2025. He brings extensive experience of working in Grand County and has long standing relationships with subcontractors and suppliers.

GRAND COUNTY RESIDENT

**HEATHER GUTIERREZ SAFETY MANAGER****Years of Experience:** 19+ Years

Heather is a dedicated safety professional, with an impressive 17 active safety credentials, including Certified Safety Professional (CSP), Occupational Hygiene and Safety Technician (OHST), Construction Health Safety Technician (CHST), and CDOT Certified Flagging Instructor Trainer (FIT). Heather's expertise includes supporting Colorado K-12 and college-level school projects through proactive safety initiatives, site-specific safety plans, training, inspections, and coordination of personal protective equipment and first aid supplies. She ensures the safety of employees, subcontractors, staff, students, and the broader community. Beyond her professional duties, she engages in leadership activities to further support safety and health. She is an active member of AIHA's "I am IH in Schools," a collaborative that encourages students to pursue careers in occupational and environmental health and safety. She also serves as Chairman of the CCA Risk Management Committee, Co-Chair of the AGC Mental Health Working Group, and Vice Chair CU Boulder's CSRA Managing Last Minute Change research project. A Colorado native and a military veteran, Heather actively serves as an Occupational Health and Safety Specialist with the 140th Air Wing of the Colorado National Guard. Her leadership has earned multiple national safety awards and recognition as a champion of safety and health in construction.

**RANDY TOTSCH QUALITY MANAGER PUBLIC WORKS FACILITY EXPERT****Years of Experience:** 49+ Years

With nearly 50 years of industry experience, Randy brings deep expertise in safety, quality, and field execution to this project. His background includes leadership on major public works and operations campuses, most notably the award-winning E-470 Central Maintenance Facility, which closely aligns with the technical features of this project. As Quality Manager, Randy strengthens constructability reviews, ensures adherence to design intent, and supports seamless field execution. He will be a key resource to Grayson in his superintendent role, providing mentorship and reinforcing disciplined quality and safety practices throughout the project.



D. Project Approach

D. PROJECT APPROACH

- Describe or demonstrate your approach to the proposed project and any methodology for meeting the Town's goals. Include how you will resolve issues and challenges. Include an overview of philosophy, tools and/or processes.

PRECONSTRUCTION PROCESS

Project success begins with preconstruction and our approach to delivering a successful project outcome is simple and user friendly. We are true partners to our clients, design teams, subcontractors, and community, and are a family of driven employees working in relentless pursuit of quality and exceptional experiences. Above all, Big Valley thrives on long-term relationships, integrity, and always doing the right thing. The success of the Public Works Operations Facility starts with a project kick-off meeting to review the initial cost model and discuss lessons learned. Our preconstruction process is a developed and proven system for maximizing the value on a project. We have tailored our approach and process to the specific needs of Town of Fraser and our preconstruction approach is summarized on the following pages.





ALIGN

CLEARLY DEFINED GOALS

We will fully engage with the Town and D2C to understand and validate every element of the program, your goals, the design direction, and the decision-making process in conjunction with the supporting information that has been utilized to date. We are ready to hit the ground running. We were involved during the schematic phase helping the team by preparing the initial estimates, and have an understanding of the project goals and success factors. We can quickly “align”, ask you to catch us up on the decisions made during the last couple of months, and we are ready to work.



COLLABORATE

COMPLETE TRANSPARENCY

From our aligned foundation of knowledge, we seek early and intensive engagement with the entire project team. Immediately, we will create a list of **What's Important Now (W.I.N. Tasks)** to help focus and guide the overall team.

We continually evaluate and update our **W.I.N. Tasks** and the master schedule. Prioritizing critical tasks during preconstruction has a direct result on the timeliness of critical decisions and design integrity. Ultimately, our goal is preserving and enhancing value at this crucial stage. While our W.I.N. checklist continually adjusts and focuses on the most important immediate items, it encompasses all disciplines and aspects of the project. We value input from all team members and subject matter experts to gain their input on constructability reviews, site logistics planning and coordination, and safety execution strategies.

W.I.N. TASKS

(What's Important Now)

01	✓	Validate Design Development progress alignment with SD Budget and updated Town priorities. Meetings with stakeholders to understand immediate and future needs.
02	✓	Coordination with Mountain Parks Electric to relocate existing power lines.
03	✓	Local trade partner engagement to ensure maximum community participation.
04	✓	Pre-engineered metal buildings: focus on determining all required modifications to standards. What equipment will be attached and therefore imposing loads.
05	✓	Coordination of CR 72 paving.



E-470 Central Maintenance Facility

OPTIMIZE REAL-TIME COST FEEDBACK

As your construction partner, we achieve success when we deliver maximum value to your stakeholders. We know that value is defined differently on every project and we respect those priorities. In the end, **only you can determine what value is for your project**. Big Valley will provide you the highest level of service going beyond the traditional scope of CM/GC services to deliver a great value. This drives critical decision making for the project and allows us to invest significant time into selecting the systems and products that make this the best project for the Town.

DELIVER SUCCESS WITHOUT LIMITATIONS

With Big Valley as your contractor, you can expect absolute reliability and accountability. Our preconstruction services have no limits. All of the work leading up to the GMP make the outcome more dependable. The final step is delivering subcontractor participation. Subcontractors make up more than 80% of project costs so delivering on subcontractor participation and competitive bidding helps ensure the Town receives the best value. With the GMP, the Town will receive a comprehensive package designed to clarify scope, cost, and options for cost savings or upgrades.



"Big Valley Construction approached this project with **PROFESSIONALISM** and a cooperative nature, working well with the owners and the consultant team on this complex project. The work delivered was **WELL ORGANIZED, TIMELY AND WITH EXCELLENT CRAFTSMANSHIP**. The forethought and organization of this project is evident with their ability to bring forward site issues and questions in a timely manner allowing responses to be incorporated with minimal impact. The project was completed within an extremely tight timeline due to the nature of the high-altitude conditions and the necessity of having the project completed prior to the opening of the 2017/2018 ski season."

- Kelly Mace
Winter Park Resort

BUDGET MANAGEMENT & COST TRACKING

Soon after selecting Big Valley and JHL as your partner, we will efficiently begin working on the next milestone estimate. This design development will allow us to bring the estimate into focus and reduce contingencies by defining scope clearly and building upon the knowledge base from the schematic design and our past experiences.

VALUE ENGINEERING

The majority of the time during the preconstruction portion of the project is spent in between milestone estimates. There are many decisions made, and options evaluated, that impact cost during that time. We use the Scope Adjustment Log (pictured right) as our tool during that time. As soon as a new idea is discussed that potentially changes the scope of the project, we add it to the subject line of the Scope Adjustment Log. As quickly as possible, we determine the cost impact. During the next meeting we determine if that scope is incorporated into the project, or rejected. When a new item is accepted, the cost impact is immediately added or subtracted from the latest project milestone estimate, so you know the current value at all times. It also helps you make decisions efficiently because you understand the full picture. You can keep a balanced budget by selecting a premium product that will benefit the project by selecting an offsetting lesser cost product that does not offer as much value.

Big Valley's extensive experience building in mountain environments further strengthens this value engineering process. Years of constructing facilities throughout Grand County and similar regions have given our team firsthand knowledge of which construction components, materials, and systems perform well in mountain conditions, along with the components that do not. Factors such as snow loads, freeze-thaw cycles, wind exposure, UV degradation, and long-term maintenance requirements are carefully considered when evaluating alternatives. This mountain-informed perspective ensures that value engineering decisions are not based solely on first cost, but on proven durability and life-cycle performance, helping the Town avoid substitutions that may lead to increased maintenance or reduced service life over time.



Fraser Public Works
Scope Adjustment Log
8/25/2025

Item #	Description	Value	Code	(1) Pending Deduct	(2) Pending Add
1-Multi-Trade Options					
1-1	Eliminate (1) Bay from Vehicle Cold Storage	\$ (56,569)	1	-\$56,569	\$0
1-2	Eliminate (1) Maintenance Bay	\$ (230,619)	1	-\$230,619	\$0
1-3	Eliminate (1) Bay from Heated Vehicle Storage	\$ (124,461)	1	-\$124,461	\$0
1-4		\$ -		\$0	\$0
8.2-Overhead Doors					
8.2-1	Eliminate (1) of the Salt Barn Overhead Doors	\$ (75,296)	1	-\$75,296	\$0
8.2-2		\$ -		\$0	\$0
8.3-Storefronts and Windows					
8.3-1	Change the Kallwall Translucent Panels to Uniquad Panels by Kingspan	\$ (73,848)	1	-\$73,848	\$0
8.3-2		\$ -		\$0	\$0
9.4-Flooring					
9.4-1	Change the Burnished, Densified, and Sealed Concrete Floors to Only Sealed Concrete Floors	\$ (82,884)	1	-\$82,884	\$0
9.4-2		\$ -		\$0	\$0
9.5-Painting and Wallcovering					
9.5-1		\$ -		\$0	\$0
9.5-2		\$ -		\$0	\$0
10-Specialties					
10-1	Eliminate Monument Sign (Only Building Mounted Signage)	\$ (86,880)	1	-\$86,880	\$0
10-2		\$ -		\$0	\$0
21-Fire Suppression					
21-1	Eliminate Fire Suppression System in Salt Barn	\$ (59,658)	1	-\$59,658	\$0
21-2		\$ -		\$0	\$0
22-Plumbing					
22-1		\$ -		\$0	\$0
22-2		\$ -		\$0	\$0
23-HVAC					
23-1	Eliminate Dust Collector	\$ (347,520)	1	-\$347,520	\$0
23-2		\$ -		\$0	\$0
26-Electrical					
26-1		\$ -		\$0	\$0
26-2		\$ -		\$0	\$0
32.1-Asphalt Paving					
32.1-1		\$ (888,782)	1	-\$888,782	\$0
32.1-2		\$ -		\$0	\$0
32.2-Site Concrete					
32.2-1	Change the Material Storage Bin from Cast-In Place Concrete to Stacked Concrete Blocks	\$ (53,414)	1	-\$53,414	\$0
32.2-2		\$ -		\$0	\$0
33-Utilities					
33-1		\$ -		\$0	\$0
33-2		\$ -		\$0	\$0
				-\$2,079,931	\$0

PRECONSTRUCTION TOOLS

Our project estimating system was created with the goal of transparency and detail for our clients from the first cost model through GMP. In the Appendix ([page 63](#)), we have provided examples of our estimate format and forms to demonstrate the level of detail you can expect. While these are sample reports, our system is flexible to provide the Town the feedback, breakouts, details, and accounting desired. The table below summarizes the tools we use during the preconstruction process and the tool's function and value.

TOOL	FUNCTION	VALUE
Cash Flow Projection	Cash Flow Planning	<ul style="list-style-type: none"> Allows ownership to plan for their cash flow
Construct Connect	Quantity Takeoff Software	<ul style="list-style-type: none"> Graphically communicates assumptions during early design phases with the Town and the project team Allows us to confirm accurate scope from subcontractors
Building Connected	Project Document Distribution to Subcontractors	<ul style="list-style-type: none"> Efficient means to share documents and instructions to bidders
<u>Owner-Contractor Scope Coordination Document</u> (page 65)	Comprehensive list of project components that delineates costs between Owner's budget, Architect's budget or CM/GC's budget	<ul style="list-style-type: none"> Reviewing the list of project components ensures critical tasks are not forgotten Confirms costs are accounted for, yet not doubled up
Executive Summary	Simplified bottom line summary that can be shared with those that do not want to get into the details.	<ul style="list-style-type: none"> Allows bottom line information to be shared with a wider group
<u>Estimate Summary</u> (page 66)	CSI Division Breakdown of Direct Costs and Summary of Indirect Costs	<ul style="list-style-type: none"> Provides a simple platform to understand the breakdown of costs
Estimate Summary Comparison	Compares project costs by division to prior estimates	<ul style="list-style-type: none"> Allows the team to see how the project costs have changed by division
<u>Estimate Detail</u> (page 67)	Shows the cost detail for every trade	<ul style="list-style-type: none"> Allows the team to understand where every dollar of project is being spent
<u>Scope Adjustment Log</u> (page 68)	Between milestone estimates, we utilize the scope adjustment log to track design changes and their associated costs	<ul style="list-style-type: none"> Enables us to update the estimate throughout the design process as new ideas are discussed Various system options are logged and presented to the team for efficient decision-making Notes are added when a decision is made to memorialize the decision and the options vetted As the design progresses, there will typically be options that remain in the pending category. These items can be desired upgrades, or cost saving options that can move in or out of the project as different priorities emerge
Bid Tabs	Scope leveling and determining low qualified bidder	<ul style="list-style-type: none"> We are open book and transparent with subcontractor bidding. Clients are able to review as much information and participate in subcontractor selection, if they wish.
<u>Procore</u> (page 69)	Constructability reviews	<ul style="list-style-type: none"> Allows all team members to view the plans in 2D and 3D. Early in design this tool is used to flag constructability issues and as design progresses this is the core tool for VDC clash detection, coordination, and consistency between preconstruction and construction

IN OUR BACK YARD

Our projects are continually successful due to the importance we place on our subcontractor relationships and the development of key self-perform trades. We are intentional in the relationships we maintain with our key partners, focusing on fluid communication from initial budgeting through final closeout of a project. These relationships don't stop with our subcontractors, it extends to our suppliers as well. Our trusted relationships allow us to mitigate challenges quickly and efficiently, maintain the best value for the project and provide certainty in delivering a successful project that will stand the test of time.

SUBCONTRACTORS QUALIFICATIONS AND BID PROCESS

Our subcontractor selection process is competitive and thorough. It starts by promoting the Public Works Operations Facility project to local subcontractors. We evaluate the complexities involved in each trade and build a list of bidders based on each scope. Prior to soliciting subcontractor proposals we will review our proposed subcontractor list with the Town and D2C to ensure that we take advantage of your previous experiences and relationships to build the best team possible. Specialized scopes have fewer qualified subs, while non-specialized ones have a larger pool of subcontractors who have demonstrated their ability to deliver a quality product on schedule. To ensure quality, we gather past experience, references, and financial data to manage risks. Our process allows the entire project team to make informed subcontractor decisions for project success.

For each scope of work, we get multiple bids from highly qualified subcontractors. Our subcontractor solicitation and selection process is thorough, open, and fair. Only subcontractors who are technically and financially capable are selected to build our projects.

We also review financial information to understand the financial and schedule risks with each unique subcontractor. Our process allows the entire project team to make informed decisions with subcontractor selection to ensure a project's success, and does so without arbitrarily spending money on subcontractor bonds. We rarely bond subcontractors. Instead, we go through a thorough prequalification process for subcontractors and suppliers and maintain strict lien waiver guidelines monthly to protect our client's interest and mitigate risk.

SUBCONTRACTORS INVOLVEMENT IN PRECONSTRUCTION

The relationships described above allow us to get value contributions from the subcontractor community during preconstruction prior to making awards. We communicate regularly with subcontractors to determine different product or equipment options that may add value to the project. We also discuss installation options to ensure our approach is the most efficient to provide the best value. Our subcontractors are experts in their field and we want your project to capitalize on their knowledge.

SELF PERFORM CAPABILITIES

Through Big Valley & JHL's partnership, we offer self perform capabilities, which will serve as additional resources, to utilize if needed. We have created the same atmosphere and success with our suppliers. We know the Colorado Market and have the capabilities to coordinate the best team in the State to ensure Fraser Public Works Operations Facility is delivered for great value, exceeding your expectations.



Concrete



Earthwork



Stormwater Management



Utilities



Mass Excavating & Overlot Grading



Survey & Site Layout

7
TIME



American Subcontractor's
Association (ASA)
GC of the Year

JHL has built projects all throughout the State of Colorado for more than 38 years. During that time, we have developed strong relationships with hundreds of subcontractors. In 2016, 2018, 2019, 2021, 2023, 2024 and 2025 JHL was named 'General Contractor of the Year Over \$100 Million' by the American Subcontractors Association's Colorado Chapter. Because of our ability to manage projects efficiently in a manner that allows subcontractors to be successful, we have a very favorable reputation with the local subcontractor base. Subcontractors want to work with JHL, which equals competitive bids for our clients. This is critical in Colorado's volatile sub-market.



LEAD WITH LISTENING

At Big Valley Construction, our approach to collaboration begins with a simple principle: we lead by listening. As a Grand County contractor deeply connected to the community and the people this facility will serve, we understand that meaningful collaboration starts with understanding—listening to the Town's goals, the operational needs of Public Works staff, the insights of community stakeholders, and the design intent established by D2C. By grounding our process in active listening, we ensure that every decision—whether during preconstruction planning or daily jobsite coordination—aligns with what matters most to the Town and the users of the facility.

Our communication model is built around transparency, early engagement, and continuous feedback. We intentionally structure our team so that preconstruction and operations function as one integrated unit, eliminating handoffs. This model ensures that constructability insights, field-driven strategies, and cost considerations inform the design from day one, not after milestones have already passed. JHL Constructors strengthens this approach by bringing additional depth of expertise, municipal facility experience, and a proven system that supports open dialogue, value-based decision-making, and responsive communication across all project partners.

Throughout the design and preconstruction phases, Big Valley and JHL will work side-by-side with the Town, attending all required work sessions, facilitating open conversations around cost, schedule, logistics and supporting the Town in evaluating alternatives that improve long-term value. We believe the community's voice also plays a meaningful role in this project, and our local presence positions us well to engage respectfully and proactively with residents and stakeholders. Whether through formal meetings or informal interactions, our goal is to be accessible, clear, and collaborative as the Town develops this essential public facility.

Our partnership with D2C is equally rooted in shared problem-solving. By participating in iterative design discussions rather than waiting for completed deliverables, we ensure that cost, constructability, and seasonal constraints are integrated into the design. Together, Big Valley, JHL and D2C will evaluate options with the Town in real time, weighing durability, cost, availability, maintenance requirements, and long-term operational impacts. This proactive, highly communicative approach ensures that the project meets innovation, cost control, and schedule efficiency standards.

Our collaboration and communication philosophy reflects our identity: a community-rooted team supported by a statewide CM/GC leader, working together through a process that prioritizes listening, transparency, and partnership at every step. This integrated, people-centered approach ensures that the Town receives a facility designed and built with precision, intention, and shared ownership.



CASE STUDY



COLLABORATION WITH D2C

JHL was awarded the E470 Central Maintenance Facility project, with D2C. The project required the development of a 14-acre site, including separate equipment storage buildings, a maintenance and combined office building, a fuel center, mag chloride tanks, and a substantial salt barn. A prominent feature of the project, the salt barn, is designed to be both aesthetically pleasing and highly functional. It needed to accommodate large dump trucks, allowing them to back into the barn, discharge their materials, and exit with their beds raised. This required a spacious interior with sufficient headroom, as well as construction materials capable of withstanding the harsh salt environment.

As the design and preconstruction efforts progressed, the project faced a significant challenge. Most wood truss manufacturers deemed the proposed barn too large and the spans too extensive, particularly given its architectural complexity. It was quickly set to become the largest Salt Barn ever built in the state of Colorado.

The project had clear goals:

1. Achieve the architectural vision E-470 had in mind.
2. Provide ample headroom for dump trucks and loaders to operate inside.
3. Build a Salt Barn with long-term capacity to serve the E-470 Highway Authority, allowing for highway expansion.
4. Utilize non-corrosive, high-performing materials in a corrosive salt environment.

Most truss manufacturers declined to bid on the project, JHL turned to a trusted partner, Lamwood, who suggested reaching out to Parklane /AST from New York as they have experience in constructing large salt barns and were able to provide invaluable insights. A design package was developed, and Parklane /AST was contracted to work within a Delegated Design structure. AST would design the barn, while D2C and their structural engineer would focus on the foundation and retaining wall structures. This became a remarkable collaborative effort involving JHL, D2C, PEC, and AST.

The original design concept presented challenges, as it featured large steel columns and girders that hindered loader operations and created corrosion issues. To address these issues:

1. The truss system placement was reconfigured, eliminating the need for steel columns and girders.
2. An over-framing solution was developed to reintroduce the desired architectural features, meeting the Owner's brand and aesthetic requirements.
3. Structural design integration was achieved between D2C's structural engineer and JHL's subcontractor designer.

This project exemplifies the power of collaboration and innovative problem-solving, resulting in a successful outcome that met and exceeded the client's expectations.

CONSTRUCTION MANAGEMENT PROCESS

At Big Valley, we understand every project is unique and requires a custom approach to ensure a successful outcome. There is no one-size-fits-all solution. We are committed to providing the Town and our community with an exceptional experience, delivering with absolute reliability, and building an enduring relationship that continues long after the Public Works Operations Facility is complete. As we collaborate with your team, our CM/GC philosophy provides the framework for our collective success. We are integrated partners, whose expertise drives excellence and accountability. Our core values of, **Integrity, Passion, Commitment, and Performance** are evident every step of the way. Big Valley's four-step construction management process is shown below and described in detail on the following pages.





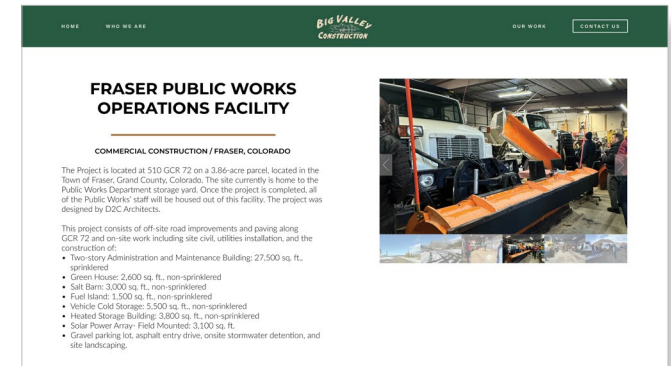
PLAN COMPREHENSIVE PLANNING

Engaging our entire team during the preconstruction process allows us to develop a comprehensive plan to successfully deliver your project. We work together to identify challenges specific to your project and provide pragmatic solutions. Site investigations and pre-planning are critical to success when working in close proximity to houses in Grand Park, along with Elk Ranch Road and Alder Brook Trail. By understanding the specific constraints of the site and how you utilize the space effectively, we can eliminate surprises, which can be a detriment to your regular operations or the project schedule. Early in the process we build a master schedule, providing a clear roadmap for the entire team. An integral piece of that master schedule is our project phasing and logistics plans. These plans support our site-specific safety plan and coordinate with the Town's priorities and campus operations. We understand that we are guests in the neighborhood and will minimize disruptions to daily habits with clear and frequent communication.



COORDINATE EFFECTIVE COMMUNICATION

Building off our well-thought-out plan and to ensure the best possible outcome for everyone, we over communicate to all stakeholders and trade partners. Most perceived issues are rooted in a communication breakdown. Effective communication with key partners, such as permitting authorities and utility providers is extremely important. Coordinating with the Town, East Grand Fire, and Fraser Water is essential to the successful completion of this project. We will attend all the preliminary meetings with the project team. Mountain Parks Electric Xcel Energy and the internet and phone service providers are critical partners. We are diligent about reviewing new service requirements with them. Although their process is straight forward, it tends to be very drawn out and if not managed correctly, can derail an otherwise successful project. Outward communication with your stakeholders is equally important. By creating a private project website, we can efficiently share project progress, upcoming milestones, and changes in site access or construction areas with your community. We provide the platform, however you, as the client, always remain 100% in control of the content and messaging.



Sample project website.





EXECUTE

ABSOLUTE RELIABILITY

All the planning and coordination in the world doesn't yield results without execution. As we move into construction, we focus on four critical success factors: safety, cost management, schedule, and quality. Our detailed hyperlinked responses below outline how we will execute and ensure Public Works Operations Facility is a complete success.

- » [Detailed Site Logistics \(page 58\)](#)
- » [Site-Specific Safety Plan \(page 59\)](#)
- » [Quality Management Process \(page 57\)](#)
- » [Managing the Construction Schedule \(page 60\)](#)



SUPPORT

LONG TERM PARTNER

Turnover and closeout is paramount, it dictates how the project will be remembered by your stakeholders. It doesn't matter how well a team performs during preconstruction and construction if closeout and ongoing operations support is not managed well. Our processes ensure a strong finish and seamless turnover as you occupy the new Public Works Operations Facility. As-built drawings are continuously updated in our cloud-based document management platform, Procore. As part of your closeout package, you will receive a coordinated 3D model built through Navis Works. In addition to Navis Works we can deliver photo documentation through Drone Deploy, this application stitches the 360-degree photos taken throughout construction together, giving you 'x-ray' vision through your walls for future maintenance or modifications.

In a facility like yours that is so important to the community we understand that a rapid response to any warranty issues is critical. Most of our project team is local which means that we can respond immediately to ensure that your facility remains functional. Further, we utilize a software platform called WarrantyCore to allow for seamless submission of any warranty needs with a dashboard that provides you with real time status updates and coordination for the duration of the warranty period.

To expedite closeout, we require subcontractors provide closeout documents when they are 70 percent complete with their scope. This requirement ensures documents are ready prior to turnover and reviewed during the owner training process. As completion approaches, Big Valley provides a comprehensive training plan and schedule for the various building systems and specialty equipment. Training sessions are recorded, and we include the videos with the closeout documents. Big Valley does not have a warranty management division. **Sam Griffith** (Project Manager) and **Grayson Long** (Superintendent) will manage the warranty process. You benefit from this because they know the project better than anyone and will work to resolve any issues faster than anyone else. Since they don't hand-off warranty obligations to another department, they are driven to ensure the best quality during construction. Ultimately, you receive a building built to last for generations. Our support continues beyond the closeout and warranty period. We are here for an enduring relationship, not just this project.

D. PROJECT APPROACH



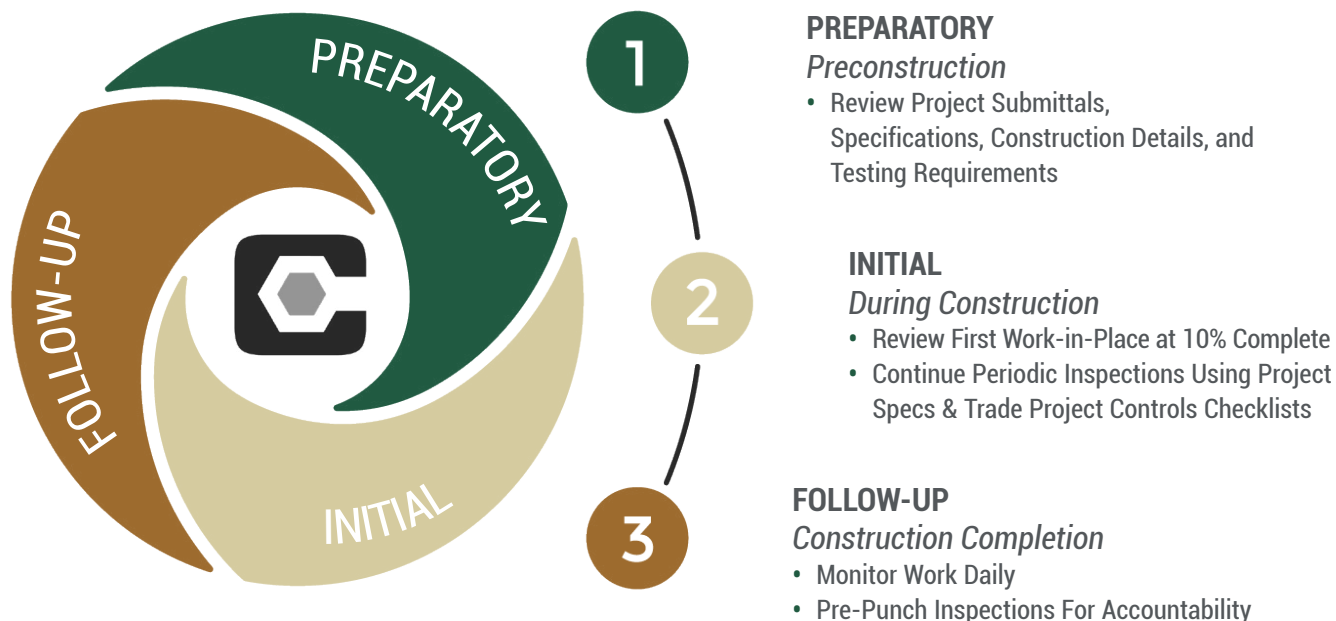
Summit County Transit Headquarters

QUALITY MANAGEMENT PROCESS

The Public Works Operations Facility is intended to serve your community for generations, demanding the highest quality level. Delivering first-class quality is deeply rooted in our culture and embedded in our process, starting in preconstruction and continuing through completion.

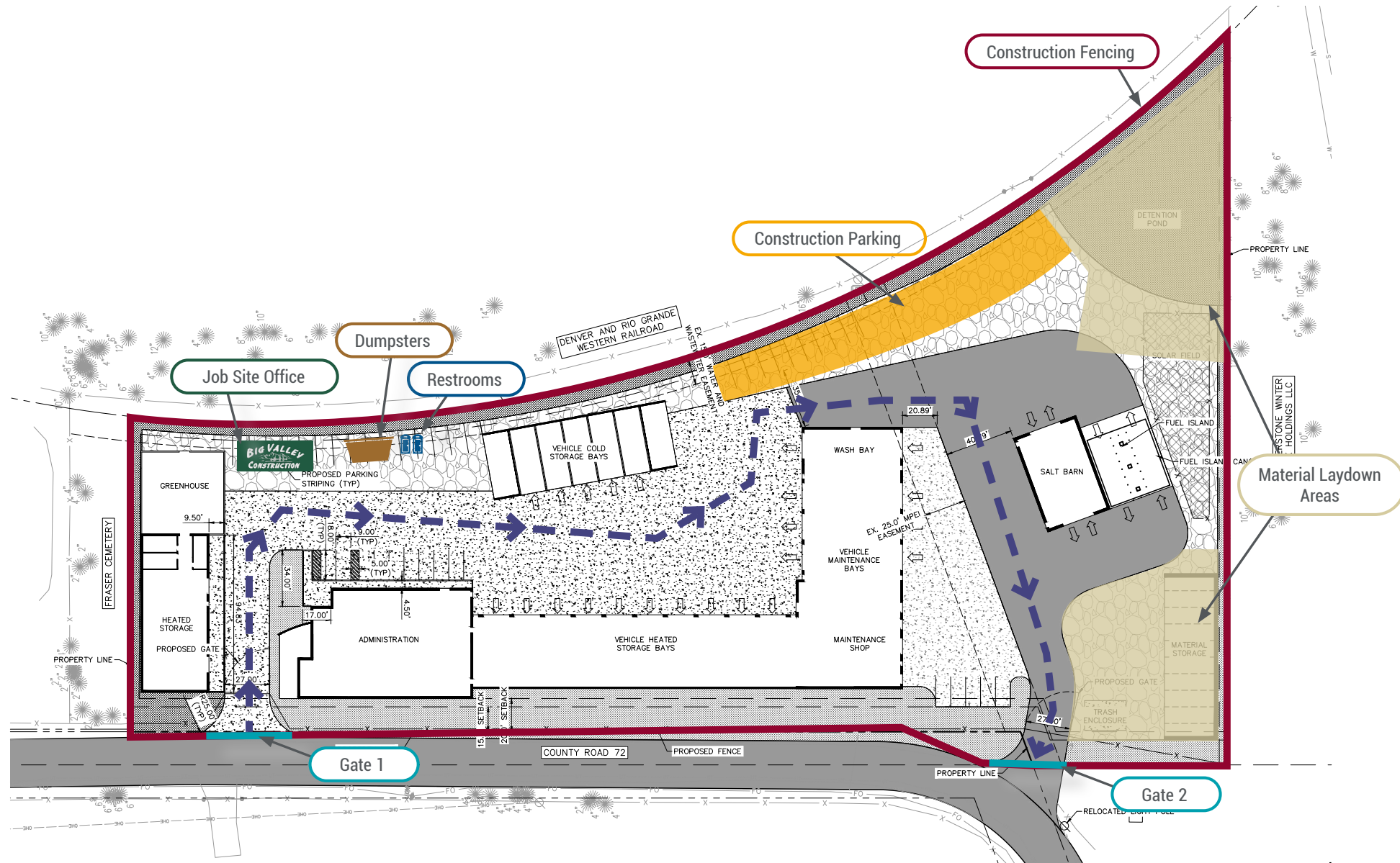
Our quality management process starts as soon as we are selected as your partner. During preconstruction, the operations team is engaged in and enhances the preconstruction effort through site investigation and pre-planning, scheduling, constructability review, and technical evaluation for trade partner selection. All observations and comments from site investigation and constructability review are documented and tracked through our cloud-based project management system, Procore.

As we progress into construction, we implement our three-phase quality assurance process, modeled after our US Army Corps of Engineers experience. The process starts with preconstruction meetings for all trade partners, where we review project submittals, specifications, construction details, and testing requirements in detail. The meetings are open to the Town and D2C (including sub-consultants), and all team members are encouraged to participate. As work progresses, we review the first work-in-place, at approximately 10% complete, to verify trades are meeting expectations. We continue periodic inspections of the work through completion using project and trade-specific quality control checklists. Procore manages this information and is accessible by Big Valley and all project team members. This accessibility drives accountability to the trade partners as the information is pushed out to their management teams in addition to the on-site personnel. Final quality validation comes just before the punch list generation. Big Valley conducts our pre-punch inspections, holding ourselves and trade partners accountable for delivering quality rather than using the Town and D2C as a quality inspection service. Resulting in a project that the Town can be proud of and will stand the test of time.



Grayson Long, Superintendent, In The Field

SITE LOGISTICS



SITE SPECIFIC SAFETY PLAN

Big Valley will be responsible for developing the site-specific safety plan for Fraser's Public Works Operations Facility, but refining some of the site-specific details will be a collaborative effort between Big Valley and the Town. Successful implementation of the plan we develop together starts with a deliberate approach and training, both initial and on-going. Every employee who will work on the project will go through site-specific safety training and jobsite orientation prior to starting work on-site.

The first step in this training program is our jobsite safety orientation that all employees must go through prior to starting work. This orientation covers safety topics ranging from OSHA safety standards to site-specific rules such as employee parking, access in and out of the site around adjacent neighborhoods, work hours, site logistics, existing underground utilities, delivery coordination, and general housekeeping rules to keep the site clean and neat.

Once an employee has completed the training, they are issued a project specific hardhat sticker. Each will have a unique number and Big Valley will track every person on-site to their specific number.



The badges serve two purposes.

- 1 First, its high visibility makes it easy to identify employees that have completed the site-specific orientation and training.
- 2 Second, in the rare event that there is an issue with a worker on-site, you only need to get that person's badge number and give that information to a JHL staff member, and our team will address the issue immediately.

In Big Valley's culture of safety, we prioritize accomplishing any task as safely as possible. There is a zero tolerance policy on cutting corners, and especially when it comes to safety. With proper planning and execution, safety becomes a driving force for cost reduction and job efficiency as well as quality control.

Safety Manager Heather Gutierrez, leads safety initiatives, bringing 19 years of safety experience and 14 active safety certifications. Heather will equip the team with all safety training, along with tool box talks, to ensure safety remains a priority throughout the duration of the project.



Public Works Operations Facility Site



Heather leading Quarterly Safety Stand Down

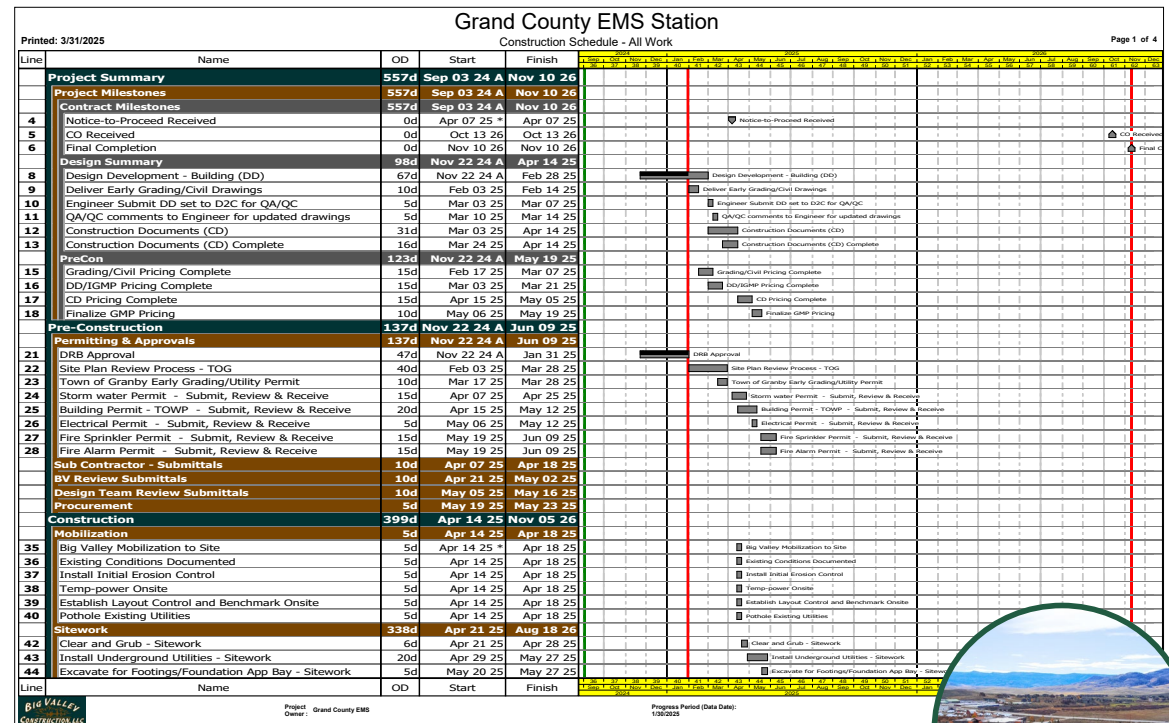
SCHEDULE MANAGEMENT

At Big Valley, we excel in creating fully integrated project schedules that guide every stage of your project, from design through procurement to final completion. At an early conceptual stage we provide a high level framework of an overall schedule that communicates expectations, assists the decision making process and works backwards from the desired end date to ensure proper time is allotted for all stages of the project including design, preconstruction, permitting, construction & closeout/move in.

We utilize pull-planning to develop our detailed construction schedule, allowing us to balance our experience with subcontractor input while fostering a team approach and creating accountability and buy-in for all trade partners. As construction progresses, the overall project schedule will be updated bi-weekly. Updating the schedule bi-weekly ensures the project stays on schedule and quickly identifies potential risks so we can swiftly resolve them. The project team creates weekly work plans, and all foremen participate in the daily morning meeting to review the day's plan. Planning and managing the schedule with this level of detail ensures all trade partners are on track and working in the same direction. Ultimately, resulting in flawless execution and on-time completion.



Pull Planning Session



MUNICIPAL FACILITY CONSTRUCTION EXPERIENCE

Big Valley brings more than 25 years of trusted construction delivery experience across Grand County, backed by a proven record of successfully building public-facing facilities that serve essential community functions. Our work on the **East Grand Fire Protection District No. 4 South Station** facility demonstrates our ability to deliver highly functional, mission-critical municipal buildings in challenging mountain environments.

Equally important is Big Valley's long-standing contribution to the Fraser community through earlier municipal projects such as the **Fraser Valley Recreation Center**. This facility has now served the public for nearly two decades. This is a testament to the durability, craftsmanship, and long-term value we deliver. Few contractors bidding this project can point to a municipal building in Fraser that has performed for that long, continuously supporting residents, youth programs, and local recreation. This historic impact, paired with ongoing project delivery for the Town and County, reflects a deep community trust that has been built and reaffirmed over generations.

Big Valley's approach to municipal work centers on understanding how facilities support the people who rely on them every day. For fire districts, town halls, police departments, school districts, and recreation centers, we recognize that these buildings are more than structures — they are service hubs, workplaces, gathering spaces, and public assets that must function seamlessly for decades. Our municipal experience reinforces our ability to coordinate with multiple stakeholders, manage public interfaces, and maintain operations in and around active civic environments, all while upholding the highest standards of quality. This experience directly benefits the Town, where community interaction, staff operations, and long-term usability are essential drivers for your project.

To complement Big Valley, our partnership with JHL adds unparalleled depth in the delivery of complex operational and public works facilities. JHL has successfully completed some of Colorado's leading municipal campus, including the **Summit County Transit Headquarters**, **Metro Wastewater Support Campus**, **Parker Water & Sanitation District Headquarters**, and the **award-winning E-470 Central Maintenance Facility** designed by D2C. These facilities share similarities with Fraser's Public Works Operations Facility. JHL's extensive hands-on experience navigating these technical components provides the Town with an elevated level of confidence, accuracy, and foresight in both preconstruction and construction.

JHL's collaboration with D2C on the E-470 Central Maintenance Facility is particularly relevant. The project required innovative problem-solving to deliver a large delegated-design salt barn, accommodate operational vehicle movements, and integrate high-performance, corrosion-resistant materials. These challenges are mirrored on your project. This experience ensures that the Town's team already understands D2C's workflows, communication style, and design intent, reducing risk and accelerating preconstruction effectiveness.



Complex Facilities Delivered:

- ✓ Fleet Storage
- ✓ Fuel Storage
- ✓ Maintenance Bays
- ✓ Admin / Office Space
- ✓ Storage

In partnership, Big Valley and JHL give the Town of Fraser the best of the best:

A contractor deeply rooted in Grand County's community, climate, and subcontractor market, paired with one of Colorado's leading CM/GC firms for technically complex municipal and public works facilities. This partnership blends Big Valley's 25 year construction history and embedded local presence with JHL's complex municipal experience, depth of resources, and demonstrated ability to deliver large, multi-building operational campuses.

This combined expertise ensures the Town receives a partner capable of understanding the community values, municipal service needs, and high-alpine construction challenges; while also bringing the technical proficiency, innovation, and staffing depth required to deliver a modern Public Works Operations Facility that will serve reliably for generations.

MOUNTAIN EXPERIENCE

This Big Valley team is well-versed in the unique challenges of building in Colorado's high country. From delivering the East Grand Fire Protection District No. 4 South Station project near the base of Winter Park, to executing work at 10,000+ feet in Leadville, to building extensively throughout the Fraser Valley, our team understands what it takes to succeed in mountain environments. In Grand County alone, we've built strong partnerships with clients, trade partners, and suppliers over the past six years. General Superintendent, **Nate Lucht** has led projects in the area for six consecutive seasons, and now proudly calls Grand County home. Construction Manager, **Davis Carey**, has also led numerous projects across the region totaling \$84.3M, and 212,047 square feet, bringing deep experience and consistency to every job. Successful mountain construction starts with meticulous preplanning and a firm grasp of seasonal windows. Our teams operate with urgency during optimal weather periods to meet key milestones and remain fully prepared for the unpredictability of winter conditions. Through thorough planning, strong local relationships, and a disciplined, reliable approach, we consistently deliver in even the most demanding high-altitude settings.

As a Grand County-based team, Big Valley prioritizes keeping project dollars in the community wherever possible. This commitment is both a priority and a core philosophy. We actively work to hire local labor, source materials through Grand County suppliers, and engage local subcontractors. Big Valley's past projects have consistently demonstrated a high percentage of local economic participation, reinforcing our belief that public investment should meaningfully benefit the community it serves. Our approach ensures that the Fraser Public Works Operations Facility not only delivers long-term value through the finished building, but also strengthens the local workforce and business ecosystem throughout construction.



*Grand Foundation
Golf Tournament*



*Kids Classic
Benefiting NSCD*

ROOTED IN GRAND COUNTY, INVESTED IN THE FUTURE



Our dedication to community goes beyond the jobsite. Big Valley is deeply engaged in supporting Grand County organizations through both volunteering and donation support, including Grand County Advocates, the Moffat Museum, Mountain Family Center, YMCA of Rockies, Grand Foundation and Grand Kids Learning Center. These partnerships reflect our belief that being a local contractor means investing in the people and programs that make this region strong. This commitment is further amplified through our partnership with JHL Constructors, with their long-standing involvement with the National Sports Center for the Disabled. JHL raises funds for NSCD through their annual golf tournament and actively participates in the Wells Fargo Ski Cup. Big Valley aligns with JHL on a shared value of remaining Colorado-based, Colorado-focused. Together, Big Valley and JHL bring a community-centered mindset that elevates the social and economic impact of every project we deliver.

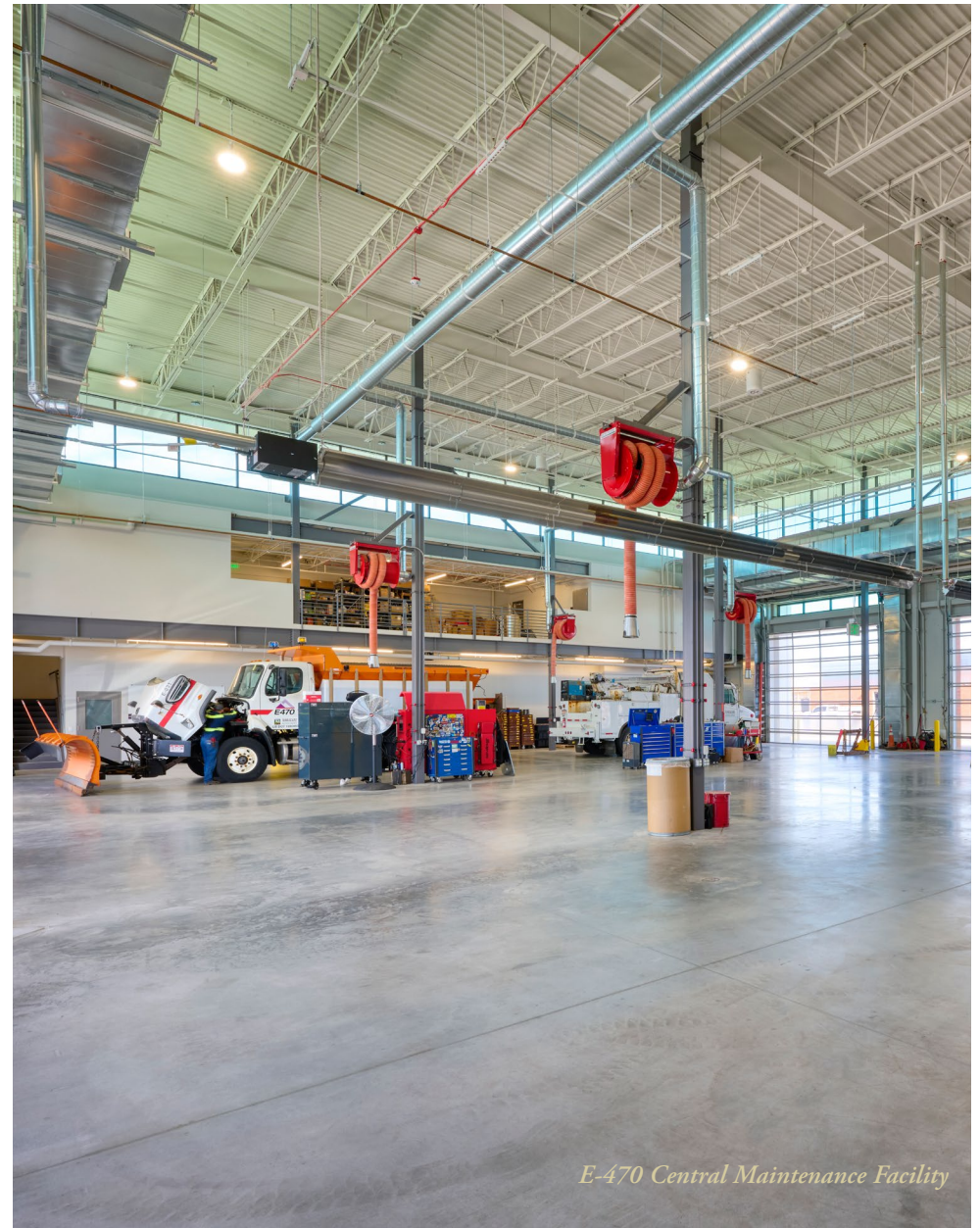
E. Appendix



E. APPENDIX

EVALUATION CRITERIA


- » Key Personnel: [pg. 14](#), [pg. 31](#), [pg. 38-45](#)
- » Project Approach: [pg. 47-62](#)
- » Project Experience & Delivery: [pg. 9-13](#), [pg. 18-20](#), [pg. 25-30](#), [pg. 35](#)
- » Work Location: [pg. 52](#), [pg. 62](#)
- » Safety Program: [pg. 7-8](#), [pg. 23-24](#), [pg. 59](#)
- » Financial Stability, Insurance, Bonding Capacity: [pg. 8](#), [pg. 17](#), [pg. 24](#), [pg. 34](#)
- » Executive Summary: [pg. 4](#)



E-470 Central Maintenance Facility

SAMPLE DOCUMENTS

OWNER-CONTRACTOR SCOPE COORDINATION DOCUMENT



Owner Name:

Project Name:

Total Project Budget:

Date Last Updated:

	OWNER / OTHER COST	BIG VALLEY COST
Offsite Improvements		
Offsite ROW Improvement Costs		
Curb Cut		
Road Widening / Turn Lane		
ROW Sidewalk / Crosswalks / Lighting		
Traffic Signal		
Offsite Utility Improvement Costs		
Utility Connections in Street		
	\$0	\$0
Utility and Development Fees		
Water Tap Fees		
Irrigation Tap Fee		
Sanitary Sewer Use Fees		
Storm Sewer (Fee)		
Primary Service Electric Fees		
Primary Gas Service Fees		
Phone, Internet, and Cable TV service		
City Traffic Impact Fee		
City Development Excise Tax		
Street Lighting Fees		
Relocate or Underground Existing Utilities		
	\$0	\$0
Design Fees and Reproducibles		
Design Fees and C.A. (Architectural, MEP, Structural, Civil, Landscape)		
Food Service Design		
I.T. Design		
Special Consultants (Acoustic Design, Envelope)		
Deferred Design (Cold Formed, Stair, Curtain Wall)		
Traffic Study / Parking		
Commissioning		
LEED - Design, Energy Modeling		
Peer Review		
Printing / Submittals / Reimbursables		
	\$0	\$0
City Planning Fees		
Annexation Fee		
Site Development Plan Fees (SDP)		
Zoning Verification		
Special City Fees / Special / Temporary Use Permits		
Public ROW Easement Vacation		
Environmental / Wetlands Fee		
Affordable Housing Fee		
Bond for Landscaping Establishment		
Development Inspection Fees		
	\$0	\$0
Site Survey and Soils Report		
ALTA Survey and Topographical Survey		
Surveyor Plat		
Soils Report		
	\$0	\$0
Material Testing, Inspections, and Consultants		
Caisson Inspection		

SAMPLE DOCUMENTS

ESTIMATE SUMMARY



Project: Fraser Public Works
 Owner: Town of Fraser
 Architect: D2C
 Estimate: Schematic Design

Date: August 19, 2025
 Preconstruction Manager: Will Valkner
 Project SF 47,130
 Construction Duration in Months 15
 Site Acreage 4

Direct Building Costs Summary

Division	System Description	Cost	Building Cost/sf	% of Costs
00	General Conditions	\$1,367,692	\$29.02 /sf	4.84% of Total Cost
01	General Requirements	\$638,644	\$13.55 /sf	2.26% of Total Cost
02	Existing Conditions	\$82,000	\$1.74 /sf	0.29% of Total Cost
03	Building Concrete	\$1,899,473	\$40.30 /sf	6.72% of Total Cost
04	Masonry	\$581,929	\$12.35 /sf	2.06% of Total Cost
05	Metals	\$964,462	\$20.46 /sf	3.41% of Total Cost
06.1	Rough Carpentry	\$111,827	\$2.37 /sf	0.40% of Total Cost
06.2	Finish Carpentry	\$67,950	\$1.44 /sf	0.24% of Total Cost
07.1	Foundation Insulation and Waterproofing	\$67,772	\$1.44 /sf	0.24% of Total Cost
07.2	Insulation and Air Barriers	\$0	\$0.00 /sf	0.00% of Total Cost
07.3	Siding & Soffit Panels	\$850,495	\$18.05 /sf	3.01% of Total Cost
07.4	Roofing	\$461,320	\$9.79 /sf	1.63% of Total Cost
07.5	Expansion Control & Joint Sealants	\$34,250	\$0.73 /sf	0.12% of Total Cost
08.1	Doors, Frames & Hardware	\$302,402	\$6.42 /sf	1.07% of Total Cost
08.2	Overhead Doors	\$545,000	\$11.56 /sf	1.93% of Total Cost
08.3	Storefronts & Windows	\$429,850	\$9.12 /sf	1.52% of Total Cost
08.4	Skylights	\$0	\$0.00 /sf	0.00% of Total Cost
09.1	Drywall and Framing	\$755,564	\$16.03 /sf	2.67% of Total Cost
09.2	Stucco Assemblies	\$0	\$0.00 /sf	0.00% of Total Cost
09.3	Acoustical Ceilings & Wall Panels	\$190,275	\$4.04 /sf	0.67% of Total Cost
09.4	Flooring	\$407,924	\$8.66 /sf	1.44% of Total Cost
09.5	Painting & Wallcoverings	\$130,413	\$2.77 /sf	0.46% of Total Cost
10	Specialties	\$139,860	\$2.97 /sf	0.49% of Total Cost
11	Equipment	\$88,222	\$1.87 /sf	0.31% of Total Cost
12	Furnishings	\$16,720	\$0.35 /sf	0.06% of Total Cost
13	Special Construction	\$1,859,694	\$39.46 /sf	6.58% of Total Cost
14	Conveying Equipment	\$140,000	\$2.97 /sf	0.50% of Total Cost
21	Fire Suppression Systems	\$240,950	\$5.11 /sf	0.85% of Total Cost
22	Plumbing	\$1,384,518	\$29.38 /sf	4.90% of Total Cost
23	Heating, Ventilation, & Air Conditioning	\$3,821,392	\$81.08 /sf	13.51% of Total Cost
26	Electrical	\$2,359,388	\$50.06 /sf	8.34% of Total Cost
27	Communications	\$216,040	\$4.58 /sf	0.76% of Total Cost
28	Electronic Safety and Security	\$94,260	\$2.00 /sf	0.33% of Total Cost
Total Direct Building Costs		\$ 20,250,287.46	\$ 429.67 /sf	71.62% of Total Cost

Division	System Description	Cost	Building Cost/sf	% of Costs
31	Earthwork	\$487,000	\$10.33 /sf	1.72% of Total Cost
32.1	Asphalt Paving	\$1,216,824	\$25.82 /sf	4.30% of Total Cost
32.2	Site Concrete	\$1,047,109	\$22.22 /sf	3.70% of Total Cost
32.3	Athletic Surfacing	\$0	\$0.00 /sf	0.00% of Total Cost
32.4	Fences & Gates	\$10,000	\$0.21 /sf	0.04% of Total Cost
32.5	Landscaping	\$294,300	\$6.24 /sf	1.04% of Total Cost
32.6	Site Furnishings	\$0	\$0.00 /sf	0.00% of Total Cost
33	Site Utilities	\$570,415	\$12.10 /sf	2.02% of Total Cost
Total Direct Site Costs		\$ 3,625,648.25	\$ 76.93 /sf	12.82% of Total Cost

Indirect Costs Summary

#	System Description	Cost	Building Cost/SF	% of Costs
1	Preconstruction Services	\$25,000	\$0.53 /sf	0.09% of Total
2	Building Permit	\$0	\$0.00 /sf	0.00% of Total
3	Plan Review Fees	\$0	\$0.00 /sf	0.00% of Total
4	ROW Closure Permit Fees	\$0	\$0.00 /sf	0.00% of Total
5	City Use Tax	\$0	\$0.00 /sf	0.00% of Total
6	State Sales Tax	\$0	\$0.00 /sf	0.00% of Total
7	Subcontractor Default Insurance	\$322,325	\$6.84 /sf	1.14% of Total
8	Design and Construction Contingency (5%)	\$1,193,797	\$25.33 /sf	4.22% of Total
9	Construction Costs Escalation (0.75%/ Month)	\$1,074,417	\$22.80 /sf	3.80% of Total
10	Payment and Performance Bond	\$178,592	\$3.79 /sf	0.63% of Total
11	Builder's Risk Insurance	\$86,178	\$1.83 /sf	0.30% of Total
12	General Liability Insurance	\$302,031	\$6.41 /sf	1.07% of Total
13	BVC Overhead and Profit (4.5%)	\$1,217,622	\$25.84 /sf	4.31% of Total
Total Indirect Costs		\$ 4,399,962.19	\$ 93.36 /sf	0.15560822 of Costs
Total of Direct and Indirect Costs		\$28,275,898		

SAMPLE DOCUMENTS

ESTIMATE DETAIL



Fraser Public Works
Schematic Design
Estimate Detail
August 25, 2025

Description	Quantity	Unit	Total unit	Total	Notes
04 - Masonry					
Structural Masonry			\$0.00	\$0	
8" CMU Structural Block	13623	sf	\$40.00	\$544,900	
Masonry Veneer			\$0.00	\$0	N/A; Not Included
General Masonry Items			\$0.00	\$0	
Site Leveling for Access and Scaffolding Installation	1	ls	\$0.00	\$0	Included
Containment / Clean-up of Grout Materials and Washout	1	ls	\$0.00	\$0	Included
Scaffolding	1	ls	\$0.00	\$0	Included
220v Power at 100' Intervals	1	ls	\$0.00	\$0	Included in division 26
Mobilizations	1	ea	\$0.00	\$0	1 Included
Haul Masonry Debris / Clean-up	60	hrs	\$90.69	\$5,441	
Dumpsters for Masonry Debris	3	ea	\$950.00	\$2,850	
Forklift Operator	76	hrs	\$118.76	\$9,026	
Masonry Reinforcing			\$0.00	\$0	
Masonry Reinforcing Steel Supply	7	tns	\$1,600.00	\$11,200	
Masonry Reinforcing Steel Install	1	ls	\$0.00	\$0	Included by mason
Steel Lintels - Furnish	1	ls	\$0.00	\$0	Included in division 5
Steel Lintels - Install	1	ls	\$0.00	\$0	Included by mason
Grouting Cells per Structural Plans	1	ls	\$0.00	\$0	Included by mason
Bond Beams per Structural Plans	1	ls	\$0.00	\$0	Included by mason
Top of Wall Bracing	1	ls	\$0.00	\$0	Included by mason
Cultured Stone			\$0.00	\$0	
Cultured Stone - Borai Stone Products	224	sf	\$38.00	\$8,512	
Metal Lath - Galvanized 2.5 lb. Flat Diamond Mesh			\$0.00	\$0	Included
Rainscreen Drainage Mat - 9714 BASF Drainage Mat DF			\$0.00	\$0	Not Included
Total Masonry				\$581,929	
Total 04 - Masonry				\$581,929	
05 - Metals					
Structural Steel Fabrication			\$0.00	\$0	
Steel Beams	46	tns	\$4,000.00	\$182,473	
Steel Columns	20	tns	\$4,000.00	\$80,730	
Frames / Braces	1	ls	\$13,000.00	\$13,000	
Rolled Beams			\$0.00	\$0	N/A; Not Included
Column Base Plates	20	ea	\$650.00	\$13,000	
Embeds			\$0.00	\$0	Furnish only
AISC Certification			\$0.00	\$0	N/A; Not Included
AESS Requirements per Specification			\$0.00	\$0	N/A; Not Included
High Performance Primer on Exterior Exposed Steel	1	ls	\$7,100.00	\$7,100	
Joist & Deck Supply			\$0.00	\$0	
Supply Joists	19	tns	\$6,000.00	\$114,000	
Supply 2"; 20 Ga Steel Deck for SOD	6660	sf	\$9.00	\$59,940	
Supply 1.5"; 20 Ga., B-Deck for Roof	7500	sf	\$8.00	\$60,000	
Acoustic Deck Premium			\$0.00	\$0	N/A; Not Included
Epic Deck			\$0.00	\$0	N/A; Not Included
Metal Fabrications & Misc. Steel			\$0.00	\$0	
Brick Veneer Shelf Angles			\$0.00	\$0	N/A; Not Included
Elevator Hoist Beam	1	ea	\$800.00	\$800	
Loose Lintels	1	ls	\$6,500.00	\$6,500	
Steel Stairs			\$0.00	\$0	
Steel Stair to Mezzanine	1	ea	\$12,000.00	\$12,000	
Concrete Filled Steel Pan Stair at ADM Bldg	1	ea	\$25,000.00	\$25,000	
Feature Stair in Admin Bldg	1	ea	\$38,000.00	\$38,000	
Guardrail at Feature Stair in Admin Bldg	47	lf	\$700.00	\$32,900	
Guardrail at Mezzanine in Maintenance Bldg	67	lf	\$240.00	\$16,080	
Bollards	105	ea	\$375.00	\$39,375	
Steel Erection			\$0.00	\$0	
Touch-up Primer Following Welding	1	ls	\$3,200.00	\$3,200	
Layout Grid Lines	61	hrs	\$108.97	\$6,647	
Erection of all Structural Steel and Joist and Deck	1	ls	\$247,217.12	\$247,217	
Leave 2-Cable Safety Rails for Other Trades	1	ls	\$6,500.00	\$6,500	
AISC Certification			\$0.00	\$0	Not Included
AESS Requirements per Specification			\$0.00	\$0	Not Included
Total Metals				\$964,462	
Total 05 - Metals				\$964,462	

SAMPLE DOCUMENTS

SCOPE ADJUSTMENT LOG

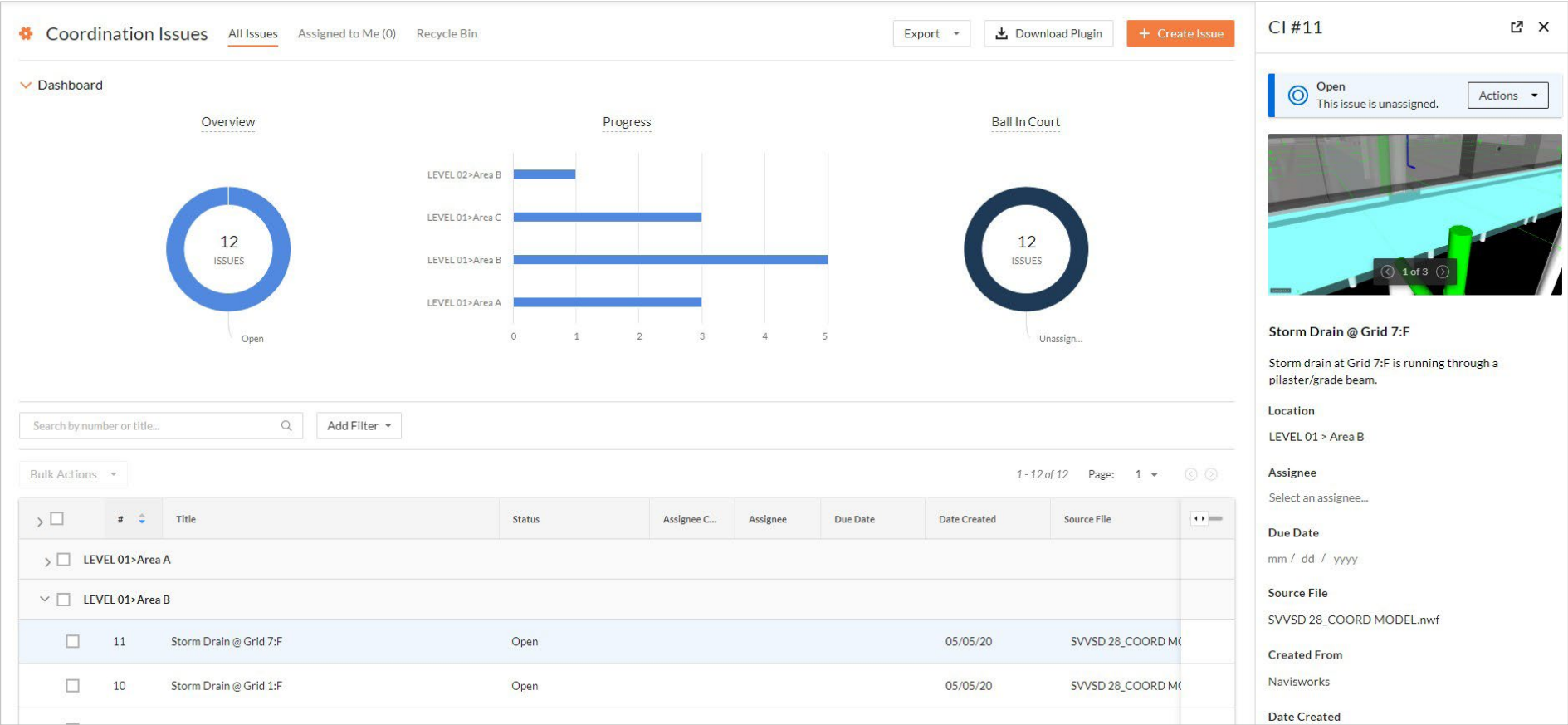


Fraser Public Works
 Scope Adjustment Log
 8/25/2025

Item #	Description	Value	Code	(1) Pending Deduct	(2) Pending Add
1-Multi-Trade Options					
1-1	Eliminate (1) Bay from Vehicle Cold Storage	\$ (56,569)	1	-\$56,569	\$0
1-2	Eliminate (1) Maintenance Bay	\$ (230,619)	1	-\$230,619	\$0
1-3	Eliminate (1) Bay from Heated Vehicle Storage	\$ (124,461)	1	-\$124,461	\$0
1-4		\$ -		\$0	\$0
8.2-Overhead Doors					
8.2-1	Eliminate (1) of the Salt Barn Overhead Doors	\$ (75,296)	1	-\$75,296	\$0
8.2-2		\$ -		\$0	\$0
8.3-Storefronts and Windows					
8.3-1	Change the Kallwall Translucent Panels to Uniquad Panels by Kingspan	\$ (73,848)	1	-\$73,848	\$0
8.3-2		\$ -		\$0	\$0
9.4-Flooring					
9.4-1	Change the Burnished, Densified, and Sealed Concrete Floors to Only Sealed Concrete Floors	\$ (82,884)	1	-\$82,884	\$0
9.4-2		\$ -		\$0	\$0
9.5-Painting and Wallcovering					
9.5-1		\$ -		\$0	\$0
9.5-2		\$ -		\$0	\$0
10-Specialties					
10-1	Eliminate Monument Sign (Only Building Mounted Signage)	\$ (86,880)	1	-\$86,880	\$0
10-2		\$ -		\$0	\$0
21-Fire Suppression					
21-1	Eliminate Fire Suppression System in Salt Barn	\$ (59,658)	1	-\$59,658	\$0
21-2		\$ -		\$0	\$0
22-Plumbing					
22-1		\$ -		\$0	\$0
22-2		\$ -		\$0	\$0
23-HVAC					
23-1	Eliminate Dust Collector	\$ (347,520)	1	-\$347,520	\$0
23-2		\$ -		\$0	\$0
26-Electrical					
26-1		\$ -		\$0	\$0
26-2		\$ -		\$0	\$0
32.1-Asphalt Paving					
32.1-1		\$ (888,782)	1	-\$888,782	\$0
32.1-2		\$ -		\$0	\$0
32.2-Site Concrete					
32.2-1	Change the Material Storage Bin from Cast-In Place Concrete to Stacked Concrete Blocks	\$ (53,414)	1	-\$53,414	\$0
32.2-2		\$ -		\$0	\$0
33-Utilities					
33-1		\$ -		\$0	\$0
33-2		\$ -		\$0	\$0
				-\$2,079,931	\$0

SAMPLE DOCUMENTS

PROCORE





62543 US Highway 40
Granby, CO 80446
970.887.1533
bigvalleyconstruction.com