

LINCOLN ACADEMY CHARTER SCHOOL

FACILITY UPGRADES/RENOVATIONS

7180 OAKS STREET | ARVADA, CO 80004

DUE: JANUARY 21, 2020



ADDRESS

6341 S Troy Circle, Ste E,
Centennial, CO 80111



CONTACT

Mikey Crossland
C: 214.385.9183
E: mccrossland@crossland.com

CROSSLAND
CONSTRUCTION COMPANY, INC.



TAB 1

LETTER OF INTEREST



CROSSLAND'S LETTER OF INTEREST

We want to be the Construction Manager for your Facility Upgrades/Renovations project

January 21, 2020

Lincoln Academy Charter School
7180 Oaks Street
Arvada, CO 80004

Re: Invitation to Submit Proposal to Provide Construction Management/General Contractor Services

Ladies and Gentlemen,

Thank you for the opportunity to submit our qualifications for your upcoming Lincoln Academy Charter School Facility Upgrades/Renovations Projects. From the smallest additions and renovations to the large campus projects, Crossland's experience in and passion for education is abundantly obvious in our list of completed projects. We are proud to say that throughout our experience building and renovating Educational Facilities, we've never missed a first day of school. We feel we would be a great Construction Manager/General Contractor for your project and are pleased to take part in the selection process.

At Crossland, we consider ourselves Community Builders which means we take pride in always striving to be the best builders in every community we are in. Our company was founded in 1977 by Ivan Crossland, Sr., a man who ingrained his true core values - Trust, Responsibility, Integrity and Passion - into the fabric of Crossland's culture. He was dedicated to doing things the right way, the first time - and so are we.

We understand how vital it is that Jeffco Public Schools have an efficient and effective facility for their Lincoln Academy Charter School and have put together a team that will guide the project to a successful completion. With more than 1,500 employees company-wide, an aggregate bonding capacity of over \$1.5 billion and an individual project bonding capability of \$300 million, we have the capacity, resources, and experience to lead your project with confidence, and we'll do it safely. Our employees have been through our award-winning safety program which has led to one of the lowest safety modification factors in the industry.

As Vice President of the Denver Region, I will serve as your Project Executive and primary Crossland contact. Our team would consider it an honor to serve as your Construction Manager/General Contractor and guide your project to a successful completion. Throughout this submission you will find more information regarding Crossland's qualifications, our capabilities and team's expertise. We understand the resources, experience, and manpower required for the Lincoln Academy Charter School project and are available and prepared to begin our Pre-Construction services immediately.

If you have any questions regarding the information enclosed or would like to request further information, please do not hesitate to contact me at any time.

Respectfully,



Mikey Crossland, Vice President and Division Manager
Crossland Construction Company, Inc.

mccrossland@crossland.com
LINCOLN ACADEMY CHARTER SCHOOL | FACILITY UPGRADE/RENOVATIONS | ARVADA, COLORADO

CROSSLAND
CONSTRUCTION COMPANY, INC.



TAB 2

PROJECT SPECIFIC PERSONNEL & ORGANIZATION

Our professional, experienced team for your Lincoln Academy Charter School projects



MIKEY CROSSLAND

PROJECT EXECUTIVE

CONTACT



mccrossland@crossland.com

YEARS OF EXPERIENCE

15 Years

EDUCATION

Bachelor of Science
Construction Management
Pittsburg State University

CERTIFICATIONS

OSHA 30 Hour
ACI Certified Technician
Storm Water Professional
MBI Certified
LEED AP

INDUSTRY & CIVIC INVOLVEMENT

AIA Colorado
Housing Colorado
Downtown Denver Partnership
NIAOP Colorado
South Metro Chamber of Commerce
Impact Denver

REFERENCE

Derrell Schreiner
Delwest derrellschreiner@gmail.com
303.570.0910

ROLE

As Vice President of the Colorado Division, Mikey Crossland is responsible for supervising all management personnel based and operating within the Colorado Region. He directly oversees all projects in his region, providing input and executive authorization.

Mikey is an extremely active and involved Project Executive, and will offer guidance and direction throughout your project. During the Pre-Construction Phase, Mikey will oversee your project's budget and schedule creation. During the Construction Phase, he will observe your project's production rates and progression, and will offer input and guidance as necessary to help your project reach a timely and cost-efficient completion. A known problem solver, Mikey maintains a keen focus on your project's schedule and budget.

Mikey Crossland will serve as your primary contact for this submission, and can be contacted via email at mccrossland@crossland.com or by mobile phone at (214) 385-9183.

RELEVANT PROJECT EXPERIENCE (PARTIAL LIST)

- Baker-Hughes Dickinson, ND, \$33M
- Pittsburg State University Technology Center, Pittsburg, KS, \$24M
- Sam's Club, Bentonville, AR, \$16M
- Claremore Expo Center, Claremore, OK, \$14M
- Lighthouse Church, Prosper, TX, \$6M
- Pittsburg YMCA Additions, Pittsburg, KS, \$6M
- Pittsburg Elementary School, Pittsburg, KS, \$6M
- Sam's Club Home Office Remodel, Bentonville, AR, \$4M
- Walmart Neighborhood Market Remodel, Denver, CO, \$3M
- Baker-Hughes Denver Tenant Infill, Denver, CO, \$2.5M
- Schlumberger Tenant Infill, Denver, CO, \$2M
- Baker Hughes Gillette Remodel, Gillette, WY, \$2M
- Grabel Trucklines, Bentonville, AR, \$2M
- Eagle's Crossing, Prosper, TX, \$1M
- RSC Rental, Little Rock, AR, \$1M
- Maynard Warehouse, Fayetteville, AR, \$1M



DAVID STEVENS

PROJECT MANAGER

CONTACT



dstevens@crossland.com

YEARS OF EXPERIENCE

4 Years

EDUCATION

Bachelor of Science
Technology
Pittsburg State University

CERTIFICATIONS

OSHA 30 Hour
Certified Forklift Operator
First Aid/CPR Certified
Walmart SPMC Certification
Smith Driving Certification

REFERENCE

Derrell Schreiner
Delwest
derrellschreiner@gmail.com
303.570.0910

ROLE

David Stevens will serve as your Project Manager. As Project Manager, David will be responsible for the overall planning and administrative management of your project. During the Pre-Construction Phase, David will be an active participant in subcontractor bidding and bid analysis, as well as in the development of your project's budget and schedule.

Throughout your project, David will manage all cost accounting and contract administration activities. David will also serve as your project's document control manager, maintaining a descriptive project log and database that archives all associated project documents.

David is an excellent communicator and will be in constant contact with Crossland's Project Superintendent. He will work alongside the Superintendent to ensure all productivity standards are met, and to communicate progress to all project stakeholders. David will also be a valuable asset and communicator to Owners and Designers, and will dialogue with both on a weekly basis. David will be responsible for conducting bi-monthly Owner, Architect and Contractor Progress Meetings so all parties are fully apprised of your project's standing.

RELEVANT PROJECT EXPERIENCE (PARTIAL LIST)

- Lincoln Station Apartments, Lone Tree, CO, \$60M*
- High Line Pointe Apartments, Denver, CO, \$46M
- Kansas State Remodel, Manhattan, KS, \$40M*
- Baker School Apartments, West Minister, CO, \$20M
- Best Western Plus, Hudson, CO, \$9M*
- Lincoln Station Apartments, Lone Tree, CO, \$50M*
- Summit Green Apartments, Broomfield, CO, \$30M*

*experience with previous employer



COREY REEVES
LEAD SUPERINTENDENT

CONTACT



creeves@crossland.com

YEARS OF EXPERIENCE

7 Years

EDUCATION

Bachelor of Science
Construction Management
University of Northern Iowa

CERTIFICATIONS

OSHA 10 Hour
CPR/First Aid Certified
Asbestos Certified
Walmart SWPPP Certification
Walmart SPMC Certification
Trenching/Excavation Training
Level 1 & 2 Aggregate

INDUSTRIAL & CIVIC INVOLVEMENT

Youth Football Volunteer Head Coach

REFERENCE

American Roofing
Tracy Spence
Supply Branch Manager
720.520.2786

ROLE

Your Lead Superintendent, Corey Reeves, will be responsible for overseeing all site activities, and will manage field personnel, including Assistant Superintendents, Field Engineers, Subcontractors and Tradespersons.

Corey will drive the schedule and overall quality of your project as it progresses through the Construction Phase. He will communicate daily with subcontractors, suppliers, and, in some instances, with Crossland's self-performing teams, so your project maintains optimum efficiency.

Each week, Corey will develop and implement detailed production schedules and will hold safety and pre-task planning meetings with site personnel. He will also communicate with Crossland's Project Manager daily and will participate in Project Team Meetings with the Owner, Architect and Design Team. Production schedules, quality control and safety are some of Corey's primary responsibilities. Corey is committed to creating a safe work environment and to promoting a culture of safety on site, holding each individual accountable for safe behavior.

RELEVANT PROJECT EXPERIENCE (PARTIAL LIST)

- Skymark Apartments, Denver, CO, \$40M
- Baker School Apartments, Berkeley, CO, \$20M
- American Roofing Supply, Commerce City, CO, \$0.4M
- ELC Elementary School, \$15M*

*experience with previous employer



DANIEL MARTINEZ

ASSISTANT SUPERINTENDENT

CONTACT



dmartinez@crossland.com

YEARS OF EXPERIENCE

1.5 Years

EDUCATION

Bachelor of Science
Construction Science & Management
Kansas State University

CERTIFICATIONS

OSHA 30 Hour
Forklift Certified

REFERENCE

Brian Sense
Executive Director
brian@greatworkinc.org
720.572.1500

ROLE

Daniel Martinez will work closely with Crossland's Superintendent. He will serve as a vested field manager, equipped with the skills and authority to advise and task Subcontractors and Tradespersons with confidence.

Daniel will collaborate with various trades to ensure work is carried out in a manner consistent with all specifications and Owner expectations. Daniel will analyze the project schedule and specifications and, in turn, will work with suppliers to procure quality materials in a timely manner. Safety and quality are two areas of intense focus for Daniel; he is held accountable for both by upper management.

A team-oriented, goal-driven individual, Daniel is dedicated to your project's success, and is looking forward to serving you.

RELEVANT PROJECT EXPERIENCE (PARTIAL LIST)

- Highline Pointe, Denver, CO, \$40M
- Osprey Pointe, Miramar Beach, FL, \$30M
- BikeShop, Denver, CO, \$0.09M*
- BookStore, Denver, CO, \$0.07M*

*experience with previous employer



BRADEN SCOTT

FIELD ENGINEER

CONTACT



bscott@crossland.com

YEARS OF EXPERIENCE

2.5 Years

EDUCATION

Bachelor of Science
Construction Engineering Technology
Oklahoma State University

CERTIFICATIONS

OSHA 30 Hour
Associate Constructor (AIC)
ACI Concrete Field Testing Technician
Grade 1
Forklift Certified

REFERENCE

Tom Cave
Accurate TDC
tcave@accuratetdc.com
720.849.2462

ROLE

Braden Scott will work closely with Crossland's Superintendent. He will serve as a vested field manager, equipped with the skills and authority to advise and task Subcontractors and Tradespersons with confidence.

Braden will collaborate with various trades to ensure work is carried out in a manner consistent with all specifications and Owner expectations. Braden will analyze the project schedule and specifications and, in turn, will work with suppliers to procure quality materials in a timely manner. Safety and quality are two areas of intense focus for Braden; he is held accountable for both by upper management.

A team-oriented, goal-driven individual, Braden is dedicated to your project's success, and is looking forward to serving you.

RELEVANT PROJECT EXPERIENCE (PARTIAL LIST)

- Gathering Place, Tulsa, OK, \$239M
- Osage Tulsa Casino, Tulsa, OK, \$117.3M
- KCL Airpark, Tulsa, OK, \$4.7M
- Microtel, Loveland, CO, \$0.35M



MIKEY CROSSLAND
Project Executive



DAVID STEVENS
Project Manager



COREY REEVES
Lead Project Superintendent



DANIEL MARTINEZ
Assistant Project Superintendent



BRADEN SCOTT
Field Engineer



BACKUP & SUPPORT STAFF
Project Managers
Project Superintendents
Estimating
Accounting
Contract Administrators
Administrative Assistants

4.A. Staffing Chart

Crossland is pleased to provide the following individuals of our organization who would be assigned to your Project(s). These individuals are committed to bringing the best possible success to the construction of your Lincoln Academy Charter School project, and we are confident that they will make the best team for the value and success of your upcoming project.

Mikey Crossland

Project Executive

Mikey will serve as Project Executive. He is Vice President of our Denver Division and has 15 years of experience in the Construction industry.

David Stevens

Project Manager

David will oversee all Pre-Construction activities as well as the overall planning and administrative management of your project.

Corey Reeves

Lead Project Superintendent

As Lead Superintendent Corey will be on-site and responsible for overall supervision of your project

Daniel Martinez

Assistant Project Superintendent

Daniel will be on-site and will oversee Sub Coordination, Safety and Quality Control.

Braden Scott

Field Engineer

Braden will work on-site and will oversee MEP Coordination and Inspections.



4.A. Support Staff and Resources

Crossland is a firm with the capacity, capability, and production resources necessary to meet and exceed Jeffco Public Schools expectations. With an impressive current and projected workload, employee base, and a \$45 million in-house equipment fleet, we're prepared to bring both stability and competitive pricing to your project from start to finish. This allows us to run multiple projects simultaneously.

In addition to our in-house capabilities, we would utilize local based, pre-qualified subcontractors for your project. We recognize the value local craftsmen bring to your project, and look forward to guiding them and your project to success.

Our Resources



1548

TOTAL EMPLOYEES

88

PROJECT MANAGERS

244

PROJECT SUPERINTENDENTS

12

SAFETY AND QUALITY CONTROL

112

FIELD AND PROJECT ENGINEERS

21

ESTIMATORS

1071

FIELD EMPLOYEES

EMPLOYEES

WORKLOAD

\$916,025,825
CURRENT BACKLOG



EQUIPMENT FLEET



FLEET VALUED AT OVER
\$45,000,000



LOCAL SUBS



2667

PRE-QUALIFIED
SUBCONTRACTORS
AVAILABLE TO WORK IN
COLORADO





TAB 3

DESIGN PHASE SERVICES

4.B.

CROSSLAND'S DESIGN PHASE SERVICES

Our approach to Value Engineering, scope reduction, schedule, and budget during Design

PRE-CONSTRUCTION SERVICES

Crossland's Pre-Construction Services include the seven components that are listed below. Over time, these components have proven extremely important to our clients' Pre-Construction and overall project success. That is why we made these services the baseline for each and every one of our projects that utilize Pre-Construction services. Facilitated by only the best of our Estimating and Project Management Departments, our team will provide quality take-offs, pricing and projections for every aspect of your project.

PRE-CONSTRUCTION STRATEGY

At Crossland, we believe quality Pre-Construction services set a tone that continues throughout the entirety of the project. We have carefully selected seasoned experts from our Estimating and Project Management Departments to ensure that quality, efficiency and effectiveness take precedence from the very start of your

project. During the Pre-Construction phase, our team is prepared to provide not only estimating and financial advice, but also address constructibility issues and offer design support.

Upon selection, we immediately conduct focused meetings with your team, helping us formulate a thorough understanding of their goals for your projects, as well as a subsequent review of the design intent. This up-front approach assists us to fully comprehend the project before drawings are completed, giving us the opportunity to offer constructive suggestions to minimize re-work by the design team. Once design documents are complete, we conduct design coordination meetings addressing every aspect of the project, from foundation reinforcement to roof specifications. By keeping our team consistently engaged in the design process, we empower them to create a streamlined transition from the Pre-Construction to the Construction phase.



**FINANCIAL
OVERSIGHT**



**ADVICE ON
PRODUCT
SELECTION**



**DESIGN
COORDINATION**



**DESIGN &
CONSTRUCTION
SCHEDULING**



**TOTAL PROGRAM
MANAGEMENT**



**COORDINATION OF
SITE MANAGEMENT
PRIOR CONSTRUCTION**



**RESOLUTION OF
CONSTRUCTIBILITY
ISSUES**

DESIGN PHASE SERVICES

The first step in our design phase services is always an internal review of your specifications and constructability. We then send out the 95% CD set to a minimum of three select and qualified subcontractors for pricing. Once those bids are received and reviewed, the entire team selects the best qualified bid and approach that subcontractor for Value Engineering suggestions, specification substitutes, lead times on equipment, and efficiencies in constructability and productivity. Once the subcontractor suggestions are received we then organize and present to the entire team. During this presentation decisions are made on which items to incorporate into the Construction Documents. This information is also used to develop the overall game plan for your project, critical milestones, the overall schedule and the Guaranteed Maximum Price. Crossland believes any reasonable schedule and budget can be accomplished by putting the time and effort in up front to ensure the right team and game plan are in place to accomplish the goals. We have proven this time and time again on similar projects with tight budgets and schedules. The entire project team has to create a culture of “Whatever It Takes” to get the job done.



VALUE ANALYSIS

Value Analysis is perhaps one of the most important services a Construction Manager offers their clients. In this process, a thorough analysis is conducted of the design, products, and materials and their application, installation, and execution to determine whether the proposed design solutions are really the best solutions relative to their cost, scheduling implications and constructability.

The purpose of value analysis is to optimize resources to achieve the greatest value for the money being spent. It is crucial that the contractor, architect, building trades, engineers, and end users are engaged to brainstorm the best possible solutions. A project team that can propose creative and cost-effective solutions can add tremendous value to the overall project.

As your Construction Manager, Crossland will utilize our history of self-performed work and knowledge of site work, structural concrete and building structures to determine if the best construction methods are being utilized. Through our extensive history with the Construction Manager market, Crossland has developed a detailed database of current and historical market trends and cost analysis.



SCHEDULING

We pride ourselves on our ability to provide an accurate, realistic, and achievable project schedule early on in the Pre-Construction Phase. This schedule incorporates all Pre-Construction Phase activities, as well as Construction Activities.

Scheduling the Pre-Construction Phase of your project is critical and requires a team effort between the district and the Construction Manager. A successful collaborative effort will ensure the construction phase of the project begins on time. This Pre-Construction Schedule typically includes design durations and milestones, durations for local government permits and approvals, owner decision milestones, and long lead time items, among other components.

During the Construction Phase, our team will bring our extensive educational experience, paired with our understanding of properly sequenced construction activities, to produce an accurate and efficient budget. This budget will include the sequencing of all submittal and approval tasks, the structural progressions of each facility, major milestones (notice to proceed, rebar and steel delivery, building dry-in, etc.) and many more. This schedule will be reviewed and updated weekly, as well as discussed with subcontractors weekly. Any issues that would impact Springfield Public Schools' schedule will be reported to all applicable project stakeholders. Crossland prides itself on completing projects on-time and within budget, and is prepared to utilize our available resource base as necessary to deliver.



4.B. Design Phase Services



BIDDING PROCESS

Crossland is dedicated to maintaining a fair and consistent environment for every subcontractor and supplier interested in bidding Springfield Public Schools' upcoming project. Our Estimating Team carefully reviews all issued plans and specifications, then develops thorough bid packages for each trade. After the bid packages are finalized, they are solicited to all subcontractor and vendor channels required by state law. Our team then makes themselves available to answer any questions interested bidders may have pertaining to their portion's scope of work.

On bid day (which Jeffco Public School members are encouraged to attend), our team collects and analyzes all submitted bids, to ensure accuracy and completeness. Following this analysis, our Estimators rank the submissions, then make a recommendation for award. Jeffco Public School may then select which bids/subcontractors they would like awarded the work.

Crossland seeks a minimum of three bids per trade, in an effort to gain multiple options for our clients to consider. We also understand Jeffco Public Schools may have certain desires for its subcontractor base - local firms, minority owned businesses, etc - and we take those components into consideration during the bidding process, and submit them alongside all applicable bids submitted by other trade contractors.

1

SOLICIT BIDS - Plans and specs are reviewed, Bid Packages are finalized, and bids are solicited to all plan rooms, and out sub data base.

2

RECEIVE BIDS - Sealed bids are obtained by a specified date, and a bid opening is conducted at a location of the Owner's choosing.

3

ANALYZE BIDS - Bids are reviewed and analyzed for completeness. Our Pre-Construction Team will make sure all items associated with the work are covered in the bid.

4

SELECTION & RECOMMENDATION FOR AWARD - After analyzing bids, a letter of recommendation will be provided to the Owner stating which bids, in our opinion, should be accepted. The Owner can then approve or clarify how they would like bids awarded.





4.C.

CROSSLAND'S GUARANTEED MAXIMUM PRICE (GMP)

Our approach to estimating and negotiating a GMP



We typically negotiate a GMP at 90-100% Construction Design. At this stage your plans are complete and all changes have been incorporated. The only variables we have to account for are usually final city comments that are issued with the permit. We will either account for those out of contingency, or submit a change order request. On a project of this scale, we do not foresee any final comments that would blow the budget or Guaranteed Maximum Price.

ESTABLISHING THE GMP

At Crossland, we utilize best practice methods as a baseline for many items, including GMP establishments. We use these resources to combine our successful experiences with those of other industry professionals to ensure we always provide the best quality to our owners and project teams. Our Pre-Construction team will develop detailed cost estimates at the 30%, 60%, & 90% stages as scopes become more defined. During these cost model developments our team will be communicating with the overall project team to ensure everyone understands where the budget is at each point along the way.



Crossland's team selected for Lincoln Academy Charter School's services are advocates of the CMAR delivery method because it allows us to maximize overall project quality and delivered value. Our team has a great deal of experience utilizing this delivery method, because approximately 60% of Crossland's annual contracts utilize the Construction Management or Construction Management at Risk delivery system. Our team will work with you to overcome any obstacles or challenges to get best results from your financial investment. During this phase, our team offers planning and estimating services and address constructability issues.





TAB 5

CONSTRUCTION PHASE SERVICES

**SELF-PERFORMANCE CAPABILITIES**

Many construction managers spend their time in the job trailer, leaving subcontractors to run the construction process. Crossland is different. We take incredible pride in the work we put in place with our own hands. We are Real Builders.

Crossland is ranked the #4 Steel Erector in the nation (Metal Construction Magazine, annual tonnage).

Our self-performance abilities set the tone for your project's pace and quality, and maximize your overall value. On average, projects come in at 2.8% less than competitors on bid day. You can trust that Crossland will deliver a cost-effective, superior structure with unsurpassed speed and quality.

STEEL
ERECTION

CONCRETE



EARTHWORK



CARPENTRY



SITE UTILITIES

EQUIPMENT
FLEET**COST CONTROL**

There are a number of reasons why controlling costs is a major part of Crossland's overall success. Crossland has more than four decades of construction experience. Experience is the key to controlling project costs and, because of our past experience, we know how much things should cost, how much time is needed for construction tasks, how much manpower is needed to complete jobs efficiently, how to prepare schedules, how to run quality-control tests so there are no cost overruns, and how to deal with unexpected glitches.

We have a number of experienced Estimators on staff. Along with the Estimators, the Project Manager assigned to this project will be responsible for continuing to stay on top of the project's cost estimates. Crossland performs a large amount of work in the area. Therefore, our team has a good feel for market conditions and for the specific costs of materials, labor, transportation, cleanup, permits, etc.

Should Owner-initiated changes or unforeseen circumstances arise, there are numerous ways to handle such situations without incurring burdensome extra costs. We will work with the team to deliver the project within the budget. The first thing we do when analyzing the cost of change is to study the work schedule. Our solution to any change, whether due to specification requirements, delays, weather, materials, or Owner requests, is to decide whether accommodating the change will seriously affect the momentum of the work schedule. Then, we decide the best way to handle the change. Whether it involves adding more staff, bringing in another subcontractor, re-negotiating, or estimating a time and materials solution, we will do whatever is best to adhere to the project schedule and budget.

**CONTROLLING COSTS THROUGH
EFFICIENT BUDGETS AND
SCHEDULES IS A VITAL PART OF
OUR COMMITMENT TO YOU**

MANAGEMENT OF PROJECT SCHEDULE

Crossland Construction Company, Inc. has a proven track record in completing projects on tight time frames that other firms simply cannot handle. Time and time again, our firm has designed fast-track/critical path schedules to meet our client's construction objectives, and has delivered those projects to Owners on time.

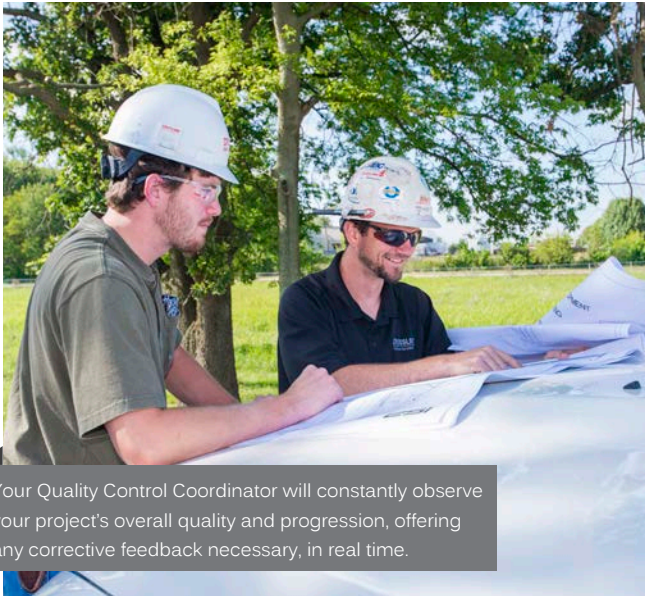
Selecting the right company for your project is imperative, and we believe Crossland Construction Company offers a unique approach to its overall success. Our team has experience in creating similar facilities through a range of scheduling and timely management techniques that have resulted in increased efficiency. Of utmost importance, we maintain open communication with every aspect of the project. It is also imperative that the main contacts for Jeffco Public Schools are clearly established so that project communication streams smoothly.

Communication is key to hit each target date. Our team will identify long lead times on various components of the project which allows us to build our schedule around those lead times to maintain flow and efficiency. In addition to open lines of communication between the School and Crossland contacts, we will generate a clear game plan and schedule for all subcontractors and suppliers.

CRITICAL SCHEDULE MILESTONES

The biggest scopes of work on this project are the HVAC upgrades, Electrical upgrades and window replacement. These also have the longest lead times on the material and equipment. It would be our recommendation to have these items procured no later than April 1st, 2020. This would ensure most of these items would be delivered to the site by June 1st 2020, and the contractors would have enough time to install. The other major critical item that needs to be planned, coordinated and planned again is replacing the windows and cutting holes in the building to remove and replace HVAC equipment. Any opening created in the building must be closed up either permanently or temporarily by the end of the day to ensure the school stays safe and dry at all times. This work will be taking place in June which historically is very wet and rainy. A lot of thought and planning will ensure these tasks are completed efficiently and safely.





Your Quality Control Coordinator will constantly observe your project's overall quality and progression, offering any corrective feedback necessary, in real time.

QUALITY CONTROL

Crossland's Quality Control Coordinator (QCC), Doug Spear, will ensure that all work or materials going into place by self-performing teams, subcontractors, and/or suppliers meet all communicated expectations and contract requirements. The Quality Control Coordinator oversees all construction operations, reviewing both on-site conditions and off-site fabricated materials. There are three phases of control tasks which will be completed, as follows:

1 PREPARATORY PHASE

This phase will be performed prior to beginning work on each definable feature. During this phase Doug Spear will conduct:

- A review of each paragraph of applicable specifications and contract plans.
- A check to assure that all materials or equipment have been tested, submitted, and approved and those provisions have been made to provide required control inspection and testing.
- Observation of the work area to assure that all required preliminary work has been completed and is in compliance with the Contract.
- A physical examination of required materials, equipment, and sample work to assure that they: (1) are on hand; (2) conform to approved shop drawings or submitted data; and (3) are properly stored.
- A review of the appropriate activity hazard analysis to assure safety requirements are met.

- Discussion of procedures for constructing the work, including repetitive deficiencies. Document construction tolerances and workmanship standards for that phase of work.
- A check to ensure that the work to be performed has been accepted by the Contracting Officer.

2 INITIAL PHASE

This phase will be accomplished at the beginning of a definable feature of work and will include: checking preliminary work to ensure compliance with contract requirements; verifying full contract compliance; establishing workmanship levels and verifying all standards are met; resolving any differences; checking safety, to include compliance with safety plan. Doug will make note of all initial inspections on his daily Quality Control report.

3 FOLLOW UP PHASE

Regular checks will be performed to assure continuing compliance with contractor requirements, including control testing, until completion of the particular feature of work.

Our 300 page Quality Control Protocol Manual was not included with this submission in an effort to be environmentally conscious. We would be happy to provide a copy for you to review in electronic or printed form, upon request.

MEP COORDINATION

Crossland will work from the very beginning of your project to coordinate a quality-focused process for the Mechanical, Electrical and Plumbing portions of your project. In coordination with the Design Team, Crossland will begin in Pre-Construction design meetings to develop these portions of the project based upon the owner's requirements and desired results. During the Construction Phase of the Project we will witness and verify construction phase tests, as well as functional testing as these areas of the project near completion. Our main goal in this area will be to work from the design phase through post construction and occupancy to provide you with the most cost effective, serviceable, sustainable finished product in these important areas.



EDUCATION EXPERIENCE

Crossland has completed over 400 schools over the last 40 years, and we've NEVER MISSED A FIRST DAY OF SCHOOL! We have extensive experience in the construction of educational facilities, ranging from early childhood centers, to K-12 campuses, performing arts centers, new elementary schools and vast university projects.

HIGHLIGHTS OF OUR CONSTRUCTION PLAN

STUDENT SAFETY

Safety is critical for all construction projects, even more so when working on an operating campus and around children. Communication and coordination are key elements of any successful safety program on a school campus. Crossland will develop site-specific safety plans for each project in your program and work closely with all stakeholders, including administrators, teachers and facilities maintenance teams, to ensure your students remain safe and sound throughout the entirety of these projects. We will also create and maintain a controlled access plan, background checking each person on site twice yearly and issuing photo identification badges for all team members.

The success of Crossland Construction's safety program is proven in the numbers. Crossland's annual safety record is twice as good in performance as the industry average—a record more astounding since Crossland has

many more construction hours annually, due to our self-performance capabilities, than construction companies that just only manage the process.

DISTRICT CENTERED SCHEDULE

Preparing a schedule for a project like yours requires a skilled team that can balance your project's goals with your schedule and available bonds funds. Our team will work with Jeffco Public Schools to prioritize project needs in a way that will maximize overall schedule efficiency, while being minimally invasive to your students and staff. Schedules are continually evolving during the course of construction which is why it is critical to assure that schedules are available in real-time to all stakeholders, and that activities are proactively communicated to everyone they may impact.

FINANCIAL TRANSPARENCY

Transparency and good stewardship must be cornerstones for projects like yours. Crossland will provide Lincoln Academy Charter School with access to all documents related to construction costs, and will proactively communicate this information through regular reporting. We understand the importance of supplying real-time status of the construction costs and budget updates at all times, and we are prepared to do so in the most transparent, integrity driven way possible.



SAFETY INFORMATION

We understand that our employees' most important jobs begin when they return home each night. That's why Crossland educates, empowers, and rewards our people for working safely. Our award-winning safety program heightens awareness and enables us to take accountability for our teams' daily safety requirements. A copy of our 200+ page safety manual is available upon request.

Crossland's safety ratings remain consistently well below the industry average because we are acutely focused on the safety of every single person who enters our jobsites - nationwide. To that end, we offer OSHA certifications to any subcontractor or consultant seeking the knowledge and skills to work safely, with confidence. Our Drive to Zero company-wide safety initiative promotes our goals of zero jobsite accidents and zero injuries. Twenty-four/seven, three-hundred-sixty-five days a year, safety is a true measure of our success.

EMPLOYEE SAFETY MEASURES

Crossland will provide a Safety Coordinator who will be responsible for all day-to-day aspects of safety on the jobsite, including but not limited to:

- Record Keeping
- Equipment Certifications and Inspections
- Incident Reporting
- Enforcement of Safety Rules
- Implementing Emergency Action Plan

Subcontractors will be instructed on their responsibilities for safety and be held accountable for compliance with all federal, state, local, and other rules that may apply. They will be required to complete our site specific orientation, as well as other requirements. The Safety Coordinator will monitor and assure compliance.

PRE-PLANNING

On a daily basis, all tasks will be pre-planned to help eliminate potential risks. Pre-planning is standard operating procedure and allows time to obtain safety equipment that may be required for a task. Daily cards will be handed out to all personnel with safety requirements each day.

Crossland Construction's Safety Record and Overall Safety Plan is among the best in the country. The safety coordinator will maintain a safe work environment. We have established an in house safety training program under which we certify employees and Safety Technicians. These technicians will assist with jobsite safety, in addition to the safety coordinator. The Technicians will be utilized to monitor both our employees and all subcontractors on the project for compliance with OSHA and any job specific safety concerns as well as Crossland's safety policies and procedures.

**DRIVE TO
ZERO**

Plan Ahead. Stop Accidents. Zero Regrets.

1 PLAN AHEAD
Conduct pre-task planning meetings every day - no exceptions!



2 STOP ACCIDENTS
If you see an unsafe act - stop the act immediately and report to supervisor!



3 ZERO REGRETS
Have each other's backs and make sure your team goes home safe every day!

CLOSE-OUT PROCESS AND WARRANTY PROGRAM

Close-Out is the final step in the construction process and is the stage during which all loose ends are resolved as the construction team readies the facility for occupancy. The Construction Management team will complete the following list of final standard procedures: Punch Out, Substantial Completion, Final Inspection, Certificate of Occupancy, Commissioning, Final Documentation, and Final Completion.

Once the Close-Out process is complete, all the warranties, warranty books, and manuals are presented to the Architect who then presents them to the Owner.



CLOSE-OUT PROCESS AND WARRANTY PROGRAM

- PROJECT DIRECTORY
- LIEN WAIVERS
- WARRANTIES
 - General Contractor's Statement of Warranty
 - Manufacturer's Warranties
 - One Year Materials & Workmanship From Each Subcontractor
 - Special Requested Warranties
- CERTIFICATIONS OF DOCUMENTATION FROM PROJECT
- PROJECT RECORD DOCUMENTS
 - Approved Submittals For Each Scope of Work
 - As-Built Drawings
 - As-Built Specifications
- OPERATOR AND MAINTENANCE MANUALS
 - O&M for Plumbing, HVAC, Electric, and Misc. Equipment and Systems
- SPARE PARTS AND MAINTENANCE PRODUCTS



TAB 6

FEE PROPOSAL

Our fees as requested with signature

The following CM/GC Fee Proposal is based on the Owner's standard contract with general conditions and cost matrix which are included. The information provided in this proposal is effective for a period of thirty (30) calendar day after submission. Mikey Crossland, signatory below, has full authorization to sign on behalf of Crossland Construction Company, Inc.

Lump Sum (\$) Design Phase Fee	\$5,000.00
Lump Sum Construction Phase Fee	\$110,000.00
NTE General Conditions based on the schedule dates and given scope of work	\$62,500.00
Total Design Phase Fee and General Conditions	\$67,500.00

Signed and submitted this 21st day of January, 2020.



Mikey Crossland, Division Manager
Crossland Construction Company, Inc.



TAB 7

ADDITIONAL INFORMATION

CROSSLAND'S **ADDITIONAL QUALIFICATIONS**

Other requested information as well as additional qualifications



GREAT WORK, INC.

 Brian Sense, Executive Director
 1430 W. 37th Ave., Denver, CO 80211
 720-572-1500 ext. 701
 bsense@greatworkinc.org



MOA ARCHITECTURE

 Michael McDonald, AIA, LEED AP, BD&C
 414 14th Street, Suite 300, Denver, CO 80202
 303-308-1190, ext. 118
 mmcdonald@moaarch.com



PITTSBURG COMMUNITY SCHOOLS

 Rich Proffitt, Superintendent
 510 Deill Street, Pittsburg, KS 66762
 417.620-235-3100
 rproffitt@usd250.org

PROJECT	OWNER	ARCHITECT	DELIVERY	CONTRACT AMOUNT	COMPLETION DATE
Mustang Performing Arts Center	Mustang, OK Mustang Public Schools Charles Bradley	MA+ Architecture Heath Tate	CM	\$ 28,000,000	Aug-20
Gravette Competition Gym	Gravette, AR Gravette School District Dr. Richard Page	BILD Architect PLLC Mike Spaeth	CM	\$ 11,650,392	Jul-20
Will Rogers High School Stadium	Tulsa, OK Tulsa Public Schools Chris Hudgins	Sparks Reed Architecture & Interiors David Reed	CM	\$ 4,890,225	Jul-20
Bentonville Junior High 4	Centerton, AR Bentonville Schools Paul Wallace	Hight Jackson Michelle McClaffin	CM	\$ 30,000,000	May-20
Educare IV	Tulsa, OK GKFF Construction, LLC Jeff Slava	Fritz Baily, PC Whit Todd	CM	\$ 12,000,000	May-20
Mustang High School Commons & Addition	Mustang, OK Mustang Public Schools Charles Bradley	MA+ Architecture Heath Tate	CM	\$ 5,500,000	May-20
LPS Eisenhower Middle School	Lawton, OK ISD #008 Lawton Public Schools Kyle Smith	Architects in Partnership Matt Graves	CM	\$ 35,000,000	Apr-20
Union Stadium - East Renovation	Tulsa, OK Union Public Schools Charles Bushyhead	Dewberry Engineering Consultant Clint Rodgers	CM	\$ 2,500,000	Apr-20
Thaden School - Bike Barn	Bentonville, AR Thaden Schools David Swain	Marion Blackwell Architects 479.973.9121	CM	\$ 2,565,600	Apr-20
LPS Whittier Saferoom	Lawton, OK ISD #008 Lawton Public Schools	Architects in Partnership Cory Miller	CM	\$ 1,505,361	Jan-20
Mustang Wrestling Facility	Mustang, OK Mustang Public Schools Colin Meeks	MA+ Architecture Chris Perez	CM	\$ 1,000,000	Jan-20
NEO A&M Flood Repairs	Miami, OK NEO A&M College Steve Grimes	CM	CM	\$ 1,000,000	Nov-19
Mustang HS Science Academy	Mustang, OK Mustang Public Schools Sean McDaniel	GH2 Terry Maytum	CM	\$ 7,500,000	Oct-19
Pittsburg High School Renovation and Additions	Pittsburg, KS Pittsburg USD 250 Destry Brown	DLR Group Joe Breidenbach	CM	\$ 10,146,876	Sep-19
Metro Christian Academy	Tulsa, OK Metro Christian Academy	GH2 Architects	CM	\$ 150,000	Sep-19
Mustang Middle School #3	Oklahoma City, OK Mustang Public Schools Sean McDaniel	GH2 Terry Maytum	CM	\$ 22,500,000	Sep-19
Jenks Middle School Addition	Tulsa, OK Jenks Public School Jeffrey Beyer	KSQ Design Katy Dinnen	CM	\$ 4,813,679	Aug-19
Rogers College High School Interior Renovation, Phase II	Tulsa, OK Tulsa Public Schools Chris Hudgins	Tulsa Public Schools Stephanie Peaster	CM		Aug-19
TPS Will Rogers High School Bathroom Remodel	Tulsa, OK Tulsa Public Schools Chris Hudgins	Tulsa, OK 918.746.6133	CM	\$ 1,591,172	Aug-19
Union High School Utility Relocations	Tulsa, OK Union Public Schools Charles Bushyhead	Tulsa Public Schools Stephanie Peaster	CM	\$ 1,200,190	Aug-19
TPS Cooper Elementary Remodel	Tulsa, OK Tulsa Public Schools Chris Hudgins	Dewberry Engineering Consultant Clint Rodgers	CM	\$ 3,060,370	Aug-19
TPS Grissom Elementary Addition	Tulsa, OK Tulsa Public Schools Tara Logan	GS Helms Brian Jeffers	CM	\$ 3,332,677	Aug-19
NEO Copen Hall & Shipley Hall	Miami, OK NEO A&M College Steve Grimes	CYNTERGY AEC, LLC David Phelps	CM	\$ 3,000,000	Jul-19
Lawton Public Schools Multiple Safe Rooms	Lawton, OK ISD #008 Lawton Public Schools Dr. Tom Deighan	Architects in Partnership Matt Graves	CM	\$ 9,295,776	Jul-19
Pittsburg USD 250 - Middle School Gymnasium	Pittsburg, KS Pittsburg Community Schools USD 250 Destry Brown	Corner Greer & Associates Michael Wischmeyer	CM	\$ 6,655,735	Jul-19
TCC Student Services Center	Tulsa, OK Tulsa Community College Steven Cox	GH2 Architects Terry Maytum	CM	\$ 5,320,000	Jun-19

PROJECT	OWNER	ARCHITECT	DELIVERY	CONTRACT AMOUNT	COMPLETION DATE
Mustang Educational Resource Center	Mustang, OK	GH2 Architects Terry Maytum	CM	\$ 6,500,000	Mar-19
Jenks Pool Deck Repair	Jenks, OK	Selser Schaefer Architects Brian Thomas	CM	\$ 699,799	Feb-19
MSSU Nixon Hall	Joplin, MO	Paragon Architecture Kristen Whitehead	CM	\$ 7,000,000	Feb-19
PSU Bicknell Rehearsal Hall	Pittsburg, KS	Clark Husemann Steve Clark	CM	\$ 830,627	Feb-19
Holland Hall Student Commons	Tulsa, OK	GH2 Cara Hall	CM	\$ 13,900,000	Jan-19
NEO Oklahoma A&M College Soccer Facility	Miami, OK	Architects in Partnership Matt Graves	CM	\$ 500,000	Jan-19
Pittsburg USD 250 - Lakeside Elementary	Pittsburg, KS	Corner Greer & Associates Michael Wischmeyer	CM	\$ 2,435,182	Jan-19
Pittsburg USD 250 - George Nettels Elementary	Pittsburg, KS	Corner Greer & Associates Michael Wischmeyer	CM	\$ 744,105	Dec-18
Pittsburg USD 250 - Westside Elementary	Pittsburg, KS	Corner Greer & Associates Michael Wischmeyer	CM	\$ 738,976	Dec-18
Pittsburg USD 250-Meadowlark Elementary	Pittsburg, KS	Corner Greer & Associates Michael Wischmeyer	CM	\$ 747,989	Dec-18
Bentonville Schools Warehouse Renovations	Bentonville, AR	Hight Jackson Associates Michelle McClaffin	CM	\$ 1,500,000	Nov-18
Mustang Transportation Building	Oklahoma City, OK	GH2 Architects Terry Maytum	CM	\$ 5,000,000	Nov-18
Mustang High School Tennis Complex	Mustang, OK	MA+ Heath Tate	CM	\$ 1,500,000	Oct-18
Mustang Elementary #08	Oklahoma City, OK	GH2 Architects Terry Maytum	CM	\$ 17,000,000	Sep-18
Mustang Intermediate #03	Oklahoma City, OK	GH2 Architects Terry Maytum	CM	\$ 21,000,000	Sep-18
TPS Emerson Elementary Renovation	Tulsa, OK	KKT Architects, INC. Jed Ballew	CM	\$ 11,600,000	Aug-18
Mustang High School Soccer Improvements	Mustang, OK	MA+ Heath Tate	CM	\$ 1,300,000	Aug-18
Northside Elementary Media Center Addition	Siloam Springs, AR	BILD Architects, PLLC Mike Spaeth	CM	\$ 800,000	Aug-18
TPS Disney Elementary School Interior Renovation	Tulsa, OK	Tulsa Public Schools Chris Hudgins	CM	\$ 2,395,881	Aug-18
Canyon Ridge Band Room Addition	Mustang, OK	Mustang, OK Sean McDaniel	CM	\$ 1,000,000	May-18
TPS Webster High School	Tulsa, OK	Tulsa Public Schools Chris Hudgins	CM	\$ 1,841,026	Oct-17
Broken Arrow Elementary 15	Broken Arrow, OK	Broken Arrow, OK Robert Tolomeo	CM	\$ 18,580,335	Sep-17
Commerce Public Schools	Commerce, OK	Commerce, OK Jim Haynes	CM	\$ 6,500,000	Aug-17
Jenks Northwest Elementary School	Tulsa, OK	Jenks Public Schools Jeff Beyer	CM	\$ 35,000,000	Aug-17
Riverton USD 404 Renovations	Riverton, KS	Riverton USD 404 Todd Berry	CM	\$ 2,488,201	Aug-17
Cooper Elementary Kitchen Remodel	Tulsa, OK	Tulsa Public Schools Chris Hudgins	CM	\$ 2,081,555	Aug-17
TPS Carnegie Elementary Renovation	Tulsa, OK	Tulsa Public Schools Chris Hudgins	CM	\$ 1,500,000	Aug-17



PROTECTING ASSETS.
MAKING A DIFFERENCE.

January 16, 2020

Jeffco Public Schools
7180 Oaks Street
Arvada, Colorado 80004

Re: Crossland Construction Company, Inc.

Project: Lincoln Academy Charter School

Dear Sirs:

Our agency manages the surety bond program for Crossland Construction Company, Inc. and we have been asked to write this letter to you on their behalf. Our team has known and worked with Crossland for more than 30 years and give them our highest recommendation. Crossland has earned an outstanding reputation as a company and individuals of high integrity with an exceptional knowledge of the construction industry. The Crossland team consistently delivers quality, client focused projects in a timely and cost-effective manner; they truly are a company who values relationships and doing the job right. It is for these reasons and so many more that I am pleased to write this letter on their behalf.

Surety bonds for Crossland are underwritten by Zurich American Insurance Company and Federal Insurance Company. Bonds are typically written by Fidelity and Deposit Company of Maryland (a company of Zurich American Insurance Company) and Federal Insurance Company (a company of Chubb Limited). Zurich American Insurance Company and Fidelity and Deposit Company of Maryland maintain "A+ (Superior)", "XV (\$2 Billion or greater)" ratings by the A.M. Best Company and a combined U.S. Treasury listing exceeding \$665,000,000. Chubb Limited and Federal Insurance Company carry an A.M. Best Rating of "A++ (Superior)" "XV (\$2 Billion or greater)" and a combined U.S. Treasury listing exceeding \$1 Billion.

Zurich American Insurance Company and Federal Insurance Company would positively consider approval of surety bonds for Crossland on individual contracts of \$300 Million and an aggregate cost-to-complete backlog of \$1.5 Billion, this program includes bonded and un-bonded work. These numbers are guidelines and not limits of surety support; Crossland's sureties would positively consider larger projects or program on a project-by-project basis.

Crossland's surety partners are favorable to executing surety bonds upon acceptable review of all contract terms, bond forms and financing for any project as well as other pertinent underwriting information that may be deemed necessary. The arrangement for performance and payment bonds is a matter between Crossland and their sureties; neither the sureties, IMA, Inc., Crossland or any affiliates assume any liability to you or any parties if for any reason bonds are not written.

I am proud to recommend Crossland Construction Company, Inc. to you. If you should have any questions, or require additional information, please do not hesitate to email or call as shown below.

Sincerely,

Kelly E. Kimmel
Surety Account Executive
913-982-3481 / Kelly.kimmel@imacorp.com

IMA, Inc. | 9393 W. 110th St., Suite 600 | Overland Park, KS 66210 | 913.982.3650 | imacorp.com
Insurance | Employee Benefits | Surety | Risk Management

Crossland Construction Company, Inc. (Crossland) is one of the oldest and most financially sound construction companies in the area. Through financial planning and sound leadership, as evidenced by our bonding capacity of \$300,000,000.00 per project, with an aggregate bonding limit of \$1,500,000,000.00, Crossland has the financial resources to fund our company's operation.

Crossland is not now, nor have we ever been, in default on any loan or financing agreement with any bank, financial institution or any other entity.

**ARVEST BANK**

201 NE A Street
Bentonville, Arkansas 72712
Contact: Jason England

 479.271.1206

**COMMERCE BANK**

137 West Maple
Columbus, Kansas 66725
Contact: Jane Rhinehart

 620.429.2515

**CROSSFIRST BANK**

4707 W. 135th Street
Leadwood, Kansas 66224
Contact: Doug McKay

 913.327.1212

**IMA, INC. (BONDING AGENT)**

9393 W 110th Street, Suite 600
Overland Park, KS 66210
Contact: Monica Donatelli

 913.982.3650

WHY CROSSLAND

EDUCATION EXPERIENCE

Crossland has completed over 400+ schools. We have extensive experience in the construction of educational facilities, ranging from early childhood centers, to K-12 campuses, and vast university projects.

SELF-PERFORMANCE

Crossland is competitive with our prices because of our self-performance capabilities. Most CM firms our size simply “broker” subcontractors and are more distant to the actual work than we are.

SCHEDULE

We have never missed a first day of school! Because of our ability to self-perform, we have more control over driving the schedule. You simply will not find a contractor with the same ability to meet and exceed building schedules.

PRE-CONSTRUCTION SERVICES

Crossland has a unique brand of pre-construction services. Most firms will chase the Architect's drawings and provide estimating services. Our team works with the Owner and Architectural/Engineering firms early on to provide true pre-construction services during the design process.

REPEAT CLIENTS

More than 60% of our work is for repeat clients. We not only strive to build quality projects, we aim to go above and beyond the client's expectations. We are not just building facilities, we are building relationships that will last a lifetime.

HONEST AND FAIR

Those two words are overused and under-demonstrated in the construction industry. Crossland is a family-owned business whose integrity demands honesty and fairness from all of our employees, and it shows in our repeat client base.

SAFETY

Safety is critical for all construction projects, even more so when working on an operating campus. This being said, we are proud to have one of the nation's safest modification factors, one that is well below the industry average, the results of which are safe jobs and big savings to our Owners.

