

Lakeland Joint School District #272

15506 N. Washington St.
Rathdrum, ID 83858
208-687-0431



**LJSD Vision: A community committed to academic excellence ...
dedicated to student success.**

Board Agenda Item Request

AGENDA ITEM: Construction Manager/General Contractor (CM/GC Services)

PURPOSE: Approve/Deny Vendor for CM/GC Services

MEETING DATE: January 21, 2026

PREPARED BY: Jessica Grantham, Tim Haag

INFORMATIONAL SUMMARY:

Lakeland Joint School District conducted a qualifications-based selection process, in compliance with Idaho law, to identify the most qualified CM/GC for approximately \$20 million in School Modernization Fund projects across multiple occupied school sites. The District received eight (8) Statements of Qualifications, which were evaluated using published criteria focused on qualifications, project approach, budget control, scheduling, staffing, and past performance on similar school projects.

These modernization projects include HVAC, electrical, plumbing, roofing, safety, and building systems upgrades and will be completed in phased schedules over the next two years. The CM/GC delivery method allows the contractor to participate during design, improving constructability, cost accuracy, scheduling, and risk management while providing cost certainty through a Guaranteed Maximum Price.

Based on the evaluation process, the CM/GC Selection Committee identified two top-ranked finalists. Both firms are present at this meeting and will provide a five-minute presentation outlining their qualifications and proposed approach. Following the presentations, the Board is asked to select one firm to serve as the District's CM/GC.

Selection at this meeting authorizes administration to finalize contract negotiations, including fees and establishment of a Guaranteed Maximum Price, within the approved project scope and funding.

FINANCIAL CONSIDERATIONS:

CM/GC services and construction costs will be funded through the approved School Modernization Funds. Contract terms and pricing will be negotiated within the established project budget.

RECOMMENDATION:

Select and approve one CM/GC finalist and authorize the Superintendent and Chief Finance Officer/Treasurer to negotiate and execute a CM/GC contract, including preconstruction services and a Guaranteed Maximum Price, for the School Modernization Fund projects.

ATTACHMENTS:

Ginno Construction RFQ
CORE Construction RFQ
Swinerton RFQ
Walker Construction RFQ
Halme Cascade General Contracting RFQ
Leone & Keeble RFQ
Jackson Contractor Group RFQ
Alpine Construction Management, LLC

LAKELAND SCHOOL DISTRICT NO.272

STATE BOND PROJECTS

15506 N. Washington Ave | Rathdrum, ID

January 7, 2026

RFQ CM/GC | Team Qualifications



Ginno Construction
Rich Wells, President
(208) 667-5560
rich@ginnoconstruction.com
3893 N Schreiber Way
Coeur d'Alene, ID 83815





GINNO
CONSTRUCTION CO.

3893 N. Schreiber Way
Coeur d'Alene, ID 83815

January 7, 2026

Lakeland School District
15506 N. Washington Avenue
Rathdrum, ID 83858

RE: Request for Qualifications for CM/GC Services
Lakeland School District No. 272: State Bond Projects

Attn: Jessica Grantham (Chief Finance Officer/Treasurer),

The team at Ginno Construction would like to take this opportunity to express our sincere interest in offering our CM/GC services for your proposed projects. As you review our qualification package, you will find that your proposed projects fit very well into our services and expertise.

SERVICE | At Ginno Construction, we approach each project with attention to detail and always strive to provide a quality final product. We will partner with you and deliver an end product that will not just meet your needs, but surpass your expectations.

RELATIONSHIPS | A key component to our success in delivering projects on time and within budget is our existing relationships with Owners, Architects, Subcontractors and Suppliers. Ginno Construction enjoys the reputation of being fair and professional while expecting only the best from our subcontracting partners in terms of pricing, timeliness and quality. It is because of these relationships that we are able to meet the high standards that have built our reputation as being one of the best in our market.

COMMITMENT AND EXPERIENCE | We are committed to the success of your project and look forward to advancing to the next phase of your selection process, where we can discuss how our team can best support your goals. We take great pride in offering our services as a collaborative partner, working together to create lasting benefits for our community.

We consider it an honor and look forward to the opportunity to provide our CM/GC services. Thank you again for your consideration to include Ginno Construction as part of your team for this much needed upgrade to our community.

Respectfully,

Rich Wells
President
Ginno Construction Co.

SECTION 8: CONSTRUCTION MANAGER INFORMATION

1. Contact information for your firm's main office as follows:

Firm Name: Ginno Construction of Idaho, Inc.

Mailing Address: 3893 N. Schreiber Way
Coeur d'Alene, ID 83815
(City, State, Zip)

Physical Address: 3893 N. Schreiber Way
Coeur d'Alene, ID 83815
(City, State, Zip)

Telephone: 208.667.5560 Fax: 208.665.0471

Email Address: rich@ginnoconstruction.com; abeard@ginnoconstruction.com

2. Name, title, address, telephone, and fax number of the firm's officer responsible to the School District for all work to be provided under this RFQ.

Name/Title: Charles Richard Wells, President

Mailing Address: 3893 N. Schreiber Way
Coeur d'Alene, ID 83815
(City, State, Zip)

Physical Address: 3893 N. Schreiber Way
Coeur d'Alene, ID 83815
(City, State, Zip)

Telephone: 208.667.5560 Fax: 208.665.0471

Email Address: rich@ginnoconstruction.com

3. Please check the appropriate box to identify the legal status of the entity making this proposal.

☒ Corporation ☐ Partnership ☐ Limited Liability
☐ Other (explain): _____

4. Please provide the following license information:

Idaho Public Works Construction Management License # 012890

License held by Charles Richard Wells
(name of licensed CM who will be responsible)

Idaho Public Works Contractor License # PWC-C-14560

5. Contact information of the office where your project team will be located and from which the work for this assignment will be conducted, if different than "1." above.

Firm Name: Same as 1. above

Mailing Address: Same as 1. above
Same as 1. above
(City, State, Zip)

Physical Address: Same as 1. above
Same as 1. above
(City, State, Zip)

Telephone: Same as 1. above Fax: Same as 1. above

Email Address: Same as 1. above

6. Provide a letter from Surety for the project.

7. State the contract information for your current insurance company(s) that provide coverage for your firm in the areas of liability, builder's risk, and workers' compensation.

Company Name: HUB International Northwest LLC (Liability, Builder's Risk, and Surety)

Agent Name: Travis Long

Address: 835 N. Post Street Ste 203
Spokane, WA 99201
(City, State, Zip)

Telephone: 509.319.2917 Fax: 509.623.1073

Email Address: travis.long@hubinternational.com

8. If you answer yes to any of the following questions, provide a complete explanation on a

4. Please provide the following license information:

Idaho Public Works Construction Management License # 012890

License held by Charles Richard Wells
(name of licensed CM who will be responsible)

Idaho Public Works Contractor License # PWC-C-14560

5. Contact information of the office where your project team will be located and from which the work for this assignment will be conducted, if different than "1." above.

Firm Name: Same as 1. above

Mailing Address: Same as 1. above
Same as 1. above
(City, State, Zip)

Physical Address: Same as 1. above
Same as 1. above
(City, State, Zip)

Telephone: Same as 1. above Fax: Same as 1. above

Email Address: Same as 1. above

6. Provide a letter from Surety for the project.

7. State the contract information for your current insurance company(s) that provide coverage for your firm in the areas of liability, builder's risk, and workers' compensation.

Company Name: Associated Insurance Services (Worker's Compensation)

Agent Name: Clint Paskewitz

Address: 2676 S Vista Ave.
Boise, ID 83705
(City, State, Zip)

Telephone: 208.955.8180 Fax: 208.336.1137

Email Address: clint@associatedins.com


8. If you answer yes to any of the following questions, provide a complete explanation on a

separate sheet.

- a. Has any one of your current or former sureties or bonding companies ever been required to perform under or canceled a bid bond, labor or material payment, or a performance bond issued on your firm's behalf? Yes _____ No X
 - b. Has your firm ever been denied coverage or had coverage terminated or cancelled by any insurer during the past five (5) years? (If so, please state the company, date, reason, and specific details.) Yes _____ No X
 - c. Within the past five (5) years, has your current firm or any predecessor organization been involved as a party or filed a claim in any bankruptcy, litigation, mediation, or arbitration proceedings? Yes X No _____
9. Acknowledge Receipt of Addenda related to this RFQ (list addenda numbers) None Issued
10. Name, title, and signature of your firm's officer who was responsible for the preparation and hereby verifies the accuracy of your proposal.

Printed Name: Charles Richard Wells

Title: President

Signature: 

Date: 01/07/2026

Ginno Construction is currently involved in two (2) legal disputes:

1. **Lawsuit with Painting Subcontractor:** Ginno Construction terminated a painting subcontractor for failing to complete their scope of work to the developer's standards. In response, the subcontractor is filing suit against Ginno Construction for non-payment, despite not fulfilling their contractual obligations.
2. **Homeowner Dispute Regarding House Placement:** A homeowner has filed suit against Ginno Construction, alleging that the company placed their house in an incorrect location.

These cases are ongoing, and Ginno Construction is actively addressing these legal challenges.



Rick Shanholtz
Account Executive Officer
Travelers Bond & Specialty Insurance
Construction Services, Spokane
16201 E. Indiana Ave., Ste. 4000
Spokane Valley, WA 99216
509-835-7559

December 11, 2025

Lakeland School District No. 272
15506 N. Washington St.
Rathdrum, ID 83858

Re: Ginno Construction of Idaho, Inc. – Bond Capacity
RFQ – CM/GC Services for State Bond Projects

To Whom It May Concern:

It has been the privilege of Travelers Casualty and Surety Company of America (“Travelers”)¹ to provide surety bonds for Ginno Construction of Idaho, Inc. They have an outstanding reputation and are a highly regarded client of Travelers. All bonded obligations have been handled in an excellent manner.

They have a well-qualified staff that provides outstanding quality and service on their projects and we have confidence in their ability to perform. We currently extend to them an available single bond program of \$25,000,000+ and an aggregate program of \$75,000,000+ for surety capacity. At their request we will give favorable consideration to providing them performance and payment bonds for the above captioned projects.

Please also note that the decision to issue performance and payment bonds is a matter between Ginno Construction of Idaho, Inc. and Travelers, and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,
TRAVELERS CASUALTY AND SURETY
COMPANY OF AMERICA

Rick Shanholtz

¹ Travelers is an A++ (Superior) A.M. Best rated insurance company (Financial Size Category XV (\$2 billion or more)).



**Division of Occupational and Professional
Licenses**

11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name
appears on this certificate has complied with the
provisions of the Idaho statutes and/or rules and
regulations and is hereby authorized to engage in
the activity as indicated below.

CHARLES RICHARD WELLS

Public Works Construction Manager License
012890

Issued: 02-Jul-2025 Expires: 31-Aug-2026

Renewal Required

Russell Barron
Administrator

Printed: 10-Jul-2025

CHARLES RICHARD WELLS
Public Works Construction Manager License
012890

Expires: 31-Aug-2026

Russell Barron
Administrator



**Division of Occupational and Professional
Licenses**

11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

GINNO CONSTRUCTION OF IDAHO, INC.

Construction Management Certificate of Authority
License
7371680

Issued: 08-Oct-2025 Expires: 08-Oct-2026

Renewal Required

Russell S. Barron
Administrator

Printed: 08-Oct-2025

Public Works Contractors License (PWCL) Board

GINNO CONSTRUCTION OF IDAHO, INC.
Construction Management Certificate of Authority License
7371680

Expires: 08-Oct-2026

Russell S. Barron
Administrator



**Division of Occupational and Professional
Licenses**

11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name
appears on this certificate has complied with the
provisions of the Idaho statutes and/or rules and
regulations and is hereby authorized to engage in
the activity as indicated below.

GINNO CONSTRUCTION OF IDAHO, INC.

Public Works Contractor - Class Unlimited License
PWC-C-14560

Issued: 02-Jul-2025 Expires: 31-Jul-2026

Renewal Required

Russell Barron
Administrator

Printed: 10-Jul-2025

GINNO CONSTRUCTION OF IDAHO, INC.
Public Works Contractor - Class Unlimited License
PWC-C-14560
Expires: 31-Jul-2026

Russell Barron
Administrator



**Division of Occupational and Professional
Licenses**

11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name
appears on this certificate has complied with the
provisions of the Idaho statutes and/or rules and
regulations and is hereby authorized to engage in
the activity as indicated below.

GINNO CONSTRUCTION OF IDAHO INC

General Contractor Registration
RCE-1067

Issued: 21-Oct-2025 Expires: 20-Dec-2027

Renewal Required

Russell S. Barron
Administrator

Printed: 21-Oct-2025

GINNO CONSTRUCTION OF IDAHO INC
General Contractor Registration
RCE-1067
Expires: 20-Dec-2027


Russell S. Barron
Administrator



3. COMPANY PROFILE

WE ARE **COMMITTED TO BUILDING QUALITY**
PROJECTS THAT PROVIDE OUR **CLIENTS WITH**
THE **BEST POSSIBLE SOLUTION FOR THEIR**
CONSTRUCTION NEEDS

Established in 1992 and headquartered in Coeur d'Alene, Idaho, Ginno Construction is a privately held general contractor serving Idaho, Washington, and Montana. With 60+ professionals and a full-time Safety Coordinator, we deliver high-quality, cost-effective projects on time and within budget. We self-perform key scopes to maintain control over quality and schedule and support annual volumes of \$60M+ with \$75M bonding capacity and a .77 EMR. Our approach combines collaboration and transparency with advanced tools—Microsoft Project for CPM scheduling, Lean Pull Planning for trade alignment, and Procore/OpenSpace for real-time documentation. These methods, paired with constructability reviews and value engineering, ensure reliable execution for multi-phased and occupied school projects while minimizing disruption.



3 STATES
(ID, WA, MT)

60+ EMPLOYEES

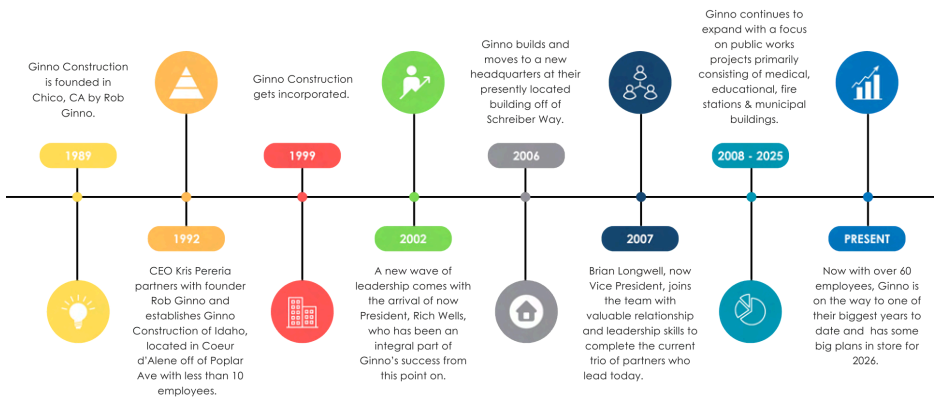
35+ YEARS
IN INDUSTRY

60M+ ANNUAL VOLUME

75M BONDING CAPACITY

20+ YEARS WITH
BONDING AGENT

Ginno brings extensive experience in the educational building sector in North Idaho and Idaho public works procurement and contract compliance, supported by an unlimited Public Works license and a seasoned administrative team. We maintain strong relationships with subcontractors in the Coeur d'Alene-Spokane region and actively prequalify trade partners for financial stability, safety, and capacity before issuing targeted bid invitations. Rigorous bid leveling during GMP development ensures scope coverage and competitive pricing, while our reputation of excellence fosters dependable staffing even during peak summer windows. Combined with disciplined cost controls, standardized AIA processes, and our OSHA Cooperative Partnership since 2007, Ginno offers the District proven expertise, local market knowledge, and technology-driven transparency to deliver projects safely, efficiently, and within budget.



4. PROJECT APPROACH

A PRECONSTRUCTION

During the CM/GC process, Ginno Construction focuses on maximizing value by reducing costs, expediting schedules, and improving constructability. With multiple projects occurring concurrently at different schools, our preconstruction approach delivers project-specific guidance while maintaining strong program-wide coordination between the School Board, Architect & Design Consultants.

As CM/GC for multiple projects across the Lakeland School District, we provide consistent leadership and serve as the central point of coordination for all schools. A dedicated CM/GC team establishes standardized communication, reporting, and meeting protocols to maintain alignment across projects. Through regular district-level coordination meetings, we promote collaboration, proactive issue resolution and transparency in schedule and cost, ensuring efficient delivery while minimizing disruption to school operations and maximizing the overall budget.

Our team provides design expertise, accurate cost modeling, and targeted subcontractor prequalification to ensure quality and reliability. We develop detailed schedules and phasing plans for each school while also identifying opportunities to coordinate sequencing and procurement across projects to improve efficiency, and stretch the District's dollars as far as possible.

B CONSTRUCTION SERVICES

In the Construction phase, Ginno delivers comprehensive project and site management for each school while maintaining program-wide oversight for multiple concurrent projects. Consistent leadership from the preconstruction phase into construction from our CM/GC team will be vital to the success of these projects, providing continuity, clear direction, and a unified approach across all sites. Regular OAC meetings, rigorous QA/QC standards, and proactive communication with the District ensure transparency, alignment, and timely decision-making.

Safety remains a top priority, led by our full-time Safety Coordinator in partnership with OSHA. Project documentation—including RFIs, submittals, and change orders—is managed through Procore to provide efficient, transparent tracking at both the individual project and program levels.

This approach ensures each project is executed safely, on schedule, and within budget, while supporting the broader goals of the District's multi-school CM/GC program.

PROJECT SPOTLIGHT

SORENSEN ELEMENTARY REDMODEL
\$3,670,400 | CDA, ID

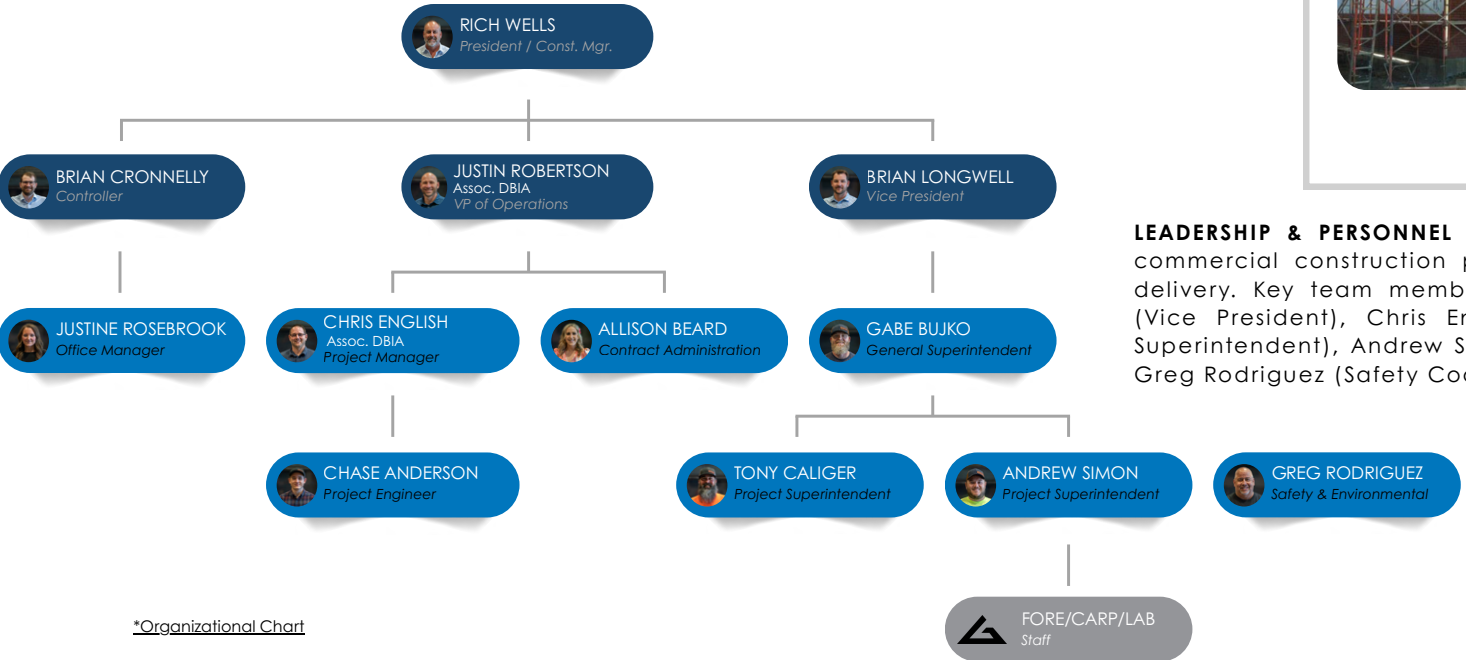
Ginno Construction successfully completed an extensive 38,000SF remodel of Sorenson Magnet School, paired with a 5,800SF addition that introduced a modern library, kitchen, administration offices, and a state-of-the-art computer lab. This project was executed during the limited window of summer break, requiring meticulous planning, coordination, and execution to ensure zero disruption to the academic calendar.

The scope involved upgrading outdated infrastructure, enhancing learning environments, and integrating new technology spaces to meet the evolving needs of students and staff. Our team worked closely with the Owner and Architect throughout every phase, maintaining open communication and proactive problem-solving to navigate challenges and keep the project on track.

Despite the aggressive timeline and complexity of integrating new construction with existing facilities, Ginno Construction completed the project on time and within budget.



LEADERSHIP & PERSONNEL | Ginno Construction brings extensive experience to commercial construction projects, supported by a proven record of successful delivery. Key team members include Rich Wells (President/CM), Brian Longwell (Vice President), Chris English (Project Manager), and Tony Caliger (Project Superintendent), Andrew Simon (Project Superintendent), with safety oversight by Greg Rodriguez (Safety Coordinator). Ginno also has additional office staff that will support in project startup and document control, while General Superintendent Gabe Bujko provides oversight to all field operations. Our collaborative approach with Owners, Architects, and Engineers, combined with our expertise, local knowledge, and strong subcontractor network, ensures added value to every project. Please see attached resumes for personnel responsibilities and experience.



*Organizational Chart

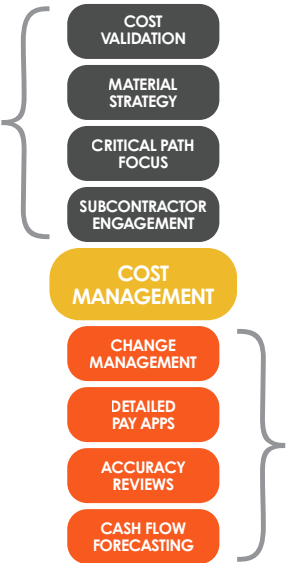


5. TOTAL PROJECT BUDGET CONTROL

DESIGN PHASE | Our process begins with close collaboration with Lakeland School District and Architects West to establish a baseline target value for each project. Because this CM/GC effort spans multiple schools over the course of two years, our approach balances detailed project-level cost control with continuous monitoring of the District's overall program budget.

We conduct constructability reviews, identify scope gaps, and provide value-engineering recommendations to keep scope and budget aligned without compromising educational goals. At the same time, we maintain a program-wide financial overview to track cumulative costs, manage contingencies, and understand how decisions on one project impact the overall funding plan.

Ginno leverages proven strategies—such as material alternatives, efficient sequencing, and strategic packaging—to maximize purchasing power and reduce costs. Our knowledge of market conditions and material availability helps minimize long-lead impacts and maintain cost stability across all projects.



CONSTRUCTION PHASE | As construction begins, we utilize Procore as the central platform to manage and report all project costs while maintaining program-wide visibility. This ensures each individual project's budget remain distinct yet connected through consolidated reporting for the District's financial planning.

Accountability is reinforced through comprehensive Financial Reports presented at every OAC meeting, providing real-time cost status, commitments, and projections. This keeps all stakeholders aligned on both project and program performance.

We maintain strict risk management by requiring full substantiation for any additional costs before presenting them to the District. This disciplined process protects each project's budget and prevents unanticipated program impacts.

Monthly AIA G702 Payment Applications, supported by detailed Schedules of Values, provide clear and transparent financial accountability for each project while ensuring accurate tracking of the overall CM/GC program budget.

7. HOME OFFICE SUPPORT

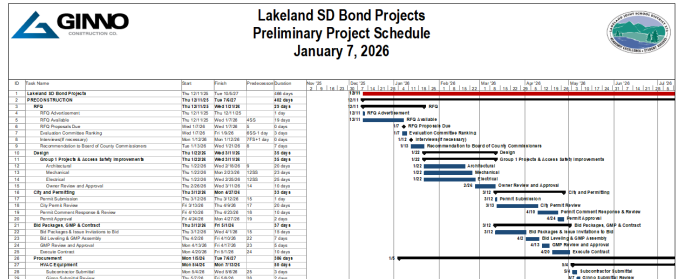
Our administrative staff plays a vital and integral role in the seamless operation of our business. Across document control, communication management, contract administration, and project coordination, they demonstrate strong attention to detail and organizational skill. This ensures a consistent flow of information, timely processing of critical paperwork, and overall operational efficiency. Their support is essential to maintaining project momentum and delivering the high standard of service we stand by to our clients. Please refer to supplemental resumes for additional information on supporting office staff.

Pay Request Procedure



6. SCHEDULING

SCHEDULING TECHNIQUES | Ginno Construction uses a proactive, collaborative approach to scheduling, essential for managing multiple projects across the Lakeland School District. We employ Microsoft Project for detailed CPM schedules and progress tracking, supported by Pull Planning to engage subcontractors and ensure sequencing reliability. Look-ahead planning and contingency buffers help maintain continuity across all sites. This approach minimizes disruption to school operations and enforces schedule compliance by aligning all trades to agreed-upon milestones.



MULTI-PHASE PROJECTS | A strong example of this approach is our work on HVAC Upgrades at five (5) Coeur d'Alene School District schools over a one-year, multi-phase project. The majority of work was scheduled during school breaks, while essential tasks were completed during school hours or after hours. Through Pull Planning, CPM scheduling, weekly progress meetings, and centralized oversight, we coordinated multiple subcontractors across sites, ensuring all upgrades were completed on time, safely, and with minimal disruption to school operations.

ENFORCING SCHEDULE COMPLIANCE | Our team monitors progress daily, reviews milestones weekly in OAC meetings, and leverages Pull Planning to ensure subcontractors are aligned with schedule commitments. Pull Planning ensures subcontractor buy-in, which is essential for enforcing schedule compliance. Corrective actions are implemented proactively, and all adjustments are documented and communicated to maintain strict adherence to contract requirements. Clear contractual requirements upfront that include specific milestone dates, interim deadlines, and sequencing requirement are key to setting the project up for success. Also, it is key to define penalties for late completion. Through this approach, Ginno Construction delivers complex, multi-phase projects on time, with consistent oversight, clear accountability, and minimal impact to school operations.

8. PAST PERFORMANCE



BRYAN ELEM. ADDITION & REMODEL

\$ \$4,458,000
COEUR D'ALENE, ID

A comprehensive upgrade at Bryan Elementary including a new gym and office addition, library, computer room, teacher's lounge, and enclosed hallway. The project also involved remodeling the existing building and constructing a new driveway, parking lot, landscaping, and site improvements.



LAKES MS ADDITION & REMODEL

\$ \$4,959,000
COEUR D'ALENE, ID

A 26,000 SF addition and remodel at Lakes Middle School featuring a new practice gym, band room, media center, and office space. Interior upgrades included a new choir room, renovated locker rooms, and conversion of the old band room into an industrial arts classroom. Site improvements encompassed excavation, paving, sidewalks, basketball courts, and a new parking lot.



CDA DISTRICT 271 HVAC RENOS.

\$ \$1,644,000
COEUR D'ALENE, ID

This sizeable HVAC upgrade for Coeur d'Alene School District No. 271 spanned across five separate locations concurrently. Work was performed in occupied school facilities, requiring careful coordination to minimize disruption to students and staff. Through value engineering, our team delivered cost-effective solutions that kept the project on budget while improving comfort and efficiency throughout the district.



ST. MARIES CTE SHOP BLDG.

\$ \$1,688,000
St Maries, ID

A 5,260 SF Career & Technical Education facility featuring an automotive repair shop, forestry classroom, two offices, two restrooms, and a dedicated compressor room. This project enhances hands-on learning opportunities for students and supports workforce development in technical fields.



TEAM RESUMES



RICH WELLS | President - Construction Manager

Rich Wells serves as President of Ginno Construction and brings over 25 years of experience leading complex commercial construction projects across the Pacific Northwest. A graduate of Washington State University with degrees in Construction Management and Business Administration, Rich provides executive oversight for all aspects of Ginno's operations, including business planning, feasibility analysis, design integration, and quality assurance. His leadership ensures that project teams are aligned with client goals, budget, and schedule expectations. Rich's background includes extensive experience in public safety, healthcare, and institutional facilities, and he has built strong relationships with design and construction professionals throughout the region. Rich will provide executive-level support, ensuring a collaborative, transparent, and accountable design-build process that aligns with WSU's progressive delivery goals.

EDUCATION

BS Construction Management
WA State University

BBA Business Admin.
WA State University

CERTIFICATIONS

ID Licensed Construction Mgr.
Lic. #012890



BRIAN LONGWELL | Vice President

As Vice President, Brian Longwell brings more than two decades of leadership in delivering successful construction projects across the Pacific Northwest. His experience spans private, public, and government sectors, with a strong emphasis on educational facilities. Brian has managed numerous school projects, from complex remodels to large-scale additions, ensuring each is completed on time, within budget, and to the highest standards of quality. His work includes significant contributions to projects such as Sorensen Magnet School, Bryan Elementary, and Lakes Middle School, reflecting his ability to coordinate multiple stakeholders and navigate challenging schedules. Known for his collaborative approach and commitment to transparency, Brian consistently fosters strong partnerships with clients, design teams, and trade professionals to achieve exceptional results for learning environments that serve communities for generations.

EDUCATION

BBA Business Admin.
Gonzaga University

Finance (Minor)
Gonzaga University

Associate of Science
North Idaho College

CERTIFICATIONS

Leadership CDA 2016
OSHA 10

Procore PM Certified

CPR/First Aid



CHRIS ENGLISH, ASSOC. DBIA | Project Manager

Chris brings more than a decade of project management experience in commercial construction, with deep expertise in financial oversight, coordination, and full-cycle project execution. He holds a B.S. in Construction & Facility Management from Brigham Young University. He has managed projects across all phases—from preconstruction through closeout—with strengths in cost control, procurement, and scheduling. Chris is proficient in the CM/GC process and has successfully delivered multiple alternate-delivery projects, including several K-12 facilities, giving him a strong command of collaborative contracting and early-phase planning. As Project Manager, Chris will lead budget management, trade partner coordination, and stakeholder communication. His extensive experience with occupied facilities, phased construction, and K-12 environments will facilitate a smooth, well-coordinated project experience for the Lakeland School District. With his deep K-12 background, Chris understands what matters most to school districts and will consistently act in the best interest of the Lakeland School District throughout the project.

EDUCATION

BS Construction Management
BYU Provo

CERTIFICATIONS

Associate DBIA

CICTI - Cert.
Healthcare Mgr.

Procore PM Certified

CPR/First Aid



GABE BUJO | General Superintendent

Gabe serves as General Superintendent at Ginno Construction and brings over 25 years of experience in the construction industry, including more than a decade with Ginno. Appointed as General Superintendent four years ago, Gabe oversees all field operations and will provide leadership for the two additional Superintendents assigned to this multi-building school project. His role includes coordinating site logistics, ensuring consistency in safety protocols, and maintaining alignment across all phases and buildings. Gabe's organizational skills and proactive approach enable seamless scheduling and smooth transitions between phases, minimizing disruptions in active school environments. His experience includes large-scale institutional and healthcare projects, demonstrating his ability to manage complex, multi-site operations under strict timelines. Gabe excels in fostering collaboration with owners and design teams, ensuring that each building phase meets project goals for schedule, budget, and quality. He will remain fully committed throughout construction and provide valuable preconstruction input on constructability and sequencing strategies to optimize timelines and reduce costs.

EDUCATION

AA Construction Management
North Idaho College

CERTIFICATIONS

OSHA 10 & 30

CPR/First Aid

Supervisory Training
Program Cert.



TONY CALIGER | Superintendent

Tony is a seasoned construction professional with over 40 years of experience managing large-scale commercial building projects. His extensive background spans ground-up developments, site preparation, renovations, and tenant improvements, giving him a comprehensive understanding of all phases of construction. For this multi-building project, Tony will serve as a Superintendent overseeing one or more of the primary building phases. He will coordinate closely with the other Superintendents to maintain consistency in safety, quality, and schedule across all sites. Tony's hands-on expertise and ability to operate tools and heavy equipment ensure efficient execution while adhering to client specifications and building codes. Known for his meticulous attention to detail and commitment to safety, Tony has a proven track record of delivering complex projects on time and to the highest standards. His experience and dependability make him a critical asset in ensuring smooth operations and successful completion of these projects.

CERTIFICATIONS

OSHA 10 & 30

CPR/First Aid

Powder Actuated Fastening

Numerous Procore Certs.

Forklift, Snorkel, Scissor Certified

CESCL Certified

MSDS

Asbestos/Lead Awareness



ANDREW SIMON | Superintendent

Andrew began his construction career in 2015 in California as an Assistant Project Manager and Foreman, specializing in concrete foundations, flatwork, and pre-engineered metal buildings (PEMB). In 2017, he joined Ginno Construction as a laborer/carpenter in the steel siding and PEMB division, quickly advancing to Foreman after two years. In that role, he helped lead commercial projects such as a fraternity house in Pullman and the Empire Eye Clinic in Spokane Valley. Since 2022, Andrew has served as Superintendent, successfully managing a variety of projects, including the St. Maries CTE facility. For this multi-building school project, Andrew will oversee one of the primary building phases in coordination with the other Superintendents to maintain consistency in safety, quality, and schedule. His hands-on experience and leadership ensure efficient execution, proactive problem-solving, and strong communication with trade partners and stakeholders. Andrew's proven ability to manage complex scopes makes him a valuable asset to the project team.

EDUCATION

AGC Apprenticeship

AGC Leadership Course

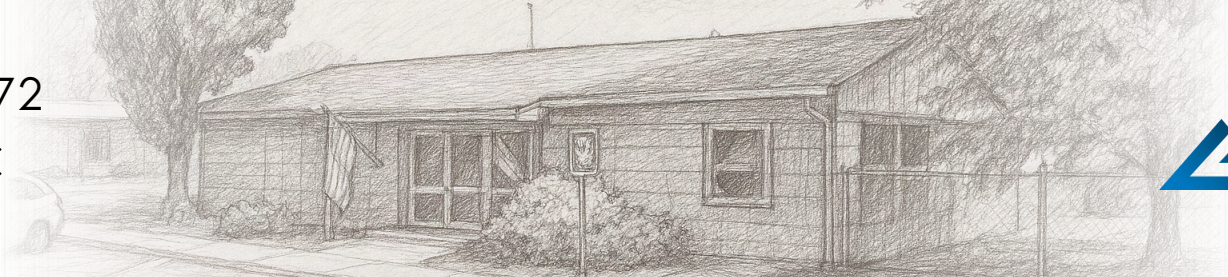
CERTIFICATIONS

OSHA 10

CPR/First Aid

Journeyman Carpenter

AGC Leadership



TEAM RESUMES, CONTD.

OFFICE SUPPORT RESUMES



GREG RODRIGUEZ | Safety Coordinator / QC

Greg has served as Ginno Construction's Safety and Environmental Coordinator since 2016 and brings over 20 years of experience in construction safety compliance and regulatory oversight. For the WSU Southside Dining and Market Renovation, Greg will lead all jobsite safety efforts, ensuring full compliance with WISHA, OSHA, DOSH, and EM-385 standards in an occupied, food service environment. His responsibilities will include developing site-specific safety plans, conducting regular audits, managing workers' compensation claims, and leading safety training programs such as OSHA 10 & 30, confined space, fall protection, and first aid/CPR. Greg's extensive background, including a decade as Vice President of Safety and Work Comp at ABC, positions him to proactively manage risk, maintain a safe and healthy environment for students and staff, and support the project's phased delivery with minimal disruption to ongoing dining operations.

- EDUCATION
- AAS Gen. Business/
Marketing/Mgmt.
Spokane Cmty. Col.
- CERTIFICATIONS
- OSHA Construction
Specialist
- NCCER
Construction Site
Safety Mstr. Trainer
- CPR/AED/First Aid
Instructor
- Certified Erosion &
Sediment Control
Lead Trainer



CHASE ANDERSON | Project Engineer

Chase Anderson recently joined Ginno Construction as a Project Engineer, bringing a strong foundation in mechanical engineering and diverse field experience across large-scale commercial, infrastructure, and custom residential projects. With a B.S. in Mechanical Engineering from the University of Idaho and OSHA 30 certification, Chase has contributed to high-profile projects such as the \$3.4B Salt Lake City Airport Redevelopment and a \$30M custom mountain home. His responsibilities have included subcontractor coordination, production tracking, estimating, quality control, and schedule management. Chase will support project documentation, field coordination, and constructability reviews, ensuring seamless communication between design and construction teams. His technical background and hands-on experience make him a valuable asset to the collaborative, fast-paced design-build environment.

- EDUCATION
- BS Mechanical
Engineering
University of Idaho
- CERTIFICATIONS
- OSHA 30
- Comm. Pilot w/
Instrument, Mult.
Eng. Rating
- Cert. Flight Instructor
- SOLIDWORKS Cert.



BRIAN CRONNELLY, CPA, CCIFP | Controller

Brian comes to Ginno with 8 years of public accounting experience where he worked almost exclusively with construction contractors. His responsibilities include overseeing all financial operations including budgeting, forecasting, job costing, and cash flow management, while ensuring compliance with regulatory standards. Brian provides strategic financial guidance, manages risk, and leads process improvements to support the company's growth and operational infrastructure and efficiency.

- EDUCATION
- BS Accounting/BBA Business Admin.
Dickinson State University
- CERTIFICATIONS
- Certified Public Accountant (CPA)
- Tableau Desktop Specialist
- Construction Industry Financial Professional (CCIFP)
- Alteryx Designer Core
- Timberlake HS Alum



ALLISON BEARD | Contract Administrator

Allison's responsibilities consist of managing all company licensing, creating, managing and issuing all AIA contracts, subcontracts and purchase orders, issuing change orders, and keeping our subcontractors up to date on all necessary insurance and paperwork. She also assists the team with bidding procedures and has an extensive background in Public Works contracting and bidding practices. Allison ensures all new project contracts are successfully executed and properly set up to handoff to the Operations Team. She maintains the proper systems in place to keep all projects running as smoothly as possible and offers assistance and guidance in contract compliance throughout each project from beginning to closeout.

- CERTIFICATIONS
- Idaho Notary Public
- AAPL Certified Associate
- OSHA 30
- AAPL Certified Fund Manager



JUSTINE ROSEBROOK | Office Manager

Justine's responsibilities include keeping the operations and overall flow of the office running smoothly behind the scenes, ensuring everything falls into the right place. Among keeping the office in line, Justine handles Accounts Payable to include assisting vendors with submitting their billing on time, issuing all subcontractor and supplier payments, issuing and receiving lien waivers, and providing overall support to our Controller and Executive Team.

- CERTIFICATIONS
- Idaho Notary Public
- SHRM-CP Candidate



Jeff Voeller

Director of Facilities
451 N. Government Way
Coeur d'Alene ID 83816
208-446-1422
jvoeller@kcgov.us

January 5, 2025

Rusty Taylor, Superintendent
Lakeland Joint School District
15506 N. Washington Street
Rathdrum, ID 83858

Regarding: Lakeland School District No. 272: State Bond Projects

Dear Mr. Taylor,

I am pleased to write this letter of reference for Ginno Construction. I have had the privilege of working with the Ginno team on multiple projects with two different public entities over the past seven years.

I first worked with Ginno Construction in a previous role as Director of Operations with the Coeur d'Alene School District. During that time, Ginno successfully completed several major projects, including the remodel of the Coeur d'Alene High School Gymnasium and facility expansion; construction of Northwest Expedition Academy (NExA) Elementary School; remodel and expansion of Lakes Middle School; and the remodel of the Coeur d'Alene High School Science Labs. In addition, Ginno completed several smaller projects, such as security entrance upgrades at Woodland Middle School, Lake City High School, and Coeur d'Alene High School.

In my current role as the Director of Facilities for Kootenai County, I continue to work with Ginno Construction as the CM/GC on the Coroner's Autopsy Lab project, as well as the complete overhaul and modernization of the HVAC system in the County Administration Building.

Through the course of these projects, I have built a strong professional relationship with the Ginno team. Their expertise and professionalism have been such that I have often consulted with them for advice during early project planning or when navigating challenges with contractors on projects they were not directly involved in.

Ginno Construction is well organized and maintains strong working relationships with local trade partners, allowing them to assemble solid teams and deliver quality projects efficiently. They clearly understand the unique time constraints and pressures of working within school environments and consistently delivered projects on schedule and within budget.

As a Construction Manager during the planning phases, Ginno has provided valuable value-engineering options to help reduce project costs without compromising quality. The Ginno team also works collaboratively with architects and engineers, maintaining strong relationships with many architectural firms in the region.

Ginno Construction demonstrates excellent communication and teamwork skills, effectively coordinating with contractors, engineers, and school and public officials. Their collaborative approach fosters a positive working environment and ensures all stakeholders remain aligned toward shared project goals.

I highly recommend Ginno Construction for any project under consideration. They bring a rare combination of technical expertise, creativity, and a strong client-focused approach. I am confident they will be a valuable asset to any project they undertake.

Please feel free to contact me should you require any additional information.

Sincerely,

Jeff Voeller, Director of Facilities



Lake Pend Oreille School District #84

365 N Triangle Drive • Ponderay, Idaho 83852
Main: (208) 263-2184 • Fax: (208) 263-5053
Website: www.lposd.org

01/05/2026

To Whom It May Concern:

I am pleased to provide this letter of recommendation in support of Ginno Construction and their qualifications to provide Construction Manager/General Contractor (CM/GC) services for school district projects. LPOSD has been involved in several projects in the past with Ginno.

Most recently, we selected Ginno to be our CM/GC for School renovations and improvements for Sandpoint Middle School renovations and the new construction of a 12,000 sf Career Technical Education Center (CTEC). We were fortunate to have several qualified firms respond to our CM/GC services RFQ. What set Ginno apart was their extensive experience with K-12 projects and their genuine commitment to North Idaho school districts and our local community.

Currently, the CTEC project is 50% complete. The project is on time and within budget. During preconstruction, Ginno provided clear and well-organized cost estimates and schedule planning that supported our decision-making. They worked closely with the design team to identify potential risks, cost savings, and solutions to keep the project on track.

During construction, Ginno has managed the work effectively while maintaining a strong presence on site. Their team has coordinated closely with district staff and subcontractors. Their experience with K-12 construction has been very important because the CTEC project is on our Sandpoint High School campus. Safety, communication, and minimizing disruptions to daily school operations has been a priority, rather than an afterthought for Ginno.

Overall, Ginno has proved to be a reliable, collaborative, and excellent CM/GC partner. Based on our experience, they are well suited for school district construction projects involving new construction, modernization, and phased work, particularly those requiring coordination within an active school environment.

Please feel free to contact me if additional information would be helpful.

Sincerely,

Brian Wallace
Chief Financial/Operations Officer
Lake Pend Oreille School District



December 29, 2025

Lakeland School District No. 272
15506 N. Washington Street
Rathdrum, Idaho 83858

**RE: Reference for Ginno Construction
For CM/GC Selection**

Dear Sirs,

I have had the pleasure of working with Rich Wells and the Ginno Construction team on multiple projects in a CM/GC format over the past 15 years. The majority of these projects have been Public Works projects for School Districts, Fire Department's, or cities. Projects include LPOSD CTE Addition and Sandpoint Middle School Remodel, Bonners Ferry High School CTE Addition and Valley View Elementary for Boundary County School District, St Maries High School CTE Building, Coeur d' Alene City Hall Remodel, and Shoshone Fire District 1 and 2 Fire Stations.

I look forward to working with Ginno Construction on projects because I know the project will be managed professionally, documents are accurate, schedules are complete, and the projects will run smoothly.

I highly recommend Ginno Construction Construction for many of our CM/GC projects and will continue to do so in the future.

Please contact me if you have any questions or need additional information.

Sincerely,

LTA Architects,

A handwritten signature in blue ink that reads 'Cory Dale Trapp'.

Cory Dale Trapp, AIA, NCARB, CSI
Principal

December 19, 2025

Lakeland School District
Attn: Jessica Grantham, CFO/Treasurer
15506 N. Washington Ave.
Rathdrum, ID 83858

RE: CM/GC Services for Lakeland School District

Dear Jessica,

I am writing this letter to recommend Ginno Construction, who served as the General Contractor on several remodel and addition projects for the CDA School District in which I am the former Project Foreman. These projects include Sorensen Magnet School, Bryan Elementary, and Lakes Middle School.

These projects were multi-million-dollar projects focusing on partial remodels, as well as additions to an existing space. From a feasibility perspective, Sorensen Magnet School was perhaps one of the most challenging projects the school district encountered, largely due to the time constraints in which the project needed to be completed. Miraculously, Ginno was able to complete such a complex project in just shy of 6 months. Ginno's expedited timeline certainly didn't deter them from producing quality craftsmanship, as Sorensen continues to awe the faculty and its students.

Across all projects, Ginno Construction consistently demonstrated professionalism, technical competence, and a strong understanding of K-12 construction requirements. Their team maintained effective communication with District staff, school administrators, inspectors, and design professionals, and was responsive to District needs and concerns.

These projects were completed within the agreed timelines and within Board-approved budgets, with change orders managed appropriately and supported by clear, timely documentation. Ginno showed a proactive approach to problem-solving and worked collaboratively with the District to address unforeseen conditions while minimizing impacts to schedule and school activities.

The District was particularly satisfied with Ginno's attention to safety, cleanliness, and coordination during instructional hours, as well as their compliance with the standards set by the District and State of Idaho.

Based on my experience working with Ginno across multiple projects, they are a reliable and qualified contractor for school construction work. I highly recommend them for this project, and I know if given the opportunity, they will exceed your expectations and be your go-to contractor for any future construction needs.

Please feel free to contact me should you require additional information.

Sincerely,

Kevin Jennings

Former Foreman for CDA School District

208.819.1323

sandeejennings1@gmail.com

December 28, 2025

Ginno Construction Company
Attn: Brian Longwell, Vice President
3893 N. Schreiber Way
Coeur d'Alene, ID 83815

RE: LETTER OF RECOMMENDATION FOR GINNO CONSTRUCTION CO.

Brian,

Although I am now mostly retired, as you know I worked with Ginno Construction Co. on numerous projects while at Architects West. The majority of these projects were school projects, awarded to Ginno as the low bidder from a host of qualified competitors. Successfully bidding public works projects is difficult enough, but then repeatedly producing quality structures on time and within budget, is a testament to your passion for the work and commitment to excellence. But whether it is skillfully guiding your own forces with the necessary contingent of subcontractors on a bid based project, or orchestrating the work with a client on a negotiated basis, Ginno has consistently delivered a high quality project that the owners, design professionals and yourselves can be proud of.

My most successful projects were those where we were able to create a team of professionals who deeply cared about meeting the client's needs as we prepared a set of design documents. It was such a pleasure to then be able to work with Ginno and their team focused on the same goal. I suspect that much of that success is rooted in the longevity of the leadership at Ginno Construction and the positive relationships you all have created with architects, owners, subcontractors and others within the building trades. Whatever your recipe has been, it has been a pleasure to have been involved with you on the journey.

I will continue to highly recommend Ginno Construction Co. and would be happy to discuss my experiences with any interested clients.

Sincerely,

ARCHITECTS WEST, INC. ,



Scott P. Fischer

SPF

EXTENDED RELEVANT PAST EXPERIENCE



LPOSD CTE Building | SANDPOINT, ID

Contract Amount: \$3,075,000
Owner: Lake Pend Oreille School District #84
Architect: LTA Architects
Completion Date: June 2026



U of I Meat Science Innovation Center | MOSCOW, ID

Contract Amount: \$13,520,000
Owner: State of Idaho
Architect: Castellaw Kom Architects
Completion Date: January 2026



St. Maries CTE | ST. MARIES, ID

Contract Amount: \$1,688,000
Owner: St. Maries School District #41
Architect: LTA Architects
Completion Date: December 2025



LPOSD Classroom Trailer Move | SANDPOINT, ID

Contract Amount: \$222,500
Owner: Lake Pend Oreille School District #84
Architect: LTA Architects
Completion Date: August 2025



Delta Zeta HVAC Renovation | MOSCOW, ID

Contract Amount: \$390,000
Owner: Delta Zeta National Housing Corp
Architect: Castellaw Kom Architects
Completion Date: August 2025



CDA School Bus Office Remodel | COEUR D'ALENE, ID

Contract Amount: \$115,000
Owner: Coeur d'Alene School District #271
Architect: LTA Architects
Completion Date: September 2025



Delta Zeta Restroom Repair | MOSCOW, ID

Contract Amount: \$15,000
Owner: Delta Zeta National Housing Corp
Architect: -
Completion Date: August 2024



Kappa Delta Sorority Refresh | PULLMAN, WA

Contract Amount: \$2,458,000
Owner: Sigma Tau of Kappa Delta Housing Association
Architect: Castellaw Kom Architects
Completion Date: December 2024

**Post Falls Middle School Secure Entry | POST FALLS, ID**

Contract Amount: \$375,000
Owner: Post Falls School District #273
Architect: Architects West
Completion Date: December 2023

**Kinder Prep Learning Center | HAYDEN, ID**

Contract Amount: \$3,075,000
Owner: Birdhouse Property Management
Architect: Architecture CDA, PLLC
Completion Date: August 2023

**CDA Charter Academy Ramp Replacement | COEUR D'ALENE, ID**

Contract Amount: \$81,000
Owner: CDA Charter Academy
Architect: -
Completion Date: August 2022

**Pinehurst Elem. Waterline Replacement | PINEHURST, ID**

Contract Amount: \$516,800
Owner: Kellogg Joint School District #391
Architect: LTA Architects
Completion Date: September 2020

**Northwest Expedition Academy (NExA) | COEUR D'ALENE, ID**

Contract Amount: \$10,915,000
Owner: Coeur d'Alene School District #271
Architect: Architects West
Completion Date: October 2020

**Foxtail (Treaty Rock) Elementary | COEUR D'ALENE, ID**

Contract Amount: \$10,530,700
Owner: Post Falls School District #273
Architect: Architects West
Completion Date: August 2020

**Lakes Middle School Addition & Remodel | COEUR D'ALENE, ID**

Contract Amount: \$4,960,000
Owner: Coeur d'Alene School District #271
Architect: LTA Architects
Completion Date: April 2020

**NIC Parking Lot | COEUR D'ALENE, ID**

Contract Amount: \$730,000
Owner: State of Idaho
Engineer: Parametrix
Completion Date: July 2019

**CDA High School Renovations & Additions | COEUR D'ALENE, ID**

Contract Amount: \$6,232,900
Owner: Coeur d'Alene School District #271
Architect: Design West Architects
Completion Date: April 2019

**NIC Student Wellness & Rec Center | COEUR D'ALENE, ID**

Contract Amount: \$6,670,700
Owner: State of Idaho
Architect: ALSC Architects
Completion Date: July 2017

**PFHS Gym & Auditorium Addition | POST FALLS, ID**

Contract Amount: \$3,808,000
Owner: Post Falls School District #273
Architect: Architects West
Completion Date: October 2016

**CDA Charter Academy Art Addition | COEUR D'ALENE, ID**

Contract Amount: \$1,112,000
Owner: CDA Charter Academy
Architect: Miller Stauffer Architects
Completion Date: April 2016

**CHS & LCHS Admin Remodel | COEUR D'ALENE, ID**

Contract Amount: \$245,000
Owner: Coeur d'Alene School District #271
Architect: H2A Architects
Completion Date: April 2014

**Bryan Elementary School | COEUR D'ALENE, ID**

Contract Amount: \$4,458,400
Owner: Coeur d'Alene School District #271
Architect: g.d. Longwell Architects, PLLC
Completion Date: October 2014

**Sorenson Magnet School | COEUR D'ALENE, ID**

Contract Amount: \$3,670,400
Owner: Coeur d'Alene School District #271
Architect: Architects West
Completion Date: October 2013

**U of I Admin Bldg. HVAC Upgrades | MOSCOW, ID**

Contract Amount: \$873,000
Owner: State of Idaho
Architect: Design West Architects, PA
Completion Date: November 2012

**Sieter Hall (NIC College) | COEUR D'ALENE, ID**

Contract Amount: \$4,000,000
Owner: State of Idaho
Architect: H2A Architects
Completion Date: August 2010

**Charter Academy Annex Building | COEUR D'ALENE, ID**

Contract Amount: \$428,000
Owner: CDA Charter Academy
Architect: Rice Architecture, LLC
Completion Date: October 2009



Mountain View AHS Remodel | RATHDRUM, ID

Contract Amount: \$425,000
Owner: Lakeland School District #272
Architect: Architects West
Completion Date: September 2009



Lakes Middle School Remodel | COEUR D'ALENE, ID

Contract Amount: \$4,425,000
Owner: Coeur d'Alene School District #271
Architect: g.d. Longwell Architects, PLLC
Completion Date: September 2009



Coeur d'Alene HS Science Room Remodel | COEUR D'ALENE, ID

Contract Amount: \$124,000
Owner: Coeur d'Alene School District #271
Architect: g.d. Longwell Architects, PLLC
Completion Date: August 2008



Lake City HS Science Room Remodel | COEUR D'ALENE, ID

Contract Amount: \$151,000
Owner: Coeur d'Alene School District #271
Architect: g.d. Longwell Architects, PLLC
Completion Date: August 2008



Post Falls High School Addition | POST FALLS, ID

Contract Amount: \$1,297,000
Owner: Post Falls School District #273
Architect: Architects West
Completion Date: August 2007



Cd'A SD No. 271 Food Storage Facility | COEUR D'ALENE, ID

Contract Amount: \$337,000
Owner: Coeur d'Alene School District #271
Architect: Momentum Architecture
Completion Date: May 2005



Kellogg HS Locker Room Remodel | KELLOGG, ID

Contract Amount: \$161,000
Owner: Kellogg Joint School District #391
Architect: g.d. Longwell Architects, PLLC
Completion Date: August 2003



CDA Charter Academy Classroom Additions | COEUR D'ALENE, ID

Contract Amount: \$590,000
Owner: Coeur d'Alene Charter Academy
Architect: Miller Stauffer Architects
Completion Date: August 2003



Mullan Athletic Pavilion Remodel | MULLAN, ID

Contract Amount: \$98,250
Owner: Mullan School District #392
Architect: g.d. Longwell Architects, PLLC
Completion Date: October 2001

Montessori School | COEUR D'ALENE, ID

Contract Amount: \$125,000
Owner: Robert Ginno & Kris Pereira
Architect: -
Completion Date: November 2000



Garwood Elementary Remodel & Addition | GARWOOD, ID

Contract Amount: \$335,000
Owner: Lakeland School District #272
Architect: g.d. Longwell Architects, PLLC
Completion Date: August 2000



Timberlake Jr./Sr. High School | SPIRIT LAKE, ID

Contract Amount: \$565,000
Owner: Lakeland School District #272
Architect: g.d. Longwell Architects, PLLC
Completion Date: August 2000



Lakeland SD Hot Lunch Program | RATHDRUM, ID

Contract Amount: \$355,000
Owner: Lakeland School District #272
Architect: -
Completion Date: December 1998



East Valley HS Creative Arts | SPOKANE VALLEY, WA

Contract Amount: \$1,100,000
Owner: East Valley School District #361
Architect: ALSC Architects
Completion Date: October 1998



East Valley HS Running Track & Tennis Courts | SPOKANE VALLEY, WA

Contract Amount: \$370,000
Owner: East Valley School District #361
Architect: Bernardo-Wills Architects, PC
Completion Date: November 1996



Spirit Lake Elementary Library | SPIRIT LAKE, ID

Contract Amount: \$50,000
Owner: Lakeland School District #272
Architect: g.d. Longwell Architects, PLLC
Completion Date: August 1995



Athol & Spirit Lake Elementary School Additions | ATHOL/SPIRIT LAKE, ID

Contract Amount: \$775,000
Owner: Lakeland School District #272
Architect: g.d. Longwell Architects, PLLC
Completion Date: September 1994



John Brown Elem. & Lakeland Jr. High School Additions | COEUR D'ALENE, ID

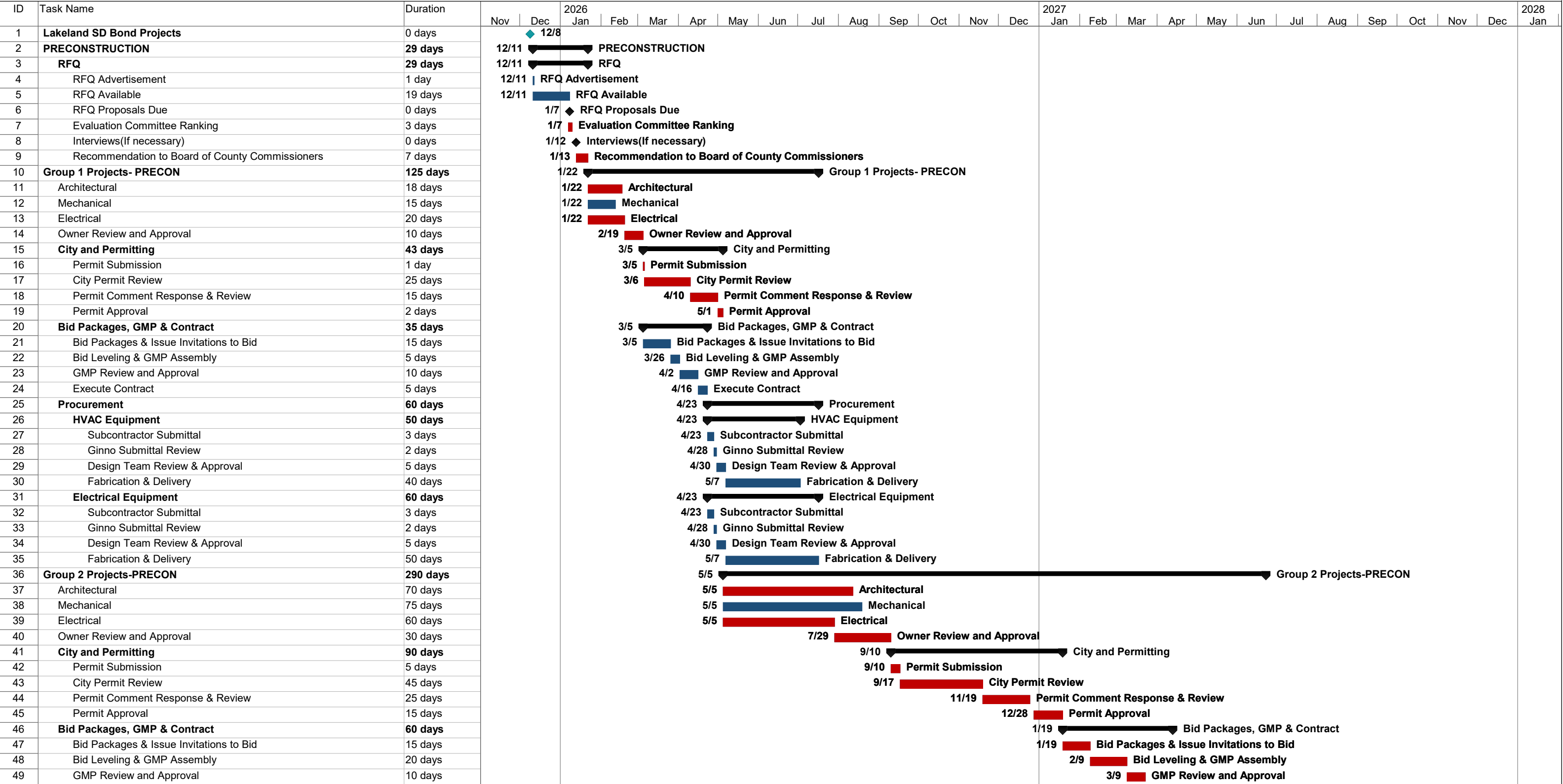
Contract Amount: \$1,600,000
Owner: Lakeland School District #272
Architect: g.d. Longwell Architects, PLLC
Completion Date: September 1994



Lakeland SD Bond Projects

Preliminary Project Schedule

January 7, 2026





Lakeland SD Bond Projects

Preliminary Project Schedule

January 7, 2026



ID	Task Name	Duration			2026												2027												2028
			Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
50	Execute Contract and Sub Contracts	15 days																	3/23										
51	Procurement	50 days																	4/13										
52	HVAC Equipment	50 days																	4/13										
53	Subcontractor Submittal	3 days																	4/13										
54	Ginno Submittal Review	2 days																	4/16										
55	Design Team Review & Approval	5 days																	4/20										
56	Fabrication & Delivery	40 days																	4/27										
57	Electrical Equipment	40 days																	4/13										
58	Subcontractor Submittal	3 days																	4/13										
59	Ginno Submittal Review	2 days																	4/16										
60	Design Team Review & Approval	5 days																	4/20										
61	Fabrication & Delivery	30 days																	4/27										
62	CONSTRUCTION- SUMMER 2026	75 days																											
63	Mobilization	2 days																											
64	Lakeland High School	55 days																											
65	Replace Exterior Doors	15 days																											
66	HVAC Upgrades	55 days																											
67	Plumbing Upgrades	40 days																											
68	Electrical Equipment Upgrades	30 days																											
69	Partial Reroof	20 days																											
70	John Brown Elementary School	66 days																											
71	Siding/Windows/Exterior Doors	35 days																											
72	HVAC Upgrades	45 days																											
73	Plumbing Upgrades	46 days																											
74	Electrical Equipment Upgrades	26 days																											
75	Systems Upgrades	39 days																											
76	Lakeland Middle School	55 days																											
77	HVAC Upgrades	55 days																											
78	Plumbing Upgrades	40 days																											
79	Electrical Equipment Upgrades	30 days																											
80	Gym Reroof	30 days																											
81	CONSTRUCTION- SUMMER 2027	82 days																											
82	Mobilization	2 days																											
83	Spirit Lake Elementary	55 days																											
84	Replace Cabinets	40 days																											
85	HVAC Upgrades	55 days																											
86	Plumbing Upgrades	40 days																											
87	Electrical Equipment Upgrades	30 days																											
88	Athol Elementary	56 days																											
89	Replace Cabinets	35 days																											
90	HVAC Upgrades	47 days																											
91	Plumbing Upgrades	46 days																											
92	Electrical Equipment Upgrades	26 days																											
93	Restroom Renovation	47 days																											
94	Closeout	18 days																											
95	Test, Adjust & Balance	10 days																											
96	Commissioning	5 days																											
97	Punch List	5 days																											
98	Final Inspections	3 days																											

LAKELAND SCHOOL DISTRICT NO. 272 STATE BOND PROJECTS



STATEMENT OF QUALIFICATIONS FOR
CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) SERVICES FOR
LAKELAND SCHOOL DISTRICT NO. 272: STATE BOND PROJECTS

DUE: JANUARY 7, 2026 | 3:00PM
ELECTRONIC



TABLE OF CONTENTS



TAB 1	Cover Letter	1
TAB 2	CM Information	2
TAB 3	Company Profile	10
TAB 4	Project Approach	14
TAB 5	Total Project Budget Control	23
TAB 6	Scheduling	26
TAB 7	Home Office Support	28
TAB 8	Past Performance	29

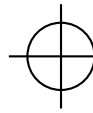
TAB 1

COVER LETTER





COVER LETTER



January 7, 2026

Ms. Jessica Grantham, Chief Finance Officer/Treasurer
Lakeland School District
15506 N. Washington Avenue
Rathdrum, ID 83858

RE: RFQFY26-01 | Request for Qualifications for CM/GC Services for Lakeland School District

Dear Ms. Grantham and Selection Committee Members:

We are thrilled to present CORE Construction's (CORE) qualifications for Lakeland School District's State Bond Projects and look forward to showing why we are the right partner for this important project. Recognized as the #1 Education Builder in the Nation by *2025 BD+C Giants Report*, CORE pairs national expertise with a strong local presence and a deep understanding of the needs and values of the North Idaho community. Our team brings proven experience delivering complex projects across multiple campuses, with a collaborative approach focused on schedule certainty and long-term value for students, staff, and the broader Lakeland community.

- **Experience with Multiple Campus Renovations** | Our team brings extensive K-12 construction experience, with a strong focus on renovating existing campuses within tight turnaround timelines. CORE regularly delivers complex renovation work during the limited summer months, requiring precise phasing and close coordination with District staff, the design team, and trade partners to ensure campuses are ready for students at the start of each school year. With more than 2,500 completed K-12 projects, including numerous CM/GC renovations, remodels, additions, new construction, and active campus projects, we understand the unique challenges of accelerated schedules and diverse scopes and consistently deliver these projects on time.
- **100% Transparency** | We understand the importance of fiscal responsibility and timely decision-making. CORE operates with complete open-book transparency. Every penny in our estimates and every timeline in our schedules can be verified. As your CM/GC, we strive to deliver projects that are not only functionally configured to meet the needs of the District but also safe, sustainable, cost-effective, and delivered on schedule. Our team is committed to passionately listening, collaborating, and actively communicating from pre-construction through warranty to meet the District's quality and schedule expectations. We pride ourselves on this principle, and we believe our open-book transparency is a true differentiator between us and our competition.
- **Here as Your Partner** | CORE focuses on education projects because we know the buildings that we build will provide value to the communities that we are apart of. We view ourselves not only as contractors, but as partners deeply committed to the communities we serve. We prioritize building relationships founded on trust, transparency, and mutual respect to help us make decisions. Our dedication to being a partner to the community extends beyond the completion of construction, and we remain invested in the long-term success of your campuses, working together to create spaces that inspire Idaho's future leaders.

Our key personnel identified in this Statement of Qualifications are available and eager to provide Lakeland School District with an exceptional project. Our entire team looks forward to this opportunity. Please call us at 208-789-3141 or email proposals@coreconstruction.com should you require any additional information and/or clarification.

Respectfully,

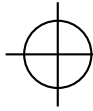
Todd Steffen
President | CORE Construction

TAB 2



CM INFORMATION

CM INFORMATION



SECTION 8: CONSTRUCTION MANAGER INFORMATION

1. Contact information for your firm's main office as follows:

Firm Name: CORE Construction, Inc.

Mailing Address: 777 N 4th St
Boise, ID 83702
 (City, State, Zip)

Physical Address: 777 N 4th St
Boise, ID 83702
 (City, State, Zip)

Telephone: (208) 314-1377 Fax: N/A

Email Address: proposals@coreconstruction.com

2. Name, title, address, telephone, and fax number of the firm's officer responsible to the School District for all work to be provided under this RFQ.

Name/Title: Todd Steffen, President

Mailing Address: 777 N 4th St
Boise, ID 83702
 (City, State, Zip)

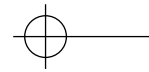
Physical Address: 777 N 4th St
Boise, ID 83702
 (City, State, Zip)

Telephone: (208) 789-3141 Fax: N/A

Email Address: proposals@coreconstruction.com

3. Please check the appropriate box to identify the legal status of the entity making this proposal.

☒ Corporation ☐ Partnership ☐ Limited Liability
☐ Other (explain): _____



4. Please provide the following license information:

Idaho Public Works Construction Management License # 7371480

License held by CORE Construction Management Inc
(name of licensed CM who will be responsible)

Idaho Public Works Contractor License # 067453

5. Contact information of the office where your project team will be located and from which the work for this assignment will be conducted, if different than "1." above.

Firm Name: CORE Construction, Inc.

Mailing Address: 777 N 4th St

Boise, ID 83702
(City, State, Zip)

Physical Address: 777 N 4th St

Boise, ID 83702
(City, State, Zip)

Telephone: (208) 314-1377 Fax: N/A

Email Address: proposals@coreconstruction.com

6. Provide a letter from Surety for the project.

7. State the contract information for your current insurance company(s) that provide coverage for your firm in the areas of liability, builder's risk, and workers' compensation.

Company Name: Glenn Allen Insurance and Surety Brokers LLC

Agent Name: David Buckman

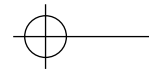
Address: 5205 McClellan Dr.

Frisco, TX 75036
(City, State, Zip)

Telephone: 469-430-1450 Fax: N/A

Email Address: davidbuckman@gaisb.com

8. If you answer yes to any of the following questions, provide a complete explanation on a



separate sheet.

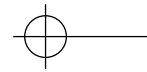
- a. Has any one of your current or former sureties or bonding companies ever been required to perform under or canceled a bid bond, labor or material payment, or a performance bond issued on your firm's behalf? Yes _____ No X
 - b. Has your firm ever been denied coverage or had coverage terminated or cancelled by any insurer during the past five (5) years? (If so, please state the company, date, reason, and specific details.) Yes _____ No X
 - c. Within the past five (5) years, has your current firm or any predecessor organization been involved as a party or filed a claim in any bankruptcy, litigation, mediation, or arbitration proceedings? Yes _____ No X
9. Acknowledge Receipt of Addenda related to this RFQ (list addenda numbers) N/A
10. Name, title, and signature of your firm's officer who was responsible for the preparation and hereby verifies the accuracy of your proposal.

Printed Name: Todd Steffen

Title: President

Signature: 

Date: January 7, 2026



Insurance and Surety Brokers
T: 469-430-1450

January 7, 2026

Jessica Grantham, Chief Finance Officer/Treasurer
Lakeland School District
15506 N. Washington Avenue
Rathdrum, ID 83858

RE: RFQ #FY26-01 | Lakeland School District No. 272: State Bond Projects

Dear Ms. Grantham,

CORE Construction (CORE) bonds are written through a co-surety arrangement with Travelers Casualty and Surety Company of America (Travelers) and Liberty Mutual Insurance Company (Liberty).

CORE has advised Travelers and Liberty of their desire to perform construction services for your captioned project. Travelers has enjoyed a relationship with CORE for over 40 years. During our relationship we have provided any bid, performance and payment bonds that they have required. We have bonded significant individual projects for CORE, and they are certainly qualified to perform contracts such as yours, as they have bonding capacity of \$300 million per single project and \$3 billion in aggregate. This is not to be construed to be a maximum, but rather working parameters. CORE has always met their contractual obligations, and we believe there is not a higher quality firm you could choose to work with.

Should CORE be awarded a contract on this or any of your projects and be required to provide performance and payment bonds for same, and should contractor so request, we would be in position to provide such bonds, subject to a favorable review of the final bond forms, contract documents and specifications and usual underwriting requirements at the time.

In addition, both Travelers and Liberty are licensed to do business in all states and Travelers has an A.M. Best Co. rating of A++ XV while Liberty A.M. Best rating is A XV.

Sincerely,

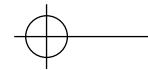
Travelers Casualty and Surety Company of America
Liberty Mutual Insurance Company

By: David Buckman

David Buckman, Attorney-in-Fact



Agent Contact Information:


David Buckman, President, Glenn Allen Insurance and Surety Brokers
5205 McClellan Dr., Frisco, TX 75036 | T: (469) 430-1450

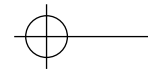


3. Responses shall include a copy of each submitter's current Construction Manager and Public Works Contractor Licenses and Certificate of Authority from the Idaho Secretary of State demonstrating that the submitter entity has a current construction manager license, is lawfully in existence, and is in good standing in the state of Idaho.

CONSTRUCTION MANAGEMENT CERTIFICATE OF AUTHORITY LICENSE

	Division of Occupational and Professional Licenses 11341 W Chinden Blvd. Boise, ID 83720-0063 dopl.idaho.gov
<p>The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.</p>	
<p>CORE CONSTRUCTION MANAGEMENT INC</p>	
<p>Construction Management Certificate of Authority License 7371480</p>	
<p>Issued: 08-Oct-2025 Expires: 08-Oct-2026</p>	
<p>Renewal Required</p>	
<p> Russell S. Barron Administrator</p>	
<p>Printed: 08-Oct-2025</p>	

<p>Public Works Contractors License (PWCL) Board</p> <p>CORE CONSTRUCTION MANAGEMENT INC Construction Management Certificate of Authority License 7371480</p> <p>Expires: 08-Oct-2026</p> <p> Russell S. Barron Administrator</p>



PUBLIC WORKS CONTRACTOR LICENSE



Division of Occupational and Professional
Licenses

11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name
appears on this certificate has complied with the
provisions of the Idaho statutes and/or rules and
regulations and is hereby authorized to engage in
the activity as indicated below.

CORE CONSTRUCTION MANAGEMENT INC

Public Works Contractor - Class Unlimited License
067453

Issued: 07-May-2025 Expires: 31-May-2026

Renewal Required

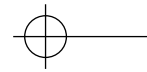
Russell Barron
Administrator

Printed: 12-May-2025

CORE CONSTRUCTION MANAGEMENT INC
Public Works Contractor - Class Unlimited License
067453

Expires: 31-May-2026

Russell Barron
Administrator



GENERAL CONTRACTOR LICENSE



Division of Occupational and Professional
Licenses
11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name
appears on this certificate has complied with the
provisions of the Idaho statutes and/or rules and
regulations and is hereby authorized to engage in
the activity as indicated below.

CORE CONSTRUCTION MANAGEMENT INC

General Contractor Registration
RCE-67605

Issued: 07-Aug-2025 Expires: 29-Aug-2026

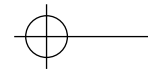
Renewal Required

Russell Barron
Administrator

Printed: 08-Aug-2025

CORE CONSTRUCTION MANAGEMENT INC
General Contractor Registration
RCE-67605
Expires: 29-Aug-2026

Russell Barron
Administrator



PUBLIC WORKS CONSTRUCTION MANAGER LICENSE - KODY KOEBENSKY



**Division of Occupational and Professional
Licenses**
11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name
appears on this certificate has complied with the
provisions of the Idaho statutes and/or rules and
regulations and is hereby authorized to engage in
the activity as indicated below.

KODY KOEBENSKY

Public Works Construction Manager License
068510

Issued: 04-Sep-2025 Expires: 31-Oct-2026

Renewal Required

Russell S. Barron
Administrator

Printed: 04-Sep-2025

KODY KOEBENSKY
Public Works Construction Manager License
068510
Expires: 31-Oct-2026

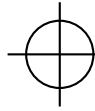
Russell S. Barron
Administrator

TAB 3



COMPANY PROFILE

COMPANY PROFILE



Describe your firm's history, size, resources, philosophy of service, typical volume of work, financial stability, and basic construction management techniques and methods. Describe how your particular expertise, experience, and/or techniques can be an advantage to the District in completing the project.

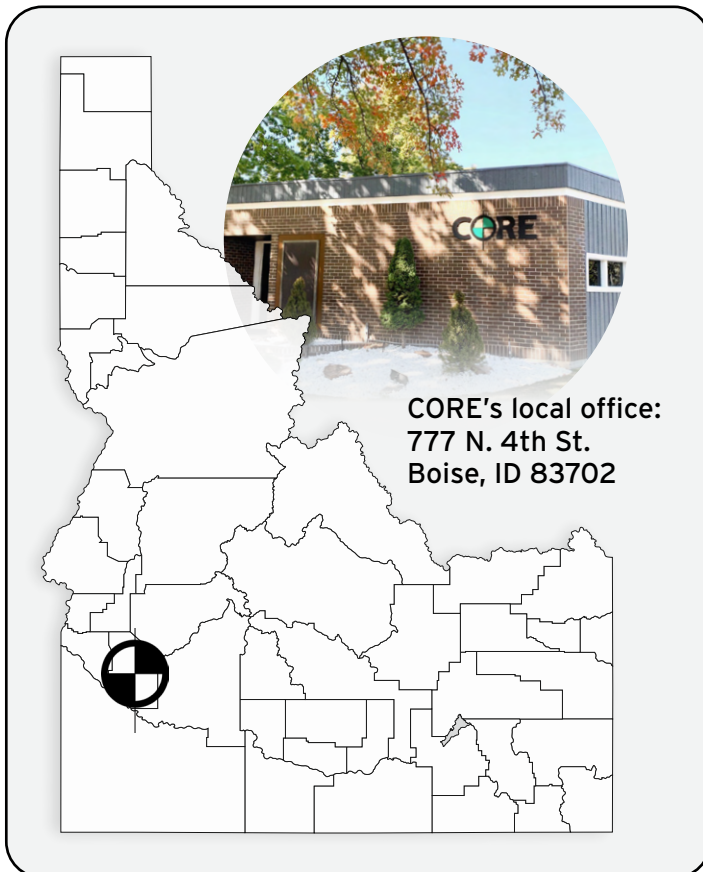
FIRM'S HISTORY: CORE's rich history started with one key moment in 1937, when our founder, Otto Baum, applied for a loan to start a masonry company. He had nothing to use as collateral except for his proven character and exemplary reputation. When the bank manager asked the loan officer why they should consider Otto's request, the officer simply replied **"I trust him."** This event sparked the beginning of our company, which would one day grow into a nationwide company. Our company values relationships with our building partners and clients based on **Team and Trust**.

SIZE & RESOURCES: CORE has been working in communities like yours for 89 years and has grown to 20+ locations across nine states in the U.S. The CORE team includes more than 220 employees, **many of whom call Idaho home**. As a national company, we have access to extensive resources while also providing the local touch.

CORE Construction | Circa 1960



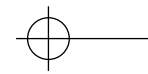
Otto Baum



CORE's local office:
777 N. 4th St.
Boise, ID 83702

Generally, you have two options when selecting a construction partner. You can choose a local team but sacrifice the resources of a national organization, or you can choose a national builder but sacrifice the local touch. At CORE, we believe you should have the best of both worlds. Our balance of local roots and national support mean that CORE has a deep bench of personnel and trade partner resources to ensure your schedule is achieved. Additionally, we bring methodologies such as lean construction and pull-planning for schedules to efficiently run each project. Our robust suite of project management tools including Projectmates, Procore, Bluebeam, Revit, Assemble, and more provide accurate information and support achieving schedule dates. Our team is committed to delivering the high-quality services of a nationwide leader, while using a local workforce to create customized buildings that meet your needs and strengthen the community.

Our experience renovating K-12 facilities has equipped us with the knowledge, mentality, and perspective necessary to execute Lakeland School District's projects on time and on budget.



OUR PHILOSOPHY

“Building is our Business.” Our team of professionals are the best in the business, and our dedication to our trademarked pre-construction and construction management platform, **Operational Excellence**, sets us apart. CORE’s Operational Excellence ensures the success of every project and guarantees that you receive world-class services. From better project planning through virtual construction, to better construction management, to sustainable on-site practices, our pledge of excellence is all-encompassing and second-to-none.

CORE strives to provide the industry’s very best professional services. Our belief that **The client Decides** is the foundation of our approach to these services, and we continually look for ways to leverage our expertise and help provide our clients and building partners with services above and beyond those of our competitors. Our professional services extend well beyond traditional, and we utilize the industry’s most current technology and market information to ensure an efficient and seamless project experience from pre-construction, to construction, warranty, and beyond.

OUR COMPANY’S CULTURE:

At CORE, we share a common commitment to our CORE Culture. It is because of this shared commitment that each team member is able to have unwavering, comprehensive trust in one another and the team itself. All-encompassing trust ensures that our teams function at a high level of efficiency. Our team members talk straight, information is shared openly, and there is real communication and collaboration as our team members work together to see each project through to conclusion. Adherence to this aspect of our Culture, Team and Trust, enables each individual team member to demonstrate their best talents and function cohesively as a unit to achieve common goals.

COLLABORATION

We work together with all parties during every phase to fulfill our core purpose. Creating an inclusive environment that values the opinions of all project team members in efforts to seek the best solutions for our clients.

TRANSPARENCY

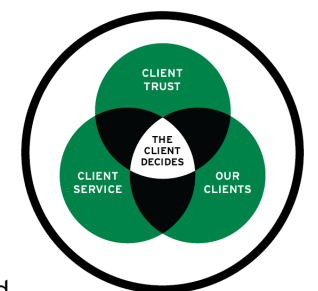
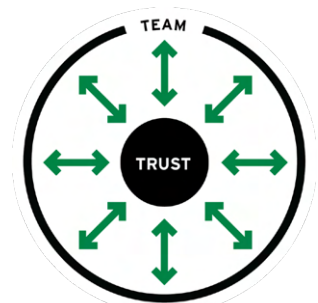
Operating with openness, communication and accountability in such a way that it is easy for others to see what actions are performed.

FLEXIBILITY

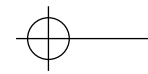
Our ability to scale our experienced project team members based on the need of the project provides efficient services and financial value to our clients.

COMMUNITY FOCUSED

We seek to develop a partnership with the communities we serve through communication and community engagement.



One of the pillars of our culture is “the client decides.” We are proud to serve you and we understand that our business depends on the satisfaction of our clients. Clients drive our economic engine; without them, our engine dies. We work hard to provide the highest level of client service possible and to be the best in the world at it. Most importantly, CORE is deeply passionate about trust, especially earning the trust of our clients. This mindset is harmonious with the nature of CM/GC delivery process where the client first decides which CM/GC partner to select! We understand that, as your CM/GC, it is our duty to provide information that allows the team to make educated and value-based decisions creating a “win-win-win” for our trade partners, design team, the District, and all project stakeholders. We commit to timely, open, and honest communication which will build a cohesive team and a flawless project.



VOLUME OF WORK: CORE's typical volume of work in Idaho is \$10-13 million annually. Nationally, under the CORE Group, the firm's annual volume for the previous five years is as follows:

- 2025 | \$2.3B
- 2024 | \$1.82B
- 2023 | \$1.48B
- 2022 | \$1.49B
- 2021 | \$1.13B

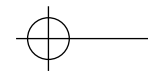
FINANCIAL STABILITY: CORE is financially qualified to propose on a project of this size, with a single project bonding capacity of \$300 million and an aggregate capacity of \$3 billion through Travelers Casualty and Surety Company of America in conjunction with Liberty Mutual Insurance Company.

CM/GC TECHNIQUES AND METHODS: At CORE, we understand the extreme importance of thoroughly managing a project from award through pre-construction, construction, closeout, warranty, and beyond. To ensure a high-quality management approach, CORE has created a program called Operational Excellence™, the standard by which each CORE project is measured. Operational Excellence is leadership and teamwork focused on the needs of the client and the processes required to exceed those needs. Operational Excellence centers on the way we build, and prepare to build, by setting goals, establishing processes to meet those goals, and tracking results for the six factors of Operational Excellence. These factors and their respective goals include:

- Safety - Zero incidents, zero accidents.
- Quality - Built to the plans and specifications, and to a quality that exceeds client expectations. No re-work.
- Schedule - Built on or ahead of schedule.
- Cost - Project completed within budget. No change orders.
- Trade Partners - Built by qualified, properly licensed trade partners who care as much about Operational Excellence as we do.
- Clients - The client will hire us back again.

To ensure that these goals are being met and all processes are being carried out, CORE's entire management team, including CORE's CEO, will meet on a bi-weekly basis and review each of your renovation projects for Operational Excellence.





Describe your experience, knowledge, and expertise in complying with Idaho public works procurement requirements and experience with public works contracts.

CORE has been actively working in Idaho since 2019, with a team operating locally and delivering public-sector projects across the state. This long-term presence has **allowed us to develop a strong working understanding of Idaho public works procurement requirements and the practical application of state statutes governing public construction projects.**

Our team is well equipped and experienced in navigating Idaho's public works processes, including RFQ/RFP-based selection, CM/GC delivery, and the administration of public works contracts. We understand how these requirements translate from statute into day-to-day project execution and work closely with owners to ensure procurement, contracting, and project delivery remain fully compliant and transparent.

CORE has extensive experience administering Idaho public works contracts, including managing public bidding processes, trade partner solicitation, prevailing wage and certified payroll compliance, bonding and insurance requirements, and change management. We emphasize clear documentation, open communication, and cost transparency to support public accountability and governing board oversight.

Because our team has been operating in Idaho for several years, we are familiar with state and local agency expectations, review processes, and reporting requirements. This experience allows us to anticipate requirements early and keep projects moving efficiently.

Describe your experience and familiarity with the sub-contractor market local to the Coeur d'Alene and Spokane region.

CORE has extensive, current experience working with trade partners throughout northern Idaho and the Inland Northwest, including the Coeur d'Alene and Spokane regional market. Our approach is grounded in building long-standing, trust-based relationships with local trade partners who understand regional labor conditions, material availability, weather impacts, and the coordination requirements common to K-12 facilities.

01.21.26 LJSD - Approve/Deny CM Services

LAKELAND SCHOOL DISTRICT NO. 272 STATE BOND PROJECTS | CORE

Most recently, in 2025, CORE successfully completed the Coeur d'Alene Police Headquarters Remodel and Expansion, a complex public project delivered using local and regional trade partners.

This project provided hands-on, up-to-date insight into the current trade partner market, including trade availability, pricing trends, scheduling constraints, and coordination requirements specific to the Coeur d'Alene area. The relationships strengthened through this project remain active and directly applicable to future work within the region.

CORE actively prioritizes the use of local and regional trade partners who have a vested interest in the success of projects within their own communities.



We regularly conduct local trade partner Fairs in North Idaho to introduce upcoming projects, review scopes of work, and clearly communicate expectations prior to bidding. These events encourage strong participation, improve bid quality, and promote early alignment—particularly important for public-sector and K-12 projects.

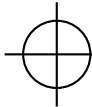
Our familiarity with the Coeur d'Alene-Spokane subcontractor market, reinforced by very recent project experience, allows CORE to accurately assess local capacity, identify qualified trade partners, and build competitive, reliable project teams. By keeping work local whenever possible, CORE supports the regional economy while delivering projects built by trade partners who are invested in the communities they serve.

TAB 4



PROJECT APPROACH

PROJECT APPROACH



Describe your approach to providing CM/GC Services described in A) Preconstruction Services

Staying within the established construction budget is not only an expectation, it is a requirement for our team. We pride ourselves on delivering a professional pre-construction process that sets the foundation for a successful project.

Our “Living Estimate” pre-construction approach will allow for true transparency and collaboration which allows every team member to know exactly where we are, at any given moment. CORE does not wait for design deliverable milestones to provide cost updates to the project team. CORE’s approach includes constant collaboration and updates:

1. MEASURING WHAT WE KNOW
2. ANTICIPATING WHAT IS INTENDED
3. DISCOVERING BEST VALUE

By simplifying our pre-construction approach into these three steps, CORE is able to provide details and information on constructability and costs before the detail of the design exists. Our team uses a variety of tools to accomplish these three objectives:

PROVIDING BEST VALUE TO LAKELAND SCHOOL DISTRICT:

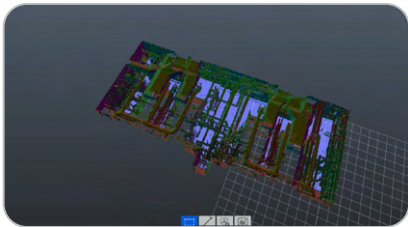


JEFF SMITH
PreCon Manager

Jeff has completed pre-construction on 25 education projects in the last five years!



TAKE-OFF ANALYSIS



VIRTUAL CONSTRUCTION



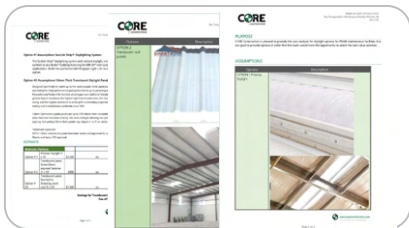
BLUEBEAM REVU



COLLABORATIVE PRECON

Item	Description	Value	Status	Accepted	Rejected	Unk.	Revised	Supporting Images
1	Minor structural changes to existing building (e.g., adding a new room, removing a wall, etc.)	10,000	A	10,000				
2	Minor interior changes to existing building (e.g., adding a new room, removing a wall, etc.)	20,000	A	20,000				
3	Minor changes to existing building (e.g., adding a new room, removing a wall, etc.)	30,000	A	30,000				

VALUE ENGINEERING



OPTIONS STUDIES

BUDGET AND PRICING INFORMATION AT YOUR FINGERTIPS

As your CM/GC, our responsibility is to provide you with **INFORMATION THAT IS CLEAR, COMPLETE, AND EASY TO UNDERSTAND**. Instead of handing over static, confusing documents, our team delivers project details through a user-friendly website at **NO COST TO YOU**. This platform is accessible at any time, making it simple to navigate, easy to track progress, and transparent every step of the way.

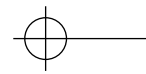
- Team
- Basics of Estimate
- High Level Inclusions/Exclusions
- Cost Summary
- Why Our Number Went Down
- Scope Options Log
- Typical Classroom Layout
- Mockup
- 4D Schedule
- Constructability Review

4-D Schedule


Updated cost summary is **ALWAYS** available!

Always know what stage your project is at!

Navigate your tools here!



B) Construction Services as a CM/GC

Our approach to your project starts with capturing Lakeland's wants and needs. We are inspired by your goals, and our goal is to **understand your vision**, ensure **high-quality** finished renovations, and build the type of **trusted relationship** where your District invites us back on your campuses. This starts by creating complete alignment with the District and Architects West from day one. Creating alignment requires CORE to listen and understand the District's Big Picture Outcome (BPO) goals and then to build trust by executing the established BPOs.

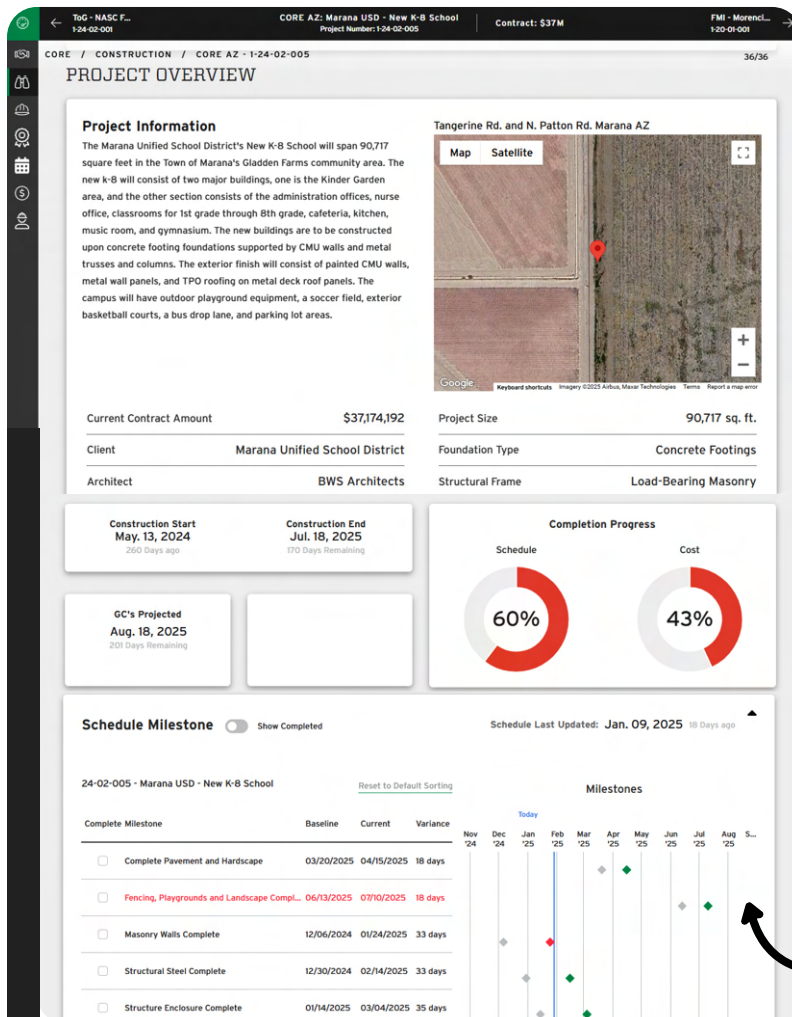
We understand that Lakeland desires a team that can manage multiple renovations across different campuses in short summer timelines. To accomplish this goal, having an early start is the key to success. We are eager and ready to jump into pre-construction with Architects West and continue the momentum that our team has established. Once an early start is set and all the facts are collected, an efficient plan will begin to take shape for the renovations across your campuses.

So, Why Trust CORE?







This multi-phased project requires a contractor with proven expertise in short timeline project across multiple campuses. **CORE is that contractor.** With a track record of renovating more K-12 campuses nationwide than any of our competitors, we bring the experience needed to navigate tight sites, coordinate utility tie-ins, and turn over a renovated, completed building on time.

CONSTRUCTION APPROACH

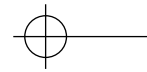
As we addressed earlier in the proposal, Operational Excellence is at the heart of our construction approach. We understand the extreme importance of thoroughly managing a project from the contract award through pre-construction, construction, closeout, warranty, and beyond. To monitor and ensure a high-quality management approach, we use this program to focus on the needs of our client and the processes required to exceed those needs.



Operational Excellence centers on the way we build and prepare to build by **setting goals, establishing processes to meet those goals, and tracking results** for the six factors of Operational Excellence. To ensure these goals are being met and processes are being carried out, CORE's entire project team will meet on a bi-weekly basis and review your project for Operational Excellence using our proprietary program, OPEX modeled to the left.

OPERATIONAL excellence THE CORE STANDARD		
FACTORS		GOALS
	1. Safety	Zero Incidents, Zero Accidents.
	2. Quality	Built to plans and specs to a quality that exceeds Client's expectations. NO re-work.
	3. Schedule	Built on or ahead of schedule.
	4. Cost	Project completed within budget. NO change orders.
	5. Trade Partners	Built by qualified Trade Partners who care about Operational Excellence as much as we do.
	6. Client	The Client will hire us back again.

With this propriety software, our team is able to **track the progress and success** of each of our six goal factors (listed above) all in one place.



LEADERSHIP AND COMMUNICATION

By selecting CORE, you gain access to the resources and capabilities of a national builder, coupled with the advantages of partnering with a local team dedicated to enhancing your community. Our commitment begins with proactive communication and expectation-setting, initiated through early meetings with the District, involving all stakeholders and consultants. Recognizing the value of your time, we prioritize productivity and efficiency in scheduling these sessions. Eager to provide leadership from the outset, we are poised to guide the project towards success, fostering collaboration and achieving your goals effectively.

• CURRENT

Regular connection as team is important. We expect to have a weekly team meeting during the early stages of design.

• COLLABORATIVE

We like to work in “real-time”. We lean on technology tools like Bluebeam Revu to ensure that each team member has access to review simultaneously.

• CORRECT

It is critical that we provide you with accurate information throughout the pre-construction process.

• CONSISTENT

Each time you see an estimate or report from CORE, it will be easily understandable and clear.

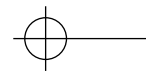
• CREATIVE

Our job during pre-construction is to provide different ways to building and thinking back to the team.

CASE STUDY: SIMULTANEOUS PROJECT EXPERIENCE

CORE has a wealth of experience managing multiple projects for the same school district at the same time. The Track and Field Improvements project for Scottsdale Unified School District included the renovation of over 500,000 square feet of athletic fields at three active sites: Chaparral High School, Coronado High School, and Saguaro High School. Renovations of the fields consisted of demolition of previously installed track and field surfaces and the installation of artificial turf and rubber surfacing.

Our team was able to use project scope similarities to create a construction plan that was effective in managing the output quality of all three projects. We applied lessons learned from the District’s design preferences and aesthetic to procure similar materials that would be used in each project to cut down on lead time and save on material cost. **Not only was having the same CORE Superintendent on each site beneficial for project team communication, but also for communication with the District.** Our Superintendent had complete knowledge and understanding of the stage each project was at. If there were questions regarding any site, our Superintendent knew the answer quickly, and could relay all information back to the District. He used his problem solving and hands-on skills to supply each project with proactive jobsite management to finish the projects on time and on budget.



ENSURING COST EFFICIENCY AND QUALITY

From a quality standpoint, communication with our Superintendents and our trade partners is key. This starts with our preparatory interview with the trade partner to go over their scope and the standards set by the drawings and specifications, as well as communicating our expectations to abide by CORE's quality control program regarding mock-ups and inspections. Establishing the level of quality and expectation at each project site with the Principals, Administration Staff, and specifically the Facility & Maintenance Directors is fundamental to a successful project. Our Superintendent will ensure that each trade partner working at multiple sites understands the District's standards for their buildings and equipment.

TIMELINESS

From a timeliness standpoint, having one Superintendent means early morning meetings with each trade partner before the workday begins. Recently, at a multiple site project with a school district, CORE was meeting with trade partners at 4:30 am to ensure they could start their workday with a complete understanding of what was expected. The Superintendent was then able to drive over to the next project site to establish the same expectations with the crews and Facility Director there. Protocols like the "buddy system" are put in place to ensure that no person is working at the campus alone. Our Superintendent has the only key for the sites and so as he opens the doors to work areas, he knows that the trade partners must work in pairs so that no one is locked out of an area, should one need to leave to grab a tool or material. Badging of all trade partners has also been a strategy that eliminates the need to sign in again at the front office, should a worker become locked out of the area they need to be. This allows our trade partners to work efficiently and get their work done with minimal disruption to the campus.

CORE has built several projects with multiple sites that had to be managed by one Superintendent. While we maintain lower General Conditions cost by supervising multiple sites with one Superintendent, we also know that buying these multi-site scopes from one trade partner is also the most efficient and cost-effective strategy. By doing so, CORE is able to communicate and coordinate with one trade partner which allows them economy of scale and better purchasing power with their suppliers.

BEYOND CONSTRUCTION AND NO COST TO YOU

Construction projects provide a unique learning opportunity for eager students with curious minds. We pride ourselves on not only giving back to the community, but **playing a role in the community**. A successful project requires us to go beyond the four walls of your building. Completing renovations and multiple Lakeland campuses puts our team in the unique position to do so by involving your students in the construction of their school. We can offer summer lessons and updates on construction to your students, keeping them informed about what is happening on their campuses, brick by brick. **Our team is dedicated to engaging with students and making the construction fun, interactive, and informative.**

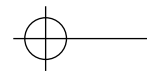


CORE hired high school interns who were interested in the construction industry!

Mesa High School CTE Class: During the Campus Upgrades at Mesa High School project, CORE's team worked alongside our trade partner, Hobbs Masonry, to teach a lesson on construction methods and host a tour on the active job site for a class of Mesa High School's Construction Technology students. The CORE team presented on how we use virtual modeling to plan out work before construction begins. We then led a tour on the students' very own high school campus, to showcase how the model transitions into actual construction out on the jobsite.

Watch the video here!

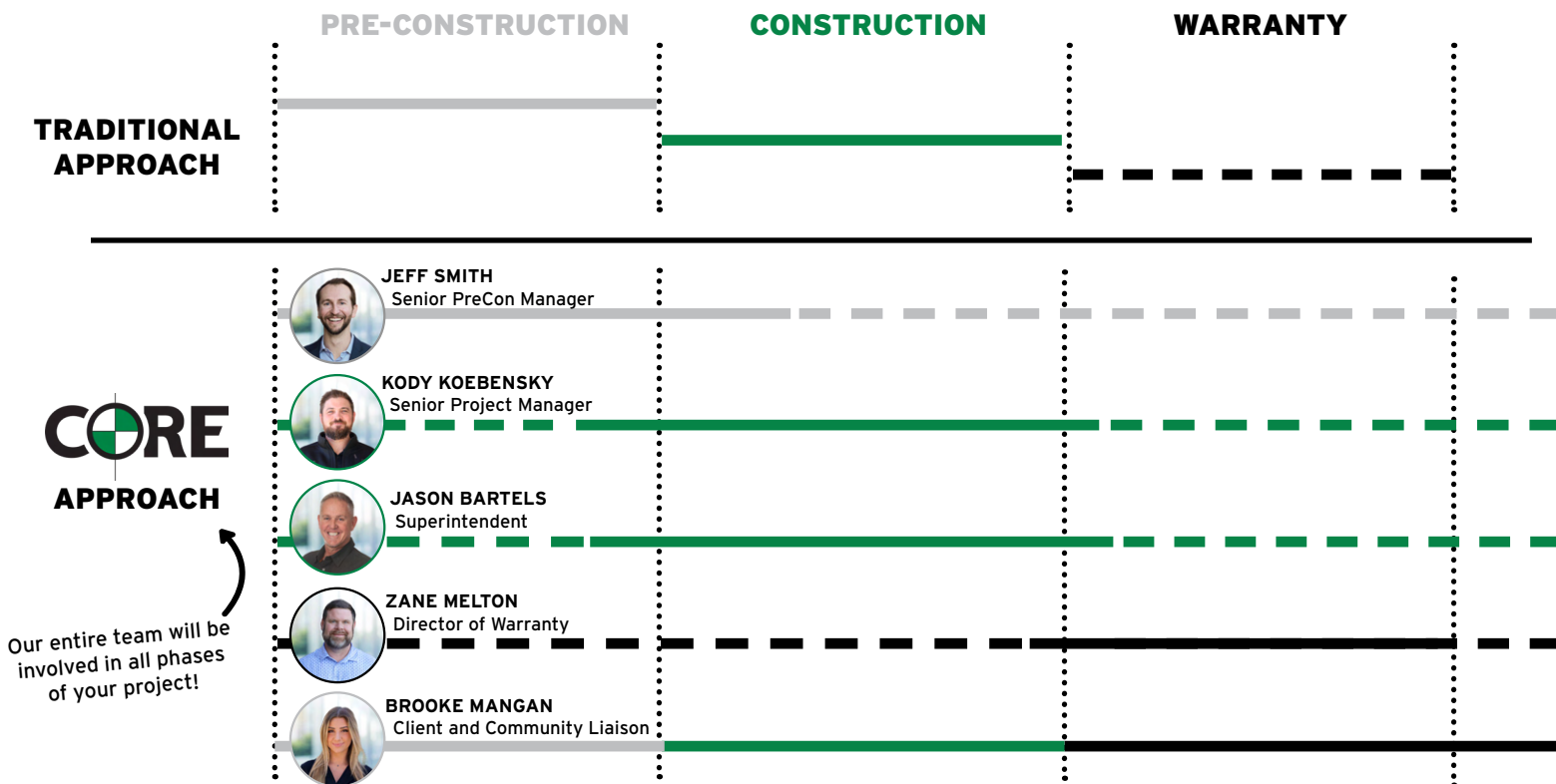




Discuss how you would provide leadership to facilitate teamwork and communications among all parties involved in the project covered by your response.

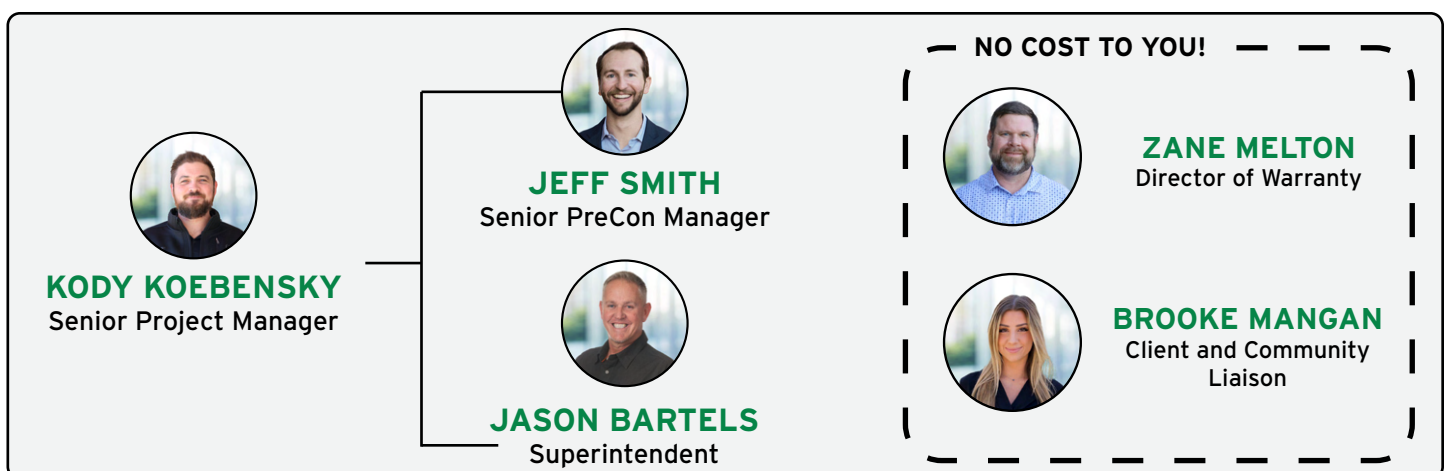
Leadership is provided through an intentionally selected, integrated project team that remains consistent from pre-construction through construction and warranty services. By maintaining the same core team throughout the project lifecycle, we eliminate traditional hand-offs that often create gaps in communication and accountability. This continuity allows team members to build strong working relationships, anticipate challenges early, and respond quickly with aligned solutions.

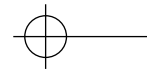
Clear communication is facilitated through regular coordination meetings, transparent reporting, and defined roles and responsibilities for all parties. CORE leads by setting expectations early and creating a collaborative environment where the District, design team, and trade partners, remain informed and engaged. This proactive, hands-on leadership approach ensures teamwork is strengthened, decisions are made efficiently, and the project remains aligned with shared goals from start to finish.



Identify personnel to whom construction management responsibility will be assigned by name, titles, roles, qualifications, experience, and resumes. Provide an organizational chart clearly illustrating the proposed staffing.

See pages 19-22 for team member resumes. Please see organizational chart below.



**13** Years with CORE**13** Years in Industry**EDUCATION:**

B.S., Political Science,
Arizona State University

M.S., Construction
Management,
Arizona State University

**CERTIFICATIONS AND
TRAINING:**

OSHA 30-Hour Certified
CM-LEAN

Certified Construction
Manager - CCMA

**KODY IS COMMITTED
TO DELIVERING AN
EXCEPTIONAL
PROJECT BY
MEETING BUDGET AND
SCHEDULE
CONSTRAINTS.**

KODY KOEBENSKY, CCM

Senior Project Manager

As Senior Project Manager, Kody has over 10 years of experience in construction management and a diverse resume which brings a unique and seasoned perspective to the team. He is devoted to serving Lakeland's vision and is confident in delivering a successful CM/GC project. He will guide seamless communication and will work efficiently to guarantee adherence to all construction procedures and field duties.

RELEVANT EXPERIENCE:**Alchesay High School Additions and Renovations Ph. VII**

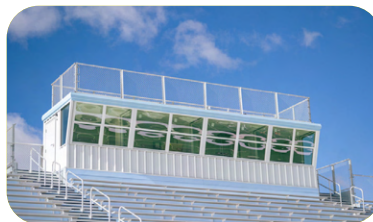
\$24.9M • 9,637 SF • Addition

**Chinle Elementary School Modernization**

\$39.5M • 84,340 SF • Addition • Renovation

**KTA Sureno Remodel Phase I-II**

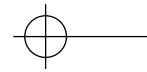
\$10.3M • 45,873 SF • Addition • New Build

**Window Rock High School Renovation**

\$17M • 11,482 SF • New Build • Bond Project

**Coeur d'Alene Police Headquarters Remodel**

\$5.4M • 6,484 SF • New Build • Local



9 Years with CORE
10 Years in Industry

EDUCATION:

B.S., Construction
Management,
Arizona State University

**CERTIFICATIONS AND
TRAINING:**

CM-LEAN

JEFF SMITH, CM-LEAN

Senior PreConstruction Manager

As Senior PreConstruction Manager, Jeff will take a hands-on approach with the entire team through every step of the pre-construction process from plans and risk analysis to a seamless transition into construction. **Jeff has done the pre-construction on 25 education projects in the last five years!** He will take the lessons learned from these projects to ensure that the finished plans match expectations.

RELEVANT EXPERIENCE:**Window Rock High School Renovation**

\$17.0M • 11,482 SF • New Build • Bond Project

**Eastmark and Crismon HS Additions**

\$33.6M • 104,847 SF • Additions • New Build

**Kyrene School District Central Office
Campus Improvement**

\$19.5M • 83,891 SF • Renovation

**Mesa High School Campus Renovations**

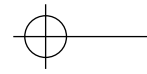
\$46.3M • 300,000+ SF • Full Campus Renovation

**Desert Horizon ES Classroom Additions**

\$25.9M • 58,786 SF • Classroom Addition

JEFF IS A YOUNG VISIONARIES BOARD MEMBER

The Young Visionaries Board is a group of young professionals in Phoenix who raise funds and build awareness for the Foundation for Blind Children using creative events and outreach to serve visually impaired individually across the region.



Local to Northern Idaho!



14 Years with CORE

41 Years in Industry

EDUCATION:

Amphibious Construction
Battalion (Seabee's)
United States Navy

CERTIFICATIONS AND TRAINING:

OSHA Certified (30
hours)
First Aid/CPR Certified
NAVFAC Contractor
Quality Management
Certificate

JASON TAKES THE
SAFETY OF HIS SITE
TO HEART, AND WILL
ENSURE EVERY
PERSON LEAVES THE
SITE SAFE AND
HEALTHY.

JASON BARTELS

Superintendent

As Superintendent, Jason brings over 40 years of experience in the industry to the district's projects and will be responsible for all daily site supervision, coordination, and scheduling of all trade partners throughout construction and close out. His on-site responsibilities include the coordination or construction means and methods, field scheduling, and safety.

RELEVANT EXPERIENCE:



Washoe County School District Five School Revitalizations

\$9.1M • 170,016 Total SF • Multiple Campus
Renovations



George Whittell High School Improvement

\$2.2M • SF Varies • ADA and MEP Renovations



Truckee High School Modernization

\$33.6M • 136,495 SF • High School Renovations



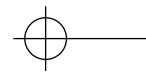
Douglas County School District Improvements

\$2.8M • 17,560 SF • Multiple Campus Renovations



C.C. Meneley Elementary Improvements

\$1.6M • SF Varies • Renovation Improvements



21 Years with CORE
19 Years in Industry

EDUCATION:

A.S., Applied Science
*Arizona Automotive
Institute*

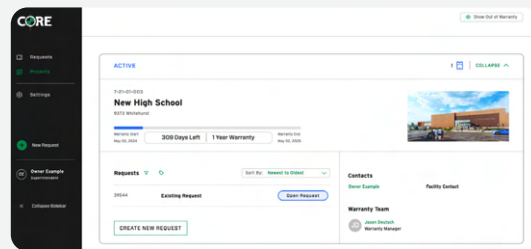
**CERTIFICATIONS AND
TRAINING:**

OSHA 30-Hour Certified

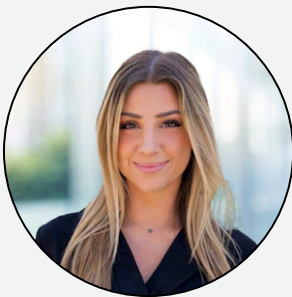
ZANE MELTON

Director of Warranty

As Warranty Manager, Zane will manage all post-construction warranty items, promising that CORE's commitment extends beyond project completion. This gives the district reassurance that your needs will be met even after CORE has completed construction. He is responsible for providing the district with complete, operational buildings and a seamless transition to begin occupancy and use of the facility.



CORE will build a custom warranty website, pictured above, for the District through which your Maintenance Department can easily submit any warranty issues.

**QR CODES TO
MANUALS****CLIENT
TRAINING ON
SYSTEMS**

4 Years with CORE
4 Years in Industry

EDUCATION:

B.S., Psychology
Grand Canyon University

BROOKE MANGAN

Client and Community Liaison

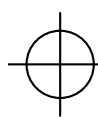
Brooke is a true advocate for public education and works diligently to ensure that community members understand the importance of strong public schools. Brooke is dedicated to the well-being of students, teachers, and education administrators, and she is passionate about developing rooted relationships that extend beyond the construction process.



TAB 5



**TOTAL PROJECT BUDGET
CONTROL**



TOTAL PROJECT BUDGET CONTROL

Submit detailed descriptions of how your firm provides and periodically updates construction cost estimates and participation in Value Management during project design, and successfully tracks and reports construction costs, including line item costs for each bid package, fee, permits, reimbursable costs, CM fees, and all other project costs.

UPDATES ON COST ESTIMATES: CORE will provide transparent, continuously updated construction cost estimating from early design through construction docs for your multi-campus renovation programs. Cost estimates are developed at each design milestone and regularly adjusted to reflect scope needs and campus-specific requirements. Estimates will be organized by school and bid package to give the District clear visibility into costs across the entire program.

Line items for bid packages, fees, permits, and reimbursable costs: Our pre-construction services go beyond *just* estimating construction costs. We factor in the **total project costs, including things like permitting, design fees, and contingency.** By aligning the budget early, we make sure there won't be any surprises. This open-book planning gives Lakeland peace of mind about how your funding for each project is allocated.

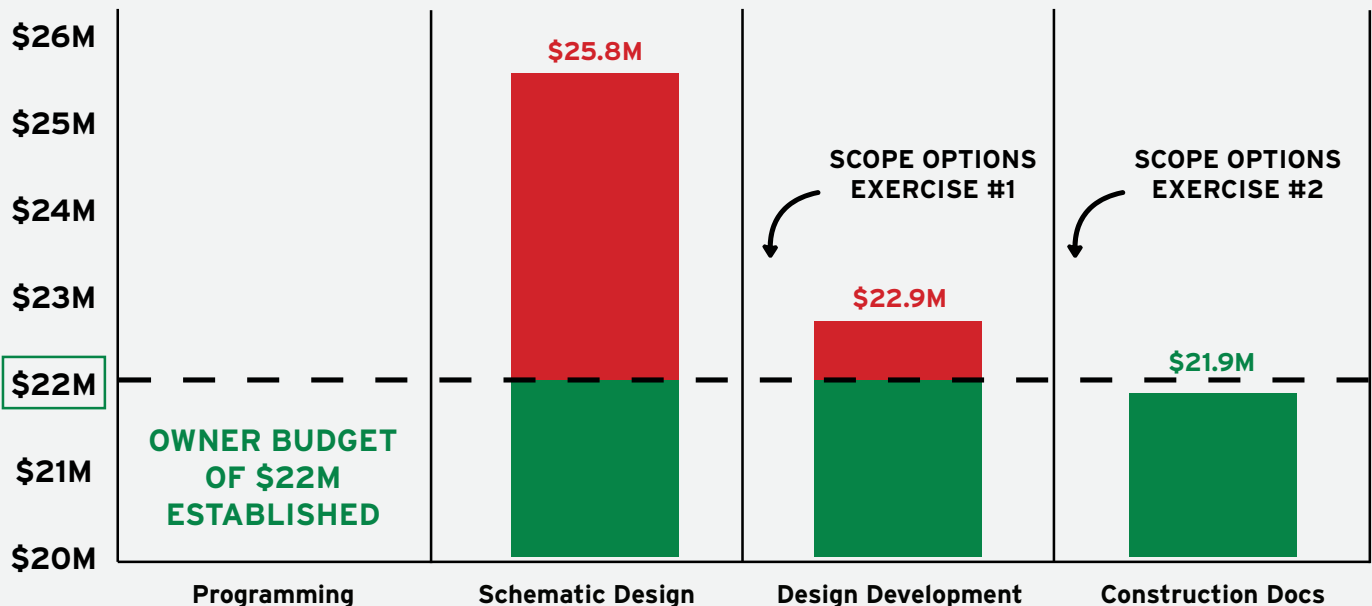
RATE	LAND / UTILITIES / PERMITS		SUB TOTAL
LS	Land Acquisition (\$0k per Acre)	X Acres	N/A
LS	APS/SRP Fees	Owner	\$90,000
LS	Water & Sewer Tap Fee	Owner	\$75,000
LS	SW Gas	Owner	\$40,000
LS	Century Link	Owner	\$25,000
LS	Cox	Owner	\$25,000
1.00%	Permits / Review Fees	\$25,438,502	\$254,385

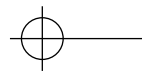
RATE	Owner Costs		SUB TOTAL
0.16%	Owner Contingency	\$25,748,994	\$41,785

CORE FUSD Marshall Replacement Overall Project Budget: \$5,02.2M LOCATION: Flagstaff, AZ DISTRICT: Lakeland School District PROJECT: 2022-2023 DATE: 10/15/2022	
Estimate Amount	
Estimate Total	\$25,748,994
PROFESSIONAL SERVICES	SUB TOTAL
1.00% Design Professional	\$1,111,111
1.00% Construction Management	\$1,111,111
Subtotal (Construction with Prof. Services & Technology)	\$2,222,222
LAND / UTILITIES / PERMITS	SUB TOTAL
1.00% Land Acquisition	\$0
1.00% APS/SRP Fees	\$90,000
1.00% Water & Sewer Tap Fee	\$75,000
1.00% SW Gas	\$40,000
1.00% Century Link	\$25,000
1.00% Cox	\$25,000
1.00% Permits / Review Fees	\$254,385
Subtotal (Construction with Prof. Services, Tools, & Land)	\$2,489,385
FEES - Permits, Furniture & Signage	SUB TOTAL
1.00% Permits	\$0
1.00% Furniture	\$0
1.00% Signage	\$0
Subtotal (Construction with Prof. Services, Tools, Land, & Fees)	\$2,489,385
Owner Costs	SUB TOTAL
0.16% Owner Contingency	\$41,785
Total Project Budget	\$28,470,000
Construction Budget Target	\$28,470,000

CASE STUDY: REFINING ESTIMATES TO MEET A BUDGET

The Trevor G. Browne CTE classroom addition highlights CORE's collaborative, cost-conscious approach. When early estimates exceeded the \$22 million budget, CORE led a value engineering effort with the District and design team, evaluating scope options and cost-saving strategies. Through continued refinement during design, the project achieved a final GMP of \$21.9 million, coming in under the owner's original budget.





VALUE MANAGEMENT AND COST SAVING STRATEGIES DURING DESIGN

VALUE ENGINEERING

Value engineering (VE) should be about more than simply cutting scope. We believe there are no bad ideas when it comes to brainstorming ways to help decrease the cost and increase the quality of a project. We use a detailed VE log to diligently track these ideas from pre-construction through the end of construction. The items are described and marked by the project team as approved, potential, unlikely, or rejected, and each assigned an estimated cost.

VE Case Study

On the Kinsey Elementary School Rebuild project, our pre-construction team worked with the design team and the District to identify **COST SAVINGS OPPORTUNITIES TOTALING NEARLY \$6 MILLION**. This involved evaluating alternative materials, systems, and construction methods while still maintaining design intent and accomplishing the District's overall goals.

TOTAL SO Savings (\$5,837,728)

DESCRIPTION	TOTAL	STATUS	ACCEPTED	POTENTIAL	REJECTED	COMMENTS
... (Previous rows)
TOTAL SO Savings	\$5,837,728					

OPTIONS STUDIES

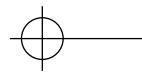
CORE will work closely with Architects West to guide design decisions through a series of option studies. Because design is focused on the renovation scopes that need completed, **our team's focus will be on identifying cost-saving alternatives that maintain the integrity and intent of the renovations at each campus**. These studies will prioritize comparable materials and systems that achieve performance and aesthetics while reducing overall cost. Each option will be carefully analyzed based on factors such as upfront costs, long-term value, maintenance, durability, aesthetics, and constructability.

Providing Options Case Study

For example, on the Tempe ESD Curry Elementary and Connolly Middle School Rebuilds, our team evaluated multiple design alternatives to achieve meaningful cost savings without compromising design quality or program goals. The result of this options study led our team to select a cost-effective structural system that could be procured and installed in a time frame that met the owner's schedule.

Our team evaluated the lead times and costs for 32 different structural and envelope systems!

OPTION	COST	LEAD TIME	INITIAL EVALUATION	OVERALL EVALUATION
1. Steel Deck with Metal Deck Panels - (R-10)	\$\$\$	Weeks	Good	Good
2. Steel Deck with Metal Deck Panels - (R-15)	\$\$\$	Weeks	Good	Good
3. Steel Deck with Metal Deck Panels - (R-20)	\$\$\$	Weeks	Good	Good
4. Steel Deck with Metal Deck Panels - (R-25)	\$\$\$	Weeks	Good	Good
5. Steel Deck with Metal Deck Panels - (R-30)	\$\$\$	Weeks	Good	Good
6. Steel Deck with Metal Deck Panels - (R-35)	\$\$\$	Weeks	Good	Good
7. Steel Deck with Metal Deck Panels - (R-40)	\$\$\$	Weeks	Good	Good
8. Steel Deck with Metal Deck Panels - (R-45)	\$\$\$	Weeks	Good	Good
9. Steel Deck with Metal Deck Panels - (R-50)	\$\$\$	Weeks	Good	Good
10. Steel Deck with Metal Deck Panels - (R-55)	\$\$\$	Weeks	Good	Good
11. Steel Deck with Metal Deck Panels - (R-60)	\$\$\$	Weeks	Good	Good
12. Steel Deck with Metal Deck Panels - (R-65)	\$\$\$	Weeks	Good	Good
13. Steel Deck with Metal Deck Panels - (R-70)	\$\$\$	Weeks	Good	Good
14. Steel Deck with Metal Deck Panels - (R-75)	\$\$\$	Weeks	Good	Good
15. Steel Deck with Metal Deck Panels - (R-80)	\$\$\$	Weeks	Good	Good
16. Steel Deck with Metal Deck Panels - (R-85)	\$\$\$	Weeks	Good	Good
17. Steel Deck with Metal Deck Panels - (R-90)	\$\$\$	Weeks	Good	Good
18. Steel Deck with Metal Deck Panels - (R-95)	\$\$\$	Weeks	Good	Good
19. Steel Deck with Metal Deck Panels - (R-100)	\$\$\$	Weeks	Good	Good
20. Steel Deck with Metal Deck Panels - (R-105)	\$\$\$	Weeks	Good	Good
21. Steel Deck with Metal Deck Panels - (R-110)	\$\$\$	Weeks	Good	Good
22. Steel Deck with Metal Deck Panels - (R-115)	\$\$\$	Weeks	Good	Good
23. Steel Deck with Metal Deck Panels - (R-120)	\$\$\$	Weeks	Good	Good
24. Steel Deck with Metal Deck Panels - (R-125)	\$\$\$	Weeks	Good	Good
25. Steel Deck with Metal Deck Panels - (R-130)	\$\$\$	Weeks	Good	Good
26. Steel Deck with Metal Deck Panels - (R-135)	\$\$\$	Weeks	Good	Good
27. Steel Deck with Metal Deck Panels - (R-140)	\$\$\$	Weeks	Good	Good
28. Steel Deck with Metal Deck Panels - (R-145)	\$\$\$	Weeks	Good	Good
29. Steel Deck with Metal Deck Panels - (R-150)	\$\$\$	Weeks	Good	Good
30. Steel Deck with Metal Deck Panels - (R-155)	\$\$\$	Weeks	Good	Good
31. Steel Deck with Metal Deck Panels - (R-160)	\$\$\$	Weeks	Good	Good
32. Steel Deck with Metal Deck Panels - (R-165)	\$\$\$	Weeks	Good	Good





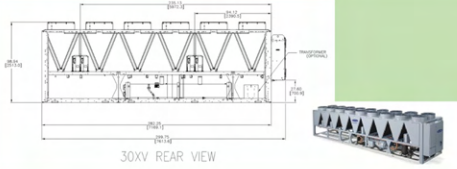
LIFE CYCLE COST ANALYSIS

Given the significant HVAC scope across your campuses, CORE will actively include the District's Maintenance Department in early programming discussions, with a particular focus on mechanical systems, controls, and long-term serviceability. We will also engage prequalified trade partners early in the design process to validate system selections, replacement strategies, and phasing approaches. This collaborative effort ensures HVAC and supporting systems are designed for durability, energy efficiency, ease of maintenance, and cost-effectiveness, while minimizing disruption to occupied campuses.

Life Cycle Cost Analysis Case Study

The result of this options study for the Kinsey Elementary School Rebuild in Flagstaff, AZ, led the CORE team to select a cost-effective HVAC system that **considered replacement costs, life-cycle, and utility expenses.**

1. Research and Provide Options to the District

OPTIONS	DESCRIPTION
OPTION 1	INDIVIDUAL DX RTU'S WITH GAS PACK HEAT
	
OPTION 2	INDIVIDUAL DX RTU'S WITH ELECTRIC HEAT STRIPS
	
OPTION 3	AIR COOLED CHILLER WITH HOT WATER HEATING (4 PIPE SYSTEM)
	

2. Break Out Life-Cycle

Individual DX RTUs with Gas Pack Heat - Option # 1				
SYSTEM	1 - 5 Years	6 - 12 Years	13 - 20 Years	Total Life Maintenance (Not Including Energy Cost)
HVAC Systems (Individual DX RTUs with Gas Pack Heat) - Option # 1				
Gas furnace / Electric Roof Top DX AC Economizer PWREXH	\$ 11,858	\$ 27,443	\$ 196,930	
PER YR	\$ 2,372	\$ 5,489	\$ 39,386	
TOTAL SYSTEM	\$ 11,858	\$ 27,443	\$ 196,930	\$ 236,231

Individual DX RTUs with Electric Heat Strips - Option # 2				
SYSTEM	1 - 5 Years	6 - 12 Years	13 - 20 Years	Total Life Maintenance (Not Including Energy Cost)
HVAC Systems (Individual DX RTUs with Electrical Heat Strips) - Option # 2				
Individual DX RTUs with Electrical Heat Strips	\$ 13,637	\$ 31,559	\$ 226,470	
PER YR	\$ 2,372	\$ 5,489	\$ 39,386	
TOTAL SYSTEM	\$ 13,637	\$ 31,559	\$ 226,470	\$ 271,666

4-Pipe Air Cooled Chiller with Water Heat) - Option # 3				
SYSTEM	1 - 5 Years	6 - 12 Years	13 - 20 Years	Total Life Maintenance (Not Including Energy Cost)
HVAC Systems (4-Pipe Air Cooled Chiller with Water Heat) - Option # 3				
Variable Volume CHW Air Handling Unit	\$ 10,215	\$ 15,200	\$ 31,100	\$ 56,515
PER YR	\$ 2,043	\$ 3,040	\$ 6,220	
CHW/HW Fan Coil Unit	\$ 10,017	\$ 22,515	\$ 155,400	\$ 187,932
PER YR	\$ 2,003	\$ 4,503	\$ 31,080	
Air Cooled Chillers - 140 Ton Nominal	\$ 18,830	\$ 31,350	\$ 112,000	\$ 162,180
PER YR	\$ 3,766	\$ 6,270	\$ 22,400	
Heating Hot Water / Boiler / Condensing 1500 MBH	\$ 13,725	\$ 22,985	\$ 83,840	\$ 120,550
PER YR	\$ 2,745	\$ 4,597	\$ 16,768	
Primary Chilled Water Pumps - 500 gpm	\$ 4,505	\$ 6,800	\$ 15,300	\$ 26,605
PER YR	\$ 901	\$ 1,360	\$ 3,060	
Heating Water Pumps- 180 gpm	\$ 4,445	\$ 6,600	\$ 13,300	\$ 24,345
PER YR	\$ 889	\$ 1,320	\$ 2,660	
TOTAL SYSTEM	\$ 61,737	\$ 105,450	\$ 410,940	\$ 578,127

3. Provide Recommendation

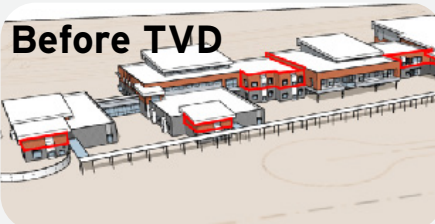
System	Initial Cost	Replacement Cost (Full) Building	Life Cycle Maintenance Cost @ 20years	Utility Cost (Heat/Cool)	Total
RTU Gas	\$2,437,000	\$516,800	\$236,231	\$112,570	\$3,302,601
RTU Electric	\$2,553,000	\$476,000	\$271,666	\$163,500	\$3,464,166
Air Cooled CP with FCUs	\$3,379,000	\$375,900	\$578,127	\$90,056	\$4,423,083

The comparison of three systems includes initial cost, full replacement cost, life cycle maintenance cost over 20 years, and estimated utility costs based on 1,000 hours for cooling and an additional 1,000 hours for heating. After evaluating all factors, we believe that **gas-heated, electric-cooling RTUs offer the most cost-efficient option** in the long term.

**CORE's life-cycle analysis
SAVED THE DISTRICT
NEARLY \$300,000
on upfront and long-term
costs!**

TARGET VALUE DESIGN (TVD)

CORE worked with the owner and design team to **ADD 10,000 SF OF SCOPE** to a K-8 school while still remaining in budget. Our team reviewed the current cost and provided TVD items that ultimately added that desired scope and **SIMULTANEOUSLY SAVED \$2.85M!**



Before TVD



After TVD

Example: By decreasing the number of metal wall panels, our team was able to save money without sacrificing aesthetic or design.

TAB 6



SCHEDULING

SCHEDULING

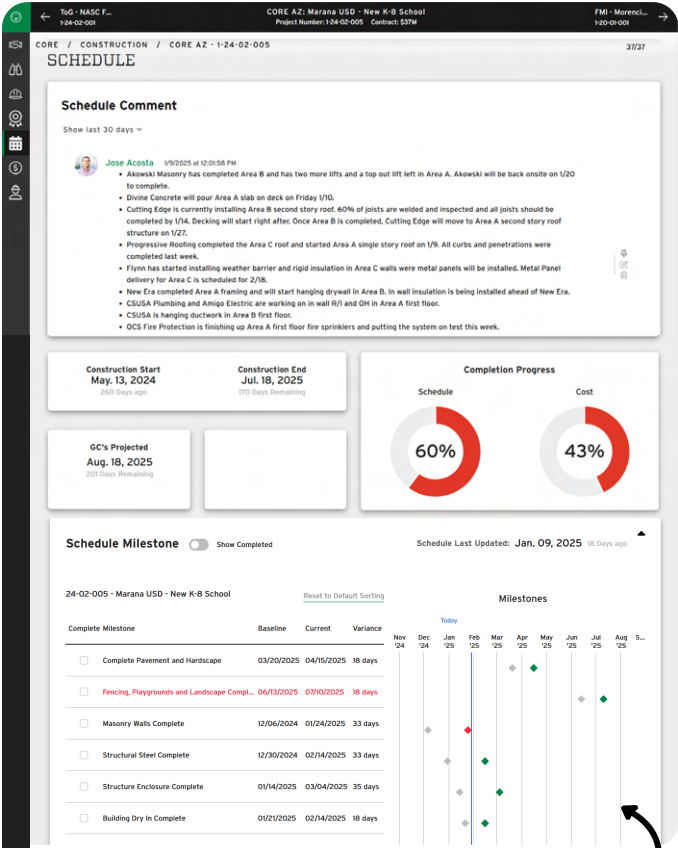
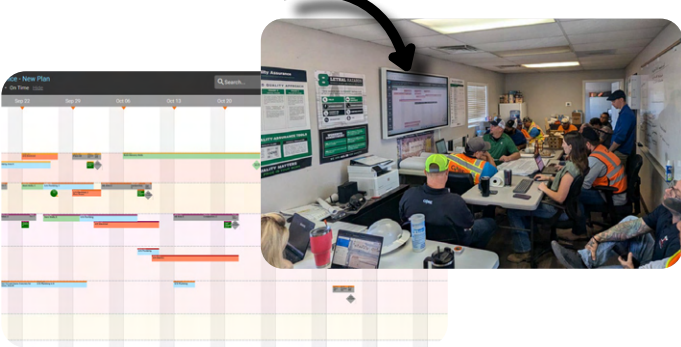
Describe the primary scheduling techniques you use and the software you will employ to produce an effective construction schedule.

Our team believes a project schedule should include a high level of detail. CORE will work with Architects West to create a master schedule which contains all the activities, relationships, and milestones that will allow us to “drill-down” and create other specific schedules we use as tools throughout the project. From the master schedule we are also able to derive a milestone schedule that helps to identify leading indicators of schedule slippage. Due to the level of detail that is put into the master schedule, at any point during the project we are able to break out other schedule types to help us keep the project on track.

PROJECT SPECIFIC SCHEDULING

CORE takes a collaborative approach to project scheduling and will begin the process by gathering input from the District and other stakeholders. As the District identifies the priority and scope of the project, CORE will prepare a schedule to reach each target date. Your Superintendent, Jason Bartels, will utilize a Last Planner System to coordinate with the on-site trade partners daily. The term “Last Planner” refers to the field Foremen who are responsible for implementing their scope of work. This daily coordination with Jason empowers these trade partners to identify the “what, where, and how” of all construction activities collaboratively as a team.

Pull planning - a “future to present” vision of the project where activities are planned and sequenced strategically to meet a future defined project milestone.



Your schedule will be **REVIEWED DAILY** by the CORE team to ensure alignment with project goals, identify potential risks, and proactively address any scheduling challenges to keep the project on track. Our Lean Specialist, **Robert Fernandez**, sole focus is ensuring our projects remain on schedule!

OPERATIONAL excellence	
THE CORE STANDARD	
FACTORS	GOALS
1. Safety	Zero Incidents, Zero Accidents.
2. Quality	Built to plans and specs to a quality that Exceeds client's expectations. NO re-work.
3. Schedule	Built on or ahead of schedule.
4. Cost	Project completed within budget. NO change orders.
5. Trade Partners	Built by qualified Trade Partners who care about Operational Excellence as much as we do.
6. Client	The Client will hire us back again.

This is how we track project schedules in OPEX



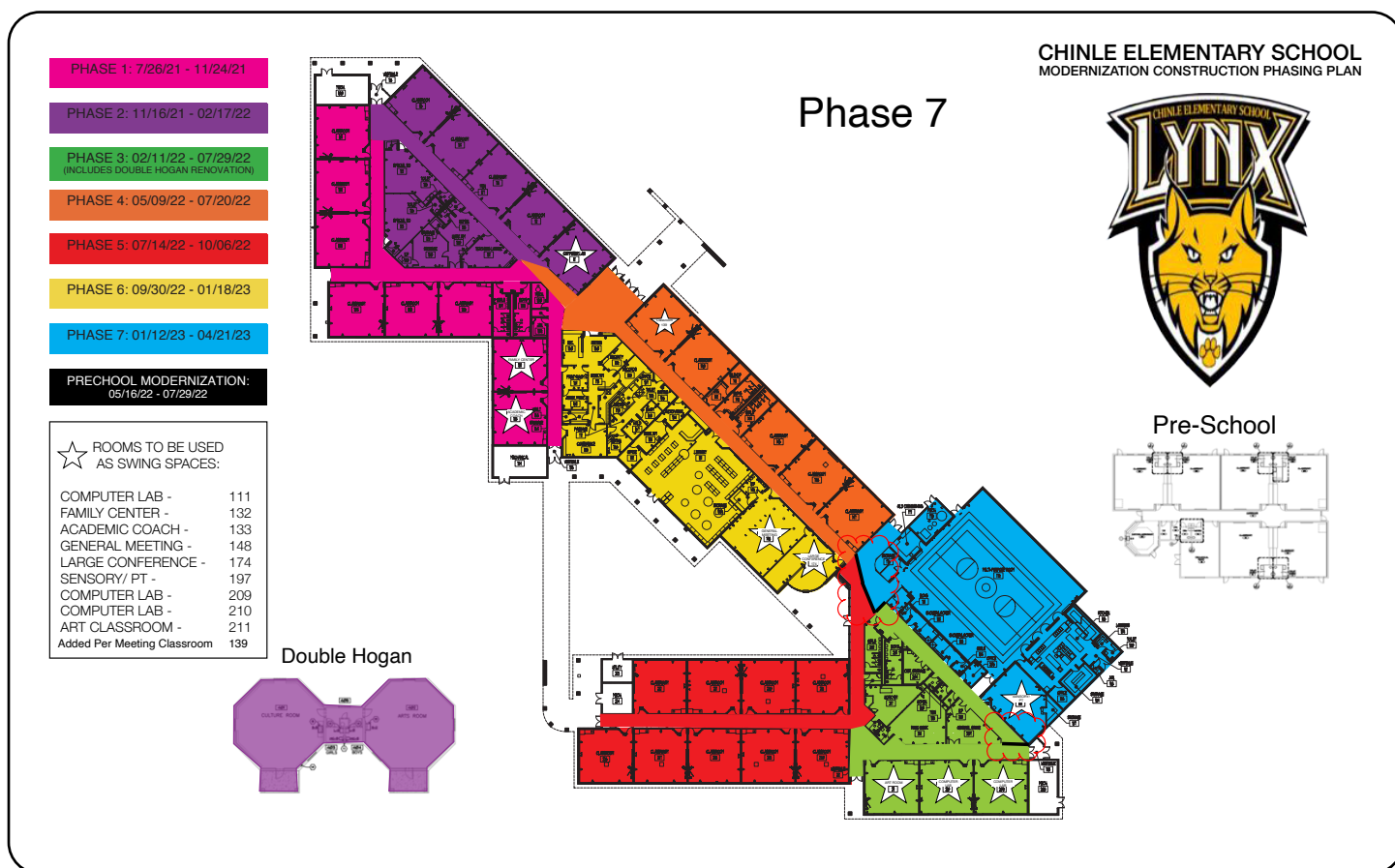
Provide examples of successful construction management and scheduling services provided on complex, multi-phase projects. Discuss in detail how you intend to enforce contract schedule compliance.

CORE has extensive experience providing construction management and scheduling services on complex, multi-phase renovation projects within K-12 campuses. A strong example is the **Chinle Elementary School Modernization project**, which required seven distinct construction phases executed over multiple school years, along with a separate preschool modernization and the renovation of a Double Hogan building.

Each phase was carefully **sequenced to align with academic calendars, summer breaks, and swing space availability**, while maintaining safe and uninterrupted school operations. CORE worked closely with District staff to identify and prepare swing spaces such as computer labs, art classrooms, and meeting rooms, allowing instructional continuity while construction progressed. Overlapping phase dates required precise coordination between trades, early procurement of long-lead materials, and detailed logistical planning to prevent conflicts between phases and ensure each area was turned over on schedule.

To ensure your projects stay on schedule, CORE implements a transparent scheduling process beginning in pre-construction. For Chinle Elementary School, we developed a detailed, activity-level schedule that clearly identified phase boundaries, interim milestones, and completion dates tied to school occupancy needs. This schedule was incorporated and reviewed collaboratively with all trade partners prior to mobilization to establish a cohesive working plan with site milestones. During construction, CORE conducted regular schedule updates, planning meetings, and weekly coordination sessions to track progress with those deadlines and immediately address variances. Look-ahead schedules were used to identify constraints early, allowing corrective actions such as re-sequencing work, adding manpower, or adjusting work hours when necessary. By actively managing site activities, enforcing deadline and milestone-driven completion, and maintaining constant communication with all project stakeholders, CORE ensured all phases were completed on time while delivering the project with minimal disruption to Chinle students.

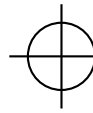
MULTI-PHASE PROJECT PLAN EXAMPLE:



TAB 7



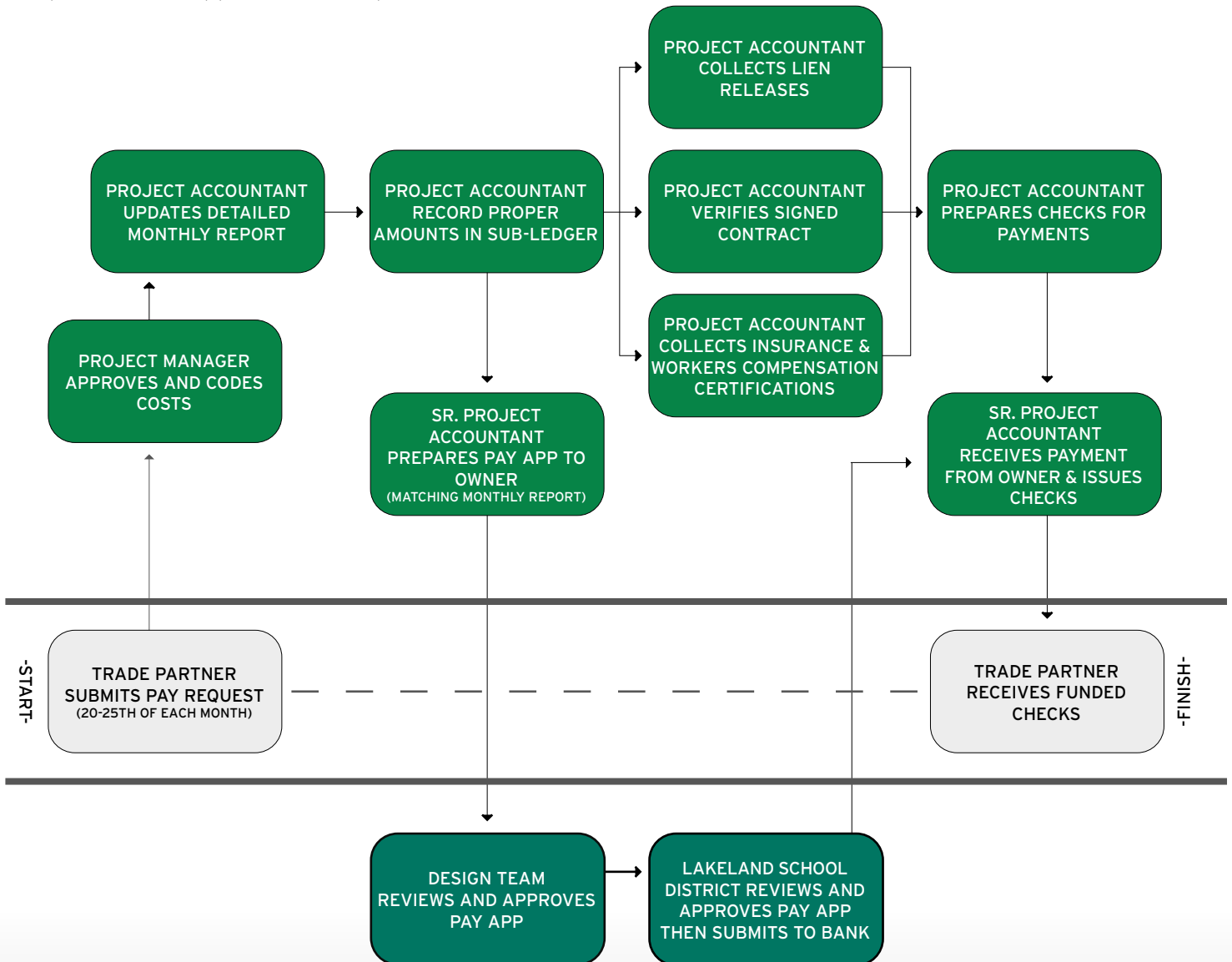
HOME OFFICE SUPPORT



HOME OFFICE SUPPORT

Describe your home office support staff by name, and position, and provide a flow chart of how pay requests will be received, approved, and prepared for payment.

Please see the organization chart on page 18 for our home office support and below for our flow chart of pay request review, approval, and disposition below.



HERE'S OUR PAYMENT PROCESS.

1. Each exact date varies by month depending on when weekends and OAC meetings fall.
2. 20th of the month - Project Accountant opens a monthly trade partner draw on Textura.
3. 20th - 25th of the month - Trade partners enter pay applications into Textura.
4. 20th - 25th of the month - Project Manager reviews trade partners pay applications and communicates requested changes to trade partners.
5. 25th of the month - Project Accountant closes the draw on Textura.
6. 25th of the month - Project Manager prepares CORE'S draft pay applications.
7. 25th - end of the month - Project Manager reviews CORE's pay application with the District and design team project representatives.
8. End of the month - Project Manager submits the pay application to the District, that is endorsed by the design team.

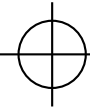


TAB 8



PAST PERFORMANCE

PAST PERFORMANCE

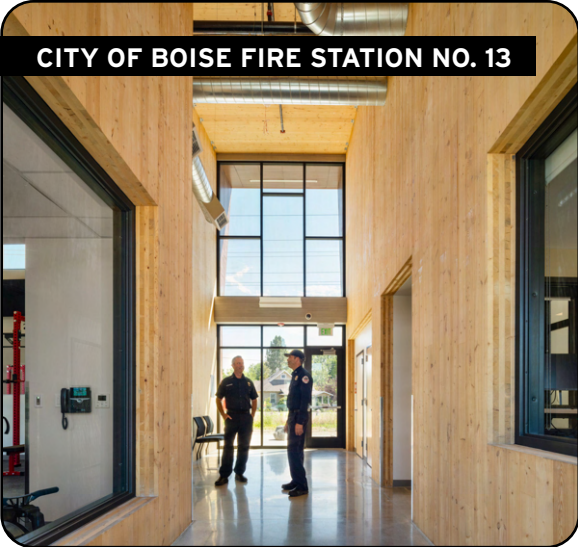


Name three (3) recent and relevant projects of similar size and scope to that of LSD's projects (for which you will propose on) that you completed, demonstrating your firm's ability to manage and complete projects within budget and on schedule. Direct experience managing and completing school projects will be given greater weight in this criterion.

See CORE's multi-campus renovation project experience on pages 30-32.

17

LOCAL TEAM MEMBERS



40+

PROJECTS
COMPLETED IN
IDAHO



11

CURRENT ONGOING
PROJECTS IN IDAHO





Washoe County School District Five School Revitalizations

WASHOE COUNTY SCHOOL DISTRICT

MULTI-CAMPUS RENOVATIONS • CM/GC

Project Description: The Five School Revitalizations project, completed for Washoe County School District, consisted of concurrent revitalization efforts at five elementary campuses, including Towles Elementary School, Verdi Elementary School, Gromm Elementary School, Juniper Elementary School, and Pleasant Valley Elementary School. The scope of work included targeted demolitions, renovations, and additions to modernize aging facilities and extend building life cycles. Improvements at each school were **constructed concurrently on an accelerated schedule, performed primarily over the course of an eight-week summer break**, as well as during after-school hours while campuses were not in session, requiring detailed phasing and close coordination with District stakeholders. CORE also performed extensive asbestos abatement throughout each school, including the removal of asbestos-containing flooring, drywall, insulation, and other asbestos-containing materials, ensuring safe conditions for students, staff, and construction personnel.

Location: Reno, NV

Size (SF): 170,016 SF between all campuses

Final Cost: \$9,304,455 (Owner added scope)

Dates of Service: May 2016 - October 2016



Chinle Elementary School Modernization

CHINLE UNIFIED SCHOOL DISTRICT

SEVEN PHASE CAMPUS RENOVATION • CM/GC

Project Description: The Chinle Elementary School Modernization project was completed for Chinle Unified School District, the largest school district in the Navajo Nation. The existing 84,340-square-foot campus in Chinle, Arizona serves both elementary and preschool students and was delivered through a carefully sequenced, seven-phase construction plan to allow continuous school operations throughout the project duration. Work included comprehensive classroom upgrades with new flooring, paint, and ceilings; a renovated gymnasium with new flooring and bleachers; a fully modernized kitchen with new finishes, equipment, and systems; and upgraded restrooms with new tile, fixtures, partitions, drywall, and paint. Campus-wide improvements also included new plumbing, electrical systems, and telecommunications cabling. Additional scope enhanced campus safety and circulation through a new front entry and security office, along with a reconfigured administration area to improve student, staff, and visitor flow.

In parallel with the building modernization, CORE also managed extensive site infrastructure improvements across multiple Chinle Unified School District campuses, including Chinle Elementary, Chinle Junior High, Canyon De Chelly Elementary, Mesa View Elementary, and Chinle High School. These improvements included asphalt-to-reinforced concrete replacements across more than 20 acres of driveways, parking lots, and ADOT right-of-way areas, along with associated utility adjustments such as fire hydrants and water lines. All work was completed while maintaining safe and efficient traffic flow for students, buses, parents, and staff, including construction activities performed around and beneath existing solar canopies.

Location: Chinle, AZ

Size (SF): 84,340 SF

Final Cost: \$39,515,049

Dates of Service: July 2021 - February 2025



Sahuarita District Improvement Projects

SAHUARITA UNIFIED SCHOOL DISTRICT

MULTI-CAMPUS RENOVATIONS • CM/GC

Project Description: CORE partnered with Sahuarita Unified School District under a single contract to deliver 14 individual capital improvement projects across multiple district facilities, supporting enrollment growth, campus modernization, safety, and operational efficiency. The program included major building additions at Walden Grove High School, Sahuarita High School, and Wrightson Ridge K-8 School—including the Career and Science Addition at Sahuarita High School, scheduled for completion in March 2026—as well as site and athletic improvements such as a tennis court relocation, infrastructure and maintenance upgrades including asphalt replacement at the District’s Bus Barn, and multiple district-wide facility improvement projects such as interior and exterior lighting replacements, electrical upgrades, and targeted renovations performed on active, occupied campuses. Collectively, these projects demonstrate CORE’s ability to manage a high volume of diverse scopes under a single contract, coordinate work across multiple K-12 campuses, and deliver consistent quality and value for a growing school district.

Location: Sahuarita, AZ

Size (SF): SF varies across campuses

Current Cost: \$33,717,354

Dates of Service: September 2023 - Projected March 2026

CORE



www.coreconstruction.com

BUILDING FOR YOU.

JANUARY 07, 2026

LAKELAND SCHOOL DISTRICT NO. 272 STATE BOND PROJECTS

Request for Qualifications
for Construction Manager/
General Contractor Services

12 N Sheridan Street
Suite 400
Spokane, WA 99202
509.207.1101
swinerton.com

RCE-25689

SWINERTON 

TABLE OF

CONTENTS

01	COVER LETTER	4
02	CONSTRUCTION MANAGER INFORMATION FORM	6
03	COMPANY PROFILE	10
04	PROJECT APPROACH	17
05	TOTAL PROJECT BUDGET CONTROL	28
06	SCHEDULING	31
07	HOME OFFICE SUPPORT	33
08	PAST PERFORMANCE	35
09	APPENDIX	40
	- PUBLIC WORKS CONTRACTOR LICENSE	
	- CONSTRUCTION MANAGER LICENSE	
	- LETTER FROM SURETY	
	- CERTIFICATE OF AUTHORITY	

Swinerton respects our clients' intellectual property, and prioritizes their data privacy. We respectfully extend the same request that our intellectual property and privacy be honored. In particular, we ask that public-facing AI tools (such as ChatGPT, Gemini, Claude, etc.) not be used to review the following proposal. These tools may store or reuse data in unpredictable ways, and could inadvertently reveal sensitive information. We ask for your direct review, or the use of a privately firewalled AI platform.



1

COVER LETTER

January 07, 2026

Lakeland School District Office
Attn: Jessica Grantham
15506 N. Washington Avenue
Rathdrum, ID, 83858

**RE: REQUEST FOR QUALIFICATIONS (RFQ) FOR CONSTRUCTION MANAGER /
GENERAL CONTRACTOR SERVICES (CM/GC)**

Lakeland School District No. 272: State Bond Projects

Dear Ms. Grantham and Selection Committee,

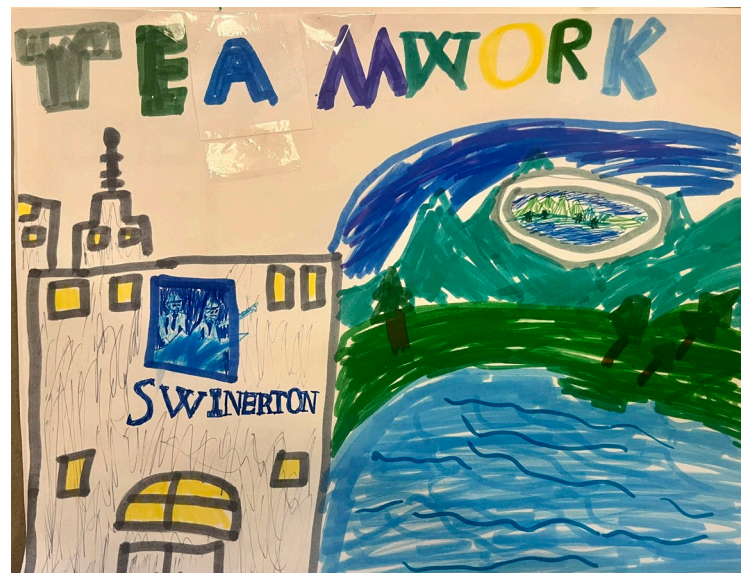
We are pleased to submit our Statement of Qualifications in response to the Request for Qualifications (RFQ) for Construction Manager / General Contractor (CM/GC) Services for Lakeland School District No. 272 State Bond Projects.

Swinerton Builders (Swinerton) **understands these projects represent a significant investment in the future of your schools and community**, and we are committed to delivering results that exceed expectations. This project is personal to our team. **Our proposed Project Manager, Scott Ward, lives in Spirit Lake, has four children currently attending schools within the District, and his wife is a District employee.** We genuinely understand how important these facilities are to your students, staff, and community, and we are deeply invested in making them the best they can be.

Our team brings extensive experience delivering complex, multi-phase, multi-location school modernization projects similar in scope to the Lakeland School District's program. Most notably, **we partnered with Architects West on a comparable project for the Central Valley School District, successfully delivering the initial phases on time and within budget and remaining on track for a successful completion of subsequent phases.** By working closely with the Lakeland School District, Architects West, and all stakeholders, we develop clear plans, foster confidence, and act as responsible stewards of your resources to maximize the impact of every dollar.

What truly sets Swinerton apart is our **intentional approach to collaboration and our unwavering commitment to transparency, clear communication, and accountability.** With strong relationships in the regional subcontractor market, we are able to deliver competitive pricing and reliable performance. Combined with our financial stability and dedicated home office support, Swinerton provides the District with confidence that each phase of the work will be executed with precision, accountability, and care.

Thank you for considering Swinerton as your CM/GC partner. We look forward to the opportunity to collaborate and bring your vision to life. Please contact Scott Ward at 509.290.8526 or Eric Faust at 509.220.5783 for additional information.



Swinerton and Lakeland School District logos proudly drawn by Eric Faust's son.

Best regards,

Eric Faust

OPERATIONS MANAGER

EFaust@swinerton.com
509.220.5783



2

CONSTRUCTION MANAGER INFORMATION FORM

SECTION 8: CONSTRUCTION MANAGER INFORMATION

1. Contact information for your firm's main office as follows:

Firm Name: Swinerton Builders

Mailing Address: 12 N. Sheridan Street, Suite 400
Spokane, WA 99202
 (City, State, Zip)

Physical Address: 12 N. Sheridan Street, Suite 400
Spokane, WA 99202
 (City, State, Zip)

Telephone: 509.207.1101 Fax: 509.209.9784

Email Address: Jeremiah.Shakespeare@swinerton.com

2. Name, title, address, telephone, and fax number of the firm's officer responsible to the School District for all work to be provided under this RFQ.

Name/Title: Jeremiah Shakespeare, Division Manager and Vice President

Mailing Address: 12 N. Sheridan Street, Suite 400
Spokane, WA 99202
 (City, State, Zip)

Physical Address: 12 N. Sheridan Street, Suite 400
Spokane, WA 99202
 (City, State, Zip)

Telephone: 509.919.0948 Fax: 509.209.9784

Email Address: Jeremiah.Shakespeare@swinerton.com

3. Please check the appropriate box to identify the legal status of the entity making this proposal.

☒ Corporation☐ Partnership☐ Limited Liability☐ Other (explain): _____

4. Please provide the following license information:

Idaho Public Works Construction Management License # 6271181License held by Travis Bradford
(name of licensed CM who will be responsible)Idaho Public Works Contractor License # 055542

5. Contact information of the office where your project team will be located and from which the work for this assignment will be conducted, if different than "1." above.

Firm Name: Same as "1", above

Mailing Address: _____

(City, State, Zip)

Physical Address: _____

(City, State, Zip)

Telephone: _____ Fax: _____

Email Address: _____

6. Provide a letter from Surety for the project. [Attached within the Appendix](#)

7. State the contract information for your current insurance company(s) that provide coverage for your firm in the areas of liability, builder's risk, and workers' compensation.

Company Name: Arthur J. GallagherAgent Name: Susan HeckerAddress: 595 Market St., Suite 2100San Francisco, CA 94105

(City, State, Zip)

Telephone: 415.391.1500 Fax: 415.391.1869Email Address: susan_hecker@ajg.com

8. If you answer yes to any of the following questions, provide a complete explanation on a

separate sheet.

- a. Has any one of your current or former sureties or bonding companies ever been required to perform under or canceled a bid bond, labor or material payment, or a performance bond issued on your firm's behalf? Yes _____ No ☒
 - b. Has your firm ever been denied coverage or had coverage terminated or cancelled by any insurer during the past five (5) years? (If so, please state the company, date, reason, and specific details.) Yes _____ No ☒
 - c. Within the past five (5) years, has your current firm or any predecessor organization been involved as a party or filed a claim in any bankruptcy, litigation, mediation, or arbitration proceedings? Yes _____ No ☒
9. Acknowledge Receipt of Addenda related to this RFQ (list addenda numbers) Though no formal addenda were issued for this RFQ, we acknowledge the questions and responses provided by Architects West.
10. Name, title, and signature of your firm's officer who was responsible for the preparation and hereby verifies the accuracy of your proposal.

Printed Name: Jeremiah Shakespeare

Title: Division Manager and Vice President

Signature: _____

Date: Wednesday, January 07, 2026



3

COMPANY PROFILE



03 / COMPANY PROFILE

MARKET OVERVIEW

We've been building American schools for over 100 years.

In 1888, Charles Lindgren established a brick masonry and contracting business that laid the strong foundation on which Swinerton proudly stands today. Now a nationally recognized builder, Swinerton delivers complex projects across multiple sectors.

Consistently ranked among the top K-12 builders in the U.S., we bring innovation, quality, and a deep respect for each school's unique mission to every project. With more than 4,300 professionals across 24 regional offices, our reputation is built on integrity, collaboration, and a commitment to **creating environments that support learning, growth, and community.**

Our Spokane office serves as the hub for regional operations. **Half of our project team lives in Northern Idaho**, giving us strong local ties and a clear understanding of the communities and school districts we serve. Swinerton's local presence fosters responsive communication, engaged leadership, and a tailored approach that acknowledges the distinct needs of each school and district. Backed by Swinerton's national resources and financial strength, our team combines the stability of a large organization with the care and accountability of a local partner, allowing Lakeland School District to rely on us for **precision, transparency, and competitive pricing** throughout every phase of the project.

50%

of Project Team Members Are Located in Idaho

29.5

Miles Between Swinerton Office and Lakeland Middle and High School

120+

Completed Local Projects

\$801M

K-12 Projects Completed in the Last Five Years

\$680M

K-12 Projects Currently in Progress

03 / COMPANY PROFILE

K-12 EXPERIENCE

Just as every student is unique, so is every school and district. Swinerton recognizes and values the needs of those who will be working and learning in the schools we construct. Each education project starts with a tailor-made approach to reflect the diversity and uniqueness of our partnerships.



03 / COMPANY PROFILE

Philosophy of Service

Swinerton's philosophy of service is rooted in a **service-driven, solutions-oriented approach focused on our clients' needs**. We remain flexible and collaborative, providing comprehensive support to the Lakeland School District, Architects West, and all project stakeholders.

In the same way we serve our clients, **we serve our community as well**. Swinerton is deeply committed to giving back through hands-on service and meaningful partnerships that strengthen the communities where we live and work. Through Swinerton's internal Fall Giving Challenge, our teams regularly support Second Harvest with volunteer service and food donation efforts, helping address food insecurity for local families and students. In addition, we proudly host the annual Swinerton Charity Foundation Cornhole Tournament, which brings employees, partners, and community members together to raise funds for charitable causes. **This year's tournament had over 125 attendees and raised over \$35,000 for local charities.** These efforts reflect our belief that strong communities are built through service, collaboration, and sustained commitment.

In the 2025 Fall Giving Challenge, the Spokane team proudly had 100% participation and won the challenge! This significantly contributed to the company's 4,300 volunteer hours, **resulting in \$107,916 going back to local charities.**



2025 Second Harvest Volunteering, Spokane, WA

VALUES WE BELIEVE IN

OWNERSHIP

As employee-owners, we take full responsibility for the long-term success of our organization.

INTEGRITY

We say what we mean and do what we say. We establish trusted partnerships with respect and candor.

LEADERSHIP

We build an environment for sustainable success through open communication and solution-driven teamwork—in our company, with our business partners, and within our communities.

PASSION

We are relentlessly driven and enthusiastic about our work. We achieve success through discipline, practice, and hustle.

EXCELLENCE

We strive to achieve the highest level of execution in everything we do. Excellence is all the time, in every detail.

03 / COMPANY PROFILE

Volume of Work

Swinerton maintains a consistent and robust volume of work nationwide, **reflecting the firm's long-standing financial strength, diversified project portfolio, and repeat-client relationships**. Nationally, Swinerton delivers billions of dollars in construction projects annually across education, healthcare, commercial, civic, and industrial markets. **This sustained workload demonstrates our capacity to successfully manage multiple complex projects simultaneously while maintaining high standards of quality, safety, and client service.**

At the local level, Swinerton's Spokane office mirrors this success with a strong and steady pipeline of work throughout North Idaho and Eastern Washington. The office consistently manages multiple active projects of varying size and complexity, supported by a dedicated local team with deep knowledge of local and regional trade partners, permitting agencies, and community stakeholders. **Importantly, our current and projected workload allows us to commit the appropriate leadership, staffing, and resources necessary to successfully deliver the Lakeland School District's CM/GC program without overextension.**

This balance of national resources and local capacity ensures Swinerton can provide the financial stability, technical expertise, and hands-on local presence required for successful project delivery.

BY THE NUMBERS

National Volume of Work	
2026 Commitments	\$6,753,636,000
Local Volume of Work	
2026 Commitments:	\$41,796,000

Financial Stability

Swinerton has been a proven and successful contractor for over 135 years. Our financial resources are backed by the financial strength of our parent company, Swinerton Incorporated, whose cash and assets total in excess of \$800 million. Swinerton maintains a co-surety arrangement with Zurich American Insurance Company and its subsidiary, Fidelity and Deposit Company of Maryland and Liberty Mutual Insurance Company. **There are no limitations or surety restrictions that would prevent Swinerton from effectively performing work for the Lakeland School District.**

Swinerton has an established Risk Management Department to oversee the insurance programs that protect us against the physical and financial risks of our construction operations consisting of experienced insurance and claims personnel. The Risk Management Department works with our insurance broker, Arthur J. Gallagher, our clients and operation units to help implement comprehensive, fully integrated, risk mitigation strategies throughout the life cycle of a project. The surety requirements for Swinerton are handled by Zurich American Insurance Company and its subsidiary, Fidelity and Deposit Company.

No surety has ever paid a claim or completed a project for any Swinerton company, and we have never been denied a bond.



Construction Management Approach

Our firm employs a proven construction management approach built on comprehensive planning, proactive scheduling, and rigorous cost control to ensure projects are delivered on time and within budget. We utilize critical path method (CPM) scheduling, integrated with real-time progress tracking, to identify potential delays early and implement corrective actions swiftly. **Our team emphasizes risk management and quality assurance**, incorporating systematic inspections and compliance checks at every phase to maintain safety and performance standards. We leverage collaborative communication to keep the Lakeland School District team, Architects West, and our partner subcontractors aligned, reducing conflicts and enhancing transparency throughout the project lifecycle. By combining these techniques with lean construction principles, we maximize efficiency, minimize waste, and deliver consistent, high-quality results.

03 / COMPANY PROFILE

Expertise for the District

Swinerton brings a clear advantage to the District through our **direct, current experience delivering an almost identical project with Architects West**. We are presently serving as design-builder for Central Valley School District (CVSD)'s district-wide front entry security vestibule upgrade program. The scope and objectives closely mirror the Lakeland School District project, including upgrades to main entry points, administrative areas, restrooms, and more.

Our established, current working relationship with Architects West allows for seamless coordination between design and construction, streamlined reviews, and faster issue resolution. This familiarity shortens startup time, minimizes rework, and ensures schedule certainty from day one. Because the team is already aligned on design standards, security protocols, and district expectations, we can immediately focus on efficient delivery and making value-driven decisions.

During preconstruction, Swinerton worked closely with CVSD, Turner & Townsend Heery, Architects West, and key School District stakeholders to validate scope, refine design solutions, and optimize phasing, logistics, and budgeting for occupied campuses. The first five schools were successfully completed on time for the 2025–2026 school year, with cost savings reinvested into program enhancements. The remaining schools are scheduled to begin in Spring 2026 and will be completed before the start of the following academic year.



Confidential Early Learning Center, Boise ID

This active experience with the same delivery model, similar facilities, and the same design partner allows Swinerton to immediately apply proven processes and lessons learned, reducing risk and delivering predictable outcomes for the District.

Experience with Idaho Public Works

The Swinerton team has successfully completed Idaho public works projects for the University of Idaho, North Idaho College, and Coeur d'Alene School district. Our team is intimately familiar with Title 44 of the Idaho Code concerning labor requirements, Title 54 regarding Public Works Construction Management, and Title 67 concerning Construction Manager Services and Idaho Preference Law. In addition to our Idaho public works experience, we have completed multiple projects for Washington K-12 schools utilizing the CM/GC delivery that have been completed under budget and ahead of schedule.



Boise, ID: Confidential Early Learning Center

Swinerton built a state-of-the-art early learning center in Boise, ID, for a confidential tech client. The project includes nine classrooms with staff spaces, food preparation areas, and outdoor play areas with interactive features. By working closely with the design team, Swinerton successfully delivered a high-quality facility that reflects an authentic Idaho aesthetic. This project highlights our ability to provide well-coordinated, safety-focused, and student-centered facilities tailored to the unique character and expectations of Idaho communities.



Governor Brad Little, Boise Mayor Lauren McLean, and Swinerton's project team and their families at the Confidential Early Learning Center's ribbon cutting ceremony.

03 / COMPANY PROFILE

Local Subcontractor Market

Our proposed Senior Estimator, Jake Marrujo leads Swinerton's estimating group that consists of team members that have worked in the local area for the last 26 years. As a Hayden, ID, resident, **Jake has established himself as a leader in his civic and church community which has bridged into long-lasting professional relationships with the Idaho subcontracting market.** Swinerton's honesty, fairness, and precise project execution has built strong relationships within the Coeur d'Alene and Spokane subcontractor community. Our ongoing engagement with local trade partners, across both hard-bid and CM/GC pursuits, ensures we identify, prequalify, and manage subcontractors who possess a deep understanding of local labor availability, pricing trends, and scheduling or procurement constraints.

Our deep understanding of the local subcontractor market allows us to deliver accurate estimates, well-coordinated scopes, dependable schedules, and proactive issue resolution, all critical to completing projects on time and within budget.

We are currently supporting the University of Idaho with multiple estimating efforts to establish budgets and prepare requisition requests for submission to the State of Idaho and various grant funding sources.

RCE-25689



MEET YOUR LOCAL IDAHO SENIOR ESTIMATOR, JAKE!

Proud Idahoan Jake Marrujo brings over 20 years of experience to the Lakeland School District. Grounded in his roots in Hayden, Idaho, Jake takes great pride in work that makes a positive impact on his local community. Projects within the Lakeland School District allow him to contribute to shaping the next generation, reinforcing his commitment to supporting and inspiring the future leaders of the community.

DELIVERING PURPOSE-BUILT SPACES THROUGH STRATEGIC ESTIMATING

When Washington State University set out to create a first-of-its-kind Indigenous Health Specialty Clinic on its Spokane campus, Jake Marrujo and his team faced a familiar challenge: delivering a culturally responsive, highly intentional space within a constrained budget.

Jake led the project's estimating efforts, balancing the design vision with financial realities. His approach went beyond preserving the core scope - he actively identified opportunities to reinvest savings into meaningful enhancements that improved functionality and cultural relevance. One critical goal was enabling the use of smoke incense indoors, a practice central to Indigenous traditions and teaching.

This requirement introduced unique challenges for building finishes and mechanical systems. Leveraging his local connections and experience with key subcontractors, Jake organized design-assist meetings with HVAC and other trade partners to develop a cost-effective solution. These efforts not only resolved the technical challenges but also generated savings that were strategically redirected toward an HVAC system capable of supporting indoor smoke use.

Through close coordination between subcontractors and the design team, from conceptual budgeting through final pricing—the team successfully implemented this enhancement within the original budget. Achieving this goal allows students and faculty to hold classes indoors year-round while honoring cultural practices in a purpose-built environment. The approach and CM services developed on this project now serve as a model for similar Indigenous health and education facilities nationwide.



4

PROJECT APPROACH

04 / PROJECT APPROACH

Preconstruction Approach Continued

Lessons learned from similar school projects such as the Central Valley School District's multi-location renovations with Architects West, show that **clarity at the outset prevents confusion and delays**. By identifying key decision-makers at project start, we streamline communication, empower the team, and maintain steady progress without bottlenecks.

Transparency is central to our approach. As partners with the Lakeland School District and Architects West (and as community members with families in the district), we understand that trust is essential. **We commit to complete transparency in every discussion, whether related to budget, schedule, or planning.** This commitment reflects one of Swinerton's core values: **integrity**.

To support this, we leverage industry-leading technology from preconstruction through construction, including:

1. **Join** - for accurate preconstruction budgeting and design alignment
2. **Microsoft Teams** - for real-time communication and task tracking
3. **Autodesk Construction Cloud (ACC Build)** - for document control and field coordination
4. **Destini** - estimating software that integrates directly with Architects West modeling software to streamline quantity takeoffs and reduce errors
5. **Bluebeam** - for constructability reviews and coordination between the contractor and design team



A vital part of the preconstruction process is **identifying project challenges and prioritizing which of these challenges needs to be tackled first**. For example, our team sees a need to address procurement of windows, HVAC, and electrical equipment as soon as possible to avoid potential delays in starting the projects slated for Summer 2026 construction. Another focus of our preplanning will be a full understanding of the miscellaneous projects and identifying where in the project schedule would we have the most efficiency to execute those projects in the most cost effective manner.

“During the planning and design phases, Swinerton was collaborative, thoughtful, and proactive. Construction and production were handled with a high level of professionalism and care. Swinerton's team coordinated work efficiently, minimized disruption to active school environments, and maintained clear and consistent communication.”

JAY ROWELL, DIRECTOR OF SPECIAL PROJECTS, CENTRAL VALLEY SCHOOL DISTRICT

04 / PROJECT APPROACH

Construction Approach

Construction is merely a continuation of the plan set in place months in advance of the start of actual construction. Product procurement, submittals, budgeting, quality plans, safety plans, and scheduling are all completed prior to mobilization, with **full buy-in from the school district and design team.**

Our planning meetings are converted to project meetings with Architects West and Lakeland Facilities and School Staff. Each meeting we cover project safety, review of upcoming work and assuring everything is set to be successful for the next phase. Project budget, contingency status, and schedule are all covered during these meetings. It is an open forum to ask any questions that might arise. **We commit to solving all problems that can be solved at the meeting, prior to adjourning.** Follow-up items are assigned to team members with a due date. Everything is documented in meeting minutes and distributed to the team.

An overall construction schedule is utilized to track all aspects of procurement and job execution. These schedules are updated weekly and smaller "3 week look-ahead schedules" are utilized at various meetings to provide more detail and to discuss staffing plans with our subtrade partners.

Swinerton utilizes daily huddles with school staff to discuss that day's operations and to assure that it won't conflict with the needs of the school. Daily huddles and walks with our subtrade partners and our superintendents and foreman are required to review quality, schedule, safety, and coordination amongst all trades on the job site. At the end of the day Lakeland School District will be assured that Swinerton has done everything possible to deliver the highest quality, most cost efficient, and timely project possible.



04 / PROJECT APPROACH

Leadership

Leadership and facilitating teamwork are key elements in project success. On our recent project with the Central Valley School District (CVSD), **we intentionally began our kickoff meeting by focusing on communication rather than diving straight into plans, logistics, budgets, or schedules.** While those elements are critical, we recognized that establishing a clear communication framework was even more important for long-term success.

This collective effort ensures buy-in from all involved and provides a guiding purpose that inspires and motivates the team throughout the project.

Our shared project mission and vision statement will serve as the foundation that will unify Lakeland School District, Architects West, and Swinerton from the onset of the project. By clearly defining our purpose, **we will establish why we are undertaking this project and how we can best support one another.** This statement serves as a source of guidance, inspiration, and motivation, reminding us that our ultimate goal is to create a positive impact on Lakeland School District's schools, their students, faculty, and families.



Superintendent of Central Valley School District, Dr. John Parker (L), with Eric Faust, Operations Manager (R) at our project site at Progress Elementary.

Central Valley School District (CVSD) Secure Entry Vestibule project team members from CVSD, Architects West, and Swinerton pose after a project ribbon cutting.



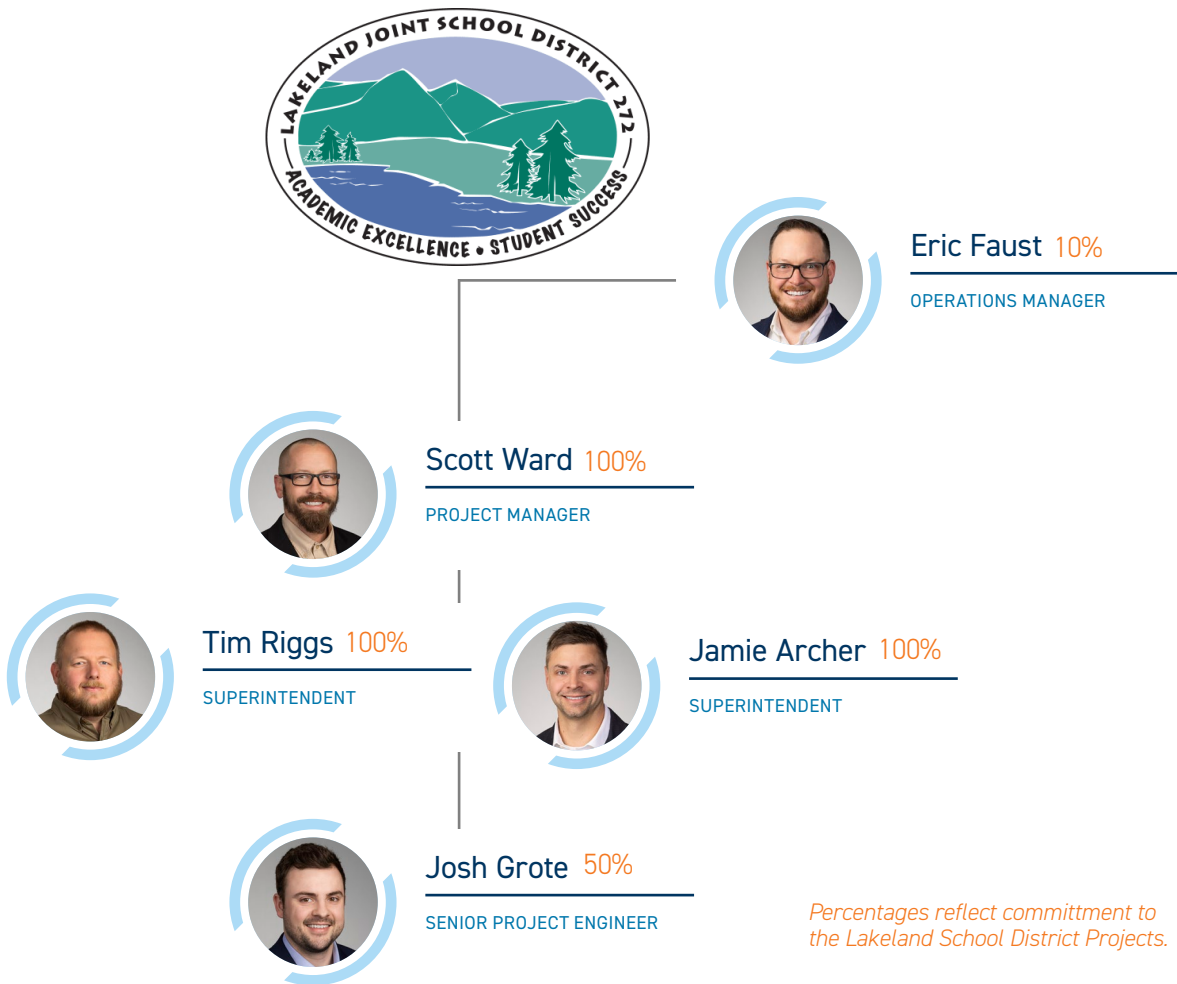
ORGANIZATION CHART

The Swinerton team has been carefully structured for this project. Each core team member's involvement is allocated as a percentage of their time, providing transparency and demonstrating our commitment to efficient resource management.

Project Manager Scott Ward will lead the team, applying lessons learned from the successful Central Valley School District (CVSD) multi-location project. With several projects running concurrently, Tim Riggs and Jamie Archer will provide on-site supervision and field coordination, bringing proven experience from the CVSD project. Supporting them is Josh Grote, also a CVSD

veteran, who will ensure timely submittals, material procurement, and overall coordination. Team members will be engaged at key project phases, ensuring their expertise is applied where it delivers the greatest value. For example, Travis Bradford and Jake Marrujo will play critical roles during early phases, establishing a strong foundation before transitioning out.

This approach maintains efficiency and cost-effectiveness while delivering the highest quality results. A similar strategy was successfully implemented for CVSD in collaboration with Architects West, proving this model effective and reliable.



SAFETY, PRECONSTRUCTION, AND ESTIMATING:

Nick Streubel
DIVISION SAFETY MANAGER

Travis Bradford
PRECONSTRUCTION MANAGER

Jake Marrujo
SENIOR ESTIMATOR



Scott Ward

PROJECT MANAGER

As Project Manager, Scott is responsible for overseeing all phases of construction, from preconstruction through project closeout. His role includes managing project budgets and schedules, coordinating with owners, designers, and subcontractor teams, reviewing and approving shop drawings and submittals, and ensuring materials and equipment are procured in alignment with project needs. Scott also oversees project safety in collaboration with the site team, ensuring compliance with the company safety program and OSHA requirements through planning, coordination, and ongoing monitoring throughout the duration of the project.

7 YEARS AT SWINERTON

19 YEARS OF EXPERIENCE

EDUCATION

Carpenter's Apprenticeship
Rio Hondo College

CERTIFICATIONS

» OSHA 30-Hour

PROJECT EXPERIENCE

Central Valley School District (CVSD) Secure Entry Vestibule Project, Liberty Lake, WA

As Project Manager, Scott led the effort across eight elementary schools and two middle schools, overseeing coordination, budget and schedule management, and communication with the district and consultant team.

The project includes redesigning and modernizing main entry points, including restrooms, reception, and administrative spaces, to enhance safety, functionality, and overall appeal. During preconstruction, Scott worked closely with CVSD, Turner & Townsend Heery, Architects West, and key stakeholders to validate scope, refine design solutions, and optimize logistics, phasing, and budgets across multiple active campuses.

Gamma Knife Imaging Suite at Providence Sacred Heart, Spokane, WA

Under Scott's leadership, Swinerton provided general contracting services for a highly complex renovation within an occupied facility, requiring detailed planning, precise coordination, and strict safety controls. The project included an interior remodel of an existing suite to accommodate new specialized systems and equipment, as well as structural modifications to facilitate the installation of large, heavy components. Work involved selective demolition of the building envelope and controlled access through a primary circulation corridor, all carefully sequenced to minimize disruption to ongoing operations. **This project highlights Swinerton's ability to execute technically demanding renovations in active environments, a critical skill when working within operational K-12 campuses.**

Providence Office Suite 6050, Spokane, WA

Swinerton provided general contracting services for a complex interior renovation within an occupied facility. The project included the buildout of multiple program spaces, support rooms, and administrative areas, as well as the creation of a welcoming reception and entry area with upgraded architectural finishes and custom graphics. Existing MEP systems were reconfigured to support the new layout and functionality. All work was performed within an active building, requiring careful phasing, coordination, and safety planning to minimize disruption to ongoing operations. **This project demonstrates Swinerton's experience delivering high-quality renovations in occupied environments, an important consideration for K-12 schools.**

“

As a parent of four students in the Lakeland School District, I am deeply committed to ensuring the safety, well-being, and positive daily experience of every student and staff member in our community.”





Tim Riggs

SUPERINTENDENT

As Superintendent, Tim is responsible for all phases of construction at the job site, including the direction of all work crews, coordination of all subcontractor trades, checking/approval of all shop drawings, and the receipt and utilization of supplies and equipment. He is responsible for implementing and monitoring the safety program, to ensure company safety program and OSHA compliance. This includes the development and enforcement of a job site-specific safety plan, training and education of personnel regarding safety requirements, organization of pre-job safety meetings, and job site inspection.

18 YEARS AT SWINERTON

23 YEARS OF EXPERIENCE

CERTIFICATIONS

- » First Aid Certification
- » OSHA 30-Hour
- » Safety Trained Supervisor Construction (STSC)

“

As a builder, I find it rewarding to see the impact that our projects have on the community and the sense of place that is created for all who use and interact with the spaces that we help create."

PROJECT EXPERIENCE

Central Valley School District (CVSD) Secure Entry Vestibule Project, Liberty Lake, WA

As Superintendent, Tim led day-to-day field operations across eight elementary schools and two middle schools, overseeing onsite coordination, schedule execution, and quality control. He directed subcontractor activities and sequencing for the redesign and modernization of main entry points, including restrooms, reception, and administrative spaces, to enhance safety, functionality, and overall appeal. Working closely with the Project Manager, CVSD, Turner & Townsend Heery, Architects West, and other stakeholders, **Tim supported constructability reviews, coordinated phasing and logistics, and ensured work was safely executed across multiple active campuses with minimal disruption to school operations.**

Columbia Bank Boise Renovation & Expansion, Boise, ID

Swinerton completed an office expansion and remodel for Columbia Bank in Idaho, including new flooring, paint, and the expansion of the existing office into an adjacent space. This project required careful planning, coordination, and execution within an active facility, **which is directly applicable to K-12 projects where maintaining safe, functional, and accessible spaces during construction is critical.** Completing work in Idaho also gave the team experience with **state permitting processes and building codes**, positioning us to efficiently deliver K-12 projects in the state.

Providence Sacred Heart Children's Electroconvulsive Therapy, Spokane, WA

Swinerton provided general contracting services for the renovation of the Children's Electroconvulsive Therapy (ETC) space at Providence Sacred Heart Medical Center. Work included a general refresh to help the hospital better utilize the space, along with the installation of new small-scale casework. Work was performed in highly sensitive areas that required close coordination with hospital facilities and staff.

Confidential Client Mechanical Facility Roof Top Unit (RTU) Replacement, Spokane Valley, WA

Swinerton is providing general contracting services for the installation of a new 50 T Roof Top Unit (RTU) for cooling and heating services for a Honeywell manufacturing facility. The scope also includes steel support for the new system. As part of the project scope, the team will relocate overhead electrical and mechanical at the underside of the deck to provide adequate clearance for the new RTU connections.



Jamie Archer

SUPERINTENDENT

As Superintendent for Swinerton, Jamie leads all on-site construction supervision, ensuring work is executed safely, efficiently, and to the highest quality standards. Before construction begins, Jamie assists in developing site logistics and staging plans tailored to the specific conditions of the jobsite. On an ongoing basis, Jamie oversees quality control, manages safety programs, and supports labor relations, ensuring projects are completed smoothly and in alignment with both company and client expectations.

6 YEARS AT SWINERTON

25 YEARS OF EXPERIENCE

CERTIFICATIONS

- » First Aid Certification
- » OSHA 30-Hour
- » Safety Trained Supervisor Construction (STSC)

“

Leading a project site allows me to not only bring a vision to life, but to help shape spaces that strengthen communities and serve the people who use them.”

PROJECT EXPERIENCE

Central Valley School District (CVSD) Secure Entry Vestibule Project, Liberty Lake, WA

As Superintendent, Jamie oversaw daily field operations across eight elementary schools and two middle schools, managing onsite coordination, schedule execution, and quality standards. He directed subcontractor activities and sequencing for the redesign and modernization of main entry points, including restrooms, reception, and administrative spaces, to enhance safety, functionality, and overall appeal. Working closely with the Project Manager, CVSD, Turner & Townsend Heery, Architects West, and other stakeholders, **Jamie played a key role in constructability reviews and managed phasing and logistics to safely deliver work across multiple occupied campuses with limited disruption to daily school activities.**

Spokane Community College Lair Renovation, Spokane, WA

Swinerton provided general contracting services for the renovation of two student buildings at Spokane Community College. Referred to as the Lair Student Center, new and renovated spaces include a mediation suite, student leadership open space, a food bank, computer lab, and global study abroad offices. Components also included aesthetic upgrades to the storefront partitions, casework, and custom wallcoverings. Work included the abatement of vermiculite found unexpectedly in the CMU walls.

Vera Whole Health Logan Square, Spokane, WA

Swinerton provided general contracting services for the conversion of three existing medical suites into a single medical clinic. Following the removal of interior walls, the newly renovated space features exam rooms, consultation rooms, a lobby and waiting room, and corridor spaces. Work also included the modification of the exterior facades and the modification of building infrastructure.

Vera Whole Health North Country, Spokane, WA

Swinerton provided general contracting services for the conversion of an active medical clinic. The existing offices were converted into medical space, including exam rooms, an x-ray room, nursing stations, and a providers' station. Additional space was also converted into a conference room, a coaching room, and a private office. Prior to the conversion of each existing space, all of the interior walls were reworked to accommodate a new layout.



Josh Grote

SENIOR PROJECT ENGINEER

As Senior Project Engineer for Swinerton, Josh is responsible for the day-to-day maintenance of the project information flow. His responsibilities include the review and submittal of shop drawings, initiation and coordination of the request for information logs, review and documentation of contract drawing changes and the preparation of job closeout records and warranties.

4 YEARS AT SWINERTON

4 YEARS OF EXPERIENCE

EDUCATION

BS, Construction Management
Washington State University

CERTIFICATIONS

» OSHA 30-Hour

PROJECT EXPERIENCE

Columbia Bank Coeur d'Alene Restoration, Coeur d'Alene, ID

Swinerton provided general contracting services to address and repair a critical water leak at Columbia Bank. The project required rapid mobilization, careful coordination, and precise execution within an occupied facility to minimize disruption, ensuring safety and continuity of operations. This experience translates directly to K-12 environments, where timely response, safety planning, and maintaining functional spaces for students and staff are essential when addressing urgent maintenance or infrastructure needs.

Central Valley School District (CVSD) Secure Entry Vestibule Project, Liberty Lake, WA

As Project Engineer, Josh supported the team across eight elementary schools and two middle schools, assisting with coordination, documentation, and technical oversight. He managed submittals, RFIs, and project records, tracked schedules and budgets, and helped ensure design and construction alignment across multiple sites. Josh also collaborated with CVSD, Turner & Townsend Heery, Architects West, and other stakeholders during preconstruction to support scope validation, design coordination, and logistical planning, helping the project run smoothly across active campuses.

Confidential Financial Client Coeur d'Alene Office TI, Coeur d'Alene, ID

Swinerton provided general contracting services for the buildout of Class A office space. Following full interior demolition, the new space features Transwall glass office fronts, COMM rooms, and Class-A finishes to support the office's 20 employees. Swinerton worked closely with the client and design team to source alternates for several custom items to maintain the project schedule and turn over the COMM rooms early. This project was located on the second floor of an occupied building.

Confidential Financial Client Spokane Office TI, Spokane, WA

Swinerton provided general contracting services for renovations to existing administrative space on the fifth floor of an occupied high-rise Class A office building in downtown Spokane. Work included upgrades to existing flooring, painting, and furniture in open office areas and common areas. Renovated spaces included the reception area, a breakroom, and offices.

“

Being part of the project team means I get to support the whole process, work with a great team, and help bring spaces to life that people in the community will actually use and enjoy.”



Travis Bradford

PRECONSTRUCTION MANAGER

As Preconstruction Manager, Travis is responsible for leading cost estimating, constructability reviews, scheduling, and early coordination with owners, designers, and trade partners to align scope, budget, and project goals. With experience supporting K-12 and community-focused projects, Travis brings a collaborative and detail-driven approach to identifying risks early, providing accurate pricing, and developing practical solutions that support efficient project delivery. His clear communication and strong understanding of preconstruction planning help set projects up for success from concept through construction.

2 YEARS AT SWINERTON

26 YEARS OF EXPERIENCE

EDUCATION

BS, Construction Management
Washington State University

CERTIFICATIONS

- » Idaho Public Works
Construction Manager
License # 6271181
- » First Aid/ CPR Certification
- » OSHA 30-Hour

“

I strongly believe successful projects are the result of pre-planning, budgeting, and transparent communication. My passion for construction is the process of figuring out the unique challenges of a project, coming up with solutions, and watching the team execute to perfection.”

PROJECT EXPERIENCE

Central Valley School District (CVSD) Secure Entry Vestibule Project, Liberty Lake, WA

Travis guided the preconstruction efforts for the eight elementary schools and two middle schools involved in this project. The scope includes redesigning and modernizing main entry points, including restrooms, reception, and administrative spaces, to enhance safety, functionality, and overall appeal. Travis established great relationships with CVSD, Turner & Townsend Heery, Architects West, and key stakeholders throughout the project while assisting with budgets, phasing, and logistics across all campuses.

Skyline Elementary School, Spokane, WA*

Located on an 11.4-acre site, this new 61,500-square-foot elementary school accommodates 600 students. The administration area is located adjacent to the main entry and is configured to provide optimum site visibility and security at the entry. The public corridor is oriented along the north-south axis which serves as the spine of the building on both floors. Common use spaces are arranged directly off the spine with administration, music, multi-purpose, and the gymnasium on the first floor and library on the second. Classroom wings run east-west and are arranged by grade, with breakout spaces at each level of the wings.

Highland Middle School, Spokane, WA*

Situated on five-mile prairie, what once was a vacant field is now the location for a two-story, 120,000-square-foot new middle school. The design features three classroom wings, band and choir rooms, technology labs, two gymnasiums, a wrestling room, and a commons-dining area. The building has 32 classrooms plus numerous ancillary rooms throughout the building. The exterior envelope of the building includes brick veneer, metal panel siding, and glass and aluminum curtain walls. The project, initially planned for 16 months, achieved substantial completion a month early with minimal punch list items. This led to returning contingency funds to the owner which facilitated an additional school project, earning the project an Associated General Contractor's HUB Award for buildings over \$10 million.



5

TOTAL PROJECT BUDGET CONTROL

05 / TOTAL PROJECT BUDGET CONTROL

TOTAL PROJECT BUDGET CONTROL

Proactive Budget Management for Maximum Value

Our team understands that total project budget control is critical, particularly for Lakeland School District where resources are limited and every dollar must be maximized. Our approach begins early in the design phase with a comprehensive, collaborative cost management strategy that integrates cost estimating, value management, and risk assessment to ensure the project remains on budget while delivering high-quality, durable facilities.

COST ESTIMATES AND UPDATES

We provide detailed construction cost estimates throughout all phases of design, starting with conceptual and schematic design and continuing through design development and construction documents. **Our estimates are built with transparency and granularity**, including line-item detail for each bid package, fees, permits, reimbursable costs, CM/GC fees, and other project-related costs. Estimates are periodically updated to reflect changes in scope,

market conditions, and design refinements, **ensuring the district has accurate, real-time information to make informed decisions.** By providing these regular updates, we maintain clear visibility into both projected and actual expenditures, allowing the district to monitor budget performance closely.

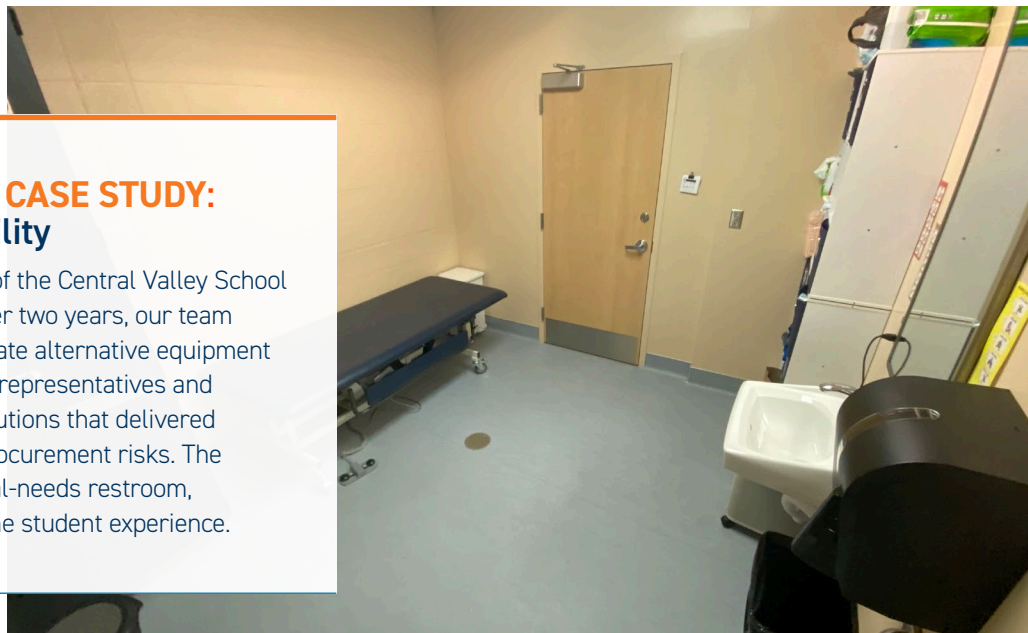
PARTICIPATION IN VALUE MANAGEMENT

Our team will actively engage in Value Management (VM) sessions throughout the design process. We will bring subcontractor partners, Architects West, and Lakeland School District representatives together to evaluate cost-effective alternatives without compromising performance or design intent. **This collaborative approach allows us to explore material choices, equipment options, and system efficiencies while balancing lifecycle costs.** We emphasize long-term operational savings and durability, helping the district make informed decisions that minimize future maintenance and energy costs while maximizing initial budget impact.



FINANCIAL STEWARDSHIP CASE STUDY: From Efficiency to Accessibility

During the design development phase of the Central Valley School District project, covering 10 schools over two years, our team partnered with subcontractors to evaluate alternative equipment options. This collaboration with district representatives and the design team led to strategic substitutions that delivered significant cost savings and reduced procurement risks. The savings allowed the addition of a special-needs restroom, improving accessibility and enriching the student experience.



05 / TOTAL PROJECT BUDGET CONTROL

VALUE-ADD APPROACH

We incorporate an owner decision log to **proactively manage project risks while identifying opportunities for savings.** This structured tool highlights potential budget or schedule risks and outlines mitigation strategies, along with areas where early strategic choices can yield cost benefits. By continuously tracking and reviewing these items, the team ensures that every decision is made with both short-term budget and long-term value in mind.

TRACKING AND REPORTING OF CONSTRUCTION COSTS

Throughout construction, Swinerton utilizes a robust cost-tracking system to monitor all project expenses, including detailed line-item tracking for each bid package, fees, permits, reimbursable costs, and CM/GC fees. **Our reporting provides the district with clear, concise, and actionable data, including variance analysis, trend tracking, and earned value metrics.** These reports enable the district to make informed decisions promptly, anticipate and avoid potential cost

overruns, and ensure accountability across all project expenditures. budget performance closely.

LIFECYCLE COST CONSIDERATIONS

In all budget decisions, Swinerton emphasizes lifecycle costs, understanding that **thoughtful selection of materials, systems, and equipment can significantly reduce long-term operational and maintenance expenses.** This perspective ensures that the district receives not only immediate budget-conscious solutions but also durable, energy-efficient, and low-maintenance facilities that maximize value over the life of the building.

By combining proactive cost estimating, rigorous tracking, collaborative value management, and lifecycle cost analysis, our team will deliver a comprehensive approach to total project budget control that **protects Lakeland School District's investment, mitigates risk, and ensures the successful delivery of high-quality, cost-effective facilities.**

Central Valley School District Secure Entry Vestibules Project





6

SCHEDULING

06 / SCHEDULING

SCHEDULING

Protecting the Project Timeline

We will implement the Critical Path Method (CPM) using Oracle Primavera P6 to manage this complex, multi-site, multi-discipline, and multi-phased project. **P6 enables us to develop a detailed, trackable schedule that addresses all project challenges and dependencies.** The advanced filtering tools allow us to produce clear, concise PDF reports that highlight essential information while removing unnecessary details. All contract milestones will be incorporated as finish dates to ensure timely completion.

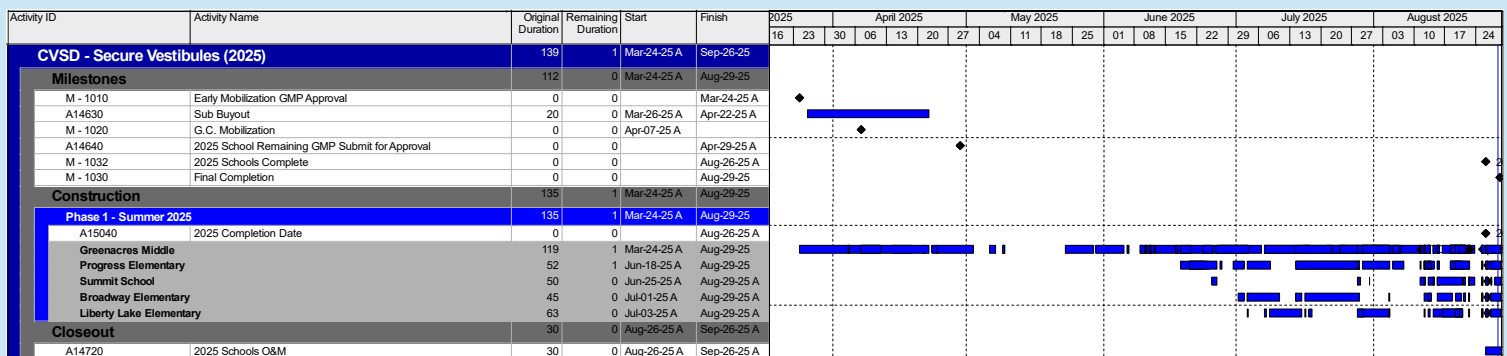
To maintain accuracy and accountability, we secure regular buy-in from partner subcontractors and hold weekly schedule meetings with both trade partners and owner representatives. These meetings **provide real-time updates, allowing us to adjust material procurement, sequencing, and activity durations as needed to keep critical tasks on track.**

Unlike many contractors who rely on dedicated scheduling staff, Swinerton's schedules are owned and maintained by the site superintendent, ensuring real-time, boots-on-the-ground insight for continuous accuracy.

Our proven approach was instrumental in the Central Valley School District project, a two-year program involving 10 schools over two summers. **By leveraging P6, we identified two schools requiring overtime work due to long-lead materials and proactively adjusted procurement and labor plans to maintain schedule integrity.** As a result, the first five schools were completed on time, allowing classes to start as scheduled, and the remaining five schools are scheduled to begin in spring 2026.

The Lakeland School District project will present similar complexities, including multiple jurisdictions, permits, and closeout inspections. Our lessons learned from the similar Central Valley School District projects and scheduling processes ensure clarity, transparency, and timely execution—making the schedule one of the most critical tools for project success.

EXAMPLE MULTI-LOCATION PROJECT SCHEDULE SUMMARY FROM CENTRAL VALLEY SCHOOL DISTRICT PROJECT





7

HOME OFFICE SUPPORT

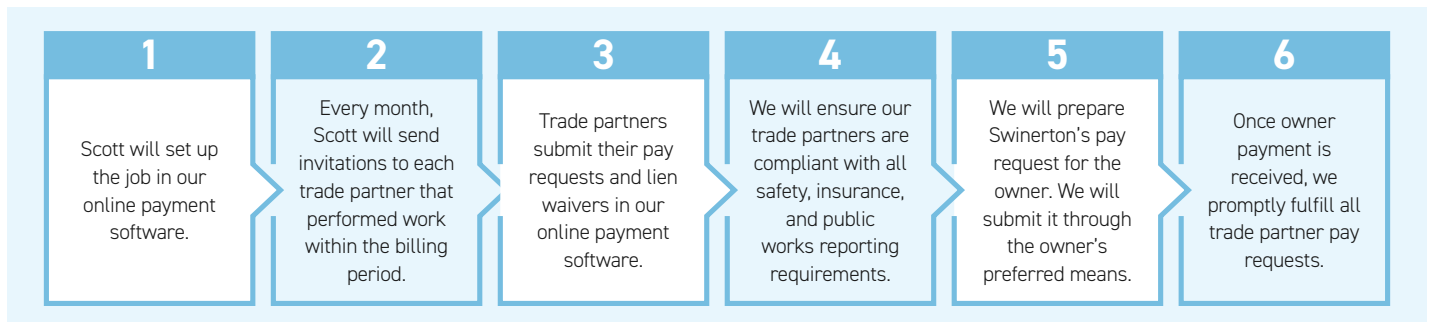
07 / HOME OFFICE SUPPORT

HOME OFFICE SUPPORT

Swinerton's Spokane office houses 28 of the best construction professionals in the region. Driven by our shared values and pride of employee ownership, our team cares deeply about the relationships we've formed in the region with clients, trade partners, and communities alike. Therefore, should anyone in the Lakeland School District need to communicate with anyone on the Swinerton team, they will be met with a friendly smile and a helpful attitude.

For all pay-related matters, Lakeland School District will work directly with our Project Coordinator, Tanner Stover, and our Office Manager, Jessica Therrien. These two invaluable team members will ensure all pay requests are handled promptly and professionally. Our Project Manager, Scott Ward, will also be involved in this process, making sure all matters within each billing period are handled accurately and are in compliance with all Idaho Public Works requirements.

Pay Request Flow Chart





8

PAST PERFORMANCE

SPOKANE VALLEY, WA

CENTRAL VALLEY SCHOOL DISTRICT
SECURE ENTRY VESTIBULE PROJECT**Start-End Date**January 2025 -
September 2026**Square Footage**

Multiple Sites

Total Project Cost

\$2,870,743

Team Members

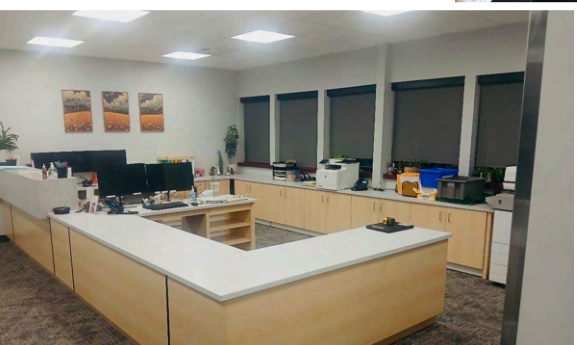
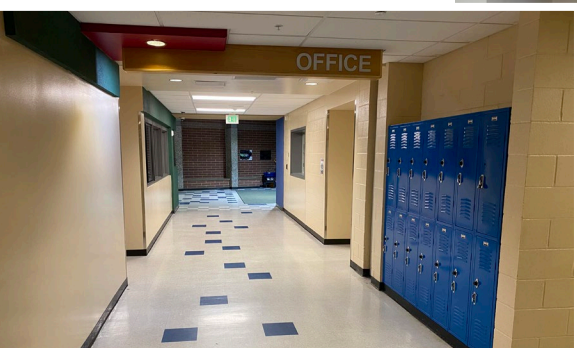
- Travis Bradford
- Scott Ward
- Tim Riggs
- Jamie Archer
- Josh Grote

Swinerton, in partnership with Architects West, was selected as the design-builder for a district-wide initiative to upgrade front entry security vestibule systems for Central Valley School District (CVSD) in Spokane Valley and Liberty Lake. The project scope includes eight elementary schools and two middle schools, focusing on redesigning and modernizing main entry points, restrooms, reception areas, and administrative spaces to enhance safety, functionality, and aesthetics. Upgrades feature secure double-door entry systems and integrated video monitoring technology. Swinerton's role is to seamlessly integrate design and construction, delivering a high-quality, efficient, and cost-effective solution.

During preconstruction, our team worked closely with CVSD, Architects West, Turner & Townsend Heery, and key stakeholders to validate scope, refine design solutions, and optimize scheduling, logistics, and budgeting. **Swinerton managed subcontractor bidding, oversaw environmental and archaeological investigations, and implemented best practices to ensure smooth execution.** This proactive approach resulted in the successful completion of the first five schools on time for the 2025-2026 school year, with budget savings that allowed for program enhancements. The remaining five schools are scheduled to start in the Spring of 2026 and will be completed before the start of the new school year.

Through proactive issue resolution and cost control, Swinerton remains committed to finishing on time, within budget, and to the highest standards, benefiting students, staff, and the Spokane community.

Please find a letter of recommendation from CVSD on the following page.





CVSD - LETTER OF RECOMMENDATION



2218 N. Molter Road, Liberty Lake, WA 99019 • (509) 558-5400 • cvsd.org

Creating infinite possibilities for all students!

To Whom It May Concern,

I am pleased to offer my highest recommendation for Swinerton Construction based on their exceptional work with Central Valley School District.

Swinerton partnered with our district on progressive design-build projects to remodel ten school vestibules, all focused on improving safety for students, staff, and our greater community. From the earliest planning discussions through final closeout, their team demonstrated a deep understanding of our goals and a genuine commitment to delivering solutions that met both our operational needs and our budget.

During the planning and design phases, Swinerton was collaborative, thoughtful, and proactive. They helped guide key decisions, clearly explained options, and provided practical recommendations that balanced safety, functionality, schedule, and cost. Their budgeting and cost-control efforts were transparent and reliable, giving our district confidence throughout the process and allowing us to make informed decisions at every stage.

Construction and production were handled with a high level of professionalism and care. Swinerton's team coordinated work efficiently, minimized disruption to active school environments, and maintained clear and consistent communication. The Spokane office and on-site staff were always responsive, attentive, and quick to address questions or concerns as they arose.

The quality of workmanship was outstanding. The completed vestibules reflect exceptional craftsmanship, attention to detail, and durability, and they fully meet our expectations for both safety and long-term performance. The closeout process was equally well managed, with thorough documentation, timely completion, and continued support even after the projects were finished.

Overall, Swinerton Construction has proven to be a trusted and capable partner in every aspect of the project lifecycle. Their dedication, expertise, and commitment to quality set them apart, and I would not hesitate to work with them again. I confidently give Swinerton Construction my strongest recommendation.

Sincerely,

Jay Rowell
Director of Special Projects
Central Valley School District

MEAD, WA

Start-End Date

June 2021 - October 2021

Square Footage

3,000

Total Project Cost

\$949,577

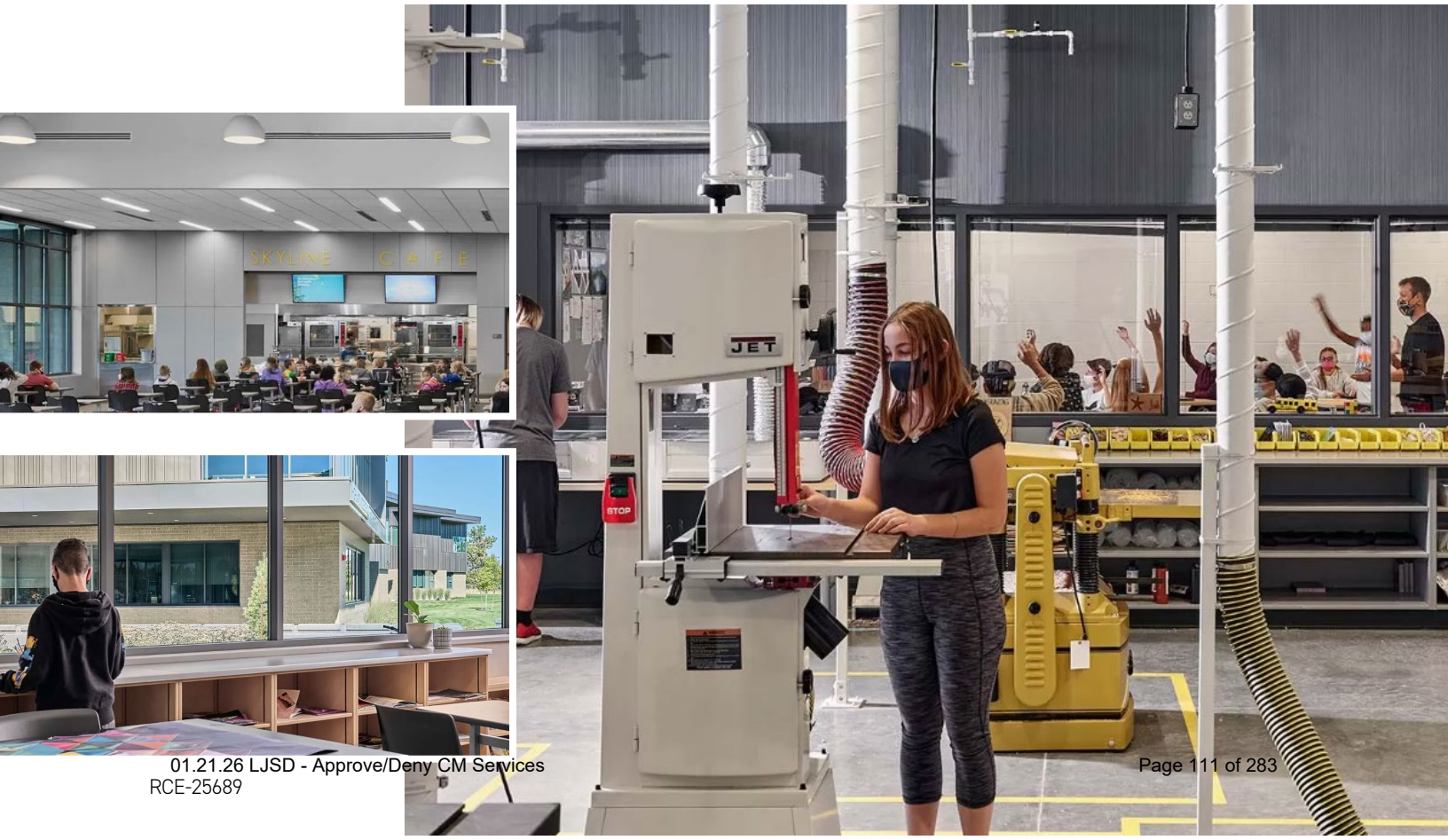
Team Members

- Eric Faust

MEAD SCHOOL DISTRICT PRO START REMODEL

Swinerton provided general contracting services for the buildout of **two home education classrooms and their associated teaching kitchens**. The project scope included the construction of **new interior walls, the installation of new plumbing and mechanical systems, a new rooftop unit, and related MEP upgrades** to support the updated layouts. Additional improvements included new flooring, solid-surface wall finishes, and the installation of specialized kitchen equipment tailored for instructional use.

Each 1,500-square-foot space was fully reconfigured with a redesigned layout to accommodate increased enrollment and support a range of instructional cooking environments. Work was completed at two active school campuses and required careful planning, phasing, and coordination to ensure all improvements were delivered safely and fully operational prior to the start of the school year.



BOISE, ID

CONFIDENTIAL CHILDCARE
EARLY LEARNING CENTER

Start-End Date
June 2023 - June 2024

Square Footage
19,347

Total Project Cost
Confidential

Team Members
- Eric Faust
- Travis Bradford

Swinerton provided general contracting services for the construction of a new mass timber **early learning center designed to support early childhood education and care.** The facility includes **nine classrooms, five food-preparation areas, a welcoming lobby, a staff workroom, a staff shower, and three dedicated MEP rooms to support daily operations.** The project also features an outdoor play area thoughtfully separated by age group, creating safe and developmentally appropriate spaces for children. Site improvements include interactive playground equipment, colored concrete pathways, and landscaping that enhances wayfinding and outdoor learning opportunities.

The single-story structure was designed to create a **warm, engaging, and functional environment** for young learners and educators. Classrooms feature exposed mass timber vaulted ceilings that provide open, light-filled spaces conducive to learning and play. Interior framed walls consist of metal studs and Level 5 finished gypsum wallboard, combined with sound-absorbing wall coverings to support focused instruction and reduce noise. Durable finishes including porcelain and ceramic tile in all seven restrooms and resilient sheet flooring throughout public areas were selected to support safety, cleanliness, and long-term use in a childcare setting.







9

APPENDIX

PUBLIC WORKS CONTRACTOR LICENSE

	Division of Occupational and Professional Licenses 11341 W Chinden Blvd. Boise, ID 83720-0063 dopl.idaho.gov
<p>The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.</p>	
<p>SWINERTON BUILDERS INC</p>	
<p>Public Works Contractor - Class Unlimited License 055542</p>	
<p>Issued: 01-Aug-2025 Expires: 30-Sep-2026</p>	
<p>Renewal Required</p>	
<p> Russell Barron Administrator</p>	
<p>Printed: 04-Aug-2025</p>	

SWINERTON BUILDERS INC
Public Works Contractor - Class Unlimited License
055542
Expires: 30-Sep-2026


Russell Barron
Administrator

PUBLIC WORKS CONSTRUCTION MANAGER LICENSE



**Division of Occupational and Professional
Licenses**

11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

TRAVIS BRADFORD

Public Works Construction Manager License
6271181

Issued: 01-Oct-2025 Expires: 01-Oct-2026

Renewal Required

Russell S. Barron
Administrator

Printed: 01-Oct-2025

Public Works Contractors License (PWCL) Board

TRAVIS BRADFORD
Public Works Construction Manager License
6271181

Expires: 01-Oct-2026

Russell S. Barron
Administrator

LETTER FROM SURETY



Insurance | Risk Management | Consulting

Arthur J. Gallagher Risk Management Services, LLC
595 Market Street, Suite 2100
San Francisco, CA 94105
CA Lic # 0D69293
United States

P - 415.391.1500
M - 800.500.7202
F - 415.391.1882
ajg.com

September 16, 2025

To Whom It May Concern:

Principals of Arthur J. Gallagher & Co. and our predecessor company have handled the surety business for Swinerton Incorporated and its subsidiary companies, Swinerton Builders, SAK Builders, Inc., Timberlab, Inc., MD Builders, Inc. and Swinerton Energy, Inc. for many decades. The company is extremely well managed and has demonstrated an exemplary performance during that time. We are pleased to recommend this fine firm to you.

Swinerton Incorporated's surety program is a co-surety arrangement between Zurich American Insurance Company and Liberty Mutual Insurance Company. The companies have approved surety credit to Swinerton Incorporated for single projects of \$2 Billion and up to an aggregate backlog of \$10 Billion. Zurich/F&D is rated "A+" (Superior) with a financial size category of XV by A.M. Best and has a US Treasury Limit of \$532,321,000. Liberty Mutual is rated A (Excellent) with a financial size category of XV by A.M. Best and has a US Treasury Limit of \$1,897,231,000.

The surety program referenced above has provided Swinerton Incorporated and its subsidiary companies with more than adequate capacity to run their business; and, they consistently maintain at minimum several hundred million in available capacity within this program. Additional surety capacity could be acquired based on the company's current financial condition if needed to support their business plan.

If Swinerton Incorporated or any of its subsidiary companies noted above, is awarded a contract for your project and requests that we provide the necessary Performance and/or Payment bonds, we will be prepared to execute the bonds subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

Our consideration of issuance of bonds is a matter solely between Swinerton Incorporated, and ourselves, and we assume no liability to third parties or to you by the issuance of this letter. It is provided solely as a recommendation for our long time customer. We trust that this information meets your needs; however, in the event you need further information, please feel free to contact me at 415/279-4256.

Best regards,

Arthur J. Gallagher Risk Management Services LLC

Susan Hecker
National Director - Contract Surety
Area Executive Vice President

SH:jcr

CERTIFICATE OF AUTHORITY

State of Idaho

Office of the Secretary of State

CERTIFICATE OF AUTHORITY

OF

SWINERTON BUILDERS

dba SWINERTON BUILDERS, A CALIFORNIA CORPORATION

File Number C 191556

I, BEN YSURSA, Secretary of State of the State of Idaho, hereby certify that an Application for Certificate of Authority, duly executed pursuant to the provisions of the Idaho Business Corporation Act, has been received in this office and is found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Authority to transact business in this State and attach hereto a duplicate of the application for such certificate.

Dated: June 27, 2011




Ben Yursa

SECRETARY OF STATE

By *Mary Debra*

CERTIFICATE OF AUTHORITY

202

 APPLICATION FOR CERTIFICATE OF AUTHORITY (For Profit) <small>(Instructions on Back of Application)</small>			11 JUN 27 PM 1:48 SECRETARY OF STATE STATE OF IDAHO
The undersigned Corporation applies for a Certificate of Authority and states as follows:			
1. The name of the corporation is: <u>Swinerton Builders</u>			
2. The name which it shall use in Idaho is: <u>Swinerton Builders, A California Corporation</u>			
3. It is incorporated under the laws of: <u>California</u>			
4. Its date of incorporation is: <u>May 22, 1908</u>			
5. The address of its principal office is: <u>260 Townsend Street, San Francisco, CA 94107</u>			
6. The address to which correspondence should be addressed, if different from item 5, is: <u>260 Townsend Street, Legal Department, San Francisco, CA 94107</u>			
7. The street address of its registered office in Idaho is: <u>1111 W. Jefferson, Suite 530, Boise, ID 83702</u> and its registered agent in Idaho at that address is: <u>CT Corporation System</u>			
8. The names and respective business addresses of its directors and officers are:			
Name	Title	Business Address	
<u>Jeffrey C. Hoopes</u>	<u>Chairman</u>	<u>260 Townsend St., San Francisco CA 94107</u>	
<u>Gary J. Rafferty</u>	<u>President</u>	<u>260 Townsend St., San Francisco, CA 94107</u>	
<u>Michael Re</u>	<u>Exec. Vice President</u>	<u>260 Townsend St., San Francisco, CA 94107</u>	
<u>Frank Foellmer</u>	<u>Exec. Vice President</u>	<u>260 Townsend St., San Francisco, CA 94107</u>	
<u>Linda G. Schowalter</u>	<u>Secretary & Treasurer</u>	<u>260 Townsend St., San Francisco, CA 94107</u>	
<u>Eric M. Foster</u>	<u>Sr. Vice President</u>	<u>260 Townsend St., San Francisco, Ca 94107</u>	
Dated: <u>6/20/2011</u> Signature: <u>[Signature]</u> Typed Name: <u>Linda G. Schowalter</u> Capacity: <u>Secretary & Treasurer</u> <small>[The signer must be a director or an officer of the corporation.]</small>		Customer Acct #: _____ <small>(if using pre-paid account)</small> Secretary of State use only	
		IDAHO SECRETARY OF STATE 06/27/2011 05:00 CK: 671655 CT: 268178 BH: 1208227 1 @ 100.00 = 100.00 AUTH PRO # 2	

 G:\corporatecorp
 termusapp\certauthority_profl.pmd
 Revised 09/2006

Web Form

C191556

CERTIFICATE OF AUTHORITY

State of California Secretary of State

CERTIFICATE OF STATUS

ENTITY NAME:

SWINERTON BUILDERS

FILE NUMBER: C0053868
FORMATION DATE: 05/22/1908
TYPE: DOMESTIC CORPORATION
JURISDICTION: CALIFORNIA
STATUS: ACTIVE (GOOD STANDING)

I, DEBRA BOWEN, Secretary of State of the State of California,
hereby certify:

The records of this office indicate the entity is authorized to
exercise all of its powers, rights and privileges in the State of
California.

No information is available from this office regarding the financial
condition, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate
and affix the Great Seal of the State of
California this day of April 14, 2011.

DEBRA BOWEN
Secretary of State

DMT

NP-25 (REV 1/2007)

GSP 06 90731



SWINERTON

Eric Faust
OPERATIONS MANAGER

509.220.5783
EFaust@swinerton.com



Statement of Qualifications for
LAKELAND SCHOOL DISTRICT NO. 272:
STATE BOND PROJECTS

INDEX

1. COVER LETTER	01
2. CM INFORMATION	02
3. COMPANY PROFILE	07
4. PROJECT APPROACH	09
5. TOTAL PROJECT BUDGET CONTROL	19
6. SCHEDULING	21
7. HOME OFFICE SUPPORT	23
8. PAST PERFORMANCE	24
LICENSING	27

Lake Roosevelt K-12 School Addition & Modernization

"Walker Construction worked closely with our school district staff, the district's construction manager, and the district's architect to assure that all change orders were addressed in a timely manner and communicated clearly the costs and timelines for completing the change orders. Walker accelerated the construction schedule so the district could open the school early which allowed our teachers to begin school in the new building thus avoiding extra costs related to moving from the old buildings to the new during the school year. Not only did Walker Construction complete our project early and on budget, control of change orders and contingencies allowed the district to take on some additional, long-needed facility upgrades with the remaining project funds. I can recommend without reservation Walker Construction, Inc. of Spokane, Washington for your consideration for any construction project you may wish to pursue."

Dennis L. Carlson, Ed.D,
Former Superintendent Grand Coulee School District

01.21.26 LJSD - Approve/Deny CM Services



Lincoln Heights Elementary School



Mullan Road Elementary School



White Pass Junior & Senior High School



Saint George's Lower School Arts Center



1. COVER LETTER

01.21.26 LJSD - Approve/Deny CM Services



WALKER
CONSTRUCTION

1. COVER LETTER



Dear Ms. Grantham and Members of the Selection Committee,

Thank you for the opportunity to submit our Statement of Qualifications for Construction Manager/General Contractor services for the Lakeland School District State Bond Projects. Walker Construction appreciates the time and effort invested by Lakeland School District and Architects West in preparing this Request For Qualifications and is enthusiastic about the opportunity to support this important, multi-year program of facility improvements.

We understand the District is planning a series of complex modernization and infrastructure projects across multiple campuses, many of which will be constructed in occupied facilities and within limited summer construction windows. These conditions demand more than basic construction management. They require early collaboration, disciplined planning, decisive communication, and a shared understanding of priorities to maintain schedule, budget, and school operations. Walker has built a long history of successfully delivering this type of work for public owners, school districts, and institutions throughout the Inland Northwest.

A key strength Walker brings to this program is our long-standing and trusted working relationship with Architects West. Over the years, Walker has completed 14 K-12 school projects with Architects West valued at more than \$150 million, and we are currently partnered on two CM/GC projects (Marimn Health Wellness Center Renovation, Rathdrum City Hall) and one Idaho Public Works Design-Build project (Mica Supervisory Area Office HVAC System Replacement). This familiarity allows our teams to move efficiently through early design and procurement phases, make informed decisions quickly, and align priorities to meet the accelerated timelines required to reach the summer 2026 construction window.

Our approach is grounded in early engagement and transparency. We believe the CM/GC delivery method is most effective when it is treated as a collaborative working relationship rather than a contractual formality. Early constructability input, real-time cost modeling, and proactive procurement strategies allow risks to be identified and mitigated well before construction begins - an especially critical advantage given the short design and procurement period anticipated in early 2026.

Walker also understands the constraints of short summer construction windows and the importance of workforce continuity and readiness. Our regional workforce is currently active in the area with projects in Rathdrum, Hayden, and Coeur d'Alene, and crews completing the Marimn Health Wellness Center project will be available just ahead of the summer break. This allows Walker to mobilize experienced teams who are already familiar with local conditions, subcontractors, and logistics, while supplementing with additional regional resources as needed to meet peak demands.

Our ability to pre-plan, communicate, and execute work within compressed academic schedules is further demonstrated through our long partnership with Gonzaga University. Walker has completed more than 125 projects at Gonzaga, with the majority of renovation and infrastructure work performed during limited summer shutdowns. This experience reinforces our disciplined approach to sequencing, coordination, and schedule control - skills directly applicable to Lakeland School District's program.

For the Lakeland School District projects, our proposed leadership team includes Justin Paine as Principal in Charge, Josh Chrisman as Executive Project Manager, Hunter Chambers as Project Manager, Bill Harris as Superintendent, and Josh Stachurski as Project Engineer. This team brings deep experience in CM/GC delivery, K-12 facilities, public works contracting, and renovation work in occupied environments, supported by Walker's in-house safety, accounting, and administrative staff.

Walker approaches every project as the beginning of a long-term partnership. We are committed to listening first, understanding the District's priorities, and aligning our services with your goals for safety, stewardship of public funds, schedule certainty, and long-term facility performance. We would be honored to serve Lakeland School District as your CM/GC partner and look forward to the opportunity to work collaboratively with your team.

Sincerely,

Josh Chrisman
Vice-President

Walker Construction Inc. Approve/Deny CM Services



2. CM INFORMATION

01.21.26 LJSD - Approve/Deny CM Services



**SECTION 8: CONSTRUCTION MANAGER INFORMATION**

1. Contact information for your firm's main office as follows:

Firm Name: Walker Construction Inc.

Mailing Address: P.O. Box 3901
Spokane, WA, 99220
(City, State, Zip)

Physical Address: 1800 E Trent Ave
Spokane, WA 99202
(City, State, Zip)

Telephone: 509.535.3354 Fax: 509.534.1140

Email Address: jchrisman@walkerconstructioninc.com

2. Name, title, address, telephone, and fax number of the firm's officer responsible to the School District for all work to be provided under this RFQ.

Name/Title: Josh Chrisman / Vice President

Mailing Address: P.O. Box 3901
Spokane, WA, 99220
(City, State, Zip)

Physical Address: 1800 E Trent Ave
Spokane, WA, 99202
(City, State, Zip)

Telephone: 509.535.3354 Fax: 509.534.1140

Email Address: jchrisman@walkerconstructioninc.com

3. Please check the appropriate box to identify the legal status of the entity making this proposal.

☒ Corporation ☐ Partnership ☐ Limited Liability

☐ Other (explain): _____

2. CM INFORMATION



4. Please provide the following license information:

Idaho Public Works Construction Management License # 5171844

License held by Joshua J. Chrisman
(name of licensed CM who will be responsible)

Idaho Public Works Contractor License # PWC-C-11914-UNLIMITED

5. Contact information of the office where your project team will be located and from which the work for this assignment will be conducted, if different than "1." above.

Firm Name: n/a

Mailing Address: _____
(City, State, Zip)

Physical Address: _____
(City, State, Zip)

Telephone: _____ Fax: _____

Email Address: _____

6. Provide a letter from Surety for the project.

7. State the contract information for your current insurance company(s) that provide coverage for your firm in the areas of liability, builder's risk, and workers' compensation.

Company Name: Hub International Northwest LLC

Agent Name: Travis Long

Address: P.O. Box 3144
Spokane, WA, 99220
(City, State, Zip)

Telephone: 509.319.2917 Fax: 509.623.1073

Email Address: travis.long@hubinternational.com

8. If you answer yes to any of the following questions, provide a complete explanation on a

2. CM INFORMATION



separate sheet.

- a. Has any one of your current or former sureties or bonding companies ever been required to perform under or canceled a bid bond, labor or material payment, or a performance bond issued on your firm's behalf? Yes _____ No ☒ _____
- b. Has your firm ever been denied coverage or had coverage terminated or cancelled by any insurer during the past five (5) years? (If so, please state the company, date, reason, and specific details.) Yes _____ No ☒ _____
- c. Within the past five (5) years, has your current firm or any predecessor organization been involved as a party or filed a claim in any bankruptcy, litigation, mediation, or arbitration proceedings? Yes ☒ _____ No _____

9. Acknowledge Receipt of Addenda related to this RFQ (list addenda numbers) 0

10. Name, title, and signature of your firm's officer who was responsible for the preparation and hereby verifies the accuracy of your proposal.

Printed Name: Josh Chrisman

Title: Vice President

Signature: 

Date: January 7, 2026



Chubb
2121 N California Boulevard
Suite 1025
Walnut Creek, CA 94596

CHUBB®

December 17, 2025

RE: Walker Construction Inc.
LAKELAND SCHOOL DISTRICT No. 272: STATE BOND PROJECTS

To Whom It May Concern:

It is a pleasure to write this letter on behalf of Walker Construction, Inc., a valued client of Federal Insurance Company.

We highly recommend your consideration of Walker Construction, Inc. Walker Construction, Inc. is one of the finest construction organizations and project management teams in this area, assuring you on-time delivery of the most cost effective, highest quality product for your construction dollar.

Walker Construction, Inc. currently has a bonding program of up to \$80,000,000 single with an aggregate program of \$200,000,000. We have had favorable experience with Walker Construction and have a high regard for them as a surety customer.

We hereby agree that in the event an award is made to Walker Construction, Inc., and a mutually acceptable contract is signed, the undersigned surety is prepared to execute or arrange for the execution of the required performance and labor and material payment bonds.

Federal Insurance Company is an admitted surety company in the State of Idaho and is a certified company of the Department of the Treasury's Listing of Approved Sureties. Federal Insurance Company has an A.M. Best rating of 'A++' with a Financial Size Category of XV (\$2 billion or more).

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria Dolan".

Victoria Dolan
Executive Underwriter



Past Litigation Summary

Rockwood at Whitworth – Phase II

During after-hours work at the Rockwood Phase II project, a second-tier subcontractor crew attempted to manually lift a wood-framed wall, resulting in injuries to two workers. Although Walker Construction was named in the resulting lawsuit, the Washington State Department of Labor & Industries (L&I) found that both Walker and its first-tier subcontractor were in full compliance with all applicable safety regulations. The first-tier subcontractor has accepted tender of defense and liability. A final legal determination is currently pending.

Housing Authority of Kittitas County RAD Project (HAKC RAD)

This project involved the occupied rehabilitation of housing authority units. Two personal injury lawsuits were filed by residents several years after project completion—one involving a sprained ankle, and the other concerning a minor's broken arm. Both claims were subrogated to the responsible subcontractors. One case was settled for \$5,000, while the second was resolved for a nominal amount through negotiation.

Tom Rogers Painting

Walker Construction initiated legal action against Tom Rogers Painting to recover costs incurred in completing a project after the subcontractor abandoned the jobsite prior to completion.



3. COMPANY PROFILE

01.21.26 LJSD - Approve/Deny CM Services



Walker has been proudly serving the Inland Northwest since 1983. We have served public and private owners throughout the Inland Northwest, delivering projects that range from small renovations to large, multi-phase capital programs for more than forty years. Our team thrives in fast-paced, complex environments where collaboration, flexibility, and innovation are essential.

Walker is an S-Corp with four owners: President Justin Paine and Vice Presidents Josh Chrisman, Brett Davidson, and Brendan Monroe. With a team of 105 employees and a current annual construction volume of \$120 million, we maintain the capacity and stability necessary to successfully manage complex projects while preserving the personalized, client-centered approach that defines our work.

A defining characteristic of Walker is the makeup of our workload with 88% of our projects being delivered through CM/GC, GC/CM, Design-Build, and other early engagement methods. This experience has shaped how we operate as a company. We are structured to support preconstruction services, collaborative decision making, and transparent cost reporting. Our clients routinely engage us early because they value our ability to help define scope, manage risk, and provide reliable information that supports informed decisions.

Our philosophy of service is rooted in teamwork, transparency, accountability, and a commitment to exceeding expectations. We believe that successful projects are the result of strong relationships and clear communication. From the outset, we work to understand the owner's goals, operational constraints, and funding requirements. We then align our construction management approach to support those priorities while maintaining flexibility as conditions evolve. Open book cost reporting, clear documentation, and direct access to project leadership are fundamental parts of how we operate.

Walker maintains strong financial stability and bonding capacity, allowing us to support large, multi-year programs such as the Lakeland School District No. 272: State Bond Projects. We have the internal resources to staff projects appropriately without overextending our teams, and we take care to assign personnel who are well suited to the specific challenges of each project. Our owners remain actively involved, providing an additional layer of oversight and accountability.

We bring particular strength to projects involving modernization of existing facilities and building systems. Our teams regularly work in occupied buildings and understand the importance of safety, coordination, communication with users, and following a detailed phasing plan. We invest time early to understand existing conditions, often utilizing tools such as 3D scanning, existing conditions modeling, and detailed field investigations. This information leads to accurate design, better constructability, and reduced risk during construction.

Walker has a proven history of successfully delivering projects under public works procurement requirements in both Idaho and Washington, and we are fully licensed as both a Public Works Construction Manager and Public Works Contractor in the State of Idaho. Executive Project Manager, Josh Chrisman, and Project Manager, Hunter Chambers, carry Idaho Public Works Construction Management licenses. Our team has a thorough understanding of the regulatory frameworks that govern public sector construction, including Idaho Public Works statutes, competitive bidding procedures, prevailing wage compliance, and the documentation and reporting requirements associated with publicly funded projects. We view compliance as an integral part of project execution and have established internal systems to ensure accuracy, consistency, and accountability, while maintaining productive,

Company Information



left to right: Brendan, Josh, Brett, Justin

Walker Construction, Inc.

P.O. Box 3901
Spokane, WA 99220
Office: 509.535.3364

Year Established: 1983

Number of Employees: 105

Annual Work Volume: \$120M

Idaho Public Works License:

PWC-C-11914-UNLIMITED

Idaho Public Works Construction Management License:

Josh Chrisman: 5171844
Hunter Chambers: 2171299

Washington State Contractor's License:

#WALKECI50DM

Federal ID:

91-1144033

long-term relationships with local agencies and consultants that support efficient permitting and successful project delivery.

Equally important is Walker's strong familiarity with the subcontractor market serving North Idaho and the Spokane region, supported by long-standing relationships with qualified trade partners across all major disciplines. Our close proximity to Rathdrum provides a significant logistical advantage and allows our teams to respond quickly to project needs. Having delivered more than 100 projects throughout Northern Idaho, including eight currently active alternative delivery projects in the region, we bring firsthand knowledge of local construction conditions, workforce availability, and market dynamics. This regional focus supports competitive pricing, reliable manpower, and a collaborative project environment that will benefit the Lakeland School District No. 272: State Bond Projects while also supporting the local construction community.

Walker has the ability, the workforce, and the resources to maintain direct control over many critical scopes of work, ensuring consistent quality, tighter schedules, and smoother coordination in the field. Our self-perform capabilities include:

- Selective demolition
- Concrete work (foundations, slabs, structural elements, elevated concrete, post-tensioned systems, tilt-up panels)
- Steel fabrication and erection
- Rough carpentry
- Finish carpentry
- Wood framing
- Door, frame, and hardware installation
- Drywall and painting
- Miscellaneous specialties installation
- Casework installation
- Site excavation and utilities
- Site services
- Survey and layout

We also manage specialized tasks such as site cleanup and temporary protection. As we finalize the project scope and develop bid packages, Walker will submit self-perform pricing on an open and competitive basis, consistent with all other proposers. We will only undertake self-performance of the work if we present the most cost-effective solution. Any self-performed work would be incorporated into the GMP in accordance with Idaho CM/GC statutes and District requirements.

As a long-standing Inland Northwest contractor, Walker brings a strong understanding of the local communities, regulatory environment, and school districts we serve. We have delivered a wide range of K-12 projects throughout the Inland Northwest, including multi-site modernization programs funded through public bonds. Our extensive experience using the CM/GC delivery method allows us to engage early, provide reliable cost and schedule information during design, and help owners make informed decisions that support project goals. With local personnel, established relationships with regional trade partners, and a proven record of successfully delivering school projects, Walker is well positioned to support the Lakeland School District in executing the State Bond Projects efficiently and responsibly.

In-Progress Northern Idaho Projects

Rathdrum City Hall, \$15.3M, CM/GC



Marimn Health Wellness Center, \$9.5M, CM/GC



One Place Church, \$16.6M, Alternative Delivery



Kootenai Health Post Falls Pharmacy, \$390k, Alternative Delivery

Northwest Integrated Health, \$2.4M, Design-Build

Kootenai Health ABH, \$207k, Alternative Delivery

Walker's Furniture TI, \$500k, Alternative Delivery

Mica Supervisory Area Office HVAC System Replacement, \$1.3M, Design-Build



4. PROJECT APPROACH

01.21.26 LJSD - Approve/Deny CM Services



Walker's approach to CM/GC services is centered on early involvement, disciplined planning, and continuous collaboration with the owner, architect, consultants, and trade partners. Our role is to represent Lakeland School District's interests throughout the life of the program, helping guide decisions that balance scope, schedule, budget, quality, safety, and long-term facility performance. This approach has been refined through decades of negotiated delivery work on complex, multi-phase, and occupied projects.

Principal-In-Charge, Justin Paine, completed one of the original Washington State pilot projects for GC/CM contracts on Wahluke High School in Mattawa, WA with Architects West, and has since worked on more than 10 CM/GC and GC/CM projects across Washington and Northern Idaho. Executive Project Manager, Josh Chrisman, is the past President of the Inland Design-Build Institute of America, and specializes in Alternative Delivery projects, having overseen more than 40 CM/GC, GC/CM, and Design-Build projects worth over \$500 million.

We view the CM/GC model as an opportunity to solve problems before they become issues in the field. By engaging early, we help owners avoid late-stage redesign, schedule compression, and budget surprises. This approach results in improved cost certainty at GMP, reduced change order exposure, and smoother construction phases due to better alignment between design intent and field execution.

PRECONSTRUCTION SERVICES

Preconstruction is where Walker Construction believes the greatest value is created. Our team engages early with Lakeland School District and Architects West to establish a clear understanding of project goals, operational constraints, funding parameters, and phasing requirements, particularly in light of the compressed design and procurement timeline required to support the rapidly approaching summer 2026 construction season. We prioritize early listening and focused information gathering so that recommendations are responsive to schedule realities and grounded in Lakeland School District's needs rather than assumptions.

MANAGING RISKS:

At Walker Construction we have had great success utilizing a "go slow to go fast" approach where we dive into the details of the project early in the design phase. This time in the project schedule is the most critical and has the greatest level of influence on overall project success. Collaborating as a team with Architects West, while still challenging one another to view the project from all aspects, will lead to less unforeseen risks which are extremely damaging to a project budget and schedule. By identifying the risks early, we can leverage the team's combined strength to mitigate or eliminate as many as possible.

We develop and maintain a risk and opportunities log that identifies potential cost, schedule, phasing, and constructability concerns along with proposed mitigation strategies. This log is reviewed regularly with the project team and updated as design progresses. By addressing risk early, Lakeland School District will be in a better position to make informed decisions regarding contingencies, alternates, and phasing.

Lutacaga Elementary School



The existing Lutacaga Elementary School, originally comprised of a cluster of four separate buildings, underwent an extensive phased renovation of its 51,800 SF facility. The renovation phased out the old wood structures and replaced or upgraded all mechanical and electrical systems. Additions improved both administrative and classroom space. Temporary office trailers were used to house the school administration, allowing the project to proceed with two phases simultaneously. This approach accelerated the schedule, resulting in project completion 3.5 months ahead of schedule.

The occupied campus required construction to proceed while preschool through fifth-grade students were present on all sides of the site. With more than six phases and a full site refurbishment, Walker worked closely with Architects West and met weekly with the district to coordinate deliveries and construction activities, minimizing impacts to daily school operations. Through proactive planning, clear communication, and defined expectations, occupant separation was managed safely and effectively throughout the project.

ARCHITECT: Architects West

FINAL PROJECT VALUE: \$9,641,249

PROJECT DELIVERY TYPE: GC/CM

TEAM MEMBERS INVOLVED: Justin Paine, Bill Harris

**Completed as part of a joint venture.*

EXISTING CONDITIONS:

For renovation and building systems upgrading projects, understanding existing conditions is critical. Where appropriate, Walker utilizes in-house 3D scanning, selective demolition, and detailed field investigations to document existing conditions. This information is incorporated into Revit-based models to support coordination and clash detection among architectural, structural, and MEP systems. Josh Chrisman, who has previous experience working as a Project Manager for Apollo Mechanical Contractors, will be an invaluable resource for evaluating HVAC upgrades and replacements planned for Lakeland High School, John Brown Elementary School, Lakeman Middle School, Spirit Lake Elementary School, and Athol Elementary School.

These tools have proven especially valuable on projects involving aging infrastructure and congested ceiling spaces. Outcomes have included reduced field conflicts, fewer RFIs during construction, and improved installation efficiency.



Example 3D scan from Washington State University Eastlick Lab Renovation.



Example 3D scan overlaid with proposed draws to identify any potential conflicts with existing conditions.

ESTIMATING:

Our preconstruction services include detailed estimating at each design milestone, beginning with conceptual and schematic level estimates and progressing through design development and construction documents. Estimates are built using detailed quantity takeoffs, current market pricing, historical cost data, and direct input from trade partners. We routinely develop multiple estimate iterations to test design assumptions and explore cost drivers. This iterative process allows the team to understand where dollars are being spent, what elements carry the most risk, and where adjustments can have the greatest impact.

Reardan-Edwall K-12



The Reardan-Edwall K-12 modernization initiative unfolded in three distinct phases, each aimed at enhancing the overall school experience.

Phase I introduced a new 6,000 SF addition, featuring modern common areas and a state-of-the-art kitchen facility, serving as a vibrant hub for the school community.

Phase II focused on renovating the existing 38,100 SF elementary school, expanding classroom capacity and implementing upgrades to existing learning spaces to foster a more conducive educational environment.

Phase III marked the culmination of the project, with a comprehensive remodel of 14,300 SF Smith Gym. This phase includes the installation of new locker room facilities, upgrades gym equipment, and the refurbishment of the basketball and volleyball court, ensuring top-notch athletic facilities for students and faculty alike.

FINAL PROJECT VALUE: \$15,005,411

PROJECT DELIVERY TYPE: Design-Bid-Build

TEAM MEMBERS INVOLVED: Justin Paine

VALUE ENGINEERING AND TARGET VALUE DESIGN:

Walker actively participates in value engineering and Target Value Design (TVD) efforts throughout preconstruction. These efforts are collaborative and performance driven, not simply cost-cutting exercises. We work with the design team and consultants to evaluate alternative systems, materials, sequencing strategies, and construction methods that maintain or enhance performance while supporting budget and schedule goals. Menus will be utilized to aid in the TVD process. The Walker team will develop the menus by identifying scopes that have multiple systems and/or product options. Each scope will have a budget assigned, and together we will evaluate the menu options and decide which items should move forward into the overall base project scope and budget. The remaining items may be included as possible buy-up or betterment options as budget opportunities present themselves.

CONSTRUCTION SERVICES

During construction, Walker provides full CM/GC services focused on safety, quality, schedule compliance, and cost control. Our Superintendent, Bill Harris, will manage daily site activities, coordinate subcontractors, and serve as the primary point of contact between Lakeland School District, the design team, and the trades, with help from his field team.

SAFETY:

Construction on active school campuses requires careful planning and communication, no matter where it lands in the school schedule. Our team develops detailed phasing, logistics, and access control plans that prioritize staff safety while maintaining progress toward schedule milestones. These plans are coordinated closely with Lakeland School District representatives and updated as conditions change.

At Walker, safety is a core value. We will implement a site-specific safety plan compliant with OSHA regulations, led by our full-time Safety Manager, Marshall Pancoast, and Principal-in-Charge, Justin Paine. Daily safety briefings, weekly toolbox talks, and regular site audits will be conducted for the Lakeland School District No. 272: State Bond Projects. Walker maintains a culture of accountability and continuous improvement, aiming for zero incidents through proactive engagement.

SCHEDULING:

Project Manager, Hunter Chambers, will use Primavera P6 to develop a comprehensive master project schedule covering design, construction, and closeout, with key milestones clearly identified and tracked as the foundation of the overall timeline. To support efficient planning and coordination, we will implement the Last Planner System (LPS) through collaborative "pull planning" sessions with the design team, trade partners, and key stakeholders to build detailed work activity schedules from milestone to milestone, align expectations, and proactively identify and resolve conflicts. Superintendent, Bill Harris, will also produce short-interval, 4-week look-ahead schedules updated weekly and based on a detailed weekly work plan, which will be shared with the Lakeland School District and Architects West to provide transparency into near-term activities and coordination needs. In addition, daily tracking and commitment enforcement will be used to monitor progress at a granular level and hold the team accountable, leveraging a structured approach Walker has successfully used for more than 15 years to keep the project organized, on time, and efficiently managed.

McFarland Middle School



The existing McFarland Middle School originally consisted of four separate buildings across the campus. A new 56,000 SF addition constructed through the center of the site unified the independent structures into a single, cohesive facility. This addition created space for significant improvements, including new administration offices, a media center, computer labs, a commons area with stage, a second gymnasium, locker rooms, and a full commercial-grade kitchen. Alongside the new construction, approximately 50,000 SF of existing space underwent a complete renovation. In addition, all existing mechanical and electrical systems were upgraded or fully replaced to support the modernized campus.

Walker provided comprehensive preconstruction services, including cost estimating at multiple design phases, subcontractor coordination, design and constructability reviews, value engineering, scheduling, and overall preconstruction project administration.

ARCHITECT: Architects West

FINAL PROJECT VALUE: \$20,841,455

PROJECT DELIVERY TYPE: GC/CM

TEAM MEMBERS INVOLVED: Justin Paine

**Completed as part of a joint venture.*

CONSTRUCTION MANAGEMENT SYSTEM:

Distribution of accurate and timely information is an essential part of our plan to deliver an exceptionally finished product. The use of 'live' documents in our cloud-based construction software, Trimble ProjectSight, enables all members of the team to have instant access to the status of any potential changes (ASI's, RFI's), along with access to submittals and other project documentation. The software supports seamless team communication, as well as integration of any changes and conflict resolutions into the project documents. This results in a reliable plan set that we can then use to build, review, and confirm throughout the closeout process that the final product meets or exceeds client expectations.

QUALITY CONTROL / QUALITY ASSURANCE:

Quality assurance and quality control are embedded in our field operations. The Walker QA/QC plan will include detailed inspection checklists, pre-installation meetings, mock-ups, and third-party testing as needed. Superintendent, Bill Harris, will conduct daily inspections ensuring our subcontractors are held to clearly defined quality standards for the Lakeland School District No. 272: State Bond Projects. Quality is documented and tracked via our digital inspection logs and will be regularly reviewed in coordination meetings with Lakeland School District and Architects West. Our team focuses on resolving issues early and collaboratively to avoid downstream impacts.

As previously mentioned, Walker has a 3D laser scanner that can be utilized to ensure that the owner has all information on the building systems hidden in the floors, walls, and above ceilings. Before covering, the system is scanned, and a 3D model is provided as a guide for general operation and maintenance of any facility. 3D scanning also ensures that the infrastructure networks are laid out as designed, so they are carried out to ensure quality control during construction. The scanned models and infrastructure information is provided to the owner at project close out.

Owner facilities team and quality control walks are carried out at specific project milestones, where the Lakeland School District's maintenance team can walk the facility during construction to inspect the facility's system network, equipment, and layout. These walks ensure that the Owner's team is involved throughout the construction process, so that when the facility is handed over, their maintenance and facilities teams have background information of how everything came together.

PROJECT CLOSEOUT:

Trainings are carried out for all equipment once they are installed and started up. This gives Lakeland School District confidence that their requirements have been achieved. The trainings are documented for continuity and sustainability. Operations and Maintenance Manuals of all the building components, systems, equipment, furnishings, finishes and materials are provided at project close out.

In situations where the owner has a third-party commissioning agent, Walker will support the commissioning agent throughout the commissioning process. This will ensure that there is coordination with the design team and trade partners as needed to ensure the systems and facility are operating as designed to achieve Lakeland School District requirements.

Lind-Ritzville High School



This project consisted of a complete gut and remodel of the 34,000 SF Lind-Ritzville High School, transforming an aging facility into a modern, efficient learning environment. The scope included extensive demolition down to the slab and a full reconfiguration of interior spaces, including offices, classrooms, science and prep labs, common areas, and the gymnasium. A strong emphasis was placed on maximizing natural light and improving functionality throughout the building.

Major upgrades included a new roof, modernized HVAC and building systems, and improved building envelope performance. The project also incorporated a separate District Office entrance, secure and clearly defined school entry points, and a new commons space to support student collaboration. Site improvements were extensive and included new paving, landscaping, irrigation, ADA accessibility upgrades, and a redesigned bus loop and fire lane, enhancing safety, circulation, and overall campus usability.

ARCHITECT: Architects West

FINAL PROJECT VALUE: \$10,089,900

PROJECT DELIVERY TYPE: Design-Bid-Build

TEAM MEMBERS INVOLVED: Justin Paine, Bill Harris



EMAIL: jkpaine@walkerconstructioninc.com
PHONE: 509.990.4277

EDUCATION:

BS in Construction Management,
 Washington State University

BA in Business Administration,
 Washington State University

AAS in Computer Aided Drafting & Design,
 North Seattle Community College

QUALIFICATIONS:

10+ CM/GC & GC/CM Projects

30 K-12 School Projects



Lind-Ritzville High School
 01.21.26 LJSD - Approve/Deny CM Services

JUSTIN PAINE | PRINCIPAL-IN-CHARGE

As President of Walker Construction, Justin brings more than 30 years of construction leadership experience and has served as a managing partner since 2006. He offers deep expertise in CM/GC delivery for complex, multi-site public school modernization projects and has extensive experience supporting phased construction efforts on occupied campuses. As a recognized leader in CM/GC implementation, Justin played a key role in one of Washington State's original GC/CM pilot projects, helping establish practices that continue to shape public school construction across the region. His background includes early cost modeling and constructability analysis, along with collaborative coordination with school districts, design teams, and regional trade partners. This experience supports the successful delivery of durable, efficient facility improvements while maintaining safety, schedule reliability, and fiscal responsibility.

ROLE: Justin will ensure all communication is coordinated and embraces a project-first approach. He will be active in the preconstruction phases, and once the project is underway, he will review the progress, budget, and participate in progress meetings.

SELECT PROJECT EXPERIENCE:

RATHDRUM CITY HALL *(in progress)*

Rathdrum, ID | CM/GC | [Architects West](#)
 New construction 32,000 SF Rathdrum City Hall will house all city services including the police department, parks and recreation, utility billing, community development, and administration.

MEDICAL LAKE MIDDLE SCHOOL

Medical Lake, WA | Design-Bid-Build | [Architects West](#)
 A 46,000 SF addition to the existing middle school building and a modernization of 22,000 SF in 40 days over the summer.

WEST VALLEY HIGH SCHOOL

Yakima, WA | GC/CM** | [Architects West](#)
 New 240,000 SF high school.

WAHLUKE HIGH SCHOOL

Mattawa, WA | GC/CM | [Architects West](#)
 New 120,000 SF high school.

LUTACAGA ELEMENTARY SCHOOL

Othello, WA | GC/CM** | [Architects West](#)
 Extensive renovation and addition of an occupied 51,800 SF elementary school broken up over six phases.

MCFARLAND MIDDLE SCHOOL

Othello, WA | GC/CM** | [Architects West](#)
 A 56,000 SF addition and 50,000 SF renovation to the existing middle school.

LIND-RITZVILLE HIGH SCHOOL

Ritzville, WA | Design-Bid-Build | [Architects West](#)
 Complete interior renovation of a 34,000 SF high school.

OTHELLO HIGH SCHOOL CLASSROOM ADDITION

Othello, WA | Design-Bid-Build | [Architects West](#)
 New stand-alone 10,000 SF building with 6 classrooms.

FREEMAN ELEMENTARY SCHOOL

Rockford, WA | Design-Bid-Build
 Modernization and expansion of elementary school from 32,000 SF to 45,000 SF.

KAMIAK ELEMENTARY SCHOOL

Pullman, WA | Design-Bid-Build
 New 67,000 SF two story elementary school.

SPOKANE PUBLIC LIBRARY - CENTRAL

Spokane, WA | GC/CM
 Complete interior renovation of Spokane's three-story, 117,000 SF downtown library.

MARIMN HEALTH WELLNESS CENTER

Plummer, ID | CM/GC | [Architects West](#)
 Seven-phased occupied renovation of 42,000 SF fitness, concessions, and aquatic center.

EXOTIC METALS MANUFACTURING FACILITY 1.0 & 2.0

Airway Heights, WA | Design-Build & Design-Bid-Build
 New 150,000 SF and 175,000 SF concrete tilt-up aerospace manufacturing facilities.

JOSH CHRISMAN | EXECUTIVE PROJECT MANAGER

With 27 years of construction management experience, Josh brings a steady, solutions-driven approach to complex public-sector projects. As a DBIA-certified Design-Build Professional, he offers deep expertise in navigating multi-phase modernization efforts, particularly within active environments. His background includes comprehensive oversight of cost planning, design coordination, and financial accountability, paired with a strong focus on transparency and owner collaboration. Josh is highly experienced in applying LEAN construction principles to reduce risk and maintain momentum while safeguarding quality and safety standards. Known for his thoughtful leadership style and attention to detail, he consistently guides teams toward successful outcomes that meet both schedule and budget expectations, delivering lasting value for public owners and project partners alike.

ROLE: Josh will support Project Manager, Hunter Chambers, in the preconstruction portion of this project by providing insight into the CM process, budgeting, and constructability. Josh will also work with Hunter to help coordinate subcontractor buyout, estimating, submittals, and overall project management support. His strong CM/GC and Design-Build experience in prior projects will prove an invaluable asset to the overall team. Josh will be involved in both the preconstruction and the construction efforts on the Lakeland School District No. 272: State Bond Projects.

SELECT PROJECT EXPERIENCE:

RATHDRUM CITY HALL (in progress)
Rathdrum, ID | CM/GC | [Architects West](#)
New construction 32,000 SF Rathdrum City Hall will house all city services including the police department, parks and recreation, utility billing, community development, and administration.

MARIMN HEALTH WELLNESS CENTER (in progress)
Plummer, ID | CM/GC | [Architects West](#)
Seven-phased occupied renovation of 42,000 SF fitness, concessions, and aquatic center.

IRONWOOD FAMILY PRACTICE
Coeur d'Alene, ID | Design-Build
A 12,500 SF remodel of 1994 forestry service building into a medical family practice building.

BEACON CLINIC
Coeur d'Alene, ID | Design-Build
A 20,000 SF remodel of 1994 forestry service building into an oncology clinic.

GONZAGA UNIVERSITY BOLLIER CENTER & HERAK CENTER RENOVATIONS
Spokane, WA | Negotiated
Interior renovation of three laboratory spaces (1,860 SF, 1,251 SF, 1,860 SF) within two buildings. Work occurred during the summer to avoid conflicting class schedules.

CENTER SENIOR LIVING (in progress)
Grand Coulee, WA | Design-Build
Renovation of former elementary school into an assisted living facility.

KAMIAK ELEMENTARY SCHOOL*
Pullman, WA | Design-Bid-Build
New 67,000 SF two story elementary school.

WASHINGTON STATE UNIVERSITY CHAMPIONS CENTER
Pullman, WA | Progressive Design-Build
A 9,000 SF remodel of the physical education building for a student athlete hub.

PLASTIC SURGERY NORTHWEST
Spokane, WA | Negotiated
Occupied renovation and addition of 17,000 SF medical facility over four phases.

MARIMN HEALTH COEUR CENTER CONCESSIONS BUILDING AND MAINTENANCE FACILITY
Worley, ID | Design-Bid-Build & Design-Build
New 2,353 SF concessions building and 3,200 SF Maintenance Facility.

KOOTENAI PHARMACIES - HAYDEN & POST FALLS
Hayden & Post Falls, ID | Negotiated | [Architects West](#)
Pharmacy renovations consisting of 1,750 SF and 1,900 SF.

*project completed with previous company



EMAIL: jchrisman@walkerconstructioninc.com

PHONE: 509.721.1890

EDUCATION:

BS in Construction Management,
Central Washington University

CERTIFICATIONS:

Certified Construction Manager (CCM)
DBIA Certified Professional (DBIA)
Project Management Professional Certification (PMP)
Certified Public Contractor
QC Certified
LEAN Champion

QUALIFICATIONS:

40+ Alternative Delivery Projects
Past-President, Inland Northwest Chapter,
Design-Build Institute of America



Marimn Health Wellness Center
01.21.26 LJSD - Approve/Deny CM Services



EMAIL: hchambers@walkerconstructioninc.com

PHONE: 509.724.1615

EDUCATION:

BS in Construction Management,
Eastern Washington University

CERTIFICATIONS:

Certified Construction Manager (CCM)

ASHE Certified

USACE QCM Certified

CESCL Certified

HUNTER CHAMBERS | PROJECT MANAGER & ESTIMATOR

Hunter is an experienced project manager with a proven background delivering public-sector and K-12 projects through the CM/GC and GC/CM delivery methods. He is recognized for building strong working relationships with owners, design teams, and trade partners, which supports clear communication and effective coordination throughout complex, multi-phase projects. His approach emphasizes early analysis of contract documents and constructability considerations to reduce risk and support informed decisions as projects advance. Hunter consistently applies disciplined cost and schedule oversight while adapting to evolving site conditions and stakeholder needs. Through steady leadership and a collaborative mindset, he helps guide project teams toward successful outcomes that align with school district priorities and long-term facility goals.

ROLE: Hunter will be responsible for creating detailed estimates, menu pricing, and betterment options for the Lakeland School District No. 272: State Bond Projects, while also managing the associated risks, opportunities, and contingencies. He will ensure the timely completion of project milestones by closely monitoring the Project Master Schedule. Hunter will oversee the Decision Log to track all ideas that contribute to the validation of the project scope. He will lead OAC meetings to ensure alignment between all parties involved and guarantee the project's objectives are met. Additionally, Hunter will ensure rigorous documentation and quality control procedures are in place to deliver a project that aligns with Lakeland School District's needs.

SELECT PROJECT EXPERIENCE:

BEZOS ACADEMY*

Pasco, WA | Design-Bid-Build

An 8,000 SF complete interior remodel for a new preschool.

SALK MIDDLE SCHOOL*

Spokane, WA | GC/CM

New 97,000 SF Middle School. (Completed as a project engineer).

NORTHWOOD MIDDLE SCHOOL*

Spokane, WA | GC/CM

New 115,000 SF middle school and a 16,000 SF existing gymnasium remodel. (Completed as a project engineer).

EVERGREEN MIDDLE SCHOOL*

Spokane, WA | GC/CM

Modernization of 76,000 SF middle school with a 27,000 SF addition. (Completed as a project engineer).

CTCR LIHEAP BUILDING RENOVATION

Nespelem, WA | Design-Bid-Build | **Architects West**
Renovation and alteration of 15,000 SF food distribution facility.

**project completed with previous company*

CTCR NESPELEM LONGHOUSE (in progress)

Nespelem, WA | GC/CM

New construction 30,000 SF community and event center, with a renovation to existing community center.

DAVE & BUSTER'S

Spokane Valley, WA | Negotiated

New construction, single-story 25,000 SF restaurant and entertainment building.

THRIVE INTERNATIONAL APARTMENTS (in progress)

Spokane, WA | Negotiated

New construction 48-unit apartment complex spanning 34,000 SF and three stories.

COSECHA COURT II PHASE III

Granger, WA | Design-Build

Two new, two-story dormitory style buildings covering over 11,000 SF.

Asotin County Justice Complex*

Clarkston, WA | GC/CM

New 40,000 SF building to house all sheriff staff for the County of Asotin and over 150 beds for inmates.

Various Whitman College Projects*

Walla Walla, WA | Negotiated

Multiple occupied renovations in various buildings across campus.



CTCR LIHEAP Building Renovation
01.21.26 LJSD - Approve/Deny CM Services



EMAIL: bharris@walkerconstructioninc.com

PHONE: 509.979.4898

INDUSTRY EXPERIENCE:

39 years | Employed with Walker since 1990

CERTIFICATIONS:

OSHA 10

CPR/First Aid

Certified Erosion and Sediment Control Lead

Supervisor Training

QUALIFICATIONS:

4 CM/GC & GC/CM Projects

8 K-12 School Projects

BILL HARRIS | SUPERINTENDENT

Bill is a highly respected superintendent with extensive experience delivering complex, multi-phase renovation projects. He is consistently recognized by owners and design partners for his ability to uphold exceptional workmanship while maintaining firm control of cost and schedule. Bill brings a thoughtful, proactive approach to construction that emphasizes coordination, planning, and accountability across all trades. His leadership style encourages strong working relationships and clear expectations, allowing subcontractors to perform at a high level and keep work progressing smoothly. Bill places a strong emphasis on communication and collaboration, ensuring stakeholders remain informed and confident from preconstruction through closeout.

ROLE: Bill will be responsible for on-site scheduling, inspections, and jobsite safety, as well as direct supervision of the foreman and subcontractors. Bill will schedule subcontractors, consultants, and vendors using the critical path method to ensure timely completion and will coordinate required inspections with permitting agencies. He will work tirelessly to avoid or minimize any disruptions during all phases of construction. Bill's ability to accurately and effectively communicate with Lakeland School District will prove to be one of his most valuable assets to the overall project.

SELECT PROJECT EXPERIENCE:

LUTACAGA ELEMENTARY SCHOOL

Othello, WA | GC/CM** | [Architects West](#)

Extensive renovation and addition of an occupied 51,800 SF elementary school broken up over six phases.

LIND-RITZVILLE HIGH SCHOOL

Ritzville, WA | Design-Bid-Build | [Architects West](#)

Complete interior renovation of a 34,000 SF high school.

OTHELLO HIGH SCHOOL CLASSROOM ADDITION

Othello, WA | Design-Bid-Build | [Architects West](#)

New stand-alone 10,000 SF building with 6 classrooms.

WASHINGTON ELEMENTARY SCHOOL

Wenatchee, WA | GC/CM**

New 73,000 SF elementary school.

CASTLE ROCK EARLY CHILDHOOD LEARNING CENTER

Wenatchee, WA | GC/CM**

Modernization of 10,360 SF building serving special education and early childhood development programs.

GONZAGA UNIVERSITY BOLLIER CENTER & HERAK CENTER RENOVATIONS

Spokane, WA | Negotiated

Interior renovation of three laboratory spaces (1,860 SF, 1,251 SF, 1,860 SF) within two buildings. Work occurred during the summer to avoid conflicting class schedules.

FREEMAN ELEMENTARY SCHOOL

Rockford, WA | Design-Bid-Build

Modernization and expansion of elementary school from 32,000 SF to 45,000 SF.

SPOKANE PUBLIC LIBRARY - CENTRAL

Spokane, WA | GC/CM

Complete interior renovation of Spokane's three-story, 117,000 SF downtown library.

HIFUMI EN APARTMENTS (in progress)

Spokane, WA | Negotiated

Two-phased, new construction 88-unit apartment building on an occupied campus.

EXOTIC METALS MANUFACTURING FACILITY 1.0

Airway Heights, WA | Design-Build

New 150,000 SF concrete tilt-up aerospace manufacturing facility.

EXOTIC METALS MANUFACTURING FACILITY 2.0

Airway Heights, WA | Design-Bid-Build

New 175,000 SF concrete tilt-up aerospace manufacturing facility.

GONZAGA UNIVERSITY HUMANITIES BUILDING

Spokane, WA | Negotiated

Renovation of Jesuit residence into an administration building.



Castle Rock Early Childhood Learning Center
01.21.26 LJSD - Approve/Deny CM Services

**project completed as a joint venture
Page 142 of 283



EMAIL: jstachurski@walkerconstructioninc.com

PHONE: 509.824.2116

INDUSTRY EXPERIENCE:

30 years | Employed with Walker since 2020

CERTIFICATIONS:

OSHA 10

Forklift

JOSH STACHURSKI | PROJECT ENGINEER

Josh is a construction professional with more than 30 years of industry experience, including over eight years supporting complex projects as a Project Engineer. He brings a strong understanding of project documentation, design coordination, and technical review developed through hands on involvement across multiple phases of work. His experience with renovation projects has reinforced the importance of planning, sequencing, and adaptability, particularly within active facilities. Josh approaches each assignment with careful attention to constructability, applicable codes, and evolving project requirements. Known for his reliability and steady approach, he contributes to project teams through clear thinking, follow through, and a commitment to continuous improvement.

ROLE: Josh will maintain the flow of both information and document control throughout the project. He will be hands-on in ensuring that during preconstruction and construction stages, RFIs, submittals and plan updates get distributed promptly to the appropriate team members. His commitment to quality control, steady communication, and getting the right information to the right people will be a major contribution to the overall success of the Lakeland School District No. 272: State Bond Projects.

SELECT PROJECT EXPERIENCE:

SPOKANE PUBLIC LIBRARY - CENTRAL

Spokane, WA | GC/CM

Complete interior renovation of Spokane's three-story, 117,000 SF downtown library.

KITTITAS VALLEY HEALTHCARE HOSPITAL

Ellensburg, WA | Design-Bid-Build

Occupied, nine phase project included a complex 14,800 SF expansion and 15,465 SF occupied renovation of the hospital's existing surgical wing.

GONZAGA UNIVERSITY BOLLIER CENTER TI

Spokane, WA | Negotiated

Interior build-out of a new 1,860 SF biomedical teaching lab with three associated research labs, along with a 1,251 SF materials research laboratory and office with work occurring during summer to avoid conflicting class schedules.

GONZAGA UNIVERSITY HERAK CENTER TI

Spokane, WA | Negotiated

An 1,860 SF tenant improvement project that converted an existing shell space into a new classroom, conference room, private offices, and shared office area with work occurring during summer to avoid conflicting class schedules.

GONZAGA UNIVERSITY FRESHMAN DORM RENOVATIONS

(in progress)

Spokane, WA | Negotiated

Upgrade multiple dorms focusing on restrooms, kitchens, and lounges. Work will occur during the next three summers.

SCHWEITZER RESORT HUMBIRD HOTEL PODIUM

Sandpoint, ID | Negotiated

New 10,000 SF concrete parking garage and mechanical spaces under a 10,000 SF post-tensioned deck.

NORTH IDAHO COLLEGE DENTAL CLINIC RENOVATION

Coeur d'Alene, ID | Design-Bid-Build

Winton Hall at North Idaho College was transformed from a physical education/office space to a 4,000 SF active teaching dental clinic.

WESTVIEW COURT ASSISTED LIVING RENOVATION

Spokane, WA | Design-Build

Interior build-out of a 10,405 SF space into a 16-bed enhanced services facility.

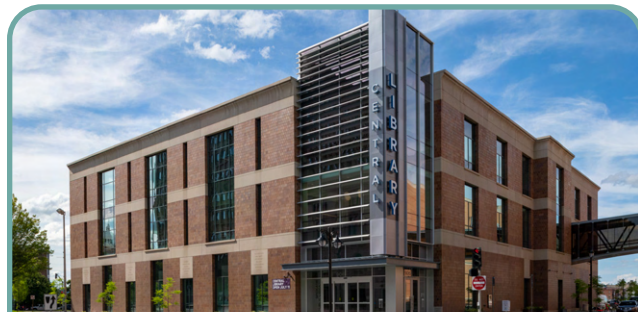
CHENEY AQUATIC CENTER

Spokane, WA | Design-Bid-Build

New aquatic center with two pools, a waterslide, and a 5,000 SF building.



Gonzaga University Bollier Center



Spokane Public Library - Central
01.21.26 LJSD - Approve/Deny CM Services

Team Organizational Chart:



Walker Construction's organizational structure for the Lakeland School District CM/GC program is intentionally designed to provide clear lines of responsibility, efficient decision making, and consistent support throughout both preconstruction and construction. The structure emphasizes collaboration, accountability, and continuity, while avoiding duplication of effort across roles.

At the executive level, **Justin Paine, Principal In Charge**, provides overall leadership and strategic oversight for the program. His role focuses on maintaining alignment between Lakeland School District's objectives, contractual requirements, and Walker Construction's delivery approach. He serves as a senior resource to the project team and ensures that the appropriate leadership and support are in place throughout the duration of the work.

Josh Chrisman, Executive Project Manager, provides high level CM/GC expertise and technical leadership to the project team. In this role, Josh supports the overall delivery strategy, helps guide complex construction management decisions, and ensures that Walker's CM/GC processes are applied consistently across all phases and project sites. His involvement strengthens continuity between preconstruction planning and field execution.

Primary responsibility for day-to-day project administration rests with **Hunter Chambers, Project Manager & Estimator**. Hunter serves as the central point of coordination for the design team, consultants, subcontractors, and internal Walker resources. His role emphasizes integration of cost, schedule, scope, and documentation to ensure that project decisions are tracked, communicated, and implemented effectively.

On-site leadership is provided by **Bill Harris, Superintendent**, who directs daily construction activities and coordinates field operations. Bill's role focuses on maintaining safe, organized, and efficient job sites while supporting phased construction and occupied campus requirements. He works closely with the Hunter to translate schedules and plans into effective field execution.

The project team is further supported by **Josh Stachurski, Project Engineer**, who assists with document control, coordination, and information flow. This role supports the broader team by helping maintain organization, responsiveness, and clarity throughout both preconstruction and construction.

In addition to the core project staff, Walker Construction's home office resources provide scheduling, safety, QA/QC, and administrative support as needed. This structure allows the project team to remain focused on execution while drawing on specialized expertise when appropriate. The result is a cohesive, well supported team that remains aligned with Lakeland School District's goals and the collaborative intent of the CM/GC delivery method.

01.21.26 LJSD - Approve/Deny CM Services





5. TOTAL PROJECT BUDGET CONTROL

01.21.26 LJSD - Approve/Deny CM Services



Walker approaches budget control as a continuous, transparent process that begins during preconstruction and continues through final closeout. Our goal is to provide the Lakeland School District with clear, accurate information that supports informed decision making at every stage of the project.

Cost estimating is performed at each design milestone using detailed quantity takeoffs, current market pricing, and input from qualified trade partners. Estimates are structured to align with the project cost matrix, allowing for clear tracking of construction costs, fees, contingencies, allowances, permits, and reimbursable expenses. As designs evolve, we clearly identify cost drivers and explain the reasons for changes between estimates.

Value Engineering and Target Value Design are integral parts of our cost management approach. We work collaboratively with Architects West to evaluate alternatives that improve cost efficiency while maintaining performance, durability, and life cycle value. These discussions are documented so the Lakeland School District can clearly understand the implications of each option.

Once a GMP or negotiated construction budget is established, we implement disciplined cost tracking and reporting. Lakeland School District receives regular cost reports that include committed costs by bid package, forecasted final costs, contingency usage, and potential changes. This reporting provides full visibility into the financial status of the project.

Change management is handled proactively and transparently. Potential changes are identified early, priced promptly, and discussed collaboratively. We focus on avoiding surprises and ensuring that Lakeland School District understands both the cost and schedule implications of proposed changes before decisions are made.

Throughout construction, we maintain and update the Risk and Opportunities Log to track emerging issues and potential savings. Our objective is not simply to stay within budget, but to maximize the value of Lakeland School District's investment while maintaining accountability and clarity.

Washington State University Champions Center



Walker oversaw the renovation of this 9,000 SF project transforming a former racquetball court within the Physical Education Building at Washington State University. This center is tailored to meet the diverse needs of WSU student athletes, focusing on academics, mental health, professional development, nutrition, and collaborative communication.

Following the award, our design-build team evaluated two new sites and developed budgets based on the owner's program needs, but both exceeded available donor contributions. Although WSU considered delaying the project to secure more funding, the immediate need for the facility to support student-athlete success prompted a shift in direction. We collaborated with WSU to explore renovating vacant space in the existing Physical Education Building, which offered proximity to related services. After thorough analysis, we delivered a solution that met program needs within budget and allowed for future expansion. As risks decreased during the renovation, we reallocated contingency funds to include deferred scope items and enhancements, maximizing project value and outcomes.

FINAL PROJECT VALUE: \$6,977,803

PROJECT DELIVERY TYPE:
Progressive Design-Build

TEAM MEMBERS INVOLVED:
Justin Paine, Josh Chrisman

Eastlick Hall - Teaching Lab Renovations - OPTION 1

Preliminary Scope of Work - M&P
Aaron Donnelly, 12/30/2021

OPTION 1 Item #1 - Merge Rm 162 and 166

Demo HVAC:

- (Qty 4) return grilles and (Qty 10) linear diffusers
- (Qty 3) dual duct mixing boxes in ceiling space (see note 1)
- (Qty 2) supply grilles, ducts and volume regulators in ceiling of 164
- Refrigerated box and cooling unit that makes up 164
- (Qty 3) thermostats.
- Fume hood in 162. Cap duct in ceiling.

New HVAC

- (Qty 3) 24x24 Return grilles and (Qty 12) 12" Titus MCD diffusers
- (Qty 3) VAV dual duct terminal units, two Titus DEDV size 14 and one size 10 (see note 1)
- (Qty 1) Siemens DDC thermostat
- (Qty 3) Siemens DDC dual duct terminal unit control modules (see note 2)
- (Qty 1) Occ sensor for occupied/unoccupied HVAC control (see note 3)
- (Qty 7) Fire damper inspections to ensure they are all fully open
- TAB

Demo PLB:

- (Qty 4) island bench plumbing services (G.A) in 162. Cap in ceiling space below.
- (Qty 2) water tables and associated undercounter chillers, piping, components in both 162 and 166.
- All plumbing (CW, HW, W/V, G.A, Vac) along north and south side bench tops in both 162 and 166.
- Umbilicals to be removed and services capped in ceiling above/below except for the umbilicals on south wall of 162 and north wall of 166 to remain.
- Plumbing to fume hood.
- Single plumbing pipe on north wall of 162A
- All plumbing in 164 refrigerated box room including refrigerant piping to water cooled condensing unit located in the chase of SE corner of building. Cut and cap condenser water supply/return at compressor unit.

Narrative Scope Options Example
01.21.26 LJSD - Approve/Deny CM Services

JOB NAME: WSU Eastlick Teaching Lab Renovation - Buy Up Menu Items
BID DATE & TIME: 1/5/2022

Total with
Burden/Permits/Contingency/
OH&P/Bond Room Total

Section	DESCRIPTION	Quantity		
1	AHU-4 Upgrades	4	\$0	\$51,400
2	15 Change Supply Fan Motor to Variable Speed - HVAC	1	\$19,717	
3	15 Change Supply Fan Motor to Variable Speed - Controls	1	\$26,198	
4	15 Change Supply Fan Motor to Variable Speed - Line Voltage Electrical	1	\$5,485	
5	Rooms 166A & 166AC Lab Prep Merge (included in Base for Option 1)	0	\$0	\$204,853
6	02 Abatement	1	\$8,523	
7	02 Demo	1	\$2,631	
8	03 Concrete Floor Patch	1	\$1,932	
9	08 Doors, Frame & Hardware	1	\$3,880	
10	09 Framing, GWB & Paint	1	\$14,029	
11	09 ACT Ceiling Replacement	1	\$6,145	
12	09 LVT Flooring	1	\$4,748	
13	10 Misc. Specialties	4	\$803	
14	10 Fire Extinguishers and Cabinet	1	\$251	
15	10 Room Signage	3	\$481	
16	11 Open tall Cabinets - 48" x 22"	2	\$4,114	
17	11 Tall Cabinets - 36" x 22"	3	\$5,733	
18	11 Perimeter Casework 30" w/ Open base	4	\$3,300	
19	11 Perimeter Casework 42" w/ Open base	3	\$2,754	
20	11 Perimeter Casework 36" w/ Open base	3	\$2,616	
21	11 Perimeter Worksurface - 1" Black Black Phenolic	31	\$7,583	
22	11 Upper Cabinets 30" h x 12-3/4" d - Open 18"	1	\$684	
23	11 Upper Cabinets 30" h x 12-3/4" d - Open 3"	4	\$3,185	
24	11 Upper Cabinets 30" h x 12-3/4" d - Open 36"	4	\$3,322	
25	11 Perimeter Casework 3" Sink unit	1	\$1,066	
26	11 Sinks (1) per side of room	1	\$748	
27	11 Umbilical 5" d x 30" wide (not shown?)	1	\$1,176	
28	11 Fixtures (HW/CW, DL Deck mounted eyewash) (1) set per side of room	1	\$2,064	
29	11 Pegboard	1	\$1,214	
30	15 Fire Sprinkler Revisions	1	\$4,469	
31	15 HVAC Modifications	1	\$34,946	
32	15 Plumbing/Piping Modifications	1	\$22,972	
33	15 HVAC Controls Modifications	1	\$28,225	
34	16 Electrical - Lighting Replacement	1	\$10,969	
35	16 Electrical - Power Systems Modification	1	\$10,969	
36	16 Electrical - Fire Alarm System Modification	1	\$6,562	
37	16 Electrical - Telecom WAPs (Wireless data system only)	1	\$4,388	
38	16 Electrical - Card Access Raceway (Hardware and Equipment by others)	1	\$0	
39	Room 192 (Does Not Include Prep Room 192A)	0	\$0	\$378,443
40	02 Abatement	1	\$9,041	
41	02 Demo	1	\$7,548	
42	03 Concrete Floor Patch	1	\$5,032	
43	08 Doors, Frame & Hardware	3	\$11,640	

Menu Pricing Example

Selkirk Middle School



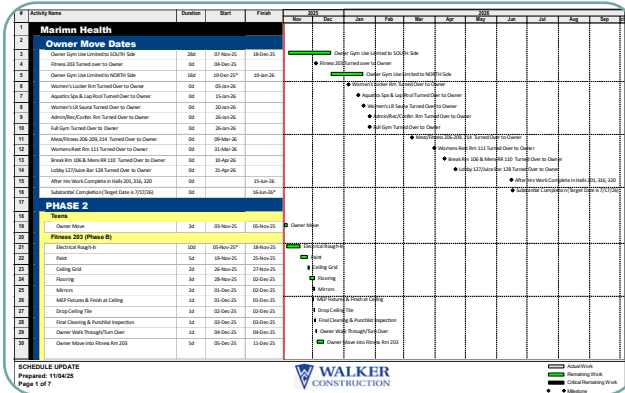
6. SCHEDULING

01.21.26 LJSD - Approve/Deny CM Services

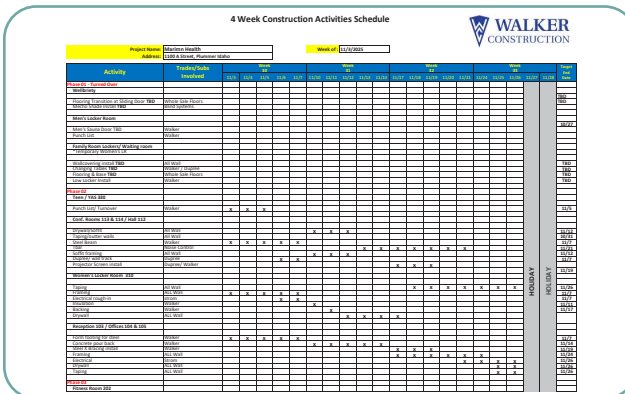


WALKER
CONSTRUCTION

Scheduling is a critical component of Walker's project management approach. We view the schedule as an active planning and communication tool that guides decision making and supports accountability.



Master Schedule



Four-Week Look-Ahead



Superintendent, Bill Harris, utilizing the pull planning method.
01.21.26 LJSD - Approve/Deny CM Services

During preconstruction, we work with the design team and key trade partners to develop milestone and detailed schedules that reflect the realities of phased construction, occupied facilities, and limited construction windows. Particular attention is given to summer work, long lead procurement items, and coordination with academic calendars.

As previously mentioned, we utilize industry standard scheduling software Primavera P6 to develop logic driven schedules that clearly identify critical path activities and key milestones. Schedules integrate design activities, procurement, permitting, mobilization, construction sequencing, commissioning, and closeout to provide a comprehensive view of the project timeline.

Schedules are updated regularly and reviewed with the project team to monitor progress and identify potential impacts. When challenges arise, we work proactively to adjust sequencing, add resources where appropriate, and implement recovery strategies to protect critical milestones. The use of four-week look-ahead schedules and pull planning sessions keeps field progress aligned with overall milestones.

Schedule compliance is reinforced through clear contract requirements, regular coordination meetings, and consistent field oversight. Bill Harris and Hunter Chambers monitor progress daily and address issues early, before they affect the overall schedule.

Walker has extensive experience managing complex, multi-phase projects where coordination and timing are essential. This experience allows us to help Lakeland School District maintain predictable schedules while remaining flexible enough to respond to changing conditions and priorities.

Plastic Surgery Northwest



Plastic Surgery Northwest, which houses the largest group of board-certified plastic surgeons and med-spa physicians in the Inland Northwest, sought to expand its original 1989-built 10,000 SF facility to 17,000 SF. The technically complex expansion was delivered one month ahead of schedule, completing a 21-month, four-phase construction plan while maintaining full facility operations.

Interior renovations were carefully phased to exclude all operating rooms, exam rooms, and patient recovery areas, ensuring uninterrupted patient care throughout construction. Work included demolition, foundations, framing, roofing, drywall, ceilings, painting, flooring, casework, and comprehensive MEP upgrades, with each phase following a finish-to-start sequence coordinated closely with Plastic Surgery Northwest's operations team and ownership. The project also included construction of a two-story addition for Spa Pavone, modernized interior and exterior finishes, new roofing, and enhanced landscaping, allowing Plastic Surgery Northwest to continue providing comprehensive cosmetic and reconstructive services without disruption.

FINAL PROJECT VALUE: \$8,315,874

PROJECT DELIVERY TYPE: Negotiated

TEAM MEMBERS INVOLVED: Justin Paine, Josh Chrisman, Bill Harris

RELEVANT CASE STUDY: Marimn Health Wellness Center Renovation

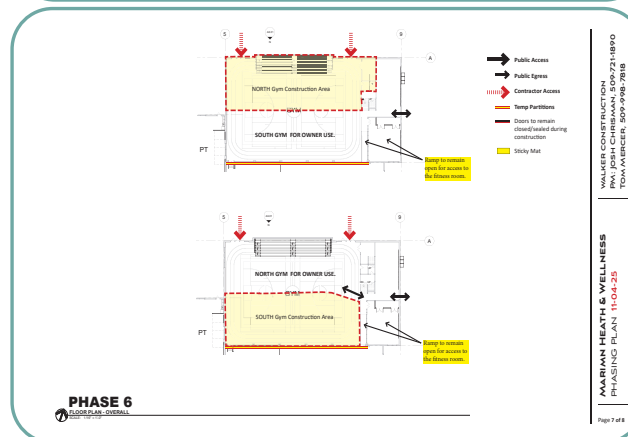
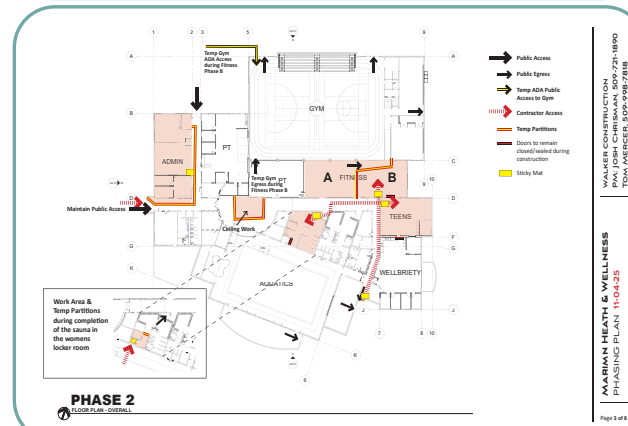
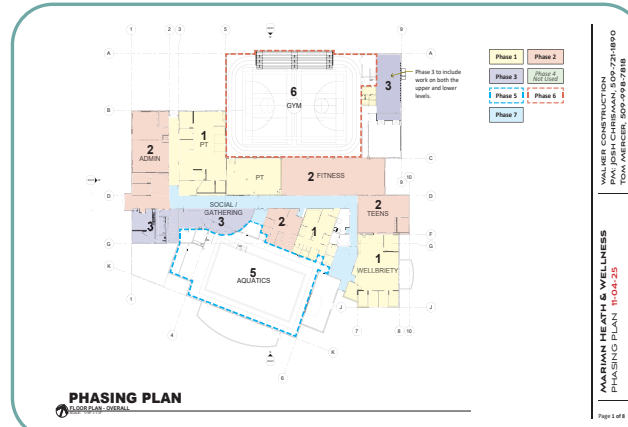
A recent example of Walker's scheduling and phasing expertise is the Marimn Health Wellness Center Renovation, a CM/GC project being delivered in collaboration with Architects West in Plummer, ID. The project consists of a seven-phased, occupied renovation of a 42,000 SF fitness, concessions, and aquatic center with a construction value of approximately \$9.5 million.

From the outset, the project presented significant scheduling and operational challenges. The facility remained active throughout construction, requiring careful coordination to maintain safe public access while allowing construction activities to proceed efficiently. We worked closely with Marimn Health and Architects West during preconstruction to develop detailed, phase specific schedules and logistics plans that clearly defined access routes, temporary closures, and turnover milestones for each phase.

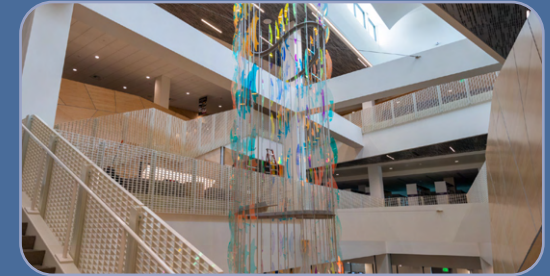
These detailed phasing plans became a central communication tool for the project. They were used to align the owner, design team, subcontractors, and facility operators around a shared understanding of sequencing and expectations. By clearly defining work boundaries and phase durations, the team was able to reduce downtime between phases, improve subcontractor coordination, and minimize disruptions to ongoing operations.

Although the contract completion date for the project is November 2026, the project is currently tracking toward an April 2026 completion. This schedule improvement is directly tied to early planning, disciplined schedule management, and continuous communication throughout design and construction. The Marimn Health Wellness Center Renovation demonstrates Walker's ability to use detailed phasing, collaborative CM/GC delivery, and active schedule control to achieve meaningful schedule gains on complex, occupied renovation projects.

01.21.26 LJSD - Approve/Deny CM Services



Spokane Public Library - Central



The 117,000 SF, three-story renovation of Spokane's Downtown Library, now renamed Central Library, transformed the mid-1990s building into a modern community hub. The updated facility features computer and business labs, program rooms, retail spaces, a café, a river-themed Children's Discovery space, recording and music studios, video and live radio broadcast studios, and a 300-person social hall. New staircases improve connectivity between floors, while outdoor plazas and walkways strengthen the library's connection to downtown Spokane and reinforce its role as a central gathering place.

As a major public landmark serving thousands of visitors daily, the project required careful planning to manage a temporary closure and construction in a highly trafficked area. The GC/CM delivery method allowed Walker to play an active role in scheduling, traffic coordination, obstruction permitting, and other critical preconstruction efforts. Early collaboration with the design team and city officials supported coordination with nearby projects, while constructability input and the use of advanced tools such as laser scanning ensured precise installation of complex interior elements. The result is a modernized Central Library that enhances functionality and community engagement.

FINAL PROJECT VALUE: \$23,329,492

PROJECT DELIVERY TYPE: GC/CM

TEAM MEMBERS INVOLVED:

Justin Paine, Bill Harris, Josh Stachurski



7. HOME OFFICE SUPPORT

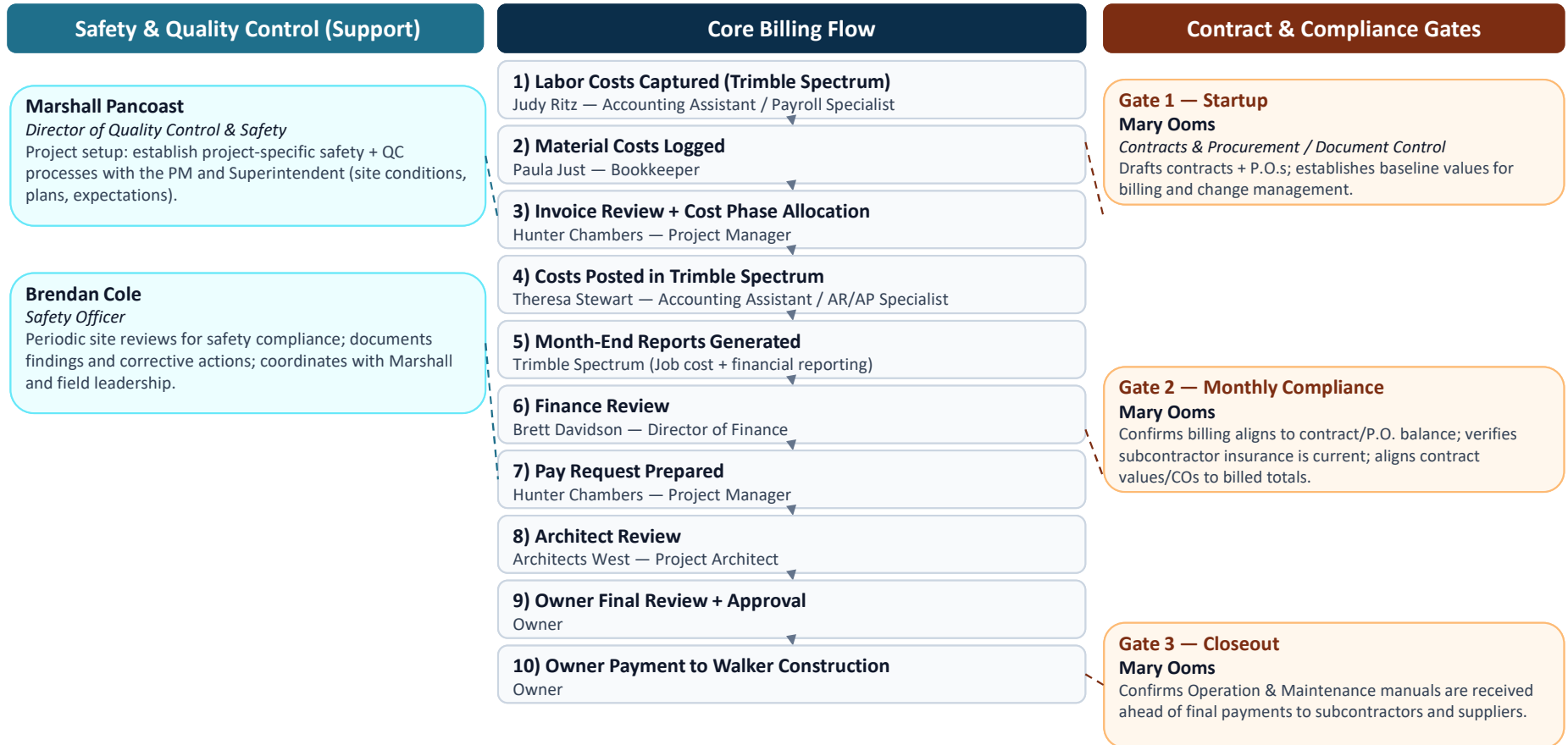
01.21.26 LJSD - Approve/Deny CM Services



Walker Construction Home Office Support Workflow

Core billing flow with safety/QC support and contract compliance gates

Legend: Solid arrows = core billing flow • Dotted arrows = support / compliance gates



Version: 2026-01-05



CTRC LIHEAP Building Renovation

The Confederated Tribes of the Colville Reservation (CTCR) Low Income Home Energy Assistance Program (LIHEAP) Building Renovation consisted of a comprehensive renovation of an existing 15,000 SF steel warehouse supporting a food distribution program. The scope included selective interior demolition, followed by a full rebuild to reconfigure the facility for modern office and warehouse operations. Upgrades also included the installation of a new HVAC system.

ARCHITECT: Architects West

FINAL PROJECT VALUE: \$3,829,320

PROJECT DELIVERY TYPE: Design-Bid-Build

TEAM MEMBERS INVOLVED: Justin Paine, Josh Chrisman, Hunter Chambers



8. PAST PERFORMANCE

01.21.26 LJSD - Approve/Deny CM Services





MEDICAL LAKE MIDDLE SCHOOL | MEDICAL LAKE, WA

OWNER:

Medical Lake School District No. 326

ARCHITECT:

Architects West

FINAL PROJECT VALUE:

\$12,903,565

BUILDING SIZE:

46,000 SF Addition & 22,000 SF Modernization

PROJECT DELIVERY TYPE:

Design-Bid-Build

TEAM MEMBERS INVOLVED:

Justin Paine

This project involved a major expansion and modernization of an occupied middle school campus, including a 46,000 SF addition and extensive renovations to the existing facility completed within a highly compressed summer schedule. More than 20,000 SF of the existing building was modernized in 40 days to ensure the school was ready for students at the start of the academic year.

The scope also included a comprehensive transformation of the site, encompassing approximately 26 acres of campus improvements. Work featured significant site reconfiguration to create performance-level baseball, softball, soccer, and football fields, as well as the reconfiguration of the existing bus barn and construction of new fueling stations serving the entire school district's bus fleet. Additional work included demolition of the former Medical Lake Elementary School.

The project team navigated several complex challenges, including unsuitable and contaminated soils, significant groundwater issues, and the unexpected excavation of approximately 4,000 cubic yards of rock. Despite these conditions, the project was successfully delivered through careful coordination, aggressive scheduling, and proactive problem-solving on a live, occupied campus.



01.21.26 LJSD - Approve/Deny CM Services



WEST VALLEY HIGH SCHOOL | YAKIMA, WA

OWNER:

West Valley School District No. 208

ARCHITECT:

Architects West

FINAL PROJECT VALUE:

\$45,632,824

BUILDING SIZE:

240,000 SF

PROJECT DELIVERY TYPE:

GC/CM

TEAM MEMBERS INVOLVED:

Justin Paine

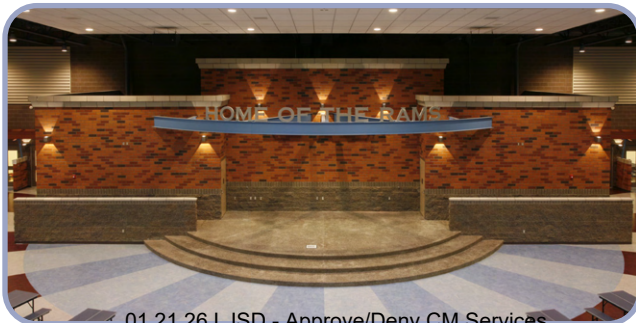
This GC/CM project involved the construction of a 240,000 SF state-of-the-art high school on approximately 46 acres of previously undeveloped land. Extensive site development included moving over 250,000 cubic yards of material to prepare the building pad and support the overall campus layout.

The two-story steel and concrete masonry facility was designed to accommodate 1,500 students and includes 50 classrooms, eight science laboratories, seven computer labs, vocational-technical space, a 500-seat auditorium, and a full-size gymnasium with an elevated running track. The school also provides administrative offices, instructional support areas, and flexible multi-purpose and community spaces. Athletic site improvements included two performance baseball fields, two performance softball fields, a practice infield, four press boxes, eight dugouts, batting cages, a maintenance building, and a concessions building. The facility is equipped with gas-fired rooftop HVAC units, a comprehensive lighting control system, and fully integrated security and surveillance systems throughout.

Walker provided a comprehensive suite of preconstruction services throughout the design phase, including participation in design meetings, constructability reviews, detailed scheduling, estimating, value engineering, bid services, and active promotion of the project to the construction community to ensure strong subcontractor engagement and competitive pricing. A formal value engineering study was conducted that generated and priced 111 individual ideas. Of these, 73 were incorporated into the final design, resulting in a total project savings of \$2,812,000 while maintaining the project's performance, quality, and long-term value.

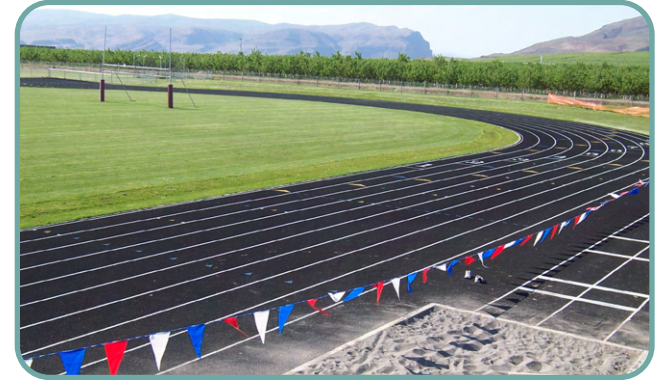
Scheduling efforts began early in design and allowed the team to perform in-depth construction phase studies, coordinate design team efforts, and identify equipment and materials with long lead times. To mitigate schedule impacts, the team developed multiple bid packages and strategically implemented ten early bid packages, allowing construction to begin prior to completion of the full building design. Mass excavation was bid and started months before final drawings were complete, enabling the team to secure site contractors before seasonal capacity constraints and gain a critical early start on site work in the spring.

The project's original estimate was \$54 million and the original GMP of \$48.7M. Through early planning, effective value engineering, and strategic procurement, the final contract price was reduced to \$45.6M, delivering significant cost savings to the owner. Through effective coordination and collaboration, the project team accelerated the construction schedule, completing the project four months ahead of schedule.



01.21.26 LJSD - Approve/Deny CM Services

*Completed Page 156 of 288



WAHLUKE HIGH SCHOOL | MATTAWA, WA

OWNER:

Wahluke School District No. 73

ARCHITECT:

Architects West

FINAL PROJECT VALUE:

\$16,147,806

BUILDING SIZE:

120,000 SF

PROJECT DELIVERY TYPE:

GC/CM

TEAM MEMBERS INVOLVED:

Justin Paine

Wahluke High School was the first project in Washington state to be delivered using a GC/CM delivery method. Walker lead the team through preconstruction, bid procurement, construction, and closeout in close collaboration with the project architect, Architects West. The 120,000 SF, state-of-the-art high school was completed on budget and four months ahead of schedule. The campus features a performing arts auditorium, an 18,000 SF gymnasium, a distinctive circular commons, 33 classrooms, a greenhouse, new landscaping, and parking for 392 vehicles. Site development included new track, softball, and soccer fields. The building is constructed of CMU walls and metal stud framing with brick veneer, supported by a metal joist and deck roof system.

As is typical in most negotiated contracts, the Wahluke High School project started off with Walker working through a set of conceptual and early schematic design drawings to establish our early estimate of \$15,600,000. As we entered the design development stages, we started noticing a very uncomfortable trend in the steel markets. In fact, the steel market had spun uncontrollably upward and, in some cases, our steel suppliers were only able to hold their quotes for 24 hours. This phenomenon was something that we had not seen in over 15 years and it affected our budgets for structural steel, steel decking, steel studs, HVAC, hollow metal frames and electrical. Walker worked hand-in-hand with Architects West to overcome this potentially devastating set of circumstances.

As the design team started making cuts to scope, adding potential alternates, and modifying earlier decisions about the use of certain materials and possible substitutions, we continually modified our estimates, ran comparison costs and continued to monitor all of the markets. We also intentionally delayed the competitive bid schedule to allow for the markets to settle down and stimulate more competition. In the end, the project MACC was established at \$15,921,000 and after a wonderfully competitive bid process the project came in under budget and the owner was able to pick up an additional \$1,200,000 worth of alternates.

In addition, well-planned bid packages exploited every opportunity to expedite work. This planning along with careful schedule analysis, monitoring, and enforcement allowed the project to be completed approximately four months ahead of schedule.



01.21.26 LJSD - Approve/Deny CM Services



LICENSING

01.21.26 LJSD - Approve/Deny CM Services





DIVISION OF OCCUPATIONAL & PROFESSIONAL LICENSES
Brad Little
Governor
Russell Barron
Administrator

State of Idaho Division of Occupational and Professional Licenses

11341 W Chinden Blvd.
PO Box 83720
Boise, ID 83720-0063
(208) 334-3233 dopl.idaho.gov

License ID: PWC-C-11914

CERTIFICATION OF RECORD

Date of Certification: 19-Aug-2025

Public Record

Licensee Name: WALKER CONSTRUCTION INC

License Type: Public Works Contractor - Class Unlimited

License Number: PWC-C-11914

Date of License Issuance: 01-Aug-1988

Expiration Date: 31-Aug-2026

Hours of CE (at the time of request): 0

License Status: Active

If you have any questions, please contact the Division at dopl.idaho.gov/online-services or by calling (208) 334-3233.

NOTE: The information contained on this letter is being made available as a public service by the Division of Occupational and Professional Licenses. The information on this letter is made public pursuant to the Idaho Public Records Law. The data is derived directly from individual license applications entered into the database. Licensing credentials are primary-source verified and thus can be considered primary source license verification. None of the content contained on this letter is intended to constitute legal or professional advice. Please note that some disciplinary actions against licensees may not appear immediately. Appeals, effective dates of orders and other administrative processes may delay posting on the information.

Russell Barron
Division Administrator



Division of Occupational and Professional Licenses
11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

WALKER CONSTRUCTION, INC.

Public Works Contractor - Class Unlimited License
PWC-C-11914

Issued: 02-Jul-2025 Expires: 31-Aug-2026

Renewal Required

Russell Barron
Administrator

Printed: 02-Jul-2025

Public Works Contractors License (PWCL) Board

WALKER CONSTRUCTION, INC.
Public Works Contractor - Class Unlimited License
PWC-C-11914

Expires: 31-Aug-2026

Russell Barron
Administrator

The Construction Manager Certification Institute

CCM

Certified Construction Manager

Joshua Chrisman

has voluntarily met the prescribed criteria of the CCM program with regard to formal education, practical experience and demonstrated capability and understanding of the construction management body of knowledge. The aforementioned individual has met the professional standards and demonstrated a commitment to providing the highest level of quality professional construction management services.

40528

CMCI #

Hamilton W. Jolley
CMCI Board of Governors Chair



DECEMBER 2024

Certification Date

DECEMBER 2027

Valid Through



State of Idaho Division of Occupational and Professional Licenses

11341 W Chinden Blvd.
PO Box 83720
Boise, ID 83720-0063
(208) 334-3233 dopl.idaho.gov

JOSHUA JAY CHRISMAN
PO BOX 3901
SPOKANE WA 99220-3901

Date: October 13, 2025
Letter ID: L0000778842
License ID: 5171844

Notice of License Certificate Public Works Construction Manager License

Dear JOSHUA CHRISMAN,

Congratulations! On behalf of the Public Works Contractors License (PWCL) Board, the Idaho Division of Occupational and Professional Licenses is pleased to let you know that your Public Works Construction Manager License has successfully been renewed and your license has been issued.

Your license certificate is on the following page.

Type: Public Works Construction Manager License
Number: 5171844
Expiration Date: 11-Dec-2026

You can access and manage your Public Works Construction Manager License by logging into the DOPL Online Services website at dopl.idaho.gov. If you haven't created an account yet, you can sign up from the same page. From your online profile you can view, download, or reprint your license or registration, renew when eligible, and update your contact information.

If you have questions, contact us on our website at dopl.idaho.gov or by calling (208) 334-3233.

Division of Occupational and Professional Licenses - dopl.idaho.gov

aL001

Division of Occupational and Professional Licenses
 11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

JOSHUA CHRISMAN

Public Works Construction Manager License
5171844

Issued: 13-Oct-2025 Expires: 11-Dec-2026

Renewal Required

Russell S. Barron
Russell S. Barron
Administrator

Printed: 13-Oct-2025

Public Works Contractors License (PWCL) Board

JOSHUA CHRISMAN
Public Works Construction Manager License
5171844

Expires: 11-Dec-2026

Russell S. Barron
Russell S. Barron
Administrator





Certified Construction Manager

ISSUED TO
Hunter Chambers



Issued on: 29 DEC 2025 | Expires on: 29 DEC 2028 | Issued by: CMAA
Verify: <https://www.credly.com/go/HSnlrMY>



State of Idaho Division of Occupational and Professional Licenses

Brad Little
Governor
Russell S. Barron
Administrator

11341 W Chinden Blvd.
PO Box 83720
Boise, ID 83720-0063
(208) 334-3233 dopl.idaho.gov

Date: December 30, 2025
Letter ID: L0000878196
License ID: 2171299

HUNTER ALAN CHAMBERS
1800 E TRENT AVE
SPOKANE WA 99202-2945

RE: Public Works Construction Manager License Application

Dear HUNTER CHAMBERS,

Congratulations! On behalf of the Idaho Public Works Contractors License (PWCL) Board, the Idaho Division of Occupational and Professional Licenses (DOPL) is pleased to issue you a(n) Public Works Construction Manager License to practice in the State of Idaho.

Public Works Construction Manager License Number: 2171299

Expiration date: 30-Dec-2026

Your license and license card is enclosed. You may reprint a copy of your Public Works Construction Manager License, by logging into DOPL Online Services edopl.idaho.gov. You may also manage your Public Works Construction Manager License from your online profile, including for renewals and to update contact information.

If you have questions, contact us on our website at edopl.idaho.gov or by calling (208) 334-3233.

Sincerely,

Russell S. Barron
Administrator

Division of Occupational and Professional Licenses - dopl.idaho.gov

mL056

Division of Occupational and Professional Licenses

11341 W Chinden Blvd. Boise, ID 83720-0063

dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

HUNTER CHAMBERS

Public Works Construction Manager License
2171299

Issued: 30-Dec-2025 Expires: 30-Dec-2026

Renewal Required

Russell S. Barron

Administrator

Printed: 30-Dec-2025

Public Works Contractors License (PWCL) Board

HUNTER CHAMBERS

Public Works Construction Manager License

2171299

Expires: 30-Dec-2026

Russell S. Barron

Administrator



PROJECT:

LAKELAND SCHOOL DISTRICT NO. 272
STATE BOND PROJECTS

Lakeland School District Office
Attn: Jessica Grantham
15506 N Washington Avenue,
Rahtrum ID

Halme Cascade General Contracting
725 N Stanley St. Suite A
Medical Lake, WA 9902
509-299-3202

TABLE OF CONTENTS

3	COVER LETTER
4	COMPLETED CM INFO
12	FIRM PROFILE
14	PROJECT APPROACH
17	PROJECT TEAM
34	PROJECT BUDGET CONTROL
35	SCHEDULING
36	HOME OFFICE SUPPORT
37	PAST PERFORMANCE
40	CLOSING



January 7, 2026

Lakeland School District Office
15506 N Washington Avenue,
Rahtrum ID

ATTN: Jessica Grantham

RE: Lakeland School District No. 272 Proposal

Dear Jessica Grantham, Lakeland School District Board members, Architects West, and additional project decision makers:

Halme Cascade delivers education campus upgrades with the responsiveness of a boutique firm and the execution strength of an experienced regional builder. We specialize in district-wide, occupied-site improvements that demand tight scheduling, proactive safety, and seamless coordination with facilities teams. Our portfolio includes phased, campus-active mechanical and miscellaneous upgrades for several districts. We have become their trusted partner they call upon. These upgrades were delivered in live educational environments, requiring careful planning around academic schedules, maintained access, and zero tolerance for avoidable disruption.

Our approach keeps leadership close, communication clear, and accountability direct — no distance, no guessing, no runaround. We operate as an extension of the owner's team, ensuring decisions align with long-term performance, budget transparency, and facility reliability.

While we are new to Idaho, we bring extensive campus upgrade experience throughout the Pacific Northwest and maintain strong relationships with trusted regional subcontractors and suppliers. These partnerships allow us to quickly assemble proven teams with confidence. We also partner with Turner & Townsend to support procurement compliance, high level owner alignment and reinforcing best practices.

Detailed project descriptions and supporting documentation follow on the next pages. Lakeland School District deserves a partner that shows up, follows through, and communicates without complication — that's how we build.

Sincerely,

Eric Halme
President & Project Executive

Phone: (509) 509-919-9803

Email: eric@halmecascade.com

LITIGATION DISCLOSURE STATEMENT

To Whom It May Concern,

Halme Cascade has no history of litigation, claims, or disputes initiated by or involving project owners. Since our establishment, we have delivered all projects through a service-first, collaborative approach, maintaining positive owner, architect, and consultant relationships throughout and beyond project completion.

We are currently in active litigation with a subcontractor on a recent project due to their failure to complete contracted scope of work, resulting in financial losses to Halme Cascade. This action was taken solely to recover incurred damages and to ensure issues were fully mitigated prior to creating any long-term operational or financial impact to the owner. At no time were owner interests, safety, schedule, or project deliverables left unresolved as a result of this matter.

Our firm's priority remains protecting project outcomes and stakeholders through early intervention, strategic mitigation, and accountability within the project team—reinforcing our commitment that owners are never placed in a position to absorb avoidable downstream impacts.

If you require any additional information, we would be happy to provide it.

Sincerely,

Kayla Golden-Baker
KaylaG@Halmecascade.com
509-743-6166

ERIC HALME**PRIMARY POINT OF CONTACT****CELL:** 509.919.9803**OFFICE:** 509.299.3202**EMAIL:** ERIC@HALMECASCADE.COM

725 N STANLEY ST STE A MEDICAL LAKE, WA 99022



You're not just a project, you're our partner

Halme Cascade General Contracting Company was established in 2021 with 15 current employees and over 100 years of combined experience in the construction industry, providing Construction Management and General Contracting for projects throughout the Inland Northwest. Led by Eric, Halme Cascade's passion is delivering exceptional customer service and building long-lasting relationships even after the project's life cycle. With the belief that a service-oriented leadership approach is critical to successful construction management, the Halme Cascade team has prioritized ensuring that clients feel seen and heard throughout the project life-cycle.

- Boutique by design — small enough for direct leadership involvement, experienced enough to execute complex projects with precision
- Owner-aligned delivery — we work with facilities teams, not separate from them
- Consistent project teams — the same people plan it, manage it, and build it
- Faster decisions, clearer communication — fewer layers means fewer delays and fewer assumptions
- Highly responsive — issues get solved in hours, not weeks
- Live-environment expertise — accustomed to coordinating around academic schedules.
- Regional subcontractor & supplier partnerships that allow for rapid assembly of trusted teams
- Turner & Townsend high level support
- We align with the district's core beliefs! Honesty, Respect, Responsibility and a shared commitment to excellence
- Committed to respectful execution — delivering system upgrades that support long-term reliability and comfortable learning environments

EXPERIENCE MODIFICATION RATE

01/01/2026	0.7000
01/01/2025	0.8100
01/01/2024	0.9000
01/01/2023	1.0000

LITIGATION HISTORY

Halme Cascade General Contracting Company has no litigation within the last 10 years with owners. We are in litigation with a subcontractor who didn't complete their scope of work

Proven District-Wide Preferred Contractor

THE NATIVE PROJECT



"Halme worked with us over the past two years to build our four-story Children and Youth Services Building and recently completed that project on our Native-owned non-profit clinic and social services building located in Spokane Washington.

From the initial planning stages to the final walk-through, Halme Cascade demonstrated exceptional professionalism, reliability, and cultural sensitivity. Their attention to detail, respect for timelines, and commitment to quality craftsmanship were evident throughout the entire process.

What stood out most was their ability to work collaboratively with our leadership and community members, listening closely to our needs and honoring the cultural significance of the space we were building. They approached the project not only with technical skill and consideration for our financial budgeting and reporting but with genuine care and respect, which has made all the difference between creating just a regular building and a fabulous facility.

The final result is a building that is not only structurally sound and beautifully finished, but one that reflects the values, identity, and traditions of our tribal nations and communities. We have received countless compliments from visitors and members of the community, and we are proud to say that Halme Cascade General Contracting played a key role in bringing our vision to life.

I would not hesitate to work with Halme Cascade again on future projects, and I wholeheartedly recommend them to anyone seeking a contractor who delivers both excellence in work and integrity in practice."

Toni Lodge

CONTACT: Toni Lodge - CEO of The NATIVE Project; (509) 325-5502; tlodge@nativeproject.org

SCALE HOUSE MARKET



"I am pleased to offer my highest recommendation for Halme Cascade in recognition of their outstanding work on our Scale House Market project. Their care, attention to detail, and professionalism have been exemplary throughout the process. The integrity and dedication they bring to their work are evident in every aspect of the project, ensuring quality results that align with our vision and values. It has been a privilege to work with such a committed and skilled team."

Vicki Carter

CONTACT: Vicki Carter - Director of Spokane Conservation District; (509) 535-7274

WEST VALLEY SCHOOL DISTRICT

"Halme Cascade had successfully bid several projects over the past 4 years in our district. Projects have ranged from updating HVAC systems in all of our elementary schools, adding additional classrooms and a library at two of our elementary buildings to parking lot revisions and additions. Eric Halme and his team did an exceptional job meeting the needs of our projects. Everyone from their superintendent to their subs were treating these projects as the most important for our community."

Kyle Rydell

CONTACT: Kyle Rydell - Superintendent of West Valley School District; (509) 924-2150;

Pre-Con Approach

Halme Cascade will perform an early constructability and risk review of the plans, evaluating existing conditions, IAQ impacts, and occupant safety needs so risks can be identified and mitigated collaboratively—not buried in a blanket contingency. This allows us to budget for specific risk items with precision and clearly communicate expectations to our trade partners.

We will also identify work that may require early procurement to secure pricing and support critical schedule milestones, including activities that could impact occupied spaces.

Our team structure emphasizes accountability through clearly defined roles and strong coordination between GC/CM, designers, district staff, and trade partners—working toward shared quality, cost, and schedule outcomes. Halme Cascade brings the sophistication needed for complex capital work with the partnership-driven communication style of a peer, not a pass-through.

Subcontractor Buyout

As your trusted Construction Manager, we will assemble detailed bid packages to ensure the completeness of all bids and limit scope gaps due to scope coordination of trades. We will also work to create bid packages that promote greater competition and inclusion with your local tribal community contractors. Our team is committed to community engagement and creating opportunities that allows all team members to be successful. We will track our estimated costs against all bids so the team is always kept current on any variances that arise. At the end of buyout, any savings that may be realized will be transferred into a contingency budget to manage any discrepancies that may arise during construction. The team will have full visibility and be part of any decisions to use contingency throughout the project.

School Tailored Approach

At Halme Cascade, K-12 projects are led with the understanding that schools are active, people-filled environments, not vacant job sites. Our approach begins by partnering closely with district leadership, facility managers, and design teams to align scope with educational goals, funding limits, safety requirements, and long-term building performance. We prioritize early constructability review and trade partner input to identify cost drivers, sequencing conflicts, and lead-time risks before design decisions are finalized. During construction, we maintain clear communication through visual planning tools, phased scheduling, OAC engagement, and a proactive RFI/submittal strategy to prevent disruptions, preserve contingency, and keep workflows safe around students and staff. At closeout and throughout warranty, we deliver complete turnover documentation, honor long-term owner investment, and remain responsive and accessible—ensuring the district feels confident in both the process and the outcome. The result is consistent delivery that protects budget, strengthens stakeholder trust, and creates facilities the full school community can rely on and be proud of.



Risk Management

Identification and tracking of risk will be performed throughout the development of the GMP and the construction phases of the project. We will maintain a Risk and Opportunities Log that will identify risks and allow the team to focus on developing strategies to eliminate or reduce each identified item. Halme Cascade embraces Lean principles at all levels of the project and is always looking for ways to eliminate waste through innovative solutions. This generates cost-saving opportunities, and these items will also be tracked in the log, so they are visible to the team at all times. The risk log allows us to draw on each team member's experience and brings attention to the potential cost, quality, and schedule impacts that may result from each item. As risk items are eliminated or resolved, designated contingency funds will be captured for use in other areas of the project along with money saved by incorporating the opportunity items identified.

Schedule Control

Once we have our trade partners engaged in the project, we will hold an initial pull-planning session to establish the baseline schedule and continue with periodic pull-planning sessions throughout construction. These are highly interactive scheduling sessions that engage all participants to offer input and make commitments that they will be held accountable to achieve. The results of the pull-planning sessions will be incorporated into the 3-week lookahead schedules that are tracked against the milestone schedule. Weekly huddles are conducted to check progress and identify variances or constraints that are preventing planned work from being accomplished. When this occurs, the team immediately takes steps that will address the schedule deviation and get work back on track. The use of pull-planning and the Last Planner System (LPS) has a proven track record of enhancing morale, improving schedule reliability, and engaging team members at all levels to identify and resolve constraints.

Issues Identification and Resolution

Halme Cascade will conduct weekly team meetings which are either virtual or in-person where critical issues are discussed and resolved. Our approach is positive conflict resolution that is a win win for all parties. An Issues Tracking Log will be used that itemizes every issue and identifies the critical nature to signify the level of importance. This is an ongoing process throughout the project. During construction we utilize a Constraint Log that is posted on site and tracks items that are adversely impacting construction activity. Any team member impacted by a constraint on the job site can add items to the Constraint Log which is reviewed weekly by the team.

Document Control

Halme Cascade will utilize our Procore Project Management software as a one source solution for all project documentation to ensure the project team has all of the most current information available in one location. All project submittals, RFI's, tracking logs, real-time as-builts, schedules, meeting minutes and other relevant project documentation will all be posted in real time in Procore. This offers a collaborative space with real-time information on status, responsible party, and priority for all project tasks and occurrences for all team members.



Quality Control

Halme Cascade has developed a comprehensive quality control program to ensure the quality requirements for this project are fully understood and adhered to throughout the project. Prior to work starting, we conduct a pre-installation meeting with the Owner's rep, Architect, trade partner, and Halme Cascade personnel to ensure all details and requirements are understood. Aside from the necessary inspections required by code, Halme Cascade will act as the gatekeeper for verifying installations against the design details and approving the work to proceed on the work plan checklist. A copy of the approved document will also be saved to Procore for access by all team members. Halme Cascade will coordinate with the local AHJ's inspectors, third-party inspectors, building envelope consultants (as applicable), and others as required. Inspection and deficiency reports will be accurately tracked by Halme Cascade to ensure corrections occur and are properly documented.

Job Site Safety

Halme Cascade believes that all injuries are preventable and is deeply committed to the safety and well-being of everyone who comes to our job sites. We ensure that our plans not only address those that are performing work within the work space, but provide protections for the general public that are outside of our work areas as well. We strive to provide a safe, well organized, and injury-free work environment for all people that come in contact with our projects.

We will develop a site-specific safety plan that identifies the specific risks and hazards associated with the project site and implements the necessary mitigation measures to ensure all personnel on the site are adequately protected. Some of the key elements of the Halme Cascade safety program include:

- Ensure all trade partners provide the necessary safety documentation prior to starting work
- Comprehensive safety orientation conducted for every worker's first hour on the project
- Daily huddles to discuss key safety risks for the day
- Safety pre-assessment for each work area prior to beginning work
- First Aid, CPR, and AED training
- Safety review by project leadership team
- Hazardous material identification training as applicable
- Weekly trade partner safety walks
- Incident/near miss reporting, investigation, and follow-up
- Safety recognition program

Team Organizational Flow



Eric Halme

*Owner, SR. Project Manager &
Project Executive*



**Turner & Townsend
Heery**

GC/CM Advisory



Matt Laventzis

*General Superintendent
& Safety Director*



Chris Price

Superintendent



Andrei Leonardi

Project Manager



Ben Dancan

Estimator



Mike Clizbe

Assistant Superintendent



Dane Anderson

Project Engineer



ERIC HALME

PROJECT EXECUTIVE | SR. PROJECT MANAGER



HALME CASCADE

SERVANT LEADERSHIP &

**PROJECT FIRST
APPROACH**

CERTIFICATIONS

Licensed ID Public Works

GC-7371280

Licensed ID Construction Manager

7371280

Associate DBIA

EDUCATION

Bachelor of Construction

Management

Everglades University

Eric Halme is the Project Executive and Founder of Halme Cascade General Contracting, leading new builds, renovations, and mechanical upgrades across the Inland Northwest. He delivers strong project outcomes through proactive planning, early risk resolution, and collaborative leadership that keeps owners, design teams, and trade partners aligned. Eric also serves on the Medical Lake School District Facilities Planning and Strategic Committee, giving him firsthand understanding of both owner priorities and contractor execution, and making him uniquely familiar with both sides of the project delivery process. With experience in complex projects and subcontractor management, he leads teams with constructability insight and analytical cost discipline, driving efficient, value-based solutions that protect schedule, quality, and budget. His leadership is grounded in transparency, accountability, and delivering results the entire project team can take pride in.

SPARC-Progressive Design Build- Spokane, WA **Project Executive | SR. Project Manager**

Provided strategic leadership from discovery through design and planning, aligning budget, constructability, procurement timing, and occupant safety priorities. Led stakeholder coordination between architects, consultants, and campus partners, ensuring risks were identified early and mitigated collaboratively. Maintained executive oversight of schedule momentum, project vision, and delivery accountability for a 13,000 SF, \$9M clinical expansion

THE NATIVE PROJECT, CHILDREN & YOUTH SERVICES CENTER - Spokane, WA **Project Executive/Project Manager**

Four-story, 13,905 SF Children & Youth Services facility purpose-built to support youth behavioral and mental health, including counseling, group learning, classroom, kitchen, and ceremonial spaces alongside secure staff collaboration areas. As Project Manager and Project Executive, Eric led with a project-first mindset that united the owner and design team with the contractor, resolving design and relationship challenges early to protect stakeholder trust, schedule, and project success.

WEST VALLEY SCHOOL DISTRICT, Mechanical Replacement- Spokane, WA **Project Executive/Project Manager**

Mechanical modernization across four occupied elementary school campuses (Pasadena Park, Seth Woodard, Ness, and Orchard Center), including full central plant demolition and replacement of boilers, pumps, air handling units, 4-pipe heating/cooling, ducting, controls, and procurement coordination. Eric Halme led with early problem-solving and team alignment, optimizing pipe routing to save the district nearly \$100K, and implemented temporary heating at two schools at no cost during COVID-delayed rooftop unit installation, protecting safety, continuity, and schedule certainty.

SPOKANE PUBLIC SCHOOLS, LIBBY CENTER REMODEL - Spokane, WA

Project Manager/Superintendent

Two-phase, 12,500 SF interior renovation of a nearly 100-year-old school delivered under an accelerated summer completion window (June 23–September 3) during active COVID supply-chain disruption, requiring detailed pre-planning, subcontractor and supplier coordination, and zero-fail occupancy handoff. As Halme Cascade's first project, Eric launched the job as the sole employee, driving QA/QC, RFIs, submittals, and schedule accountability before transitioning superintendent leadership to Mike Clizbe mid-project while maintaining budget, stakeholder confidence, and on-time school reopening.



ERIC HALME

PROJECT EXECUTIVE | SR. PROJECT MANAGER
CONTINUED...

RIVERSIDE SCHOOL DISTRICT, RIVERSIDE MIDDLE SCHOOL COMMONS ADDITION - Chattaroy, WA **Project Executive/Project Manager**

5,000 SF student commons/cafeteria and administration addition delivered with mobile commercial kitchen equipment, selective demolition, hazardous material abatement, parking, and supporting sitework, including alternates for life-safety and district identity features. Eric led with early issue communication and collaborative mitigation, driving product alternatives and cost strategy to protect schedule and stretch the owner's budget responsibly through project closeout.

WEST VALLEY SCHOOL DISTRICT, ADDITIONS TO NESS & PASADENA SCHOOLS Spokane Valley, WA **Project Executive/Project Manager/Estimator**

Eric ensured stakeholder satisfaction throughout the project by providing an innovative phased approach to construction that cut the project schedule from 15 months to 8 months. Eric also was involved with the owner and design team in addressing unsolved sewer right-of-way access requirements. Through collaboration, Eric and Melissa McFadgen-NAC were able to provide a solution that saved the school \$250k by making minor adjustments to a planned retaining wall and asking the county for a clearance waiver in lieu of constructing a new roadway.

Scale House Marketplace (Commercial Addition + Conversion, 9,900 SF) **Project Executive/Project Manager/Estimator**

Eric served as Project Executive and Project Manager, providing hands-on leadership across structural concrete, steel, demolition, sitework, and landscape coordination for a major addition to an existing precast structure, transforming it into a year-round public market facility. He guided design coordination and constructability strategy through sequencing, early issue resolution, and owner collaboration, ensuring practical, budget-aware decisions and alignment between the design team, contractors, and stakeholders, including oversight of custom mural execution and phased trade workflows.

MEDICAL LAKE NATURAL HEALTH CLINIC, ADDITION (DESIGN-BUILD)- Medical Lake, WA **Project Executive/, Project Manager, Estimator**

Private 2,000 SF design-build clinic addition delivered under tight funding constraints, where Eric led creative scope and cost strategy with the design partner to maximize space while protecting the owner's budget and growth goals. Halme Cascade self-performed 35% of the work, coordinating subcontractor procurement, planning, and schedule commitments through clear communication and collaborative leadership that preserved stakeholder confidence and project alignment.

CITY OF SPOKANE, COMBINED SEWER OVERFLOW FACILITY (CSO-24) - Spokane, WA **Halme Construction Inc. - Estimator/Pre-Construction Manager**

Served as Estimator and Assistant Preconstruction Manager as a JV Principal for Walker/Halme JV, leading constructability and estimating review with city engineers during pre-con. Provided ongoing project oversight and heavy-civil coordination, guiding efficient shoring and structural strategy for cost control, contributing to 70% self-performed execution and delivery under budget and ahead of schedule for the City of Spokane.

REFERENCES

The NATIVE Project Toni Lodge, CEO tlodge@nativeproject.org 509.325.5503	Spokane Public Schools Randy Lasswell, Project Manager randyl@spokaneschools.org 509.535.7274	Spokane Conservation District Vicki Carter, Director vicki-carter@spokanecd.org 509.354.7170	West Valley SD Kyle Rydell, Superintendent kyle.rydell@wvwsd.org 509.924.2150
--	---	--	---



MATT LAVENTZIS

GENERAL SUPERINTENDENT

Stronger Teams.
Better Outcomes

25 YEARS of EXPERIENCE

CERTIFICATIONS

AGC Safety
Management
Training Course
National Red Seal
Trade Certification
in Carpentry –
Journeyman
OSHA – 30

EDUCATION

LEAN Construction
Education
Program,
NW College of
Construction
Carpentry
Apprenticeship – College
of Carpenters and Allied
Workers;

Matt Laventzis is a passionate, results-driven LEAN construction leader with over 25 years in the industry, shaping high-performing teams through accountability, collaboration, and continuous improvement. As a second-generation carpenter, he leads with a hands-on understanding of field execution while driving strategic planning and operational alignment. Matt builds strong teams and positive project culture, reinforcing clear communication through visual planning tools, metric tracking, and proactive workflow optimization. His leadership keeps safety, quality, and budget performance at the forefront while consistently advancing processes that reduce waste and improve outcomes.

SPARC – Spokane, WA – Ongoing **General Superintendent**

Matt oversees both field leadership and site-specific safety execution, ensuring protection of patients, staff, and active clinic operations throughout construction. Directed safety planning for access control, ADA paths of travel, IAQ-adjacent work, and trade coordination. Maintained compliance, training accountability, and risk controls, reinforcing a unified, service-driven leadership approach that kept safety and project delivery working hand-in-hand.

Valley Early Learning Center (Subcontractor to Garco)– Valley, WA– Ongoing **General Superintendent**

Provides executive field and safety oversight for self-performed structural concrete and framing on a ground-up Early Learning Center. Led site safety planning, compliance, and risk management for the field crew, ensuring safe routing, fall protection, equipment protocols, and quality-driven execution across foundations, slabs, structural walls, and roof/vertical framing systems. Managed high-level site logistics and trade coordination with Garco's project leadership while empowering the superintendent and crew to execute daily operations. Maintained periodic site presence to validate safety, sequencing, and constructability, prioritizing accountability, early issue mitigation, and long-term structural performance for the benefit of the project and owner stakeholders.

The Native Project Clinic Secured Entry– Spokane, WA– Ongoing **General Superintendent**

As General Superintendent and Safety Manager, Matt provided unified field leadership, overseeing constructability, trade sequencing, and safety execution for a full tenant improvement. His scope included storefront door demolition and reinstall with integrated access control, ADA accessibility upgrades, reception buildout, tile flooring installation, and HVAC coordination and improvements. Matt led with a project-first mindset, keeping work organized, compliant, and safe while aligning expectations across designers, consultants, and trade partners to deliver reliable, people-focused project outcomes.



MATT LAVENTZIS

GENERAL SUPERINTENDENT

CONTINUED...



GREEN GABLES CHILDCARE CENTER-Spokane, WA

Halme Builders Inc. — Superintendent

Led delivery of a 7,000 SF ground-up childcare facility and 2-acre site improvements under a grant-driven hard deadline, pushing winter excavation and foundation work due to a 4-month permitting delay. Maintained LEAN planning, stakeholder coordination, and schedule accountability to ensure on-time, on-budget completion despite seasonal constraints.

RIVERSIDE PARK WATER RECLAMATION FACILITY ERECTION - Spokane, WA

Halme Builders Inc. — Superintendent

Led the ground-up construction of a 30,000 SF water reclamation facility using a high-performance clear-span PEMB and IMP envelope, delivered under a constrained site with complex mechanical trade stacking and shared crane logistics. Success was protected through modular erection, early procurement with offsite material staging, and detailed crane-pick and trade coordination, resulting in on-schedule, on-budget delivery through strong LEAN leadership and logistics planning.

CWU RENOVATIONS (VARIOUS) - Ellensburg, WA

Halme Builders Inc. — Superintendent

Led multiple phased renovations across the CWU campus, including façade, recladding, and full facility rebuild scopes, executed in active academic environments with strict access and scheduling constraints. Maintained safety, containment, and LEAN logistics planning to minimize disruption, delivering consistent quality that earned ongoing trust and continued institutional partnership.

RITZVILLE LIBRARY RENOVATION AND ACCESSIBILITY IMPROVEMENTS - Ritzville, WA

Halme Builders Inc. — Superintendent

Managed the renovation of a 100+ year-old historic library, leading major structural modifications to install a new ADA-compliant elevator, stair system, and first-ever street-level accessibility. Preserved historical integrity through matched mill work and finishes while delivering the project on schedule, within budget, and fully occupied with zero disruption to patrons.

REFERENCES

The NATIVE Project
Toni Lodge, CEO
tlodge@nativeproject.org
509.325.5502

Green Gables Childcare Centers
Rebecca Lee,
wner- Greengable.
rebecca@gmail.com
509.995.0879

Spokane Public Schools
Gary Gleason, Project
Coordinator
gary.gleason@cwu.edu
509.963.2470

Bernardo Wills Architects
Steve Goodmansen,
Principle
509.458.8027



BEN DANCAN

ESTIMATOR



38 YEARS of EXPERIENCE

*Previous Firm

Professional Focus

Collaborative Approach Strong
Verbal & Written
Communication Skills
Exceptional Problem-Solving &
Decision-Making Abilities.
Specializes in HVAC commercial
construction

Team Building Skills

Motivational Ability for Team
Individual Knowledge of
Commercial & Industrial
Building & Safety Codes,
Rules & Regulations

With over 38 years in the commercial construction industry, Ben Dancan is a true team player, embodying the philosophy of individual commitment to a group effort for success. He collaborates with engineers, subcontractors, and trade partners to set performance goals and deadlines; plans and executes construction processes; supervises staff and provides constructive feedback; monitors and reports on project progress; plans inspections and obtains construction permits; implements safety and quality guidelines; keeps track of material stock and orders; ensures the job site remains safe, clean, and orderly; and resolves any on-site issues.

Halme Cascade General Contracting

2023–Present

Roles: Estimator, Superintendent

Project Types: Medical Facilities, Education

West Valley School District Additions to Ness & Pasadena–Spokane Valley, WA

Superintendent

Led phased jobsite execution for district additions, driving an accelerated construction plan that reduced schedule from 15 to 8 months while maintaining campus safety and trade alignment. Partnered with the owner and design team to resolve critical sewer right-of-way access and flood-plain constraints, implementing strategic retaining wall adjustments and securing a county clearance waiver, preserving stakeholder trust and delivering \$250K in owner savings through LEAN schedule and site logistics leadership.

Eastlake IT Office Renovation – Eastern State Hospital Medical Lake, WA Superintendent & Estimator

Led project delivery for the Eastlake IT Office Renovation at Eastern State Hospital as both Estimator and Superintendent, overseeing scope-specific estimating, procurement accuracy, phased mechanical/electrical modernization, infection-control logistics, safety planning, and trade coordination for a fully occupied Washington State DES-administered facility, delivering on schedule with zero disruption to operations.

Hurliman Commercial HVAC | Spokane, WA

Senior Estimator and Senior Project Manager for education, healthcare, municipal, and public works projects. Developed mechanical budgets, reviewed designs for constructability, and supported design-build HVAC delivery.

Mechanical Consultant (Self-Employed)

Provided HVAC estimating, design-build development, and senior project management services for Department of Defense, Veterans Affairs, education, and commercial facilities.

Astro Mechanical Contractors | San Diego, CA

Developed new HVAC department while serving as Senior Estimator, Project Manager, Superintendent, and Safety Manager for DoD, VA, healthcare, and education projects.

Certified Air Conditioning, Inc. | San Diego, CA

Operations Manager and Estimator overseeing mechanical estimating, staff coordination, and project delivery across public-sector and healthcare projects.

Pacific Rim Mechanical | San Diego, CA

Project Manager, Superintendent, and Sheet Metal Foreman delivering bioscience, healthcare, and education projects with complex mechanical systems.

REFERENCES

CYCS

Tony Lodge
rpritchard@
oacsvcs.com
509.979.6717

Coffman Engineering

Louis Abbott
Principal
Louis.abbott@
coffman.com
760.717.0680

Medical Lake School District

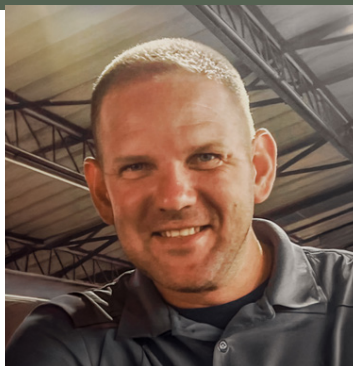
Chad Moss
Director of Finance
cmoss@mlsd.org
509.565.3100

OAC Services

Rusty Pritchard
rpritchard@oacsvcs.com
509.979.6717

West Valley School District

Kyle Rydell, Superintendent
kyle.rydell@wvsd.org
509.924.2150



CHRIS PRICE

Superintendent

Certifications

MEWP Operator CESCL
Training
OSHA 30
First Aid, CPR, AED
Union Carpenter
& Superintendent Training

Education

Kansas University
Associate of Applied Science
Construction Engineering
North Idaho College
Associate of Applied Science
Electrical Engineering

Team Building Skills

Motivational Ability for Team
LEAN Champion
Collaborative Approach Strong
Exceptional Problem-Solving &
Decision-Making Abilities.
Safety Procedures

26 YEARS of EXPERIENCE

*previous firm experience

Christopher Price is a hands-on construction leader experienced in hospital tenant improvements, secured campus upgrades, and ground-up delivery across education and healthcare environments. Recently joining the Halme Cascade team, he leads with a project-first, get-it-done mindset backed by Union Carpenter and Superintendent training. Christopher brings strength in schedule planning, early procurement strategy, code compliance, and field safety leadership, maintaining zero lost-time accidents through active jobsite oversight and team mentoring. A solution-driven problem solver, he keeps projects moving while protecting occupants, budgets, and long-term building performance. We're fortunate to have him on our team and excited for the impact he'll continue to build here.

ADS Development- Spokane, WA 2023-2026* Project Superintendent

Oversaw project planning and on-site supervision for multiple construction projects.

- Managed quality control, schedule adherence, and budget compliance.
- Ensured safety oversight, leading to **zero lost time due to accidents.**
- Secured materials and negotiated pricing to enhance competitive bidding outcomes.
- Facilitated team leadership and fostered a positive work culture within projects.
- Resolved issues proactively through effective problem-solving techniques.
- Documented and reported project progress to stakeholders for informed decision-making.

Bouten Construction- Spokane, WA *

2016-2022

Project Superintendent

In addition to standard Superintendent duties:

- Collaborated with finance leaders and completion guarantors to foster funding objectives.
- Maintained project safety compliance with **zero lost time accidents.**
- Developed on-site safety program to support team with risk mitigation.

Jackson Contractor Group- Spokane, WA 2022-2023* Project Superintendent

Oversaw project planning and on-site supervision for multiple construction projects.

- Managed quality control, schedule adherence, and budget compliance.
- Ensured safety oversight, leading to **zero lost time due to accidents.**
- Secured materials and negotiated pricing to enhance competitive bidding outcomes.
- Facilitated team leadership and fostered a positive work culture within projects.
- Resolved issues proactively through effective problem-solving techniques.

Recent Project Experience *

- **Bouten Office**- Ground up 2 story - Project Value 12m
- **Chelan Clinic**- Ground up expansion w\existing TI
- **Humbird Hotel\Ski Hut** - Ground up multi Story - Project value 60m
- **WaHi TI** - Whole campus Improvement with new PEMB - Project Value - 75m
- **Airway Builders Supply**- PEMB 76,000sf DB Hardware Store - Project Value - 22m
- **Numerous Special Projects TI's** within Deaconess\Sacred Heart\Providence Neg air work in active buildings

REFERENCES

Coffman Engineering

Louis Abbott

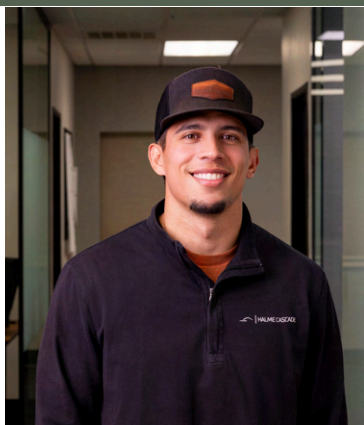
Principal

Louis.abbott@

coffman.com

760.717.0680

01.21.26 LJSD - Approve/Deny CM Services



MIKE CLIZBE

ASSISTANT SUPERINTENDENT

*Built in the Field.
Leading the Jobsite.
Delivering for Owners.*

PROFESSIONAL FOCUS

Strong Collaboration
LEAN
Communication Skills
Exceptional Problem-Solving &
Decision-Making Abilities.

Team Building Skills

Individuals Knowledge of
Commercial & Industrial
Building & Safety Codes,
Rules & Regulations
Motivational Ability for Team

Mike Clizbe is a construction leader serving as Project Superintendent with 10+ years of commercial and public-sector construction experience, supported by a Business Management degree from Eastern Washington University. He leads K-12 and public building additions and renovations with a strong balance of operational planning and field execution, overseeing schedules, RFIs, submittals, OAC coordination, and owner/architect/contractor communication. Mike brings a people-first leadership style to every jobsite, building trust with owners, design teams, subcontractors, and crews to maintain alignment, safety, quality, and delivery. Known for solving problems early and keeping teams moving forward together, he leads projects with accountability, clarity, and a commitment to outcomes everyone involved can stand behind.

Project Superintendent — Halme Cascade General Contracting June 2021 — Current | Spokane, WA

SPARC-Spokane, WA

Leading project execution through design validation, permitting, and field deployment, directing trade partner sequencing and daily site operations. Managed constructability resolution between new and existing conditions, coordinated submittal inputs, and ensured materials were procured to support critical summer milestones. Maintained safe, organized work zones in occupied clinical environments while driving project-first delivery across a complex care facility buildout.

Scale House Marketplace (Commercial Addition + Conversion, 9,900 SF) Led structural, steel, concrete, demolition, sitework, landscaping, and design coordination for a major addition to an aging precast concrete structure, converting it into a year-round public market facility, including oversight of custom mural installation and owner/design collaboration for constructability and sequencing.

West Valley School District — Central Plant & 4-Pipe Mechanical Modernization (4 Active Campuses)

Directed demolition and replacement of boilers, pumps, central plant systems, air handling units, 4-pipe heating/cooling, ducting, and building controls across four occupied elementary schools, coordinating campus safety, phased trade workflows, and OAC communication to maintain uninterrupted school operations.

Riverside School District — Middle School Commons & Admin Addition (5,000 SF)

Managed delivery of a new middle school commons/cafeteria and administration office expansion, including parking and supporting site improvements, coordinating design challenges early to ensure owner goals were protected through execution.

Libby Center Elementary — 2-Phase Interior Renovation 12,500 SF, 100-Year-Old School

Delivered a two-phase full-interior renovation under an accelerated summer completion window, coordinating RFIs, submittals, procurement, QA/QC, safety, supplier schedules, and subcontractor sequencing to ensure Phase 1 opened on time for school occupancy despite supply chain impacts.

Superintendent — Halme Construction Inc. October 2017 — June 2021 | Spokane, WA Region *Previous Firm

Delivered heavy-civil and structural bridge scopes with critical safety, logistics, and agency coordination.

WSDOT, NSC 2nd Rail Realignment (Rail Bridges + Retaining Walls)

Led coordination between BNSF and WSDOT while directing high-safety rail bridge realignment, delivery of new rail bridges, and multiple concrete retaining wall installations, managing planning, agency safety requirements, and cross-team coordination.

Danekas Road Bridge Repair (Over I-90, Freeway Closure Coordination)

Managed bridge demolition and installation of new concrete girders, leading full freeway closure planning, traffic control supervision, safety execution, and stakeholder communication.

REFERENCES

West Valley School District

Kyle Rydell,
Superintendent
kyle.rydell@wvwsd.org
509.924.2150

Riverside School District

Ken Russell
Superintendent
ken.russell@rsdmail.org
509-370-1717

SPARC

Brandie Greenwood
Executive Director
brandieg@sparcop.org
509-624-3251

Spokane Conservation District

Vicki Carter
Director
vicki-carter@spokaneconsd.org
509.354.7170



ANDREI LEONARDI

Project Manager

CERTIFICATIONS

OSHA-30- in progress
Procore & Bluebeam
Certified User
Associate DBIA

EDUCATION

Bachelor of Science – Construction
Management, Eastern Washington
University
Minor- Business Management
Minor-Applied Technology

Andrei Leonardi is a Project Manager with experience delivering technically complex, public and institutional construction projects. His background includes design coordination, procurement, schedule control, and contract administration. For this Idaho Design-Build HVAC project, Andrei will manage day-to-day project execution, design-build coordination, cost control, and stakeholder communication, drawing on his leadership roles on the SPARC Facility and Eastlake IT Office Renovation.

SPARC Facility – Spokane, WA | Assistant Project Manager

Served as Assistant Project Manager on a design-build facility, leading coordination between owner, architect, and engineering consultants. Managed design development, cost tracking, procurement, and preconstruction services through full design authorization. Provided constructability reviews, schedule alignment, and scope control to support successful permit and construction readiness.

Eastlake IT Office Renovation – Eastern State Hospital | Assistant Project Manager

Assistant Project Manager for a public, occupied-facility renovation administered through Washington State DES. Coordinated phased construction activities, mechanical and electrical system upgrades, infection control requirements, and extensive administrative compliance including RFIs, submittals, change management, and closeout documentation.

Scalehouse Market- Spokane, WA| Assistant Project Manager

Supported project execution through subcontractor coordination, RFI and submittal management, and schedule tracking to maintain milestone completion dates.

The NATIVE Project – Children & Youth Services | Spokane, WA

Managed procurement exceeding \$3.2 million in GC-performed work, administered over 190 RFIs, and supported prime contract change management exceeding \$850,000 while maintaining schedule and quality compliance.

West Valley School District – Pasadena Park & AB Ness Additions | Spokane, WA

Led framing takeoffs, material procurement, and early-phase change management related to underground utility conflicts on active K-12 campuses.

Riverside Middle School Commons Addition | Spokane, WA

Supported project execution through subcontractor coordination, RFI and submittal management, and schedule tracking to maintain milestone completion dates.

Role on Project

As Project Manager, Andrei Leonardi will coordinate GC/CM execution, manage subcontractor procurement, track project costs and schedule, administer RFIs and submittals, and support testing, balancing, and commissioning activities. He will work closely with the Project Executive and General Superintendent to ensure compliance with Idaho codes, owner requirements, and design intent while maintaining schedule certainty and cost control.

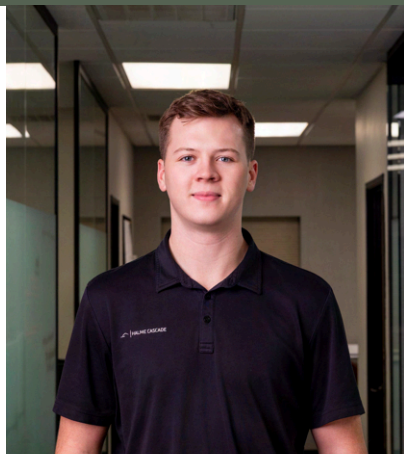
REFERENCES

Riverside School District
Ken Russell
Superintendent
ken.russell@rsdmail.org

Spokane Conservation
District
Vicki Carter, Director
vicki-carter@spokanecd.org
509.354.7170

SPARC
Brandie Greenwood
Executive Director
brandieg@sparcop.org
509-624-3251

OAC Services
Rusty Pritchard
rpritchard@oacsvcs.com
509.979.6717



DANE ANDERSON

Project Engineer

CERTIFICATIONS

OSHA-30 (in progress)

EDUCATION

Bachelor of Construction
Management -
Eastern Washington
University

Dane is a Project Engineer at Halme Cascade, bringing fresh energy and focus straight from his Construction Management degree. Recently out of college, Dane joined the team for his positive mindset and his project-first, “get it done” approach. He’s driven by momentum, organization, and doing what serves the job best—always with the goal of pushing the project forward. Whether it’s managing submittals, RFIs, procurement, or startup coordination, Dane shows up ready, reliable, and eager to build solutions that put people and progress first.

SPARC-Spokane, WA-Ongoing Project Engineer

Assist in take-off and procurement of structural and framing materials.
Managed Procore project startup and subcontracts
Managed the procurement and distribution of submittals and RFIs
Subcontractor coordination and schedule management
GC performed Access Control Hardware procurement and scheduling
Change order management

Eastlake IT Office Renovation-Medical Lake, WA-Ongoing

Managed Procore project startup and subcontracts
Managed the procurement and distribution of submittals and RFIs
Change order management
Subcontractor coordination and schedule management
GC performed Access Control Hardware procurement and scheduling

REFERENCES

SPARC
Brandie Greenwood
Executive Director
brandieg@sparcop.org
509-624-3251



Profiles



Turner & Townsend
Heery



Jonathan Miller CCM, PMP, BCA, ASSOC. DBIA

SENIOR PROJECT MANAGER

Jonathan has 15 years of experience providing construction services. He has provided on-site construction management for various municipalities, fire departments, school facility modernizations and replacements, as well as other public works projects.

Jonathan's project experience includes all phases of project management from the planning and design phase, through closeout, while maintaining hands-on client communication throughout the process. Jonathan is well-versed in GC/CM procurement, progressive-design-build, design management, schedule review, field observations, contract management, cost control, and change order management.

Education

BA, Business Management
Washington State University, 2010

Registrations

Certified Construction Manager (CCM)
Project Management Professional (PMP)
BCA Certified Associate DBIA

Years of Experience

15

*previous firm experience.

Relevant Experience

CENTRAL VALLEY SCHOOL DISTRICT, 2024 CAPITAL LEVY PROGRAM, LIBERTY LAKE, WA

Project Director for the construction and program management services for the Capital Levy Program. Our team will be responsible for planning, budgeting, permit expediting, delivery strategy, public communication, bidding, contracting, closeout, and post occupancy surveys. The scope of work includes various upgrades to the following, front entry, safety, roofing, lighting and HVAC projects. The project work will continue from May 2024 until December 2028.



“Jonathan is hands down the best project manager in the business. I have partnered with him for 7 years on 15 successful projects. Any project large or small, he is the one you want on your team.”

Jay Rowell

Assoc. Superintendent
Central Valley School District

“Jonathan was the quintessential professional, proactively representing his clients’ interests, anticipating potential challenges, and strategizing potential solutions before problems even occurred.”

Lisa D. Key

Director of Planning and Engineering,
City of Liberty Lake

Jonathan Miller CCM, PMP, BCA, ASSOC. DBIA

SENIOR PROJECT MANAGER

CENTRAL VALLEY SCHOOL DISTRICT, HVAC
REPLACEMENTS | SPOKANE, WA*

Senior Project Manager for the District on several HVAC replacement projects at various facilities. The four elementary school HVAC projects were all clustered under one contract. The projects included adding cooling at all schools while the buildings were occupied. The scope also included replacing other outdated HVAC components scheduled around an occupied campus.

- Progress Elementary School HVAC replacement project utilized GC/CM delivery method.
- Adams Elementary School HVAC replacement project utilized GC/CM delivery method.
- Progress Elementary School HVAC replacement project utilized GC/CM delivery method.
- University Elementary School HVAC replacement project utilized GC/CM delivery method.
- Central Valley Administration Building included the replacement of a 22 year old HVAC system to accommodate the relocation of administration building. The work was completed in 5 months, and scheduled around COVID equipment delays.
- East Valley Admin Building project included a full replacement of the HVAC system, boilers, pumps and electrical switchgear. The work was completed in six short months to allow students back in the building in the middle of the school year.

Jonathan Miller CCM, PMP, BCA, ASSOC. DBIA

SENIOR PROJECT MANAGER

CENTRAL VALLEY SCHOOL DISTRICT, 2015 AND 2018
BOND PROGRAMS | SPOKANE VALLEY AND LIBERTY
LAKE, WA*

Senior Project Manager for the District on the
following projects:

- Riverbend Elementary School
- Ponderosa Elementary School
- Synthetic Turf at Central Valley and U-High
- Transportation Center SE of Ridgeline High School
- HVAC upgrades at multiple elementary schools
- Bowdish Middle School Gym Refresh
- Learning & Teaching Center (LTC) Renovation
- Certified Building Condition Assessment (BCA)
Updates

CENTRAL VALLEY SCHOOL DISTRICT, RIDGELINE
HIGH SCHOOL | SPOKANE, WA

Senior Project Manager, Jonathan managed this
242,000 SF comprehensive high school on a 56 acre site.
As the first new high school in the area in over 20 years,
the project included a baseball and softball complex,
track and football stadium with synthetic turf, parking for
over 1,000 cars, and a state of the art, modern high
school. Construction started in September 2019, and
finished on time in July of 2021, even through COVID
delays and disruptions.



Profiles



Turner & Townsend
Heery



David Mendez , BCA

SENIOR CONSTRUCTION MANAGER

David has 32 years' experience serving as a licensed contractor, construction manager, project manager, construction cost estimator, value engineer, and constructability reviewer. He has provided services for public and private clients on projects for golf courses, K-12 schools, airports, railroad, commercial office, housing divisions, and water and sewer treatment facilities.

Dave's responsibilities include bidding, contract negotiation and administration, change order pricing and negotiation, procurement claims assessment and assisting with litigation, safety coordination and training, OSHA compliance, and compilation of financial information for outside accountancy. David's has been a project manager using traditional Design/Bid/Build, GCCM, and Progressive Design Build delivery systems and brings a wealth of knowledge and experience to your project.

Education

BA, Business Management
Washington State University, 2010

Registrations

Certified Construction Manager (CCM)
Project Management Professional (PMP)

BCA Certified Associate DBIA

Years of Experience

15

*previous firm experience.

Relevant Experience

KOOTENAI COUNTY, JUSTICE BUILDING EXPANSION, COEUR D'ALENE, ID

Project Manager for the 60,000 SF addition to the existing Kootenai County Justice Center. The addition includes Adult Misdemeanor Probation facilities, prisoner detention and a sally port on the lower floor, floors one and two house three courtrooms, judge's chambers, evidence storage, community meeting rooms, and space for clerks and bailiffs. The top floor is for the county prosecutor's offices and meeting rooms. This is a \$34 million dollar construction project that will be completed in early June of this year.

KOOTENAI COUNTY, JAIL PODS ADDITION, COEUR D'ALENE, ID

David assisted the County with negotiating and executing a design build contract to build out improvements to a previously shelled jail pod addition to their existing jail. This \$9M expansion adds 108 beds to mitigate overcrowding at their jail facility.

BONNER COUNTY DETENTION CENTER IN SANDPOINT, ID

Provided cost estimating services for the proposed facility.

David Mendez

SENIOR CONSTRUCTION MANAGER

MEAD SCHOOL DISTRICT | MEAD, WA

Construction Manager

■ **Skyline Elementary** | David is currently providing construction project management services for Mead's 10th elementary school, which is funded by additional state match as well as savings from within the 2018 bond program. David has managed the project from early in the design phase, assisting the District through the GC/CM procurement, and continues to oversee the construction while on-site providing quality assurance reviews, schedule reviews, cost management, District coordination, and management of the day-to-day activities related to the District held contracts.

■ **Market Street Complex** | David served as the Construction Manager on the Market Street Complex project as part of Mead's 2018 bond program. The project consisted of a new (Crescent) elementary school, new transportation Co-op, new maintenance facility, and an outdoor 4,500 seat performing arts and athletics facility. David oversaw the construction while on-site providing quality assurance reviews, schedule reviews, cost management, District coordination, and management of the day-to-day activities related to the District held contracts.

NACHES VALLEY SCHOOL DISTRICT, BUILDING CONDITIONS ASSESSMENT
| NACHES, WA

Project Manager for the high-performance annual school reporting as part of the WSSP requirement on a middle school and elementary buildings. The scope of work consisted of a site review, interviews with custodial, maintenance and users regarding the facility and inventory of building usage charges.

NACHES VALLEY ELEMENTARY SCHOOL | NACHES, WA*

Construction Project Manager for improvements of a 67,000 SF school on a 26-acre site, plus frontage. The project cost was \$23M.

WAPATO ELEMENTARY SCHOOL | WAPATO, WA*

Construction Project Manager for 12-acre site, 65,000 SF, single-story building with a \$17M project cost.

WAPATO HIGH SCHOOL | WAPATO, WA*

Construction Project Manager for \$2M in site improvements



Profiles _____

David Mendez

SENIOR CONSTRUCTION MANAGER

YAKIMA VALLEY TECHNICAL SKILLS CENTER, PHASE II,
YAKIMA SCHOOL DISTRICT | YAKIMA, WA*

Construction Manager for a 74,000 SF building addition of 1-2 story steel and masonry structure with sound studio, dental facility, automotive and paint facility. Project cost was \$23M.

YAKIMA VALLEY TECHNICAL SKILLS CENTER, PHASE I,
YAKIMA SCHOOL DISTRICT | YAKIMA, WA*

Construction Manager for 46,000 SF skills center including frontage improvements, a metal shop, a wood shop, and culinary classroom.

STEVENS COUNTY PUD ADMINISTRATION BUILDING |
LOON LAKE, WA

Project Manager for design, bidding and construction phase services for their new District Administrative Office Building Project, estimated to be 6,000 to 7,000 SF. The project will be completed as a design-bid-build.

SPOKANE INTERNATIONAL AIRPORT, TERMINAL
RENOVATION & EXPANSION (TREX) PROGRAM |
SPOKANE, WA

Senior Project Manager for the TREX Concourse and Central Hall and also the New Administration Building.

**SPOKANE INTERNATIONAL AIRPORT, RENTAL CAR
FACILITY IMPROVEMENT | SPOKANE, WA**

Senior Project Manager for the phased and occupied \$1.2M construction and renovation project was conducted with careful coordination and cooperation with the airport and multiple rental car agencies. The project included improvements to the quick-turnaround building and adding, new lighting, new car wash doors, hydronic snow melt apron systems, new trench drain, and miscellaneous infrastructure improvements.

Overview

Halme Cascade protects project budgets through structured financial controls, early risk analysis, and continuous stakeholder alignment. Budget oversight begins in preconstruction with collaborative estimating, constructability review, and proactive scope packaging to validate cost drivers and lead times before commitments are made. Throughout construction, subcontractor bill entry and monthly billing pass through a 3-layer LEAN approval process—Kayla, Andrei, and Eric—to ensure accuracy, maintain financial accountability, and eliminate budget discrepancies. As Project Executive, Eric Halme brings a unique dual perspective shaped by both contractor leadership and owner-side planning, reinforced by his role on the Medical Lake School District Facilities Planning and Strategic Committee, where he contributes to long-range facility strategy, funding discussions, and district priorities. This experience gives him a practical understanding of how school districts evaluate needs, balance capital planning, and steward public dollars, strengthening his ability to guide teams with analytical cost discipline, protect contingency, and deliver transparent budget control from design through warranty—ensuring owners see value realized, risks minimized, and outcomes the full project team can stand behind.

Pre-Con

Budget development begins with early collaboration between the owner and design team to establish a realistic financial framework aligned with project goals and funding parameters. During pre-con, we validate scope through constructability review, trade partner input, preliminary estimating, and strategic project planning. We identify cost drivers early, evaluate alternatives, and build value through disciplined resource alignment, packaging bid scopes responsibly, and confirming lead times before design decisions impact budget or schedule. The pre-con budget is built to function as a living tool, refined as the design evolves, with transparency at every iteration to support informed decision-making and predictable financial performance.

Construction

Throughout the full project lifecycle, budget oversight is maintained through proactive monitoring, monthly pay application alignment, subcontractor billing review, and internal LEAN approval processes to ensure accuracy and eliminate discrepancies. We track installed cost against the approved budget, validate changes through RFI and submittal workflows, and implement early mitigation when scope adjustments are required. Financial risks are managed through phased planning, efficient trade coordination, reduced waste, and data-driven problem solving to preserve contingency and stretch owner dollars responsibly. Budget reporting remains consistent and clear, giving stakeholders real-time visibility into financial performance while reinforcing accountability across the project team.

Warranty & Closeout

As projects transition into closeout, we ensure all subcontractor costs, change orders, and owner expectations are reconciled and verified prior to final billing. We protect the owner's long-term investment by delivering complete project documentation, asset data, warranties, and operational turnover materials without loose ends. During the warranty period, we remain accessible and responsive, ensuring issues are resolved quickly and within the original intent of the deliverable. Our success metric at this stage is simple—owners feel confident the budget was honored, the work was delivered with care, and the team behind it remains committed well beyond project completion.

Overview

At Halme Cascade, LEAN is more than a method—it's how we run work. We align teams early, plan collaboratively, protect commitments, and remove constraints before they impact schedule, budget, or trust.

Construction Phase

LEAN begins before construction does. Once our trade partners are engaged, we facilitate an initial Pull-Planning workshop using the Last Planner System (LPS) to establish the baseline milestone schedule. This pull session is a structured, commitment-driven planning event where:

All participants provide input, sequence work, and sign up for achievable commitments

Constraints, logistics, long-lead items, and handoffs are identified and assigned owners

The schedule becomes a team plan, not just a document

From this point forward, schedule reliability is protected through accountability—not assumption.

Decisions are based on real commitments, capacity, and sequencing logic, reducing waste in time, movement, and rework. These sessions set the tone for collaboration, transparency, and shared ownership of the plan.

Throughout construction, we continue periodic Pull-Planning sessions to validate commitments and update sequencing as the project evolves. Planning outputs flow directly into our operational schedule system:

3-Week Lookahead schedules built from pull commitments

Tracked against milestone goals for schedule reliability

Constraints logged, assigned, and cleared before planned work begins

Each week, our field leadership leads Weekly Huddles to:

Confirm work completion, measure variances, and flag new constraints

Reassign resources or adjust work plans when commitments slip

Trigger immediate corrective action to return work to plan

This rapid constraint-removal cycle keeps work flowing and prevents small deviations from compounding. We prioritize planning reliability, predictable handoffs, safety alignment, and field morale—because teams that plan together, deliver better together.

Warranty & Closeout

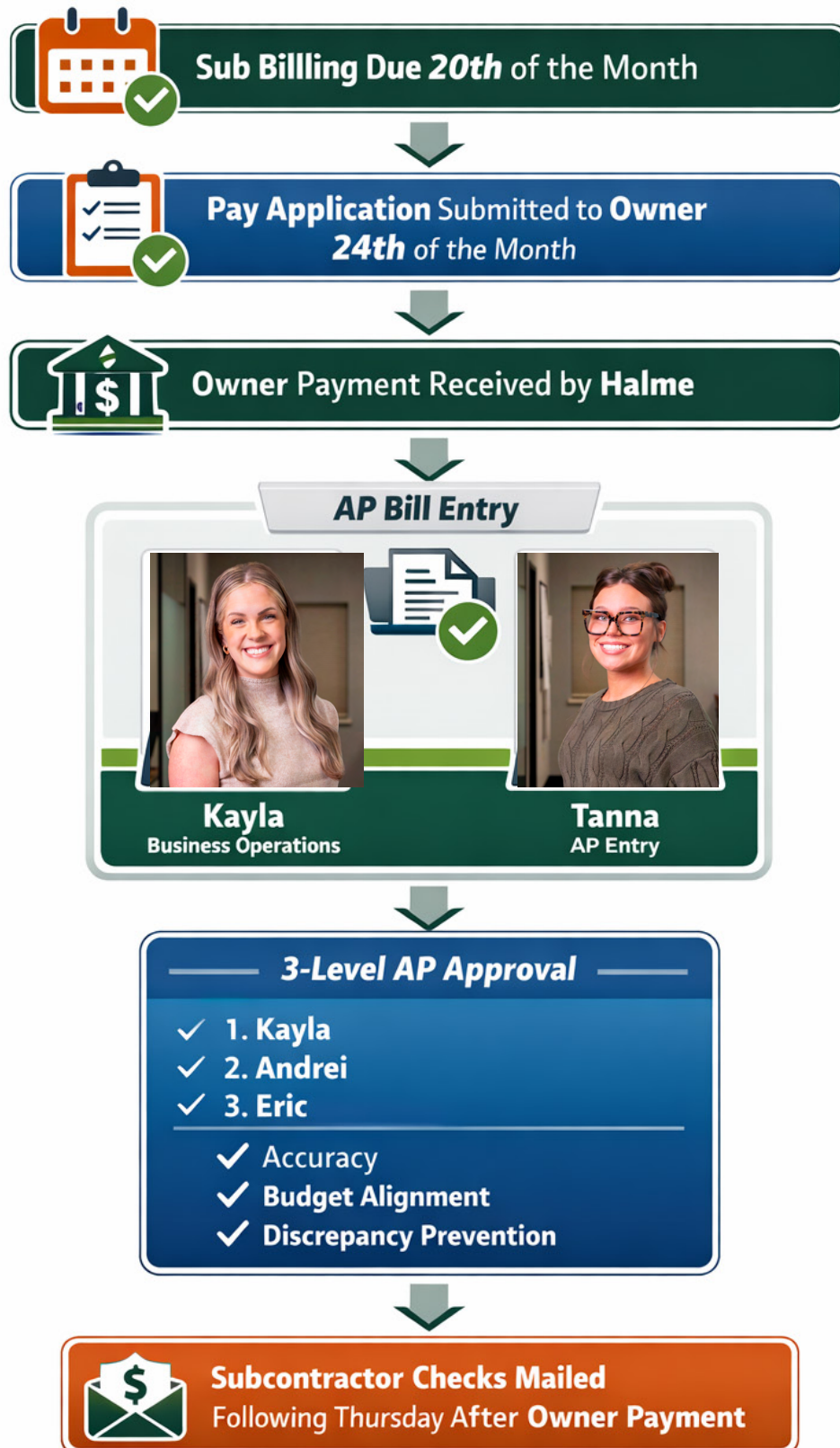
As scopes complete, LEAN discipline shifts from production planning to completion accuracy and systems turnover. During closeout we:

Reconfirm quality, punchlist completion, and verified scope delivery

Coordinate document turnover, commissioning, O&M manuals, warranties, and training

Maintain closed-loop accountability so nothing is left unclear, unassigned, or unresolved

Our General Superintendent and Safety Manager oversees field teams, sequencing alignment, and safety integration across all scopes without being onsite daily—ensuring consistency, compliance, and operational support for project needs at every stage.





WEST VALLEY SCHOOL DISTRICT UPGRADES

CONTACT: Kyle Rydell -Superintendent WVSD (509) 924-2150

TOTAL CONSTRUCTION COST: \$17.5 Million | 3 Contracts Total

PROJECT DURATION: 02/2022-02/2025

Mechanical Upgrades Bid Package 2

HCCG retrofitted mechanical systems across four active school facilities, including boiler and pump demolition/replacement, 4-pipe HVAC reconfiguration, new air handler installation, ducting, hydronic routing, and building controls modernization.

Project complexity increased due to phased construction during occupancy, substantial existing system integration, and funding-driven scope scaling. The final delivered package supported long-term operational efficiency improvements district-wide.

Pasadena Park & AB Ness Additions:

This project is located at 2 different WVSD schools in Spokane Valley The Addition to Pasadena Park Elementary project added three new kindergarten classrooms and a modest multi-purpose room as a space for staff coordination Halme Cascade was able to minimize the monetary impact to the owner as well as keep ahead of the baseline schedule. The efforts from the design team and Halme Cascade helped save WVSD around \$250,000.00 in construction and design costs. Through a strategic approach HCCG was able to finish this project 6 months ahead of schedule

Seth Woodard Elementary School Parking Lot Improvements:

This project includes a full reconfiguration of bus loading and valet-style parent drop-off/pick-up zones to improve traffic flow, expand queuing capacity, and reduce wait times during peak arrival and dismissal periods. The redesigned layout delivers a safer, more efficient bus loading zone clearly separated from parent pick-up traffic, creating a reliable circulation system while maintaining uninterrupted school operations throughout construction. This improvement enhances daily safety and transportation efficiency for students, staff, and families, with lasting community impact.

District Impact & Partnership Approach

Halme Cascade's project-first planning, intentional phasing, and early risk identification allowed the district to assign contingency budgets with precision, protect occupied areas, stabilize procurement timing, and deliver campus improvements ahead of schedule and under budget (including change orders) while maintaining occupant safety and long-term IAQ goals.



MEDICAL LAKE SCHOOL DISTRICT UPGRADES

CONTACT: Chad Moss - Director of Finance & Facilities; 509.565.3100

Construction Cost: \$309,000 | 5 Contracts

Project Duration: 2023-2025

Medical Lake High School — ADA Exterior & Paint + Railing Repairs (2 contracts)

Halme Cascade repaired and repainted 220' of existing exterior ramp and stair railings, restored damaged guardrail bases, completed concrete curb spall patching at all railing tie-ins, and applied campus-matching exterior coatings. Additional scopes included sidewalk-adjacent railing sequencing, surface protection, and safe work execution around occupied paths of travel to maintain campus accessibility throughout construction.

Medical Lake School District — Wellness Center

Halme Cascade completed a full wellness center building improvement package, including selective demolition, framing modifications, installation of new 4x4 solid vinyl windows, Hardie siding integration, Smart Trim, flashing and sealant systems, interior finish restoration, and carpet tile + base cove installation. All building system updates were coordinated to match existing district standards, emphasizing durability, schedule control, and occupant safety.

Medical Lake Middle School — Secured Entry

Halme Cascade completed a secured entry modernization at Medical Lake Middle School, installing new access-controlled entry elements, structural handrail integration, and building envelope coordination to support controlled campus access. Work emphasized code-compliant guardrail anchoring, concrete spall repair at railing curbs, surface prep, and durable finishes to match existing campus conditions—delivered with tight trade sequencing and minimal disruption to daily school operations.

Medical Lake Middle School — Wrestling Room T&M Remodel

Halme Cascade executed a T&M interior remodel of the wrestling room, including flooring removal and prep, installation of new carpet tile systems, baseboard replacement, wall restoration, and interior paint. Labor, materials, and equipment were delivered transparently under a project-first T&M deployment to support safe, refreshed occupant training space.

District Impact & Partnership Approach

Halme Cascade delivered multiple small-works upgrades for Medical Lake schools, including secured entry, ADA handrail and accessibility improvements, and interior refresh work for student spaces. The projects were small in scale but deeply personal—built in our backyard, where many of our team members' kids go to school, we saw the safety and usability impact in real time. That connection drives how we work: project-first, proactive, and with care for the people we build for.



SPOKANE COMMUNITY COLLEGES UPGRADES

Contact:

Budget: \$8.129M | 2 Contracts

PROJECT DURATION: 02/2022-10/2025

Spokane Community College (SCC)

Building 8 Renovation

Project Size: 16,000 SF Renovation

Halme Cascade completed a 16,000 SF interior renovation of Building 8 to support SCC's Environmental Sciences program. The project required complex sequencing across existing conditions and lab-adjacent infrastructure. Scopes included selective demolition, material abatement, conversion of classrooms and shop bays into administrative offices, operations space buildout, and full interior modernization. Work was executed under strict environmental compliance and state-approved disposal standards, with intensive trade coordination and zero disruption to active program spaces.

Spokane Falls Community College (SFCC)

Campus-Wide Security & Building Systems Upgrades

Halme Cascade delivered a campus-wide modernization package focused on occupant safety, access control, surveillance, electrical/data coordination, and mechanical/IAQ improvements. Scopes included addition and replacement of interior and exterior access control hardware, low-voltage electrical and data infrastructure, and installation of video surveillance cameras across all buildings and site perimeters. Early constructability and risk planning allowed for targeted budgeting and phased deployment in occupied campus environments. Collaborative design and city coordination efforts helped owners avoid approximately \$250,000 in construction and design costs, while maintaining delivery ahead of schedule without interrupting active campus operations.

District Impact & Partnership Approach

Halme Cascade brings the planning sophistication required for complex capital improvements, paired with direct, peer-level collaboration with trade partners and campus stakeholders. Their proactive constructability review, early risk identification, transparent contingency assignment, and project-first execution consistently protect schedule, budget, and occupant safety across active educational environments.

Eric Halme - Project Executive, Project Manager, Estimator



| HALME CASCADE

THANK YOU FOR YOUR TIME & CONSIDERATION!



HALME CASCADE GENERAL CONTRACTING TEAM



LEONE & KEEBLE

CONSTRUCTION MANAGER /GENERAL CONTRACTOR

CM/GC SERVICES PROPOSAL

SUBMITTED 01.07.26

LAKELAND SCHOOL DISTRICT No. 272

STATE BOND PROJECTS

LAKELAND HIGH SCHOOL
JOHN BROWN ELEMENTARY SCHOOL
LAKELAND MIDDLE SCHOOL
SPIRIT LAKE ELEMENTARY SCHOOL
ATHOL ELEMENTARY SCHOOL
ACCESS SAFETY IMPROVEMENTS
MISCELLANEOUS PROJECTS

POINT OF CONTACT: RON MARSH

P: 509.327.4451 • RMARSH@LEONE-KEEBLE.COM

108 WEST BOONE AVENUE • SPOKANE, WASHINGTON 99201

TABLE OF CONTENTS

SECTION 1

COVER LETTER	1
---------------------	---

SECTION 2

CM INFORMATION

• Completed Form	2-4
• Bonding Letter	5

SECTION 3

COMPANY PROFILE

• Firm History, Size and Resources, Philosophy of Service	6
• Certificate of Authority from Idaho Secretary of State	7
• Volume of Work, Financial Stability, Management Techniques and Methods, Expertise & Experience	8
• Idaho Public Works Experience and Familiarity with Local Market Conditions	9

SECTION 4

PROJECT APPROACH

• Preconstruction Services and Construction Services	10
• Organizational Chart	11
• Key Personnel	12-17

SECTION 5

TOTAL PROJECT BUDGET CONTROL	18
-------------------------------------	----

- Cost Estimating, Updates & Cost Control, Value Management During Design, Bid Packages & GMP Development and Construction Cost Tracking & Reporting

SECTION 6

SCHEDULING

• Techniques & Software, Examples of Complex Multi-Phase Project Schedules	19
• Enforcement of Schedule Compliance	20

SECTION 7

HOME OFFICE SUPPORT

• Home Office Staff and Pay Application Work Flow	21
---	----

SECTION 8

PAST PERFORMANCE

• Recent, Relevant Project Experience	22-24
---------------------------------------	-------

1. COVER LETTER

January 7, 2026

Lakeland School District
Attn: Jessica Grantham, Chief Financial Officer/Treasurer
15506 N. Washington Ave
Rathdrum, ID

Re: CM/GC Services Proposal – Lakeland School District State Bond Projects

Dear Ms. Grantham and Members of the Selection Committee,

Leone & Keeble, Inc. appreciates the opportunity to submit our Statement of Qualifications for Construction Manager/General Contractor services in support of Lakeland School District's State Bond Projects.

For more than 30 years, we have worked throughout the Inland Northwest delivering schools, public facilities, and renovation projects for communities much like Lakeland. We understand the responsibility that comes with managing public funds and the importance of delivering facilities that are practical, durable, and built to serve students and staff for the long term. Just as importantly, we recognize that these projects play a role in maintaining community confidence in the District's long-term capital improvement program.

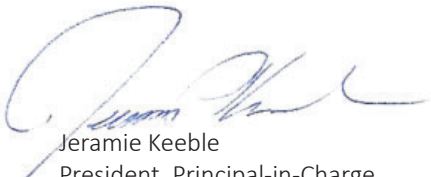
Our team brings experience with CM/GC delivery, K–12 modernization work, and Idaho public works requirements, along with direct familiarity with Lakeland School District facilities. We approach CM/GC as a collaborative process focused on early planning, clear communication, and realistic decision-making. Our goal is straightforward: help the District make informed choices, control cost and schedule, and maximize the value of the public investment.

The enclosed qualifications describe how we support owners during preconstruction, manage budgets and schedules, and coordinate construction work efficiently. They also reflect our belief that successful projects come from strong working relationships, clear expectations, and steady follow-through.

If selected, the District can expect a team that is present, responsive, and focused on solving problems early—so decisions are clear, schedules are realistic, and the work proceeds without surprises.

Thank you for considering our qualifications. We would welcome the opportunity to visit with you further and answer any questions about our team or our approach.

Sincerely,
Leone & Keeble, Inc.



Jeramie Keeble
President, Principal-in-Charge
Idaho Licensed Construction Manager

2. CM INFORMATION

SECTION 8: CONSTRUCTION MANAGER INFORMATION

1. Contact information for your firm's main office as follows:

Firm Name: Leone & Keeble, Inc.

Mailing Address: 108 W Boone Ave
Spokane, WA 99201
(City, State, Zip)

Physical Address: Same as mailing.

(City, State, Zip)

Telephone: 509-327-4451 Fax: n/a

Email Address: rmarsh@leone-keeble.com
Ron Marsh, Project Manager and SOQ Primary Point of Contact

2. Name, title, address, telephone, and fax number of the firm's officer responsible to the School District for all work to be provided under this RFQ.

Name/Title: Jeramie Keeble, President

Mailing Address: 108 W Boone Ave
Spokane, WA 99201
(City, State, Zip)

Physical Address: Same as mailing.

(City, State, Zip)

Telephone: 509-327-4451 Fax: n/a

Email Address: jkeeble@leone-keeble.com

3. Please check the appropriate box to identify the legal status of the entity making this proposal.

☒ Corporation ☐ Partnership ☐ Limited Liability

☐ Other (explain): _____

2. CM INFORMATION

4. Please provide the following license information:

Idaho Public Works Construction Management License # 023851

License held by Jeramie Keeble
(name of licensed CM who will be responsible)

Idaho Public Works Contractor License # RCE-17656

5. Contact information of the office where your project team will be located and from which the work for this assignment will be conducted, if different than "1." above.

Firm Name: N/A (Same as Item 1.)

Mailing Address: _____

(City, State, Zip)

Physical Address: _____

(City, State, Zip)

Telephone: _____ Fax: _____

Email Address: _____

6. Provide a letter from Surety for the project. **Please refer to page 5.**

7. State the contract information for your current insurance company(s) that provide coverage for your firm in the areas of liability, builder's risk, and workers' compensation.

Company Name: Lockton Companies

Agent Name: Susan J. Lattarulo, Senior Account Manager, Team Lead

Address: 14850 N Scottsdale Rd, Suite 225

Scottsdale, AZ 85254
(City, State, Zip)

Telephone: O: 213-689-4288, C: 303-641-2205 Fax: N/A

Email Address: susan.lattarulo@lockton.com

8. If you answer yes to any of the following questions, provide a complete explanation on a

2. CM INFORMATION

- a. Has any one of your current or former sureties or bonding companies ever been required to perform under or canceled a bid bond, labor or material payment, or a performance bond issued on your firm's behalf? Yes _____ No X
- b. Has your firm ever been denied coverage or had coverage terminated or cancelled by any insurer during the past five (5) years? (If so, please state the company, date, reason, and specific details.) Yes _____ No X
- c. Within the past five (5) years, has your current firm or any predecessor organization been involved as a party or filed a claim in any bankruptcy, litigation, mediation, or arbitration proceedings? Yes _____ No X
9. Acknowledge Receipt of Addenda related to this RFQ (list addenda numbers) N/A
10. Name, title, and signature of your firm's officer who was responsible for the preparation and hereby verifies the accuracy of your proposal.

Printed Name: Jeramie Keeble

Title: President

Signature: 

Date: January 7, 2026

2. CM INFORMATION - BONDING LETTER



December 22, 2025

Lakeland School District
15506 N. Washington Street
Rathdrum, ID 83858

**Re: Leone & Keeble, Inc. – Construction Manager / General Contractor (CM/GC) Services
Lakeland School District No. 272: State Bond Projects**

To Whom it May Concern:

We understand you are considering a relationship with Leone & Keeble, Inc. and have requested information concerning the company's surety bond program.

The Surety for Leone & Keeble, Inc. is Great Midwest Insurance Company. Great Midwest Insurance Company is listed in the Federal Register Circular 570 and has a current A.M. Best's Rating of A, X and is duly licensed in the State of Idaho.

Based upon the financial strength and management team, Great Midwest Insurance Company would be willing to consider performance and payment bonds for Leone & Keeble, Inc. for single projects of \$25,000,000 with an aggregate limit of \$50,000,000, provided that there are no substantial changes in the present conditions, we will continue to favorably consider granting surety credit.

Please understand, this letter is not to be construed as an agreement to provide bonds for any particular project, but it is offered as an indication of our past experience and confidence in Leone & Keeble, Inc. Any arrangement to provide bonds is a matter between Great Midwest Insurance Company and Leone & Keeble, Inc. and we assume no liability to third parties if we do not execute said bonds. Issuance of performance and payment bonds will be contingent upon acceptable bond forms, agreed upon contractual terms, appropriate project financing, and the acceptable financial condition of the contractor at the time of the request.

We highly recommend Leone & Keeble, Inc. to you. They are well managed, financed, and truly capable of meeting your requirements. If you have any questions in regards to this letter, do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Susan J. Lattarulo".

Susan J. Lattarulo
Senior Account Manager

LOCKTON COMPANIES
14850 N Scottsdale Road, Suite 225, Scottsdale AZ 85254

213-689-4288
lockton.com

3. COMPANY PROFILE



OFFICE ADDRESS 108 W Boone Ave
Spokane, WA 99201

OFFICE PHONE 509-327-4451

DATE FIRM ESTABLISHED 1930, Incorporated in 1992

IDAHO PUBLIC WORKS 10182-U-3-4 (02500)

STATE OF IDAHO LICENSED CONSTRUCTION MANAGER Jeramie Keeble
License No. 023851

FIRM HISTORY

Leone & Keeble, Inc. is a full-service commercial general contractor with extensive experience in collaborative delivery methods, including Design-Build, Construction Manager/General Contractor (CM/GC), and negotiated GMP contracts with pre-construction services. Our organization has served the Inland Northwest since 1930 and was incorporated in 1992. Company leadership is now in its third generation, led by Owner Jeramie Keeble.

SIZE & RESOURCES

The company employs 65 full-time staff. Our six project managers are all experienced estimators and schedulers, and our fourteen seasoned superintendents provide on-site construction management, oversee field crews, and coordinate daily activities with subcontractors, suppliers, and owner representatives. Leone & Keeble's home office team includes an accounts payable specialist, corporate controller, project management assistant, receptionist, and multiple project engineers. Together, they support our project managers and superintendents, allowing them to focus on client needs and effective project execution.



Division of Occupational and Professional Licenses
11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Contractors Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

LEONE & KEEBLE INC

General Contractor Registration
RCE-17656

Issued: 11-Jun-2025 Expires: 11-Jul-2026

Renewal Required

Russell Barron
Administrator

Printed: 11-Jun-2025

PHILOSOPHY OF SERVICE

Leone & Keeble's philosophy of service is built on long-term relationships, personal accountability, and a deep commitment to the Inland Northwest—the place we call home. For more than 30 years, we have worked alongside local owners, designers, subcontractors, and suppliers to deliver projects that strengthen the communities where we live and work. **Because this region is our home, we approach each project with a sense of personal investment and responsibility, particularly on public and school projects that represent long-term community assets and public trust.**

The foundation of our success has always been the quality of our relationships. Our history of collaboration, clear communication, and follow-through allows us to build strong teams, maintain a positive project culture, and address challenges in a practical, solution-oriented manner. That relationship-driven approach enables Leone & Keeble to consistently deliver projects that meet—and often exceed—owner expectations for quality, value, and long-term performance.

3. COMPANY PROFILE



STATE OF IDAHO

Phil McGrane | Secretary of State

Business Office

450 North 4th Street

PO Box 83720

Boise, ID 83702

January 6, 2026

Request Type: Certificate of Existence/Filing

Request #: 0006602851

Receipt #: 001257686

Issuance Date: 01/06/2026

Copies Requested: 0

Regarding: LEONE & KEEBLE, INC.

Filing Type: Foreign Business Corporation

Formation/Qualification Date: 10/28/1992

Status: Active-Good Standing

Duration Term: Perpetual

File #: 309258

Delayed Effective Date:

Formation Locale: WASHINGTON

Inactive Date:

Certificate of Existence

I, Phil McGrane, Secretary of State of the State of Idaho, do hereby certify that effective as of the issuance date noted above

LEONE & KEEBLE, INC.

a Corporation formed in the jurisdiction set forth above, is authorized to transact business in this State.

A handwritten signature of Phil McGrane, enclosed in an oval.

Phil McGrane

Idaho Secretary of State

Processed By: Business Division

Verification #: 037730223

Phone: 208-334-2301 * Website: sosbiz.idaho.gov

3. COMPANY PROFILE

TYPICAL VOLUME OF WORK

Over the past decade, Leone & Keeble has maintained an average annual workload of approximately \$61.6 million, encompassing projects ranging from a few thousand dollars to \$40 million in value.

FINANCIAL STABILITY

Leone & Keeble's 33-year history reflects a consistent ability to responsibly manage company resources and maintain long-term financial stability. The firm maintains a low seven-figure line of credit, which currently carries a zero balance. In addition, Leone & Keeble's operating cash balances have averaged in the mid seven-figure range over the past five years, providing ample capacity to support project cash flow, bonding requirements, and day-to-day operations.

BASIC CONSTRUCTION MANAGEMENT TECHNIQUES AND METHODS

Leone & Keeble's construction management techniques are grounded in clear planning, disciplined execution, and consistent communication. Our approach is designed to provide owners with predictability in cost, schedule, and quality while maintaining flexibility to address the real-world conditions inherent in renovation and multi-phase public projects.

At the outset of each project, we focus on establishing clear scopes of work, defined roles, and measurable milestones. Constructability input, sequencing considerations, and site logistics are evaluated early to identify potential challenges related to existing conditions, access, and coordination. For example, taking the time early to verify existing conditions and make sure they're accurately reflected in the drawings helps cut down on RFIs, avoid unnecessary delays, and keep the work moving once construction starts. Addressing these issues during planning allows conflicts to be resolved before they affect the field and supports more efficient execution during construction.

Once work begins, our management approach emphasizes active field oversight and team alignment. Daily coordination, short-term planning, and regular progress reporting keep crews focused on upcoming work while maintaining alignment with overall project objectives. Cost, schedule, safety, and quality are managed together so decisions are made with a clear understanding of their combined impact.

Underlying these techniques is a relationship-driven management style that emphasizes teamwork, clear expectations, and accountability among the District, Design Team Members, and subcontractors. These core techniques form the foundation of our approach and are applied consistently across preconstruction, construction, cost control, and scheduling, as described in the following sections.

EXPERTISE AND EXPERIENCE

Leone & Keeble brings a combination of CM/GC expertise, K-12 renovation experience, and proven team leadership that directly benefits Lakeland School District's modernization program. To date, Leone & Keeble has completed nineteen (19) CM/GC projects with a combined contract value of approximately \$306 million, including eleven (11) K-12 projects delivered using the CM/GC method. Many of these projects involved complex renovations with significant mechanical, electrical, and plumbing system upgrades—scope elements central to the District's planned work. This depth of CM/GC experience allows us to identify risk earlier, resolve scope and pricing issues collaboratively, and enter construction with a GMP that reflects real scope, real pricing, and real market conditions.

This experience allows our team to anticipate and manage the challenges associated with renovating existing facilities, coordinating new systems with aging infrastructure, and executing work efficiently within defined summer construction windows. Our familiarity with CM/GC delivery supports early collaboration, proactive risk management, and development of realistic cost and schedule strategies that help protect project objectives.

Leone & Keeble also brings a long-standing, productive working relationship with Architects West, having completed 38 projects together over the past 10 years, including 27 K-12 facilities and 18 projects delivered through integrated project teams. This long-standing working relationship promotes effective communication, efficient coordination, and a shared understanding of project expectations—allowing the team to focus on execution rather than process development.

In addition, Leone & Keeble offers direct, local experience with Lakeland School District facilities. Jeramie Keeble, the licensed CM for the proposed team, previously served as Project Manager for a renovation and addition project at Lakeland High School, which included classroom and locker room additions, major structural modifications to the gymnasium, comprehensive HVAC upgrades, and interior renovations to science classrooms, the library, and administrative areas. This firsthand knowledge of the District's facilities provides an added level of confidence and continuity for successful project delivery.

3. COMPANY PROFILE

IDAHO PUBLIC WORKS EXPERIENCE

Leone & Keeble has extensive experience complying with Idaho public works procurement requirements and administering public works contracts for a wide range of public owners. Our team understands the statutory and procedural requirements governing public projects in Idaho, including competitive bidding, subcontractor procurement, prevailing wage compliance, contract administration, and documentation required for publicly funded work.

We have successfully completed public works projects for Kootenai Health, Lewis-Clark State College, North Idaho College, and the University of Idaho, as well as for public school districts including Whitepine School District No. 28 and Post Falls School District. In addition, Leone & Keeble has delivered well, water, and wastewater treatment utility projects for the communities of Coeur d'Alene, Rathdrum, and Moscow, each of which required strict adherence to Idaho public procurement laws, formal bid and award processes, and transparent cost and schedule reporting.

Leone & Keeble's experience spans both CM/GC and traditional public works delivery methods, reinforcing the importance of open-book cost management and fair, competitive subcontractor procurement. Our team routinely prepares bid packages, conducts pre-bid conferences, evaluates bids, and supports public owners with award recommendations that are compliant, well-documented, and defensible.

Beyond procurement, we understand that compliance continues throughout the life of the contract. Leone & Keeble administers public works contracts with careful attention to change management, pay applications, recordkeeping, and communication, ensuring owner interests are protected and projects are delivered in accordance with Idaho Code requirements. This depth of experience provides public owners confidence that procurement and contract obligations will be managed correctly and consistently.

FAMILIARITY WITH LOCAL MARKET CONDITIONS

Leone & Keeble has extensive experience and long-standing relationships within the subcontractor and supplier market serving the Coeur d'Alene and Spokane region. Our continuous presence in the Inland Northwest has allowed us to develop a strong understanding of local trade capacity, labor availability, and market conditions across all major disciplines.

Under the CM/GC delivery method, this market knowledge is a direct advantage to Lakeland School District. Leone & Keeble understands which local firms are best suited for specific scopes, how to package work to encourage participation, and when early coordination or procurement is necessary to manage market risk. Subcontractors are familiar with our expectations for communication, documentation, and performance, which promotes competitive bidding and reliable execution.

Our relationships are built on fair and transparent procurement practices, prompt payment, and well-organized projects. As a result, subcontractors are more inclined to participate, sharpen pricing, and prioritize the work. This familiarity reduces bid uncertainty, limits scope gaps, and supports development of accurate, defensible pricing under the CM/GC process. This depth of local market knowledge supports development of a well-coordinated, competitive Guaranteed Maximum Price that reflects current trade availability and realistic pricing.

Leone & Keeble's experience delivering K–12 schools, higher education facilities, healthcare projects, and municipal utilities throughout North Idaho and Eastern Washington further strengthens our understanding of regional market pressures and procurement timing. For the District, this translates into reduced procurement risk, stronger bid coverage, and smoother transitions from bidding to construction—key benefits of the CM/GC delivery method. For Lakeland School District, this translates into reduced procurement risk, stronger bid coverage, and a GMP that reflects current trade availability in North Idaho—not assumptions from outside markets

4. PROJECT APPROACH - CM/GC SERVICES

A. PRECONSTRUCTION SERVICES

Leone & Keeble's preconstruction services are focused on supporting the Lakeland School District with practical guidance, early coordination, and transparent decision-making from early design through negotiation of the Guaranteed Maximum Price (GMP). By engaging early and consistently, we help shape solutions that are buildable, cost-effective, and aligned with schedule requirements. As part of this approach, we support the design process with ongoing cost input, market awareness, and budget-level guidance, with detailed estimating methods, cost tracking, value management, and GMP development addressed in Item 5.

Development and management of the project schedule is one of the primary ways Leone & Keeble provides leadership as the CM/GC. Because Lakeland School District projects are constrained by the academic calendar and firm summer construction windows, schedule planning begins early and focuses on clearly defined milestones and completion dates. While Leone & Keeble is responsible for maintaining the schedule, we actively incorporate input from the District, Design Team Members, and key stakeholders to align expectations and establish accountability. The schedule serves as a primary decision-making tool during preconstruction—particularly in evaluating sequencing, prioritizing work, and assessing the feasibility of incorporating additional “miscellaneous” projects into the scope of work. Detailed scheduling techniques, tools, and enforcement methods are addressed in our response to Item 6.

Cost management is performed on an open-book basis, with budgets refined as design progresses and benchmarked against current market conditions. Value engineering is used selectively and thoughtfully to evaluate alternatives that reduce cost, simplify construction, or improve long-term performance—without compromising durability, safety, or District standards. When cost pressures arise, we collaborate with the District and Design Team Members to evaluate options and recommend solutions that preserve value while maintaining project priorities. This approach allows the District to make informed scope decisions without committing prematurely—preserving flexibility while protecting overall program goals.

Subcontractor procurement planning is a key component of preconstruction. Leone & Keeble develops clear bid packages, advertises the project, conducts pre-bid conferences, and actively engages qualified subcontractors and suppliers. Bids are analyzed, subcontractor qualifications are reviewed, and award recommendations are provided to support development of a complete, competitive, and well-coordinated GMP. This disciplined approach supports strong participation, accurate pricing, and a smooth transition into construction.

B. CONSTRUCTION SERVICES AS A CM/GC

During construction, Leone & Keeble oversees all activity on the construction site, coordinating daily operations while maintaining accountability for cost, schedule, safety, and quality. Regular progress updates are provided to keep Lakeland School District and project team members well informed of project status, upcoming activities, and emerging issues. Detailed approaches to cost control and schedule management are addressed separately in response to Items 5 and 6 on pages 17-19.

Construction activities are planned and sequenced to keep the job running safely and efficiently, while staying in compliance with the plans, specs, and applicable codes. Short-term look-ahead planning and regular field coordination keep crews working in sync with the master schedule, protecting key milestones and keeping the work moving forward.

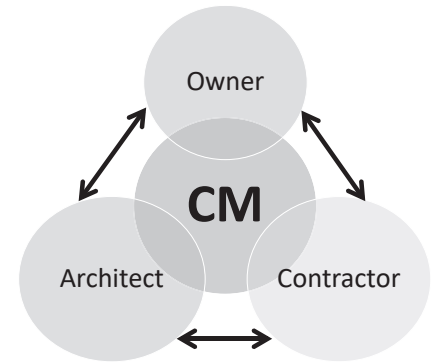
Quality is established through clear expectations, engagement of qualified subcontractors, and consistent field oversight. Installations are reviewed for compliance with project requirements, deficiencies are documented, and corrective actions are tracked to ensure timely resolution. Commissioning is integrated into the construction process, with particular focus on building systems affecting energy efficiency, occupant comfort, and long-term operating costs. The commissioning process verifies system performance and provides documentation to support training, maintenance, and long-term facility stewardship.

Safety remains a core responsibility throughout construction. The Project Superintendent and Safety Officer oversee implementation of the Accident Prevention Program, conduct regular inspections, and enforce safety requirements. Site logistics, access control, and communication measures are maintained to protect workers, students, staff, and the public.

Through proactive coordination, transparent reporting, and disciplined execution, Leone & Keeble delivers construction services that emphasize predictability, quality, and responsible stewardship of public funds.

4. PROJECT APPROACH - KEY PERSONNEL

THE **CONSTRUCTION MANAGER** WILL PROVIDE OVERALL LEADERSHIP AND OVERSIGHT TO ENSURE THE PROJECT IS EXECUTED SMOOTHLY AND ACHIEVES ITS INTENDED OUTCOMES.



JERAMIE KEEBLE
Idaho Licensed Construction Manager
Principal-In-Charge
Construction Experience: 30 Yrs



Primary Point-of-Contact

RON MARSH

CM/GC Team Lead

Construction Experience: 40+ Yrs

PRE-CONSTRUCTION PHASE

RON MARSH

Preconstruction Project Manager,
Estimator, Purchasing/Contracts

CONSTRUCTION PHASE

RON MARSH

Construction Project Manager,
Estimator

PAULA MCGUIRE

Scheduler

Construction Experience: 31 Yrs



MAURO CASTILLO

Project Engineer

Construction Experience: 40+ Yrs



CASEY JOHNSON

Project Superintendent

Construction Experience: 23 Yrs

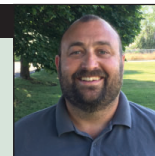


Full-Time Site Supervision

CASEY JOHNSON

Project Superintendent

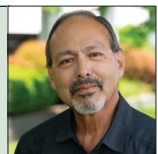
Construction Experience: 23 Yrs



MAURO CASTILLO

Project Engineer

Construction Experience: 40+ Yrs



PAULA MCGUIRE

Scheduler

Construction Experience: 31 Yrs



SAFETY OFFICER

SUBCONTRACTORS & SUPPLIERS

LEONE & KEEBLE FIELD CREWS

4. PROJECT APPROACH - KEY PERSONNEL



JERAMIE KEEBLE PRINCIPAL-IN-CHARGE

Leone & Keeble, Inc.
President

INDUSTRY EXPERIENCE
30 Years

EMPLOYED WITH LEONE & KEEBLE
Since 1995

LICENSING
Idaho Public Works Construction
Manager License 023851
(Copy provided on the following page.)

EDUCATION
B.S., Construction Technology
Eastern Washington University

- INDUSTRY INVOLVEMENT
- Member- Inland Northwest Associated General Contractors (AGC)
 - Associate - Design Build Institute of America (DBIA)

Jeramie Keeble brings more than 30 years of construction industry experience and deep leadership expertise in CM/GC delivery, K-12 education projects, and complex renovation work. His career with Leone & Keeble began in the field, advancing from entry-level laborer to project engineer, project manager, and ultimately President of the firm—providing him with a practical, ground-up understanding of how projects are planned, coordinated, and successfully delivered.

Jeramie has extensive experience administering CM/GC contracts, including numerous public works projects in Idaho and Washington. He has served in key leadership roles on projects that required early preconstruction involvement, open-book cost management, and close coordination with design teams and public owners. His CM/GC experience includes both renovation and new construction, with a strong emphasis on projects involving major mechanical, electrical, and plumbing system replacements or upgrades.

REPRESENTATIVE PROJECTS

Lakeland High School Renovation & Expansion, Rathdrum, ID
Contract Value: \$4.6 million, Role: Project Manager
Relevance: **Lakeland SD Project, Renovation, Idaho Public Works, K-12 School, Architects West Project**

Schweitzer Career & Technical Education Center, Lewiston, ID
Contract Value: \$20 million, Joint Venture, Role: Project Manager
Relevance: **Idaho CM/GC, Idaho Public Works**

Brewster 7-12 Modernization, Brewster, WA (1)
Contract Value: \$18.5 million, Role: Project Manager & Principal-In-Charge
Relevance: **K-12 School, Renovation, Architects West Project, WA Public Works**

McFarland Middle School Renovation & Additions, Othello, WA
Contract Value: \$20.7 million, Joint Venture, Role: Project Manager
Relevance: **CM/GC, K-12 School, Renovation, Architects West Project**

Washington Elementary School, Wenatchee, WA (2)
Contract Value: \$24.4 million, Joint Venture, Role: Project Manager
Relevance: **CM/GC, K-12 School, WA Public Works**

EWU Patterson Hall Renovation & Additions Phase 2, Cheney, WA (3)
Contract Value: \$38.8 million, Role: Project Manager
Relevance: **CM/GC, Renovation, Education Building, WA Public Works**

First Presbyterian Church Renovation, Walla Walla, WA
Contract Value: \$1.0 million, Role: Project Manager
Relevance: **CM/GC, Renovation, Architects West Project**


Nez Perce County Courthouse & Licensing Building, Lewiston, ID
Contract Value: \$53.7 million, Joint Venture Project, Role: Project Manager & Project Executive
Relevance: **Idaho CM/GC**



4. PROJECT APPROACH - KEY PERSONNEL

JERAMIE KEEBLE PRINCIPAL-IN-CHARGE

LICENSING

**Division of Occupational and Professional
Licenses**
11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov


The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

JERAMIE KEEBLE

Public Works Construction Manager License
023851

Issued: 09-Oct-2025 Expires: 30-Nov-2026

Renewal Required


Russell S. Barron
Administrator

Printed: 09-Oct-2025

4. PROJECT APPROACH - KEY PERSONNEL



RON MARSH

PROJECT MANAGER, ESTIMATOR

INDUSTRY EXPERIENCE

40+ Years

EMPLOYED WITH LEONE & KEEBLE

Since 2018

EDUCATION

B.A. in Political Science
and M.A. in Education
Gonzaga University

INDUSTRY INVOLVEMENT

Member - Inland Northwest
Associated General Contractors

Ron Marsh brings more than 40 years of construction industry experience with a strong background in project management, estimating, and public-sector construction delivery. His experience includes K–12 schools, higher education facilities, civic buildings, and complex renovation projects delivered through collaborative project teams.

Ron began his career working in his family’s contracting business and later operated his own general contracting firm for over 22 years, providing a solid foundation in both field operations and business management. He also managed 27 MATOC task order contracts at Fairchild Air Force Base, working under U.S. Army Corps of Engineers Contractor Quality Control (CQC) requirements and reinforcing a disciplined, documentation-driven approach.

Since joining Leone & Keeble in 2018, Ron has served as Project Manager and Estimator, supporting CM/GC, Design-Build, and traditional delivery methods. His work bridges preconstruction and construction and includes estimating, subcontractor coordination, and cost control on projects involving significant mechanical, electrical and plumbing system upgrades.

A natural leader, Ron is known for fostering teamwork, maintaining clear communication, and solving problems collaboratively. His combination of estimating expertise, field leadership, and public-sector experience makes him a valuable member of the project team and a strong fit for Lakeland School District’s CM/GC delivery approach.

REPRESENTATIVE PROJECTS

Bridgeport HS Modernization & New Animal Barn, Bridgeport, WA (1)

Contract Value: \$11 million, Role: Project Manager

Relevance: **K-12 School, Renovation, Architects West Project, WA Public Works**

Deer Park Middle School Renovation and Addition, Deer Park, WA (2)

Contract Value: \$7.8 million, Role: Project Manager

Relevance: **K-12 School, Renovation, WA Public Works**

WSU Multiple Contracts, Various Locations in Washington

Contract Value: \$4.4 million, Role: Project Manager

Relevance: **Oversaw simultaneous HVAC and/or Electrical Upgrades at seven different locations, Design-Build with Architects West, WA Public Works**

Meyer Health & Science Building Expansion, Coeur d’Alene, ID (3)

Contract Value: \$8.1 million, Role: Project Manager

Relevance: **ID Public Works, North Idaho Location, Involved some remodeling**

Asotin County Justice Complex, Asotin, WA

Contract Value: \$19.8 million, Role: Project Manager

Relevance: **CM/GC Contract**



4. PROJECT APPROACH - KEY PERSONNEL



CASEY JOHNSON PROJECT SUPERINTENDENT

INDUSTRY EXPERIENCE

23 Years

EMPLOYED WITH LEONE & KEEBLE

Since 2016

CERTIFICATIONS

- ASHE Healthcare Infection Prevention Certification
- 1st Aid-CPR
- Rigging
- Signaling

INDUSTRY INVOLVEMENT

Member - Inland Northwest
Associated General Contractors

Casey Johnson brings more than 23 years of construction industry experience with a strong focus on public works, education facilities, and complex renovation projects. As a Project Superintendent for Leone & Keeble since 2016, Casey has led field operations on projects requiring intensive coordination, detailed sequencing, and close integration of mechanical and electrical systems.

Casey's background includes experience in surveying, CAD drafting, carpentry, and site supervision—providing him with a comprehensive understanding of construction from layout through execution. He has overseen new construction, tenant improvements, and complex phased renovations, many involving major mechanical and electrical upgrades and coordination with owner-furnished or third-party equipment vendors.

Of particular relevance to school district projects, Casey previously served as Facilities Director for West Bonner School District, where he was responsible for managing department budgets, supervising maintenance and custodial staff, and delivering annual capital improvement programs. This owner-side experience gives him valuable insight into school district priorities, operational constraints, and the importance of clear communication and accountability.

Casey has served as Project Superintendent on multiple public works and education projects, including higher education renovations and infrastructure upgrades, where safety, schedule control, and quality execution were critical. He is known for maintaining organized, well-coordinated job sites and for working effectively with owners, designers, inspectors, and subcontractors to resolve issues quickly and keep work moving forward.

REPRESENTATIVE PROJECTS

EWU Science Building - Phase 1 Renovation, Cheney, WA (1)

Contract Value: \$36.8 million, Role: Project Superintendent

Relevance: **Renovation involving complex mechanical and electrical upgrades, Education Building, WA Public Works Project**

EWU Rozell Central Energy Plant, Boiler Replacement, Cheney, WA (2)

Contract Value: \$3.8 million, Role: Project Superintendent

Relevance: **Renovation involving complex mechanical and electrical upgrades, Education Building**

EWU Lab Support Facility Remodel, Cheney, WA

Construction Cost: \$1.1 million, Role: Project Superintendent

Relevance: **Renovation, WA Public Works**

Lewiston Orthopedic Additions & Expansion & Remodel, Lewiston, ID (3)

Contract Value: \$8.8 million, Role: Project Superintendent

Relevance: **Phase renovation involving complex mechanical and electrical upgrades**



4. PROJECT APPROACH - KEY PERSONNEL



MAURO CASTILLO PROJECT COORDINATOR PROJECT ENGINEER

INDUSTRY EXPERIENCE

40+ Years

EMPLOYED WITH LEONE & KEEBLE

39 years

INDUSTRY INVOLVEMENT

Member - Inland Northwest

Associated General Contractors

PROFESSIONAL PROFILE & QUALIFICATIONS

Mauro Castillo brings more than 40 years of construction industry experience, including nearly four decades with Leone & Keeble, with a career that spans field supervision, project coordination, and project engineering. He began his career as a facilities manager before joining Leone & Keeble in 1989, a background that gives him a strong owner-focused perspective and a practical understanding of building operations and long-term performance.

After more than thirty years as a Project Superintendent, Mauro transitioned to the home office project management team, where he now serves as a Project Coordinator and Project Engineer. In this role, he is heavily involved in submittal coordination, material procurement, and schedule support—critical functions for renovation projects with significant mechanical and electrical scope. He is widely regarded within the firm as a trusted mentor and technical resource, supporting both field and office staff.

Mauro has extensive experience on MEP-intensive renovation projects, particularly in environments requiring high levels of quality control and coordination. His background includes hospital renovations such as the Neonatal ICU, Pharmacy, and Emergency Department at Deaconess Medical Center, as well as pharmacy renovations at Providence St. Mary Medical Center. This experience translates directly to school modernization projects where system replacements, tie-ins, and careful sequencing are essential.

REPRESENTATIVE PROJECTS

Brewster 7-12 Modernization, Brewster, WA (1)

Contract Value: \$18.5 million, Role: Project Engineer

Relevance: **K-12 School, Renovation, Architects West Project, WA Public Works**

EWU Rozell Central Energy Plant, Boiler Replacement, Cheney, WA (2)

Contract Value: \$3.8 million, Role: Project Engineer

Relevance: **Renovation involving complex mechanical and electrical upgrades, Education Building**

Nespelem Community Center Renovation, Nespelem, WA

Contract Value: \$2.1 million, Role: Project Engineer

Relevance: **Renovation involving electrical modifications, and HVAC system upgrades.**

Rosauers #43 Food & Rx, Pullman, WA (3)

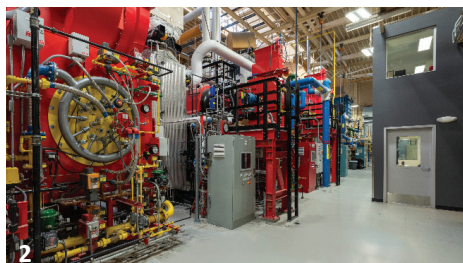
Contract Value: \$5.6 million, Role: Project Engineer

Relevance: **MEP-intensive interior renovation supporting new refrigeration, food service, checkout, and security systems.**

Pharmacy Renovation at Providence St Mary Medical Center, Walla Walla, WA

Contract Value: \$0.4 million, Role: Project Superintendent

Relevance: **Renovation involving mechanical and electrical upgrades.**



4. PROJECT APPROACH - KEY PERSONNEL



PAULA MCGUIRE
SCHEDULER

INDUSTRY EXPERIENCE

35 Years

EMPLOYED WITH LEONE & KEEBLE

26 years

EDUCATION/CERTIFICATION

Bachelor of Arts in Design & Planning
University of Washington

LEED AP

INDUSTRY INVOLVEMENT

Member - Inland Northwest
Associated General Contractors

PROFESSIONAL PROFILE & QUALIFICATIONS

Paula McGuire brings more than 35 years of industry experience and 26 years with Leone & Keeble, providing specialized leadership in construction scheduling for complex public projects. Her background in architecture and construction management enables her to develop logic-driven, buildable schedules that support informed decision-making and reliable execution—particularly critical for K–12 renovation projects with firm summer completion deadlines.

Paula has provided CPM scheduling services for over \$588 million in construction, including more than 100 projects delivered under CM/GC, Design-Build, or negotiated GMP contracts. Working closely with project managers, superintendents, and design teams, she develops schedules that integrate procurement, phasing, and critical path analysis using Primavera P6. Her schedules function as active management tools throughout both preconstruction and construction.

Of particular relevance to Lakeland School District, Paula has served as scheduler on multiple K–12 CM/GC renovation and modernization projects, including the Lakeland High School Renovation and Expansion. Her experience includes projects delivered with Architects West, extensive replacement of mechanical, electrical, and life-safety systems, and coordination of work across compressed timelines and multiple construction areas. This direct experience provides valuable continuity and insight into District priorities, expectations, and scheduling constraints.

REPRESENTATIVE PROJECTS

Lakeland High School Renovation & Expansion, Rathdrum, ID

Contract Value: \$4.6 million, Role: Scheduler

Relevance: **Lakeland SD Project, Renovation, Idaho Public Works, K-12 School, Architects West Project**

Horizon Middle School Renovation & Additions, Spokane Valley, WA (1)

Contract Value: \$20.5 million, Role: Scheduler

Relevance: **K-12 School, Public Works CM/GC Project, replaced all mechanical, electrical and life safety systems.**

Brewster 7-12 Modernization, Brewster, WA (2)

Contract Value: \$18.5 million, Role: Scheduler,

Relevance: **K-12 School, Renovation, Architects West Project, WA Public Works**

EWU Pence Union Building Renovation, Cheney, WA (3)

Contract Value: \$38.3 million, Role: Scheduler

Relevance: **Public Works CM/GC Project, Renovation that included replacement of all mechanical, electrical and life safety systems**



1



2



3

5. TOTAL PROJECT BUDGET CONTROL

Leone & Keeble provides comprehensive, open-book cost management services throughout design and construction to support informed decision-making and responsible stewardship of public funds. Our approach emphasizes early cost certainty, transparency, and flexibility to allow the Lakeland School District to prioritize scope and incorporate additional work as funding allows.

COST ESTIMATING APPROACH

We prepare multiple cost estimates at key design milestones, from schematic design through construction documents. Early estimates use a systems-based approach, benchmarking against comparable, recently completed projects to establish reliable cost models. As design progresses, we transition to detailed quantity takeoffs for major building systems.

Design contingencies are included for undefined or evolving scope and are progressively reduced as design decisions are finalized and risks are resolved. This structured approach allows the District to clearly understand available budget capacity and evaluate the feasibility of incorporating Miscellaneous or TBD projects as scope becomes better defined.

Estimates are developed using customized Excel-based tools that provide detailed breakdowns by bid package, work item, alternates, and potential scope additions, with clear alignment to the Design Team's estimates.

PERIODIC UPDATES AND COST CONTROL

Cost estimates are updated at each design milestone to track trends and maintain budget discipline. Updates include variance analyses that identify changes from prior estimates and highlight key cost drivers. Leone & Keeble works collaboratively with the District and Design Team Members to address variances through scope refinement, value management, or strategic reallocation of funds.

Real-time market data and subcontractor input are incorporated to ensure estimates reflect current conditions and reduce bid-time risk. These updates provide a clear financial framework for prioritizing work and evaluating additional scope as funding allows.

VALUE MANAGEMENT DURING DESIGN

Value management is integrated throughout design as a collaborative, decision-support process. We evaluate alternative materials, systems, construction methods, and phasing strategies to reduce cost or schedule impacts while maintaining performance, durability, and District standards.

Each option is analyzed for constructability, schedule implications, life-cycle value, and budget impact, allowing

the District to make informed, data-driven decisions and strategically apply savings—whether to strengthen core scope or advance additional improvements.

BID PACKAGES AND GMP DEVELOPMENT

Leone & Keeble structures clear, competitive bid packages to encourage participation and improve pricing accuracy. Larger scopes are broken down where appropriate, specialized work is separated to attract qualified firms, and scopes are clearly defined to reduce overlap and ambiguity.

Bids are analyzed in detail, subcontractor qualifications are reviewed, and award recommendations are provided. This process supports development of a complete, accurate, and well-coordinated Guaranteed Maximum Price (GMP) that reflects current market conditions, defined scope, and agreed-upon risk allocation. The GMP is established only after bids are received and evaluated and remaining contingencies are clearly understood.

CONSTRUCTION COST TRACKING AND REPORTING

During construction, all costs are tracked using a structured cost-coding system that assigns specific values to subcontractors, suppliers, permits, reimbursables, fees, and contingencies. Timberline software is used to track committed, forecasted, and actual costs against the Contract Amount.

Detailed, line-item cost reports are included with monthly pay applications, providing clear visibility into overall cost performance and ensuring transparency, accountability, and effective cost control throughout construction.

6. SCHEDULING

Schedules are developed and managed as living tools that support decision-making, coordination, and reliable execution. As described in our Project Approach, scheduling is a primary leadership function of the CM/GC and is used to align scope, cost, and timing within the constraints of the academic calendar and phased project delivery.

PRECONSTRUCTION PHASE SCHEDULING

During preconstruction, we establish the framework for project success by defining major milestones, regulatory requirements, design deliverables, and long-lead procurement activities. In collaboration with the District, Design Team Members, and key trade partners, we develop a preliminary CPM schedule that defines sequencing strategies, identifies early critical paths, and highlights schedule-sensitive design and procurement decisions.

- Key elements of the preconstruction schedule include:
- Design development, review, and approval cycles
- Permitting and agency review durations
- Long-lead material procurement strategies
- Constructability and coordination review periods
- Early work packages, when applicable

The schedule is updated at each design milestone to reflect increased scope definition, refined durations, market conditions, and trade partner input. These updates allow the team to proactively manage risk, align cost and schedule objectives, and maintain clarity as the project advances.

For project elements identified as Miscellaneous or TBD, the schedule serves as a planning and prioritization tool—allowing the District to evaluate timing, sequencing, and potential impacts as scope becomes better defined. This approach supports informed decision-making while maintaining flexibility within the overall program schedule.

CONSTRUCTION PHASE SCHEDULING

Prior to mobilization, the schedule is expanded into a fully detailed CPM construction schedule. This includes defined activity logic, realistic production-based durations, procurement and fabrication timelines, crew sequencing, and float analysis. Durations are validated using field production data and supplier and manufacturer input to ensure the schedule is achievable and defensible.

During construction, schedule control is maintained through a disciplined management process that includes:

- Regular schedule updates incorporating actual progress and forecasted impacts
- Short-term look-ahead schedules (two- to three-week) to support daily and weekly coordination
- Ongoing critical path and near-critical path analysis
- Continuous coordination with subcontractors to confirm labor, equipment, and material readiness
- Early identification of potential delays and development of recovery strategies
- This proactive approach allows the project team to address issues early, manage shifting priorities, and protect key milestone dates—particularly those tied to summer construction windows and school occupancy requirements.

EXAMPLES OF SUCCESSFUL SCHEDULE MANAGEMENT

EWU BOILER REPLACEMENT Cheney, WA Design-Bid-Build Project Contract Value: \$4.0 million Overall Duration: 540 Calendar Days Substantial Completion Dates <ul style="list-style-type: none">• Per Contract: 11/19/25• Actual: 11/29/25 Reason for variance: Delayed material delivery Team Involvement: <ul style="list-style-type: none">• Jeramie Keeble, Principal-In-Charge• Casey Johnson, Superintendent• Paula McGuire, Scheduler	DEER PARK MIDDLE SCHOOL ADDITIONS & MODERNIZATION Deer Park, WA Design-Bid-Build Project Contract Value: \$7.8 million Overall Duration: 687 Calendar Days Substantial Completion Date <ul style="list-style-type: none">• Per Contract 8/3/22• Actual 8/3/22 Team Involvement: <ul style="list-style-type: none">• Jeramie Keeble, Principal-In-Charge• Ron Marsh, Project Manager• Paula McGuire, Scheduler	WSU - MISC IMPROVEMENTS Involved construction at 15 different sites throughout Washington. Design-Build with Architects West Contract Value: \$4.8 million Overall Duration: 608 Calendar Days Substantial Completion Date <ul style="list-style-type: none">• Per Contract: 1/31/26• Actual: 1/31/26* All physical work is complete, and the project is awaiting CDHD's final operating permit for a new well. Team Involvement: <ul style="list-style-type: none">• Jeramie Keeble, Principal-In-Charge• Ron Marsh, Project Manager• Paula McGuire, Scheduler
--	---	--

6. SCHEDULING

OUR APPROACH TO ENFORCING A PROJECT SCHEDULE IS TO BALANCE ACCOUNTABILITY WITH A POSITIVE, PROFESSIONAL TEAM CULTURE.

ESTABLISH THE SCHEDULE AS A SHARED COMMITMENT

- **Build buy-in early.** Develop or validate the baseline schedule with key subcontractors and suppliers, not in isolation.
- **Clarify logic and constraints.** Make sure crews understand sequencing, long-lead items, access limitations, inspections, and owner-imposed restrictions.
- **Define “done.”** Be explicit about what constitutes completion for each activity (scope boundaries, inspections, turnover).

Result: The schedule is viewed as a team plan, not just a GC requirement.

MAKE THE SCHEDULE VISIBLE AND ACTIONABLE

- **Short-interval planning.** Translate the CPM schedule into 2–4 week look-ahead schedules that crews can actually execute.
- **Daily alignment.** Use brief daily huddles to confirm planned work, handoffs, and constraints.
- **Tie commitments to names.** Each near-term activity should have a clearly responsible party.

Result: Expectations are clear, current, and owned.

ACTIVELY MANAGE CONSTRAINTS BEFORE THEY BECOME DELAYS

- **Constraint tracking.** Maintain a live log for RFIs, submittals, materials, inspections, and owner decisions tied to upcoming activities.
- **Early escalation.** Raise issues as soon as they threaten float or near-term work, with proposed solutions.
- **Document impacts in real time.** Keep the schedule and meeting minutes aligned with field conditions.

Result: Problems are addressed proactively, not argued retroactively.

MEASURE PERFORMANCE OBJECTIVELY

- **Track plan vs. actual.** Compare weekly planned activities to completed work and note variances.
- **Focus on trends, not blame.** Look for recurring issues (staffing, coordination, submittals) rather than one-off misses
- **Use data in conversations.** Reference dates, logic ties, and float—not opinions.

Result: Accountability is grounded in facts, which reduces defensiveness.

ADDRESS MISSED COMMITMENTS DIRECTLY AND PROFESSIONALLY

- **Immediate follow-up.** Discuss missed activities as soon as they occur, not weeks later.
- **Ask “what changed?”** Separate legitimate impacts from performance issues.
- **Reset commitments.** Agree on a recovery plan with specific dates, resources, and interim milestones. Document expectations. Capture commitments and recovery actions in meeting minutes and schedule updates.

Result: Accountability is consistent and predictable, not personal.

REINFORCE CONSEQUENCES—FAIRLY AND CONSISTENTLY

- **Escalate progressively.** Move from verbal discussions to written notices only when necessary.
- **Link to contract requirements.** Reference schedule obligations, manpower commitments, and notice provisions.
- **Protect the project.** If needed, require recovery schedules, added resources, or resequencing.

Result: The team understands that commitments matter and are enforceable.

RECOGNIZE PERFORMANCE AND FOSTER TEAM CULTURE

- **Acknowledge reliability.** Publicly recognize subcontractors and crews who consistently meet commitments.
- **Share wins.** Highlight milestones achieved through coordination and teamwork.
- **Maintain professional respect.** Hold firm on dates while treating partners as professionals.

Result: The culture rewards reliability, not just effort.

LEAD WITH CONSISTENCY AND CREDIBILITY

- **Do what you say you will do.** Enforce the schedule the same way with every trade.
- **Be prepared.** Know the schedule logic, float, and impacts before challenging performance.
- **Stay solution-oriented.** The goal is progress, not fault-finding.

Result: The team trusts the process, even when expectations are tough.

BOTTOM LINE

Effective schedule enforcement is not about pressure—it’s about clarity, follow-through, and consistency. When expectations are clear, issues are addressed early, and accountability is handled professionally, teams stay productive and relationships remain intact.

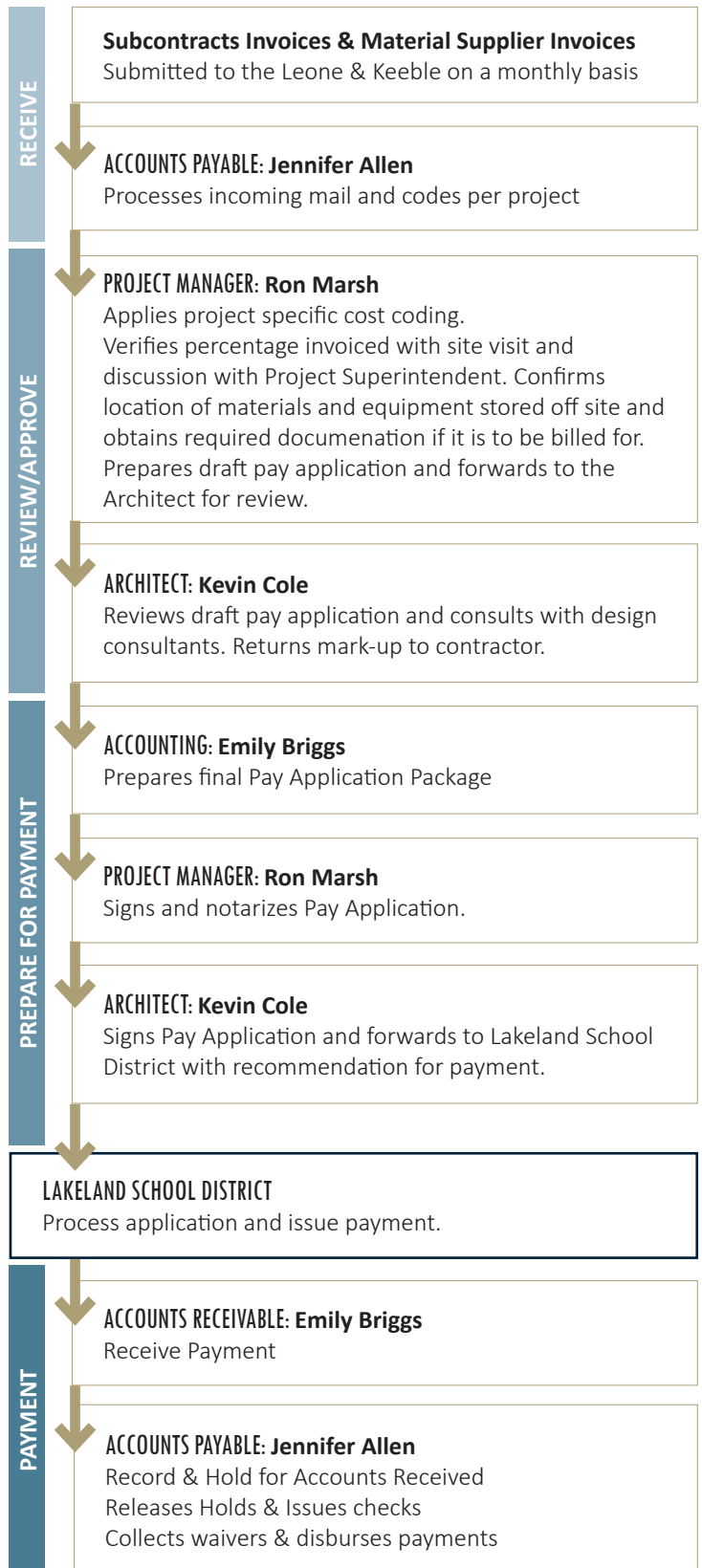
7. HOME OFFICE SUPPORT

HOME OFFICE STAFF

Standard office hours are 8-5.
Principal and Project Managers are available after hours
by cell phone call or text.

PRINCIPAL	Jeramie Keeble
PROJECT MANAGERS	Jeramie Keeble Mike Sauer Ron Marsh Ryker Roberts Sam Stoner Brandon Moore
ESTIMATORS	Note 1
SCHEDULERS	Paula McGuire Note 1
PROJECT ENGINEERS	Mauro Castillo Todd Roberts Melissa Blumhagen
OFFICE CLERICAL	Kari LeGresley, Controller Jennifer Allen, Accounts Payable Emily Briggs, Accounting Melanie Ressa, Admin. Assistant Jacob Broadfoot, Marketing Assistant
SAFETY OFFICER	Cisco Nevarez (Consultant)
NOTE 1: Each Project Manager is a qualified cost estimator and scheduler.	

HOW PAY REQUESTS ARE PROCESSED



8. PROJECT EXPERIENCE

BREWSTER 7-12 SCHOOL MODERNIZATION

Brewster, WA

RELEVANCE

- K-12 School Modernization Project
- Upgrade of HVAC, plumbing, electrical, and life-safety systems.
- Architects West Project

The 77,656 SF, two-story Junior/Senior High School underwent a comprehensive interior and exterior renovation completed in multiple phases to accommodate ongoing building occupancy. Exterior work included roof, window, and door replacement; masonry restoration; repainting; and installation of new metal wall panels and soffits. All HVAC, plumbing, electrical, and life-safety systems were upgraded, and interior spaces were modernized with new finishes. Administrative areas and the main entry were reconfigured to improve security, and site improvements included installation of a new synthetic track surface, bleachers, press box, lighting, and scoreboards, along with streetscape modifications to improve bus drop-off and vehicle circulation.

DELIVERY METHOD: Design-Bid-Build

ORIGINAL OVERALL DURATION	22 Months
ORIGINAL COMPLETION DATE	8/30/22
ACTUAL COMPLETION DATE	10/31/23*
ORIGINAL CONTRACT AMOUNT	\$17,556,300
FINAL CONTRACT AMOUNT	\$18,732,712*

***Reason for Variance:** The owner expanded the project scope late in the construction phase. Additional grant funding supported construction of a new sanitary sewer lift station, replacement of sewer lines to the kitchen, athletic facility upgrades (including a new scoreboard, photo-finish infrastructure, and ticket booth), and construction of a new greenhouse.

CLIENT REFERENCE

Karen Soderquist, Project Manager, CSG
Cell: 425.327.8256
Karen.soderquist@esd112.org

TEAM MEMBERS

Jeramie Keeble, Principal-in-Charge
Paula McGuire, Scheduler
Mauro Castillo, Project Engineer



8. PROJECT EXPERIENCE

BRIDGEPORT HIGH SCHOOL MODERNIZATION & NEW ANIMAL BARN

Bridgeport, WA

RELEVANCE

- K-12 School Modernization Project
- Upgrade of HVAC, plumbing, electrical, and life-safety systems.
- Architects West Project

The Bridgeport High School Modernization project included a comprehensive renovation of the existing facility and construction of a new on-site animal barn to support agricultural education. The work was heavily focused on major upgrades to mechanical, electrical, plumbing, fire protection, and life-safety systems, requiring careful coordination of system replacements and tie-ins throughout the building. Interior improvements included updated finishes, lighting, controls, and renovations to gymnasium and locker room areas. Exterior and site work included roof and façade improvements, parking lot and accessibility upgrades, drainage and utility modifications, site lighting, and infrastructure to support the new barn. The project was completed in a single construction phase.

DELIVERY METHOD: Design-Bid-Build

ORIGINAL OVERALL DURATION	11 Months
ORIGINAL COMPLETION DATE	9/19/24
ACTUAL COMPLETION DATE	2/17/25*
ORIGINAL CONTRACT AMOUNT	\$10,547,500
FINAL CONTRACT AMOUNT	\$11,197,617*

***Reason for Variance:** Owner-directed changes and unforeseen conditions.

CLIENT REFERENCE

Scott Sattler, Superintendent
Bridgeport School District
Ph: 509.686.5656
ssattler@bsb75.org

TEAM MEMBERS

Jeramie Keeble, Principal-In-Charge
Ron Marsh, Principal-In-Charge
Paula McGuire, Scheduler
Mauro Castillo, Project Engineer



8. PROJECT EXPERIENCE

EWU SCIENCE BUILDING RENOVATION, PHASE 1

Cheney, WA

RELEVANCE

- Renovation of Education Building
- Replacement of HVAC, plumbing, electrical, and life-safety systems.

The project renovated approximately half of the existing two-story, 148,000 SF science building originally constructed in the 1970s, converting outdated space into modern classrooms, offices, and research laboratories. All mechanical and electrical systems were fully replaced, and exterior windows and doors were upgraded to improve overall building performance and energy efficiency. The work modernized the facility to better support current teaching and research needs while improving comfort, system reliability, and long-term durability for students and faculty.

DELIVERY METHOD: Design-Bid-Build

ORIGINAL OVERALL DURATION	20 Months
ORIGINAL COMPLETION DATE	10/16/23
ACTUAL COMPLETION DATE	12/22/23*
ORIGINAL CONTRACT AMOUNT	\$35,036,200
FINAL CONTRACT AMOUNT	\$36,839,773*

*Reason for Variance: The final contract amount increased due to owner-directed changes, including added access control systems, door hardware revisions, additional structural steel for rooftop laboratory exhaust fans, and installation of a temporary transformer to maintain schedule continuity during extended lead times for the permanent unit. An occupancy permit was obtained in December, and the permanent transformer was installed after Spring Quarter 2024 during a short, planned shutdown.

CLIENT REFERENCE

Troy Bester Senior Project Manager
Eastern Washington University
Construction & Planning Department
Ph: 509.359.2204
tbester@ewu.edu

TEAM MEMBERS

Jeramie Keeble, Principal-In-Charge
Casey Johnson, Project Superintendent
Paula McGuire, Scheduler
Mauro Castillo, Project Engineer





Lakeland School District No. 272 STATE BOND PROJECTS

CONSTRUCTION
MANAGER / GENERAL
CONTRACTOR SERVICES

REQUEST FOR
QUALIFICATION

JANUARY 7, 2026
JACKSON CONTRACTOR GROUP



January 7, 2026

Lakeland School District Office
Attn: Jessica Grantham, Chief Finance Officer/Treasurer
15506 N Washington Avenue
Rathdrum, ID

RE: CM/GC SERVICES FOR LAKELAND SCHOOL DISTRICT

Dear Ms. Grantham,

Thank you for the opportunity to submit our qualifications and offer Jackson Contractor Group's expertise to Lakeland School District. This project carries personal significance for me, as several members of my family have attended, currently attend, or will attend schools within the Lakeland School District, and I have spent many evenings in your facilities supporting school activities and events. I have seen firsthand how deeply the district's schools impact students, families, and the surrounding communities, and I am genuinely invested in ensuring their continued success for generations to come.

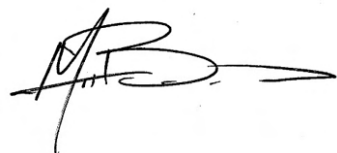
We recognize that the Lakeland School District State Bond Projects will be complex and challenging on many fronts. Jackson brings more than two decades of experience delivering K–12 projects throughout the region, including new schools, major renovations on occupied campuses, historic renovations, and significant mechanical and systems upgrades. We also value our prior collaborative experience with Architects West and understand the importance of strong teamwork in achieving successful outcomes.

Jackson's success is rooted in one unwavering goal: ***deliver what we promise***. Over the past five years alone, we have completed fourteen K–12 school projects, every one of which was ready for students on the first day of school—without exception. This consistency reflects our commitment to careful planning, transparent communication, and accountability to the communities we serve.

If selected, you will have my personal involvement and commitment throughout the duration of this project. It would be an honor to partner with Lakeland School District to help deliver facilities that reflect the pride, longevity, and excellence the community expects and deserves.

Thank you for your consideration and for the opportunity to be a trusted partner on these important projects.

Sincerely,



Matt Brossman, Vice President
mattb@jacksoncontractorgroup.com
C| (406) 544-2001 O| (406) 542-9150
Jackson Contractor Group, Inc.
5800 US Highway 93 S, Missoula MT 59804



2. CM Information

SECTION 8: CONSTRUCTION MANAGER INFORMATION

1. Contact information for your firm's main office as follows:

Firm Name: Jackson Contractor Group Inc.

Mailing Address: P.O. Box 967

Missoula, MT 59806
(City, State, Zip)

Physical Address: 5800 U.S. Hwy 93 S

Missoula, MT 59804
(City, State, Zip)

Telephone: 406-542-9150 Fax: 406-542-9150

Email Address: info@jacksoncontractorgroup.com

2. Name, title, address, telephone, and fax number of the firm's officer responsible to the School District for all work to be provided under this RFQ.

Name/Title: Matt Brossman - Vice President

Mailing Address: P.O. Box 967

Missoula, MT 59806
(City, State, Zip)

Physical Address: 5800 U.S. Hwy 93 S

Missoula, MT 59804
(City, State, Zip)

Telephone: 406-542-9150 Fax: 406-542-9150

Email Address: mattb@jacksoncontractorgroup.com

3. Please check the appropriate box to identify the legal status of the entity making this proposal.

☒Corporation ☐Partnership ☐Limited Liability

☐Other (explain): _____

2. CM Information

4. Please provide the following license information:

Idaho Public Works Construction Management License # 1071397

License held by Matt Brossman
(name of licensed CM who will be responsible)

Idaho Public Works Contractor License # 7171195

5. Contact information of the office where your project team will be located and from which the work for this assignment will be conducted, if different than "1." above.

Firm Name: Same as "1" above

Mailing Address: _____

(City, State, Zip)

Physical Address: _____

(City, State, Zip)

Telephone: _____ Fax: _____

Email Address: _____

6. Provide a letter from Surety for the project.

7. State the contract information for your current insurance company(s) that provide coverage for your firm in the areas of liability, builder's risk, and workers' compensation.

Company Name: Marsh McLennan Agency

Agent Name: Casey Galloway

Address: 2925 Palmer St

Missoula, MT 59808
(City, State, Zip)

Telephone: 406-207-9931 Fax: N/A

Email Address: casey.galloway@marshmma.com

8. If you answer yes to any of the following questions, provide a complete explanation on a

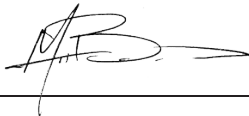
2. CM Information

separate sheet.

- a. Has any one of your current or former sureties or bonding companies ever been required to perform under or canceled a bid bond, labor or material payment, or a performance bond issued on your firm's behalf? Yes_____ No X
 - b. Has your firm ever been denied coverage or had coverage terminated or cancelled by any insurer during the past five (5) years? (If so, please state the company, date, reason, and specific details.) Yes_____ No X
 - c. Within the past five (5) years, has your current firm or any predecessor organization been involved as a party or filed a claim in any bankruptcy, litigation, mediation, or arbitration proceedings? Yes X No_____ See explanation below
9. Acknowledge Receipt of Addenda related to this RFQ (list addenda numbers)_____
10. Name, title, and signature of your firm's officer who was responsible for the preparation and hereby verifies the accuracy of your proposal.

Printed Name: Matt Brossman

Title: Vice President

Signature: 

Date: 01/06/2026

- 8c. In February 2023, Jackson participated in a successful mediation with the bonding company of a subcontractor that defaulted on a project, fully resolving the issue.

Jackson is currently involved in mediation regarding water infiltration at an exterior deck-to-wall connection on a condominium project, with parties including the Developer, Architect of Record, and Building Envelope Designer.

2. CM Information



Liberty Mutual Surety

Mike Sommerville, AFSB
Sr. Surety Underwriter
24041 E. Mission Ave
Liberty Lake, WA 99019

December 30, 2025

Lakeland School District Office
Attn: Jessica Grantham, CFO/Treasurer
15506 N. Washington Avenue
Rathdrum, ID 83858

Project: CM/GC Services for Lakeland School District No. 272
Re: Jackson Contractor Group, Inc.

To Whom It May Concern:

We are providing this information at the request of our principal, **Jackson Contractor Group, Inc.** This company is currently bonded through Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, MA 02116, which is rated A (Excellent) with a financial size of XV (\$2 Billion or greater) by A.M. Best and is listed in the Treasury Department Circular 570 with the amount of \$2,248,066,000.

Liberty Mutual Surety has been providing performance and payment bonds for **Jackson Contractor Group, Inc.** since 2005. We are confident in the principal's ability to perform at a high level, and we recommend them for your favorable consideration. Liberty Mutual Surety will consider surety support for projects up to \$200,000,000 single project size and \$400,000,000 aggregate work program on behalf of **Jackson Contractor Group, Inc.**

Naturally, consideration of surety support and subsequent issuance of bonds is subject to our review and approval of the contract terms and conditions as well as all underwriting criteria being met at the time of such a request. In addition, issuance of bonds is a matter between Liberty Mutual Surety and **Jackson Contractor Group, Inc.** and we assume no liability to you or to third parties, if for any reason we do not execute final bonds for this project.

LIBERTY MUTUAL SURETY

Best regards,

Mike Sommerville

Mike Sommerville, AFSB
Sr. Surety Underwriter
Liberty Mutual Surety

What Matters Most to Lakeland School District And Why Jackson Contractor Group

Jackson brings proven school construction experience, disciplined planning, and hands-on leadership — all grounded in respect for students, staff, and community trust. This approach is reflected throughout our proposal and guides how we deliver every project.

Students, Staff, & Safety Come First

Why This Matters to LSD | Schools must remain safe, functional, and welcoming while construction is underway.

Why Jackson | Safety is not a plan — it is a daily practice.

- Safe access and clear separation between construction and school activities
- Continuous operation of critical systems (power, water, heating, IT, security)
- Daily on-site supervision and coordination with school leadership
- Proactive coordination that maintains daily school operations and events

No Surprises on Budget or Schedule

Why This Matters to LSD | Voter-approved funds demand transparency, predictability, and accountability.

Why Jackson | The District always knows where the project stands.

- Early verification of existing conditions and risk identification
- Open-book cost estimating and clearly defined GMP development
- Regular, easy-to-understand budget and schedule updates explaining what changed, why, and what decisions are needed

Leadership That Is Present

Why This Matters to LSD | Projects succeed when leadership is visible and empowered to act.

Why Jackson | The District always knows who is in charge.

- Dedicated, daily on-site supervision throughout construction
- Clear roles, responsibilities, and decision-making authority
- Direct communication with District representatives and school leadership

A Long-Term Partner

Why This Matters to LSD | This program is more than construction - it is a lasting community investment.

Why Jackson | We build schools communities can rely on for generations.

- Commitment to supporting local labor and subcontractors
- Respect for community values and taxpayer trust
- Facilities built for durability, pride, and long-term service

3. Company Profile

Describe your firm's history, size, resources, philosophy of service, typical volume of work, financial stability, and basic construction management techniques and methods.

Jackson Contractor Group was founded in 2000 by Doug Jackson, starting with just a single desk in a small warehouse and the loyal support of his dog, Maggie. Since then, we've grown into a leading regional general contractor, serving clients across the Northern Rockies. ***Our growth has been steady and intentional, allowing us to maintain a strong, controlled presence in the marketplace while expanding our reach.***

Today, our team includes more than 225 construction professionals, and our annual revenue has averaged over \$200 million for the past five years. This consistent performance is a testament to our financial strength and our ability to deliver projects of all sizes—from \$1.7 million renovations to \$50 million+ new builds. We're proud to have a bonding capacity of \$200 million per project and a \$400 million aggregate program, backed by our long-standing relationship with John Leaf at HUB International (406-453-1464).

Our philosophy is simple: we grow with our clients and communities, recruiting and retaining top talent who are passionate about their craft and committed to the regions we serve. We believe in open communication, transparency, and collaboration at every stage of a project. Our approach is client-centric, focusing on building lasting relationships and delivering value beyond the contract.

When it comes to construction management, we're industry leaders in preconstruction, collaborative scheduling, and innovative technology. Our self-performance capabilities—ranging from sitework and concrete to carpentry and steel erection—give us greater control over quality, schedule, and cost. We also embrace the latest construction technology—providing detailed and accurate existing site investigations.

Financial stability, a deep bench of resources, and a commitment to service are the foundation of our success. We're here to deliver sophisticated construction management services with a personal touch, ensuring every project is completed on time, within budget, and to the highest standards.



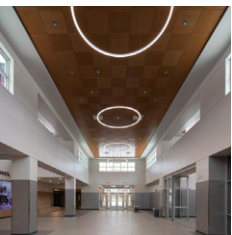
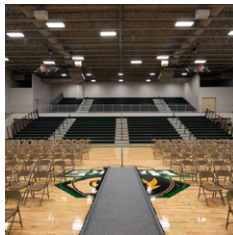


40+
K-12 PROJECTS



3. Company Profile

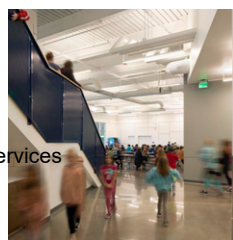
At Jackson, our core values are not just words – they are ingrained in our organizational fabric, shaping our mindset, directing our actions, and inspiring us as we navigate our path towards success. ***We take immense pride in our core values, which include building relationships, operating with integrity, sparking passion, chasing the hard stuff, and pursuing greatness. These values are our guide, enabling us to pair expertise with ethics, and carving our position as industry leaders.*** Our team doesn't just build schools; we invest in the people, the process, and the community to ensure Lakeland School District projects are delivered safely, efficiently, and with lasting value for generations of students.



\$593M
EDUCATION
PROJECTS



2.6M SF
K-12 SCHOOLS
BUILT



BUILD RELATIONSHIPS

Strong schools are built on trust, collaboration, and respect—values that are at the heart of both Jackson and Lakeland School District. By taking care of each other and creating meaningful, long-lasting connections, we foster a positive environment for students, staff, and the community, just as Lakeland School District does every day.



OPERATE WITH INTEGRITY

Delivering what we promise and being authentic, honest, and accountable in every interaction is essential in education and construction alike. Lakeland School District's commitment to transparency and ethical decision-making mirrors our own, ensuring every project supports your district's goals and values.



SPARK PASSION

We bring enthusiasm and creativity to every project, igniting inspiration and making the most of every opportunity. Lakeland School District's dedication to student engagement and lifelong learning is a perfect match for our drive to inspire others and stay hungry for improvement.



CHASE THE HARD STUFF

Meeting challenges head-on and finding innovative, team-driven solutions is how we achieve the best outcomes. Lakeland School District faces complex needs and evolving educational demands, and we're ready to tackle those challenges alongside you, ensuring every solution is tailored for your schools.



PURSUE GREATNESS

Our desire to succeed and perfect our craft aligns with Lakeland School District's pursuit of excellence in education. We're both motivated to achieve unmatched quality and strive for continuous improvement, ensuring every project and every classroom supports student success.

3. Company Profile

Describe how your particular expertise, experience, and/or techniques can be an advantage to the District in completing the project.

School Experience

Jackson has successfully completed over 40 school projects in the past 18 years, which makes us uniquely set-up to understand and accomplish the goals of the school district. This experience has proven invaluable for our teams as they establish budgets, schedules, and logistics plans. We've seen every type of school project and understand it's the little details that can provide a large impact for the school.

LITTLE THINGS LIKE

- Incorporation of the school calendar into the construction schedule.
- Thorough analysis of the ADA accessible routes on campus with solutions to modify and maintain through the course of construction if required.
- Understanding of how buses are routed along with parent drop-off and pick-up routines so we can avoid disruption.
- Include budgets to help support the school moving back into the facility. Whether it's a teacher needing help hanging artwork, or moving tables and chairs, we know it takes a large collaborative effort to make it all work.
- Knowing when the new teacher desks need to be ordered!

Jackson takes tremendous pride in the fact we have never missed a deadline to start school on-time!!



40+
K-12 EDUCATION
PROJECTS

CM/GC Experience

We deliver over 80% of our work program utilizing the CM/GC delivery method, which is our preferred delivery method. This approach allows the entire project team to benefit from shared knowledge across multiple disciplines. Sharing designs, construction techniques, cost-analysis, logistics, and schedules allows everyone to bring the whole picture into focus.

Our CM/GC experience paired with our extensive experience working on school campuses gives Jackson a unique set of skills that will benefit your project.

CONSISTENT FACES

A big reason Jackson loves the CM/GC delivery method, is that it allows the opportunity for the build-team to be engaged in the project early on. On Jackson projects, ***the proposed staff will be leading the effort from preconstruction all the way through construction and closeout.*** We find this approach leads to better outcomes and adds value to our clients in a multitude of ways.

- Seamless transition from preconstruction to construction.
- Clear and consistent communication.
- No hand-off of information, with the potential for loss of information.
- Relationships are established well before boots on the ground.
- Teams have more time to plan, which will lead to fewer surprises.

3. Company Profile

Describe how your particular expertise, experience, and/or techniques can be an advantage to the District in completing the project.

STUDENT & STAFF SAFETY PRIORITY PLANNING

Our top priority is the safety and security of every student and staff member. ***We take this responsibility seriously, implementing clear, proactive plans to protect everyone on each campus.*** Our next focus is consistent communication—because repairing a school is a major community effort, and clarity helps everything run smoothly. Finally, maintaining a clean, organized construction site is essential. A tidy jobsite isn't just safer—it demonstrates respect for LSD and the surrounding neighborhood.

SAFETY OF STUDENTS & STAFF

To protect the LSD community throughout construction, we will:

- Clearly separate construction zones from school areas with warning signage, wayfinding signage, and secure barriers
- Establish and maintain safe, ADA-accessible temporary routes by any means necessary
- Coordinate all bus circulation routes to maintain safe pick-up/drop-off patterns
- Work with the school to adjust fire drills and emergency muster plans
- Maintain a clean, hazard-free site with debris contained at all times

CLEANLINESS & JOBSITE VISIBILITY

To respect the LSD environment and surrounding neighborhood, we will:

- Keep the site clean with all debris contained
- Implement dust mitigation strategies during high-dust activities
- Keep surrounding streets clear of mud and tracked material
- Screen trash, restrooms, and sensitive construction activities from public view

COMMUNICATION & COORDINATION

We keep information flowing smoothly to the district, families, and the community through:

- Internal coordination with our construction team for consistent messaging
- External communication with the public and district stakeholders
- Support for website updates related to traffic flow, bus routes, and construction impacts
- Participation in school board and public meetings to share timely construction updates
- Guided construction tours for trustees, board members, and other key community leaders

Jackson goes to extraordinary lengths to keep students and staff safe through comprehensive safety protocols that clearly separate construction zones from school areas, maintain ADA-accessible routes throughout all phases, and coordinate closely with school administrators to adjust for special events and emergency pathways—because student safety and educational continuity are our top priorities.

01.21.26 LJSD - Approve/Deny CM Services



3. Company Profile

Describe how your particular expertise, experience, and/or techniques can be an advantage to the District in completing the project.

Construction Technology

At Jackson, we leverage Virtual Design & Construction (VDC) to streamline every project. By coordinating all systems in a detailed 3D model before construction begins, we eliminate conflicts, minimize cost surprises, and keep schedules on track. Our forward-thinking VDC department goes beyond standard practices, offering advanced services like clash detection, logistics planning, reality capture, site documentation, and field coordination.

We've integrated tools such as Cupix for 360-degree virtual walkthroughs and drone technology for aerial site data, enhancing our visual documentation and project oversight. ***Our approach isn't just about using the latest technology—it's about choosing the right tools to deliver smarter, faster results with fewer surprises.*** With over 15 years of investment in Building Information Modeling (BIM) and Construction Technology (CT), we're maximizing these tools' impact, especially on renovation projects where they add the most value.

Our in-house team uses "Scan to BIM" to convert existing spaces into accurate digital models, and platforms like Revizto for seamless collaboration with design partners. By virtually building projects in advance, we reduce the risk of delays from unforeseen conditions. We also use technology to enable prefabrication of key scopes—like framing, fire suppression, plumbing, and mechanical—generating precise cut lists and shop drawings for off-site preparation. This approach shortens on-site work, reduces noise and dust, and ensures a smoother construction process.



RICH MILENDER | TECHNICAL OPERATIONS MANAGER Rich's extensive experience and detailed technical knowledge of construction makes him

invaluable to Lakeland School District. His field knowledge applied to his scheduling and construction technology experience makes him particularly valuable as a member of the preconstruction team. Rich will bring advanced construction technology capabilities, to streamline design assist and completion, maximize efficiency, and minimize change orders.

CASE STUDY | Arlee School Technology

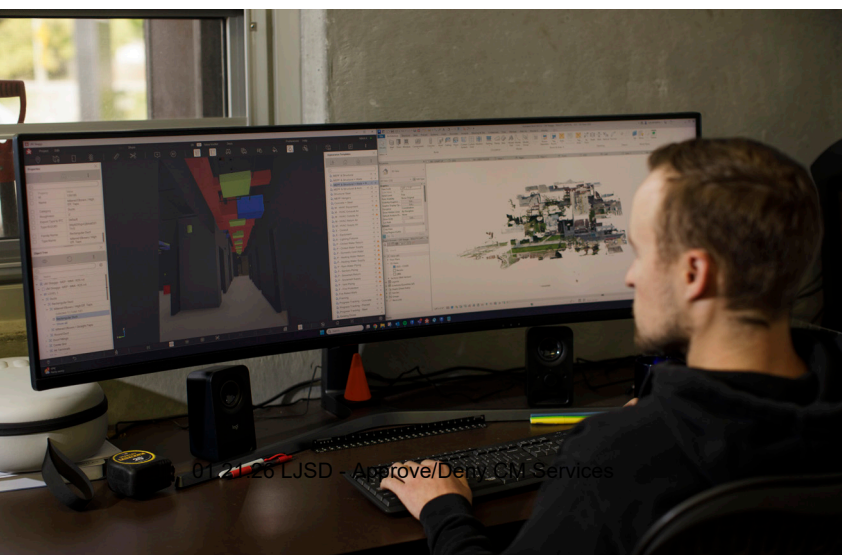
On the Arlee School renovation, we used advanced digital tools to make the project run more smoothly and reduce disruption for students and staff. While these tools are often used for new buildings, we focused on applying them to a renovation, where working with an existing building adds complexity and careful planning pays off even more.

We used 3D scanning to create an accurate digital model of the school. This allowed the design team and our partners to spot potential issues and coordinate solutions before construction began, helping avoid delays and extra costs.

We also digitally planned key systems like plumbing, heating, and fire protection. This let us prepare materials off-site and deliver them ready to install, which reduced on-site work, noise, and disruption.

A great example was planning the mechanical systems in crowded attic spaces. Modeling in advance helped us find efficient routes, save costs, and maintain higher ceilings for the school.

This project shows that our use of technology isn't just about tools—it's about strategically planning every detail, improving teamwork, and solving complex renovation challenges to deliver better results for the school and community.





3. Company Profile

Describe your experience, knowledge, and experience in complying with Idaho public works procurement requirements and experience with public works contracts.

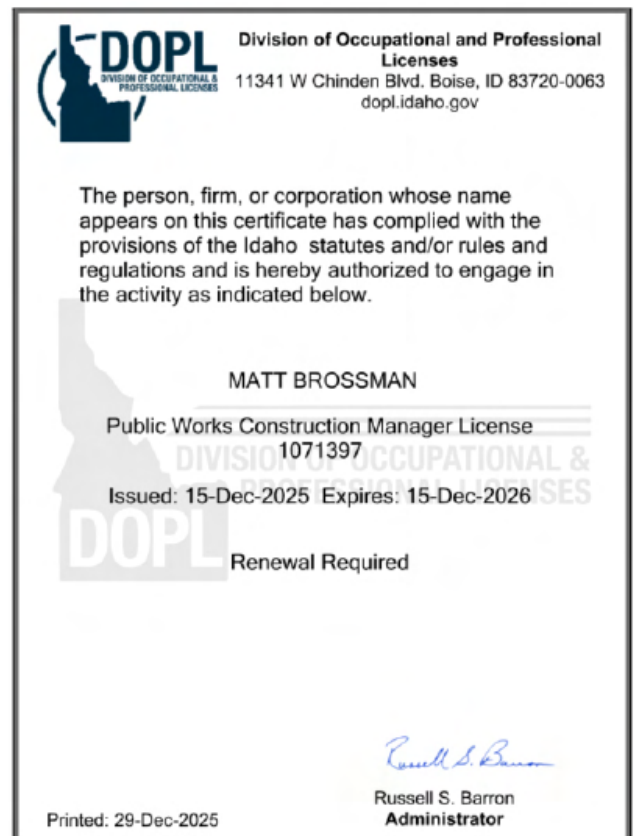
Public Works

Lakeland School District can expect a partner that is fluent in Idaho’s public works environment—one that respects the district’s legal obligations under Idaho Code 67-2320 and the public works construction management framework in Title 54, and that brings disciplined contract administration, documentation, and transparency appropriate for a voter-approved bond program.

Jackson has extensive experience navigating public works procurement requirements, specifically as it relates to school districts. Having completed hundreds of projects in the public sector (over 40 school projects alone) our team is well-versed in state and federal procurement laws, including competitive bidding, prevailing wage compliance, and all statutory requirements that govern public construction projects.

As CM/GC, Jackson’s intent is to help Lakeland School District maximize taxpayer value by developing clear, well-scoped bid packages; conducting open, competitive procurement of trade partners consistent with District requirements and applicable Idaho public works; and documenting results in a manner that is clear for stakeholders.

This approach aligns with the intent of Qualification Based Selection: Select the most qualified CM/GC partner first, then deliver public value through transparent, competitive subcontractor procurement and open-book cost control.



3. Company Profile

Describe your experience and familiarity with the subcontractor market local to the Coeur d'Alene and Spokane region.

While Jackson is a regional firm, our delivery model is intentionally local. Our success depends on local subcontractors, local suppliers, and local workforce participation. We have extensive experience in the Coeur d'Alene and Spokane subcontractor markets, having worked in this region since 2012 when we built the new Wing Headquarters at Fairchild AFB.

Over the years, we've partnered with dozens of subcontractors across multiple school districts and projects, including Spokane Public Schools, Central Valley School District, and East Valley School District. Our proven track record demonstrates our ability to deliver value to school projects by selecting qualified, capable subcontractors and securing the most competitive pricing available in the market.

KEEPING IT LOCAL & DELIVERING REAL VALUE

The Walla Walla High School project is a perfect example of how Jackson gets things done for school communities, and it's relevant to what we can do for Lakeland School District. Walla Walla is a similar market with a similar subcontracting community. This was a big project - \$62 million, 240,000 SF of renovations and modernization - and we absolutely nailed it when it came to keeping the work local and delivering real value to taxpayers.

How We Made It Work for Local Businesses

Our approach was pretty straightforward but really effective. We broke down the work into smaller, bite-sized packages that local subcontractors could actually handle. Instead of having massive scopes that only big out-of-state companies could bid on, we listened to the local subs about what they could realistically take on and then structured our bid packages accordingly. We hosted multiple open houses right at the school, sent out flyers, and had real conversations with the local contractor community about the project timeline and what resources they'd need.

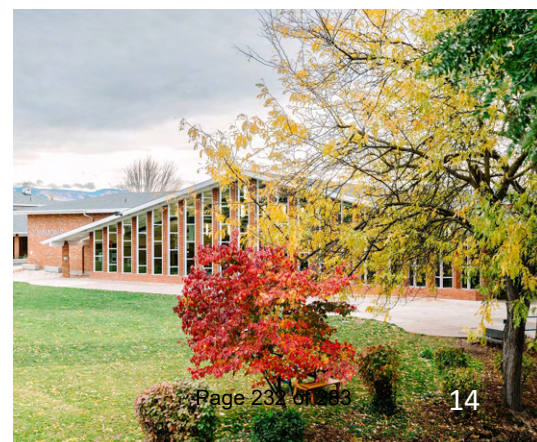
The Results Speak for Themselves

Here's what happened: over 60% of the subcontracted work went to local firms. That's huge! It shows that when you really commit to keeping work local, it actually works. Plus, the project came in on schedule, under budget, and with minimal disruption to the students and staff because we planned everything out so carefully with the design team and school district.

What This Means for Lakeland School District

This is exactly what LSD can expect from us. We know how to work in similar-sized markets with school projects, and our strategy of breaking things down and really listening to local contractors will work just as well for LSD. Idaho taxpayers are going to see maximum value while supporting their local economy.

01.21.26 LSD - Approve/Deny CM Services



Page 232 of 283

4. Project Approach

Describe your approach to providing CM/GC Services described in A) Preconstruction Services, B) Construction Services as a CM/GC.

Preconstruction

Preconstruction is where Jackson truly stands out. Our team will take the time to fully understand what Lakeland School District needs – how the building should function for students, teachers, and the community – and then we make sure those goals align with the budget, schedule, and overall design. We enjoy solving these complex challenges, and we're very good at it.

We are so confident in our preconstruction abilities, we propose to the Lakeland School District a “No Fee” zone. After the GMP is established, Jackson will not charge a CM/GC fee on change orders.

Preconstruction determines project success by establishing accurate budgets, realistic schedules, and comprehensive planning before construction begins:

HANDS ON INVESTIGATION | Verify existing conditions, document findings, and collaborate with the design team to resolve discrepancies and refine repair details.

ACCURATE BUDGETING | Maintain precise budgets through all phases of design, ensuring financial clarity.

DESIGN COMPLETION & CONSTRUCTABILITY | Collaborate early with design team to resolve conflicts, minimize change orders, and ensure practical, buildable solutions.

EARLY DESIGN INTENT UNDERSTANDING | Align all stakeholders on project vision and expectations before construction begins.

SUBCONTRACTOR ENGAGEMENT | Involve and excite subcontractors early, creating opportunity and fostering collaboration.

TREND ESTIMATING & REAL-TIME TRACKING | Monitor design changes, district priorities, and community “wish lists” to inform cost and schedule decisions.

LOGISTICS & RESOURCE PLANNING | Provide solutions for complex site, labor, and procurement challenges, including long-lead items.

BID STRATEGY & SCOPE CLARITY | Develop detailed bid packages, execute transparent public bidding, and minimize scope issues or disputes.

GUARANTEED MAXIMUM PRICE (GMP) | Deliver a GMP that meets or beats the budget while maintaining quality and schedule.

CASE STUDY | Examples of coming in under budget on K-12 school projects.

WALLA WALLA HIGH SCHOOL | 2020

- 50% CD BUDGET = \$51,480,404
- EXECUTED GMP = \$51,043,222

LOLO SCHOOL | 2022

- 50% CD BUDGET = \$26,047,152
- EXECUTED GMP = \$25,420,038

ARLEE SCHOOL | 2024

- 50% CD BUDGET = \$14,213,432
- EXECUTED GMP = \$13,569,170

01.21.26 LJSD - Approve/Deny CM Services



4. Project Approach

Describe your approach to providing CM/GC Services described in A) Preconstruction Services, B) Construction Services as a CM/GC.

Construction Services

Jackson’s approach to providing CM/GC services in the construction phase is rooted in collaboration, transparency, and proactive project management. Once the Guaranteed Maximum Price (GMP) is established, we focus on managing costs, maintaining open communication, and ensuring the project stays on schedule and within budget. Jackson’s team will carry forward the knowledge and relationships built during preconstruction, so there’s no loss of information as we transition into construction.

SAFETY | Safety is top priority, especially in active school environments. We develop and enforce detailed safety plans tailored to each campus, coordinate with school staff to manage site access, and implement clear signage and barriers to keep students, staff, and visitors safe at all times.

COMMUNICATION | We start by establishing clear lines of communication with the district, design team, and all stakeholders. We will hold regular meetings, provide transparent updates, and make sure everyone is informed about progress, upcoming activities, and any project changes. Our team is always accessible and responsive, so you’re never left wondering about the status of your project.

QUALITY CONTROL | Quality control is built into every step. We conduct regular inspections, coordinate closely with the design team, and make sure all work meets or exceeds your expectations. Jackson’s team will prioritize minimizing disruption by phasing the work to avoid interfering with school operations, coordinate noisy or disruptive activities outside of class hours, and keep the campus clean and organized.

Ultimately, our approach is about being a reliable partner—delivering a safe, high-quality project on time and within budget, while respecting the unique needs of your school community.



CASE STUDY | At the start of the Arlee School project, the school had the conundrum of where to play their middle school softball games, as the footprint of the new building extended through the existing softball field. The season was about to start in May, and construction had already commenced in April. Jackson’s team took this issue personally and re-sequenced the project to allow the access to the full extents of the existing softball field while also installing additional fencing & traffic control measures to ensure the safety of the players, coaches, and parents. Even though a critical path of the schedule was affected, Jackson was able to complete the project on time and as planned for the start of school.



4. Project Approach

Discuss how you would provide leadership to facilitate teamwork and communications among all parties involved in the project covered by your response.

Leadership

Jackson provides leadership by fostering open communication and collaboration among all project stakeholders from day one. The team at Jackson prioritizes establishing clear expectations, encouraging regular dialogue, and creating an environment where every team member feels empowered to share ideas and concerns. By leveraging an integrated approach and robust project oversight, **Jackson ensures that everyone is aligned on project goals, responsibilities, and timelines.** This proactive, team-oriented leadership style helps anticipate challenges, resolve issues quickly, and maintain a unified focus on delivering exceptional value and predictable outcomes for clients.



MATT BROSSMAN | VICE PRESIDENT

Matt Brossman provides strategic leadership and executive oversight across Jackson's project portfolio. In this role, he ensures that all projects, receive the necessary resources, get dedicated attention, and adhere to the highest standards of operational excellence. Matt's deep background in project executive roles enables him to guide project teams, champion client-focused solutions, and maintain rigorous quality and safety protocols, ultimately driving successful project delivery and fostering strong client relationships. Matt will be the licensed Idaho Public Works Construction Manager for this project. Jackson is also a licensed Idaho Public Works Contractor in good standing.



RYLAN OAKLAND | DIRECTOR OF OPERATIONS

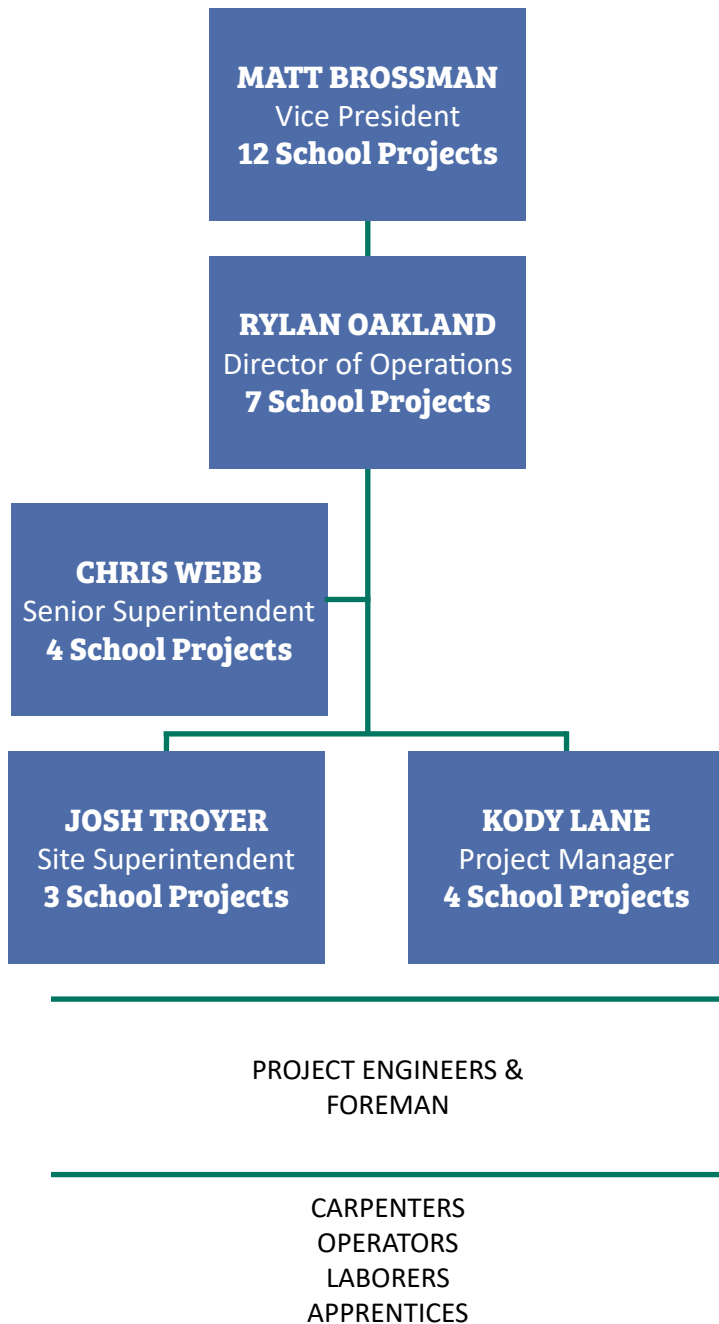
Rylan Oakland is instrumental in guiding Jackson's project teams and ensuring operational efficiency across all endeavors. Rylan, with nearly two decades of experience at Jackson, is known for his hands-on approach, overseeing the implementation of best practices in project management, resource allocation, and subcontractor performance. He plays a key role in mentoring project staff, optimizing workflows, and maintaining Jackson's high standards for quality and safety.



4. Project Approach

Identify personnel to whom construction management responsibility will be assigned by name, title, roles, qualifications, experience, and resumes. Provide an organizational chart clearly illustrating the proposed staffing.

Project Org Chart



CHRIS WEBB | SENIOR SUPERINTENDENT

Chris has been in the industry since high school. He completed a four-year apprenticeship through the Carpenter's Union and has worked for several contractors

before settling into the Spokane market. While there, Chris completed the Superintendent Career Training Program through the UBC and has served in the superintendent role for more than twenty years. His commitment to safety, quality, and maintaining strong working relationships ensures that the LSD projects will be delivered to the highest standards.



JOSH TROYER | SITE SUPERINTENDENT

Josh is a seasoned construction professional with more than two decades of experience—from carpenter apprentice to superintendent. He's built his career on a foundation

of technical expertise, big-picture planning, and a knack for solving complex challenges on the jobsite. His experience has taken him from high rises in downtown Spokane to mountain resorts in Sandpoint, Idaho. As an Idaho resident, He's deeply invested in the communities he serve, bringing a commitment to safety, quality, and collaboration to every project.



KODY LANE | PROJECT MANAGER

Kody has more than 10 years of experience in the construction industry, including six years with Jackson Contractor Group. He began his career as a Third Party

Inspector, frequently working on Jackson projects. That experience sharpened his attention to detail and deep commitment to quality—values he brings to every project. For the LSD projects, Kody will keep quality and care at the forefront every step of the way.

Jackson's approach to a project is simple: be accountable, be predictable, and make every decision in the very best interest of the project and the people involved. When we take on a project, we are building a foundation for your future, our future, and future generations.



CHRIS WEBB

SENIOR SUPERINTENDENT

In High School Chris received the “Ironman Award” multiple years in football for never being late or missing a practice or game. That dedication has stayed with Chris into adulthood.

WHY IS CHRIS ON THE TEAM?

Chris is an exemplary leader with exceptional communication skills, which is a prerequisite for these types of projects that involve renovation at multiple buildings and multiple sites. As the Senior Superintendent on the Walla Walla High School Renovation, he managed multiple work areas with different teams. His ability to build morale and project culture kept everyone on the same page working together to achieve project goals. Before that project, Chris’ experience was with large healthcare projects, where there is a high level of coordination needed to maintain operations and patient health. Chris brings all of this to the benefit of LSD.

HIS RESPONSIBILITIES

- Leads Supervisory Preconstruction & Planning with Josh
- Investigation of Existing Conditions
- Lead Constructability Reviews
- Coordinate Overall Logistics
- Manage Safety Program
- Oversee Facility Repair Program



PROJECT EXPERIENCE

WALLA WALLA HIGH SCHOOL

Walla Walla, WA | \$62,000,000 | Intensive Renovation and Addition on Occupied Campus

PIONEER MIDDLE SCHOOL

Walla Walla, WA | \$19,400,000 | Renovation on Occupied Campus

BARRETT HOSPITAL

Dillon, MT | \$5,640,000 | Multiple Projects | Addition and Renovation on Occupied Campus

OLD FAITHFUL SNOW LODGE

Yellowstone National Park | \$10,100,000 | Renovation and Structural Upgrades on Occupied Campus

WARRIORS & QUIET WATERS

Belgrade, MT | Under Construction | Multiple Phases | Renovation to Occupied Campus



JOSH TROYER

SITE SUPERINTENDENT

“As a junior, I had the opportunity to serve as an algebra aide for the same outstanding teacher who’d guided me through Algebra 1 and 2. Assisting in his classroom opened my eyes to how uniquely each student learns and just how challenging—and rewarding—a teacher’s role truly is. There’s nothing quite like witnessing that “light bulb” moment when a complex concept finally clicks for a student you’ve been helping.”

WHY IS JOSH ON THE TEAM?

Josh has earned the reputation of being a master scheduler for large renovation projects, and for good reason! He is currently the Site Superintendent for major renovation project at an existing multi-family complex in Missoula, MT that includes 14 buildings, 161 residential units, with residents occupying 149 units at a time. Josh has masterfully figured out the optimal efficiency that balances construction production and residents needing homes. These complex scheduling skills combined with Josh’s educational experience will make him invaluable to Lakeland School District.

HIS RESPONSIBILITIES

- Lead Supervisory During Construction with Support from Chris
- Organization & Management of Master Schedule
- Coordination of Campus Specific Schedules
- Safety Compliance Including Background Checks
- On-Site Point of Contact
- Oversee Quality Control Program
- Scheduling and Management of Subcontractors
- Communication of Project Status



PROJECT EXPERIENCE

GLOVER MIDDLE SCHOOL

Spokane, WA | \$42,700,000 | New Construction

WHITE PINES LODGE

Sandpoint, ID | \$23,000,000 | Multiple Phases | Renovation to Occupied Campus

SCHWEITZER MOUNTAIN RESORT

Sandpoint, ID | \$23,000,000 | Multiple Projects | Addition and Renovation on Occupied Campus

MONTANA STATE UNIVERSITY HYALITE HALL

Bozeman, MT | \$45,500,000 | New Construction on Occupied Campus

MONTANA STATE UNIVERSITY WELLNESS CENTER

Bozeman, MT | \$76,700,000 | Addition and Renovation on Occupied Campus



KODY LANE PROJECT MANAGER

Kody appreciated Mrs. Foggerty at Butte High School, she made the toughest class fun and was able to connect with all students on a deeper level!

WHY IS KODY ON THE TEAM?

Kody has extensive experience and excels in the CM/GC delivery method. His fierce work ethic combined with his calm demeanor has helped build effective project teams throughout his career. During preconstruction, he will provide detailed analysis for each estimate deliverable that is easy to understand, and a full risk assessment to aid Lakeland School District in making the best possible decisions. During construction, he will provide transparent project and financial reporting throughout the project life, ensuring Lakeland School District can confidently communicate to faculty, students, parents, and community.

HIS RESPONSIBILITIES

- Main Point of Contact Through Entire Project
- Lead Owner, Architect, Contractor Coordination Meetings
- Management of Trend Estimating Log
- Tracking of Estimate Deliverables
- Oversee Budget, Procurement, Document Control, and Closeout
- Work Close with Chris & Josh to Ensure Project Goals are Accomplished



PROJECT EXPERIENCE

WALLA WALLA HIGH SCHOOL

Walla Walla, WA | \$62,000,000 | Complex MEP Upgrades | Intensive Renovation and Addition on Occupied Campus

DALY ELEMENTARY

Hamilton, MT | \$7,250,180 | Phased Construction | Addition and Renovation on Occupied Campus | Completed with Previous Employer as a Geotechnical Senior Engineer

JONES COLLEGE OF NURSING

Missoula, MT | \$14,280,000 | New Construction | One of Five Campuses Built Across the State

COMMUNITY HOSPITAL OF ANACONDA

Anaconda, MT | \$13,600,000 | Renovation on Occupied Campus



5. Total Project Budget Control

Submit detailed description of how your firm provides and periodically updates construction cost estimate and participation in Value Management during project design, and successfully tracks and reports construction cost, including line-item cost for each bid package, fee permits, reimbursable cost, CM/GC fees, and all other project costs.

Jackson Contractor Group takes a proactive, transparent approach to construction cost estimating, value management, and cost tracking throughout every phase of project design and delivery. Here's how Jackson will ensure accuracy, accountability, and value for Lakeland School District:

COST ESTIMATING & UPDATES | From the earliest stages, Jackson provides detailed, line-item cost estimates at key design milestones—schematic design, design development, and construction documents. Between these milestones, ***Jackson uses trend estimating to track the impact of design decisions in real time, so the team always knows where the budget stands and can make informed choices.*** Estimates are broken down by division and bid package, with clear backup documentation and assumptions, making it easy for all stakeholders to review and understand.

VALUE MANAGEMENT DURING DESIGN | Jackson is an active participant in value management, working side-by-side with the owner, architect, and consultants to identify cost-saving opportunities and alternative solutions early in the process. Jackson's self-perform experience and strong trade partner relationships allow the team to offer constructability insights and real-world pricing, ***ensuring that value management isn't just about cutting costs, but about maximizing long-term value and performance.***

COST TRACKING & REPORTING | Every cost—whether it's a bid package, fee permit, reimbursable expense, or CM/GC fee—is tracked as a separate line item. Jackson provides regular, transparent cost reports that show actuals versus budget, committed costs, and forecasted expenditures. ***This open-book approach means clients always have a clear, up-to-date picture of project finances.***

BID PACKAGE & FEE TRANSPARENCY | Each bid package is tracked individually, with detailed line-item costs and backup. ***Jackson's fee structure is clearly defined up front,*** and all reimbursable costs, permits, and CM/GC fees are itemized and reported separately. Jackson also caps subcontractor markups and provides a transparent method of adjustment for any project changes, so there are no surprises.

CONTINUOUS COMMUNICATION | ***Jackson believes in open, ongoing communication.*** The team shares all cost data, backup, and trend logs with the project team, and is always available to walk through the numbers, answer questions, and help the team make the best decisions for the project.

This approach ensures that every dollar is accounted for, every opportunity for value is explored, and the project stays on track—financially and operationally—from concept through completion.

6. Scheduling

Describe the primary scheduling techniques you can use and the software you will employ to produce an effective construction schedule. Provide examples of successful construction management and scheduling services provided on complex, multi-phased project. Discuss in detail how you intend to enforce contract schedule compliance.

Jackson uses the pull-planning scheduling technique to drive project success. This approach sets key milestones for all trades and works backward to map out the most efficient path to completion. Pull-planning encourages collaborative problem-solving, adaptability, and accountability among team members. The process is highly visual, making schedules easy to understand and follow, which streamlines workflows and reduces waste.

After each pull-planning session, the results are transferred into ASTA Power Project scheduling software. This tool enables the team to monitor and communicate construction progress to all stakeholders using the Critical Path Method (CPM).

ACADEMIC CALENDAR INTEGRATION | Understanding the critical importance of maintaining academic calendars with summer scheduling prioritization, utility coordination and impact assessment and detailed phased construction planning.

FAST-TRACK STRATEGIES | Employing proven techniques to accelerate schedules with early release packaged, long-lead item identification, and strategic material storage.

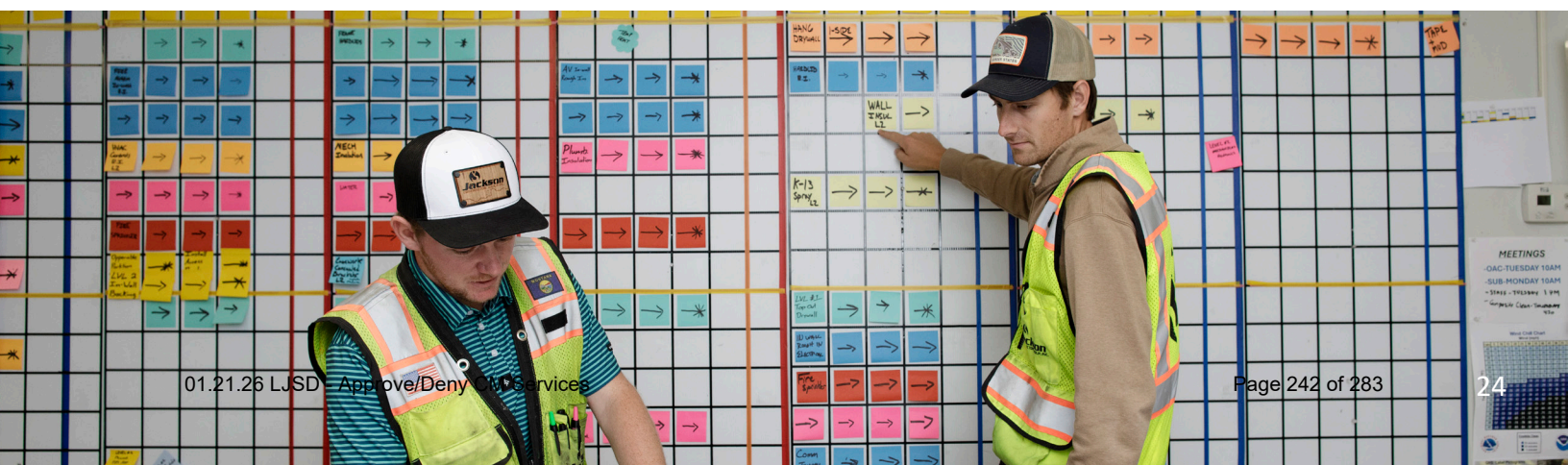
COLLABORATIVE APPROACH | Jackson's schedule management emphasizes collaboration and transparency with stakeholder engagement, weekly progress meetings, and transparent reporting.

NEVER MISSED A FIRST DAY OF SCHOOL | Jackson successfully maintains project schedules for school jobs through a comprehensive, multi-layered approach that prioritizes the academic calendar and minimizes disruption to educational operations.

LAKELAND SCHOOL DISTRICT SPECIFIC SCHEDULE TECHNIQUES

- Alignment of Phasing & Logistics with Design Schedule
- Maximize Summer Sequencing
- Early Bid Packaging
- Intelligent Subcontractor Packaging and Selection
- Long- Lead Procurement Planning
- Thoughtful Logistics During School Year
- Parent/Teacher/Student Communication Plans

This comprehensive approach ensures that Jackson consistently delivers schools on time, allowing education institutions to focus on their primary mission of serving students.





6. Scheduling

Describe the primary scheduling techniques you can use and the software you will employ to produce an effective construction schedule. Provide examples of successful construction management and scheduling services provided on complex, multi-phased project. Discuss in detail how you intend to enforce contract schedule compliance.

SCHEDULE COMPLIANCE |

Keeping a school project on schedule starts with a well-planned, clearly communicated schedule developed in collaboration with our subcontractor partners. We invest heavily in planning and preconstruction to set every team up for success. When challenges arise, we rely on proven contract enforcement procedures—identifying concerns early, addressing them quickly, and, if necessary, requiring overtime or additional crews. If further action is needed, we follow formal notice procedures in our subcontracts and may bring in supplemental companies to maintain progress. By proactively managing issues and following our established process, we ensure schedules are met and that any costs related to schedule enforcement are not carried by the project.

CASE STUDY | Walla Walla High School

8 BUILDINGS | 1,600+ STUDENTS | 3 MAIN PHASES
240,000 SF RENOVATION | NEW MEP SYSTEMS

During preconstruction, Jackson developed a detailed, resource-loaded CPM schedule that outlined project phasing, coordinated with the district, and informed bidding subcontractors. With work limited to one building or small areas at a time, the team maintained ongoing communication with the district and community as site conditions changed. ***The project was completed safely, ahead of budget, and on schedule.***

CASE STUDY | Hellgate High School

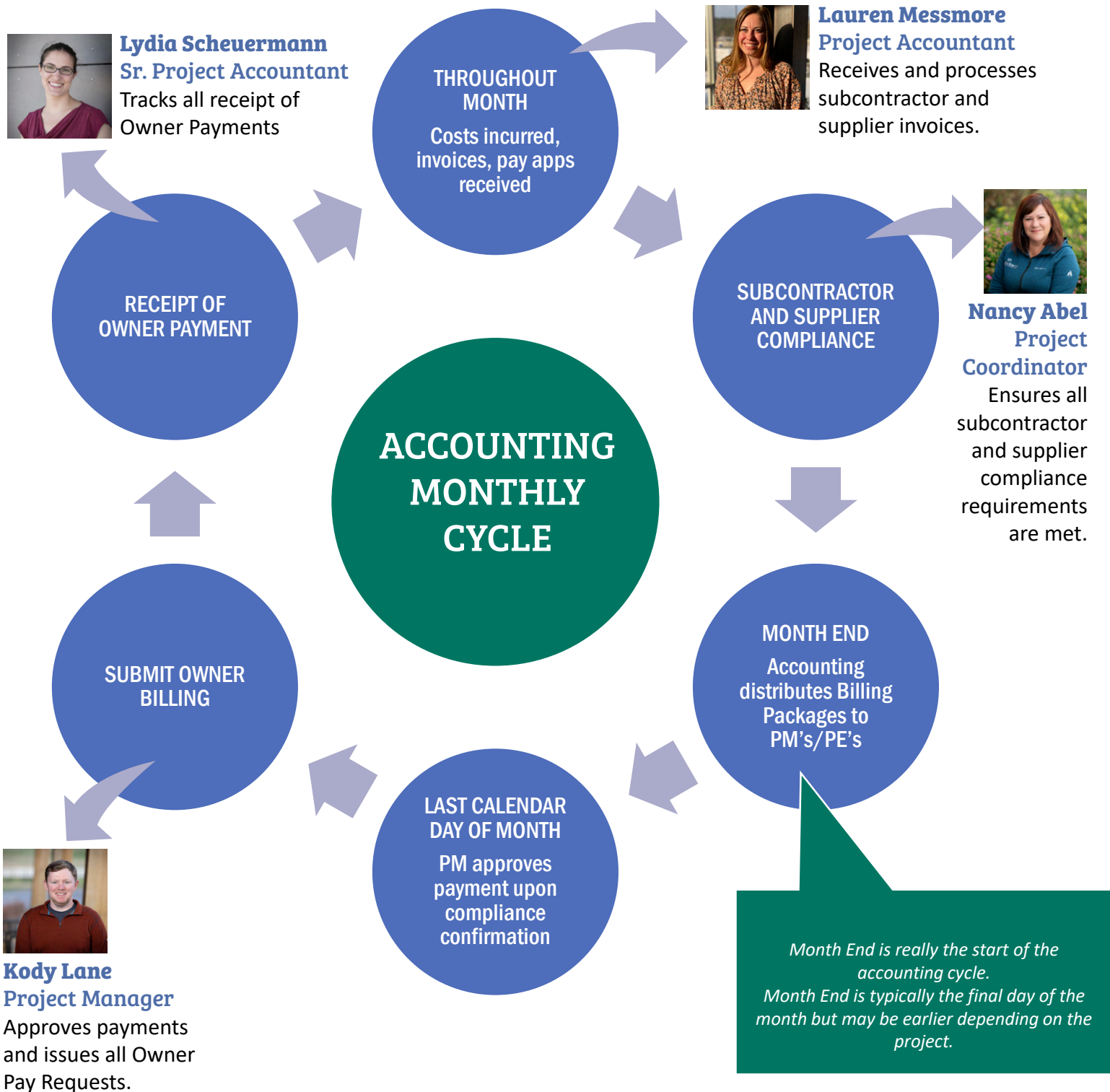
1910 BUILDING | 1,300+ STUDENTS | 23 PHASES | 238,000
SF RENOVATION | NEW MEP SYSTEMS

The phasing and CPM schedules for Hellgate High School were highly complex due to limited space for relocating students during construction. Jackson coordinated closely on MEP system routing, maintained essential utilities, developed swing spaces, and ensured access control and safety. The team met daily with school stakeholders and weekly with district staff to manage logistics, while regularly updating the community. ***The project was completed safely, ahead of budget, and on schedule.***

7. Home Office Support

Describe your home office support staff by name, position, and provide a flow chart of how pay requests will be received, approved, and prepared for payment.

At Jackson Contractor Group, our home office support staff is the backbone of our project delivery and financial management. Here's a look at our key team members and how we handle pay requests from receipt to payment:

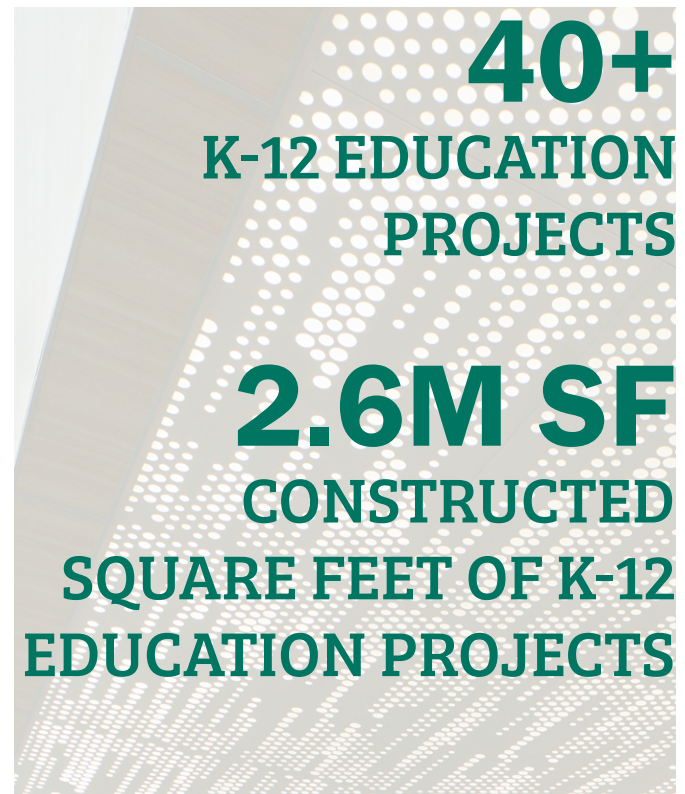


8. Past Performance

Name three (3) recent and relevant projects of similar size and scope to that of LSD's projects (for which you will propose on that you completed, demonstrating your firm's ability to manage and complete projects within budget and on schedule. Direct experience managing and completing school projects will be give greater weight in this criterion.

Our extensive GC/CM experience in educational construction means we understand the importance of maintaining your academic calendar. We have honed our processes to ensure safety and efficiency, focusing on good communication, cleanliness, and strategic timing of activities. ***Our work on projects like Walla Walla High School, Arlee School, and Hellgate High School exemplify our expertise in coordinating complex schedules and technical work.***

We understand the unique challenges of K-12 bond work: phased construction, occupied campuses, tight schedules, and the need for clear, proactive communication. Jackson brings proven strategies for safety, stakeholder engagement, and value-driven delivery that will directly benefit the Lakeland School District Bond Projects.



NEVER MISSED A FIRST DAY OF SCHOOL! COMPLETED ON-TIME OR AHEAD OF SCHEDULE

- Arlee School
- Big Sky High School
- Clinton Elementary
- CS Porter Middle School
- Custer High School
- Daly Elementary
- Desmet Elementary
- Ekalaka School
- Fairview School
- Florence-Carlton School
- Franklin Elementary
- Glendive Public School
- Glover Middle School
- Hamilton Stadium
- Hardin Middle School
- Hardin Primary Addition
- Hellgate Elementary, Bldg. 1
- Hellgate Middle School
- Hellgate High School
- Hot Springs School
- Lame Deer School
- Lewis & Clark School Playground
- Lodge Grass School
- Lolo School
- Lone Peak High School
- Longfellow Elementary
- Pioneer Middle School
- Riverbend Elementary
- St. Ignatius School
- Superior High School
- Superior Junior High School
- Van Winkle Stadium
- Victor School District
- Washington School Repairs
- Walla Walla High School

WALLA WALLA HIGH SCHOOL

WALLA WALLA, WASHINGTON

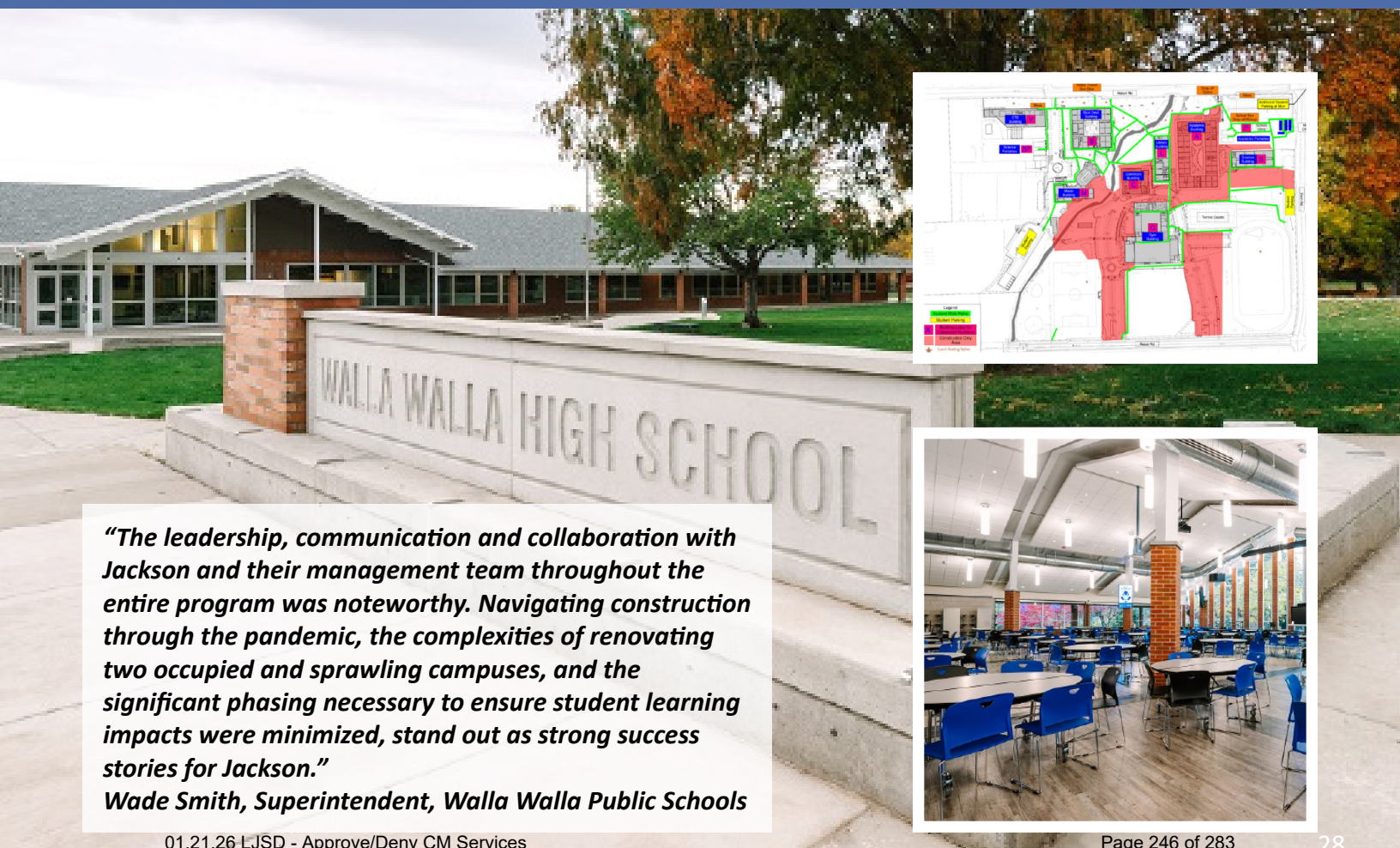
Proposed Project Manager Kody Lane and Senior Superintendent Chris Webb were key members in the success of this project!

\$62,000,000 | 240,000 SF | OCCUPIED CAMPUS IMPROVEMENTS & ADDITIONS

Walla Walla High School's \$62 million (this included all three phases), 240,000 SF modernization and addition project is a strong parallel to the LSD bond work. The project was delivered in multiple phases over several years, on an active campus, and required extensive coordination with the district and community. Jackson's approach focused on keeping the work local, maximizing value for taxpayers, and ensuring the school was ready for students on day one—just as LSD's projects will demand.

KEY PROJECT TAKEAWAYS

- We updated logistics plans weekly for the 8-building, 60-acre site and kept the school informed about construction and non-construction impacts, such as maintaining ADA access and adjusting areas of refuge for campus events.
- We broke down bid packages to allow smaller subcontractors to participate, increasing local involvement and competition, which helped lower costs. Through open houses and direct communication, we kept local subs informed about schedules and requirements, **resulting in over 60% of the work being awarded to local subcontractors.**



"The leadership, communication and collaboration with Jackson and their management team throughout the entire program was noteworthy. Navigating construction through the pandemic, the complexities of renovating two occupied and sprawling campuses, and the significant phasing necessary to ensure student learning impacts were minimized, stand out as strong success stories for Jackson."

Wade Smith, Superintendent, Walla Walla Public Schools

HELLGATE HIGH SCHOOL

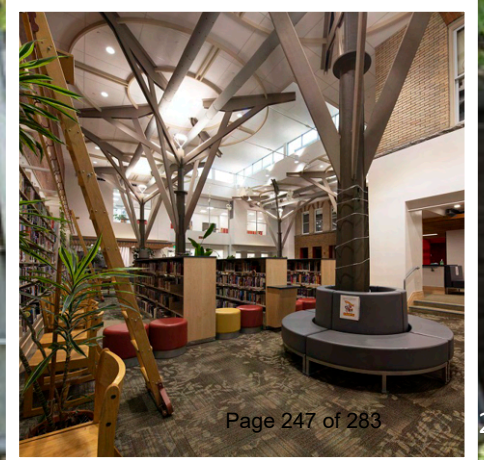
MISSOULA, MONTANA

\$20,515,000 | 228,000 SF | COMPLEX EXISTING CONSTRAINT RENOVATION

Hellgate High School's renovation was a complex, multi-phased project on a fully occupied campus. The scope included major MEP upgrades, seismic improvements, and new construction, all while maintaining school operations for 1,300 students and staff. The project required 23 distinct phases, robust safety planning, and continuous communication with the school community. These challenges and solutions are directly relevant to the LSD bond projects, which will also require phased work, occupied campus strategies, and a focus on minimizing disruption.

KEY PROJECT TAKEAWAYS

- This 23-phase renovation required the school to move in and out of construction zones, with a strong focus on safety and scheduling. We involved subcontractors early in preconstruction to coordinate access and minimize disruption.
- Weekly meetings, postings, and notices kept staff and students informed about project status and upcoming impacts. We adjusted work hours, arranged off-site staging and parking, and implemented dust control to support the occupied school environment.
- Key trade partners were preselected and engaged early, helping refine the scope, schedule, and budget, which improved coordination and reduced project changes.



"Jackson strives in effective communication and value engineering. The work included a significant \$20 million renovation in an early 19th century building that had already had numerous other renovations over the past 100 years. If that wasn't a challenge in itself, they did it while there were 1,300 staff and students occupying the facility."

-Burley McWilliams, Director of Operations and Maintenance, Missoula Public Schools

01.21.26 LJSD - Approve/Deny CM Services

ARLEE SCHOOL

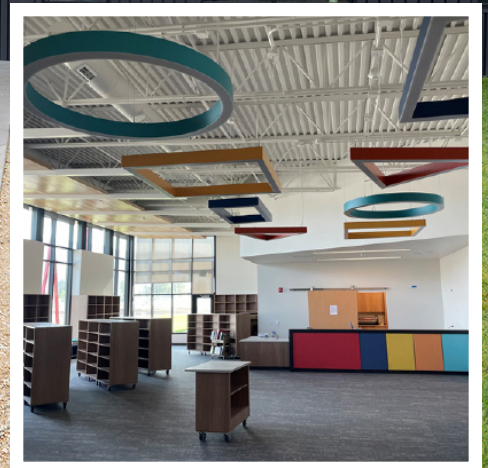
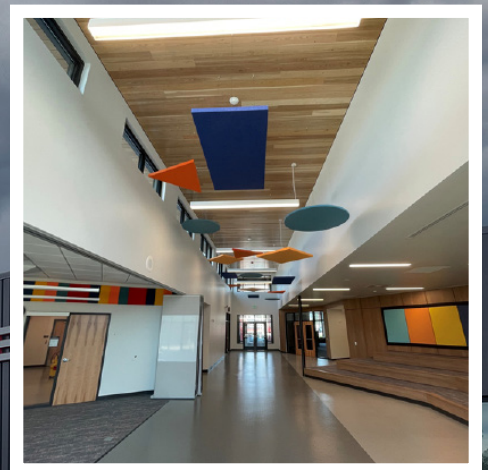
ARLEE, MT

\$13,569,170 | 48,493 SF | PHASED CONSTRUCTION

The Arlee School project consolidated the K-6 student body under one roof, modernizing facilities with flexible spaces and updated amenities. The work was performed in a rural setting, required thoughtful collaboration, and was executed while the campus was occupied. The project emphasized cost-effective design, phased construction, and strong communication with stakeholders—directly mirroring the needs of the Lakeland School District’s multi-campus, phased bond projects.

KEY PROJECT TAKEAWAYS

- Jackson’s preconstruction approach focuses on what’s best for the school. For Arlee, we suggested design changes that cut costs without reducing square footage or programming, allowing more funds for the learning environment. We also coordinated with the school to maximize use of the grounds during construction.
- When the new building’s layout conflicted with overhead powerlines and a vital fiberoptic cable, we worked with the design team to rotate the building north, avoiding costly utility relocations without impacting school programming or parking.
- To address the loss of the middle school softball field during construction, we re-sequenced the project, maintained access to the field, and added fencing and traffic control for safety. Despite schedule challenges, we delivered the project on time for the start of school.



Why Jackson Contractor Group | Sparking Passion for the Trades at Every Age

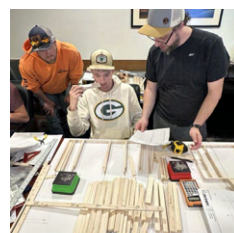
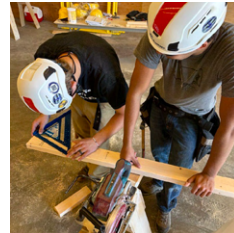
Jackson believes a strong construction industry starts with investing in people—at every age. We introduce the trades early by reading construction-themed books in elementary classrooms, hosting hands-on events like Missoula Under Construction and Digger Days, and even jumping into tug-of-war with fourth graders at Daly Elementary. As students grow, we continue opening doors: leading project tours for groups like GRIT (Girls Representing in the Trades), donating tools and materials to high school industrial arts programs, and participating in career days across middle and high schools.

For students ready to take the next step, our paid pre-apprenticeship program gives rising seniors real-world job experience on active projects while earning hours toward accredited apprenticeship programs. In college, our team teaches construction courses and stays closely connected to emerging talent through ongoing mentorship and industry engagement. And once they join us, our accredited apprenticeship program provides a supported, long-term pathway into the trades.

Our Commitment to Lakeland School District

We're committed to bringing this same level of involvement to Lakeland School District. Throughout construction, we'll create meaningful learning opportunities—project tours, classroom connections, hands-on demonstrations, and pathways for students to experience real careers in construction. For students, this project won't just be something happening on their campus—it will be a chance to explore the trades, build confidence, and see future possibilities firsthand.

We're proud of what we do, and we love sharing it. Inspiring future builders strengthens our industry, our communities, and every project we deliver.



IDAHO CONTRACTORS LICENSE



DIVISION OF OCCUPATIONAL &
PROFESSIONAL LICENSES

Brad Little
Governor
Russell S. Barron
Administrator

State of Idaho

Division of Occupational and Professional Licenses

11341 W Chinden Blvd.
PO Box 83720
Boise, ID 83720-0063
(208) 334-3233 dopl.idaho.gov

Date: December 23, 2025
Letter ID: L0000889646
License ID: 7171195

JACKSON CONTRACTOR GROUP INC
PO BOX 967
MISSOULA MT 59806-0967

RE: Public Works Contractor - Class Unlimited License Application

Dear JACKSON CONTRACTOR GROUP INC,

Congratulations! On behalf of the Idaho Public Works Contractors License (PWCL) Board, the Idaho Division of Occupational and Professional Licenses (DOPL) is pleased to issue you a(n) Public Works Contractor - Class Unlimited License to practice in the State of Idaho.

Public Works Contractor - Class Unlimited License Number: 7171195

Expiration date: 31-Dec-2026

Your license and license card is enclosed. You may reprint a copy of your Public Works Contractor - Class Unlimited License, by logging into DOPL Online Services edopl.idaho.gov. You may also manage your Public Works Contractor - Class Unlimited License from your online profile, including for renewals and to update contact information.

If you have questions, contact us on our website at edopl.idaho.gov or by calling (208) 334-3233.

Sincerely,

Russell S. Barron
Administrator

	Division of Occupational and Professional Licenses 11341 W Chinden Blvd. Boise, ID 83720-0063 dopl.idaho.gov
<p>The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.</p>	
<p>JACKSON CONTRACTOR GROUP INC</p>	
<p>Public Works Contractor - Class Unlimited License 7171195</p>	
<p>Issued: 23-Dec-2025 Expires: 31-Dec-2026</p>	
<p>Renewal Required</p>	
<p>Printed: 23-Dec-2025</p>	

PUBLIC WORKS LICENSE



**Division of Occupational and Professional
Licenses**

11341 W Chinden Blvd. Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

MATT BROSSMAN

Public Works Construction Manager License
1071397

Issued: 15-Dec-2025 Expires: 15-Dec-2026

Renewal Required

Russell S. Barron
Administrator

Printed: 29-Dec-2025



ALPINE CONSTRUCTION MANAGEMENT, LLC
1902 W JUDITH LANE STE 100, BOISE, ID 83705
530 LOMAX STREET, IDAHO FALLS, ID 83401

POINT OF CONTACT

DAVID STAUFFER, PRESIDENT
dstauffer@buildwithacm.com
208.559.3300 (cell)
208.286.1863 (office)

COME BUILD WITH US



LAKELAND SCHOOL DISTRICT NO. 272
15506 N. WASHINGTON AVE.
RATHDRUM, ID 83858

ATTN: JESSICA GRANTHAM
CHIEF FINANCE OFFICER/TREASURER

STATEMENT OF QUALIFICATIONS

CM/GC SERVICES FOR LAKELAND SCHOOL DISTRICT

DUE DATE

3:00 PM

JANUARY 7, 2026



Lakeland Joint School District 272
15506 N. Washington Avenue
Rathdrum, Idaho 83858

January 5, 2026

RE: CM/GC Services for Lakeland School District

Dear Lakeland School District Selection Committee,

ACM is pleased to submit this Statement of Qualifications to provide Construction Manager / General Contractor (CM/GC) services for Lakeland School District No. 272's State Bond Modernization Projects. ACM is an Idaho-based construction management firm with extensive experience delivering public-sector and educational projects through collaborative delivery methods, including CM/GC.

We understand the District has budgeted approximately \$20 million to modernize multiple facilities across the District through a phased construction program, extending from 2025 through 2027. These projects include major HVAC, plumbing, electrical, roofing, architectural system upgrades, and access safety improvements, many of which will occur on occupied school campuses. ACM brings direct experience managing phased renovation work in operational educational environments while prioritizing student safety, schedule certainty, and transparent cost control.

ACM is licensed and in good standing as an Idaho Public Works Construction Manager and Public Works Contractor. Our team is well-versed in Idaho public works procurement requirements and CM/GC delivery under Idaho Code, and we have successfully partnered with public owners and design teams to deliver projects on time and within established bond budgets.

We appreciate the opportunity to be considered and look forward to the possibility of supporting Lakeland School District in delivering these important improvements safely, efficiently, and collaboratively.

Sincerely,

David Stauffer, Construction Manager
ACM President
dstauffer@buildwithacm.com
208.286.1863

ALPINE CONSTRUCTION MANAGEMENT
1902 W Judith Ln Suite 100 • Boise, Idaho 83705
530 Lomax St • Idaho Falls, Idaho 83401



TABLE OF CONTENTS

1. COVER LETTER	
2. CM INFORMATION (Section 8)	3
3. COMPANY PROFILE	7
4. PROJECT APPROACH	10
5. TOTAL PROJECT BUDGET CONTROL	15
6. SCHEDULING	17
7. HOME OFFICE SUPPORT	20
8. PAST PERFORMANCE	21
APPENDIX: RESUMES	25

2. CM INFORMATION (Section 8)

SECTION 8: CONSTRUCTION MANAGER INFORMATION

1. Contact information for your firm's main office as follows:

Firm Name: ACM (Alpine Construction Management, LLC)

Mailing Address: 1902 W Judith Lane, Ste 100
Boise, Idaho 83705
(City, State, Zip)

Physical Address: 1902 W Judith Lane, Ste 100
Boise, Idaho 83705
(City, State, Zip)

Telephone: 208.286.1863 Fax: N/A

Email Address: acmoffice@buildwithacm.com

2. Name, title, address, telephone, and fax number of the firm's officer responsible to the School District for all work to be provided under this RFQ.

Name/Title: David Stauffer/ACM President

Mailing Address: 1902 W Judith Lane, Ste 100
Boise, Idaho 83705
(City, State, Zip)

Physical Address: 1902 W Judith Lane, Ste 100
Boise, Idaho 83705
(City, State, Zip)

Telephone: 208.559.3300 Fax: N/A

Email Address: dstauffer@buildwithacm.com

3. Please check the appropriate box to identify the legal status of the entity making this proposal.

☐ Corporation ☐ Partnership ☐ Limited Liability

☒ Other (explain): ACM is an LLC.

4. Please provide the following license information:

Idaho Public Works Construction Management License # 17357

License held by David R. Stauffer
(name of licensed CM who will be responsible)

Idaho Public Works Contractor License # 049661--UNLIMITED--3-4-5

5. Contact information of the office where your project team will be located and from which the work for this assignment will be conducted, if different than "1." above.

Firm Name: See above.

Mailing Address: _____

(City, State, Zip)

Physical Address: _____

(City, State, Zip)

Telephone: _____ Fax: _____

Email Address: _____

6. Provide a letter from Surety for the project.

7. State the contract information for your current insurance company(s) that provide coverage for your firm in the areas of liability, builder's risk, and workers' compensation.

Company Name: MarshMcLennan Agency

Agent Name: Sam Mahr

Address: 960 Broadway Ste 500

Boise, Idaho 83706
(City, State, Zip)

Telephone: 208.424.2933 Fax: N/A

Email Address: Sam.Mahr@MarshMMA.com

8. If you answer yes to any of the following questions, provide a complete explanation on a


7

separate sheet.

- a. Has any one of your current or former sureties or bonding companies ever been required to perform under or canceled a bid bond, labor or material payment, or a performance bond issued on your firm's behalf? Yes _____ No X
 - b. Has your firm ever been denied coverage or had coverage terminated or cancelled by any insurer during the past five (5) years? (If so, please state the company, date, reason, and specific details.) Yes _____ No X
 - c. Within the past five (5) years, has your current firm or any predecessor organization been involved as a party or filed a claim in any bankruptcy, litigation, mediation, or arbitration proceedings? Yes X No _____
9. Acknowledge Receipt of Addenda related to this RFQ (list addenda numbers) _____
10. Name, title, and signature of your firm's officer who was responsible for the preparation and hereby verifies the accuracy of your proposal.

Printed Name: David Stauffer, CM

Title: ACM President

Signature:  _____

Date: 01.05.2026

ACM filed a Complaint for Foreclosure of Claim of Lien for breach of contract after nonpayment for months after project completion. ACM did not break any contractual agreement with the client, made repeated efforts to resolve the problem, and was forced to file a formal complaint.



Justin Gwinn, AFSB
Surety Sales Executive

Marsh McLennan Agency
University Plaza
960 Broadway Avenue, Suite 500
Boise, ID 83706
T (208) 424-2905 M (208) 739-3534
Justin.Gwinn@MarshMMA.com

December 30, 2025

RE: Alpine Construction Management, LLC

To Whom It May Concern:

We are pleased to represent Alpine Construction Management, LLC as their Surety Broker. Our relationship has spanned over five years, during which we have supported numerous contract bond obligations for Alpine Construction Management, and our experience in bonding them has been exemplary. A surety program has been established with Crum & Forster and is in good standing.

It is not our standard practice to establish firm lines of surety credit for our contractors. However, a \$25,000,000 single project and \$50,000,000 aggregate bond program is within Alpine Construction Management's bonding capacity, capability and expertise. We evaluate the bonding of projects on a case-by-case basis at our client's request, subject to standard underwriting at the time of the bond request, which includes, but is not limited to, the review and acceptance of contract terms and conditions, bond forms, and project funding. We assume no liability to any entity by the issuance of this letter.

Alpine Construction Management, LLC maintains an excellent reputation in the construction industry. They have demonstrated outstanding management and negotiation skills in managing and completing their projects. In our assessment, Alpine Construction Management is adequately financed, well-equipped, and capably managed. Management, in our opinion, is doing everything possible to advance the company's future. Without reservation, we highly recommend this firm.

Sincerely,

A handwritten signature in blue ink that reads 'Justin Gwinn'.

Justin Gwinn
Surety Sales Executive

A business of Marsh McLennan
Marsh McLennan Agency

Your future is limitless.™



Describe your firm's history, size, resources, philosophy of service, typical volume of work, financial stability, and basic construction management techniques and methods. Describe how your particular expertise, experience, and/or techniques can be an advantage to the District in completing the project. Describe your experience, knowledge, and expertise in complying with Idaho public works procurement requirements and experience with public works contracts. Describe your experience and familiarity with the sub-contractor market local to the Coeur d'Alene and Spokane region.

3. COMPANY PROFILE

FIRM HISTORY

After serving as a Combat Engineer in the US Army, Dave Stauffer earned a bachelor's degree in finance and accounting and a second bachelor's degree in construction management. Working as a Project Manager and Controller for two large commercial contractors in the Treasure Valley, Dave gained the experience needed to open ACM in 2006, a service-disabled veteran-owned small business (SDVOSB) commercial construction management and general contracting firm with offices in Idaho Falls and Boise, providing services to public-sector and institutional clients throughout Idaho. Our work includes K-12 schools, higher education facilities, and public agency buildings requiring careful coordination, budget discipline, and phased construction approaches.

ACM TEAM MEMBERS' EXPERIENCE IN THE EDUCATION SECTOR

Boise State University | Boise, ID
Active Classrooms Improvements, Boise, ID
Classroom Improvement, Boise, ID
College of Innovation + Design, Boise
Construction Service Agreement
Bonneville County School District | Idaho Falls, ID
Transportation Facility
Idaho Department of Corrections | Idaho Falls & Kuna, ID
New Training Facility & Offices
Idaho Military Division | Boise, ID
Gowen Field Building 810 Classroom Addition
Idaho State University | Pocatello, ID
Albion Hall Remodel, College of Education
Custodial Building Renovation
Reed Gym Flooring & Understructure Replacement
Construction Service Agreement
Jerome School District | Jerome, ID
Jerome High School Addition
Pocatello/Chubbuck School District | Chubbuck, ID
PVTEC Remodel & Addition
Malheur Education Service District
New Facility, Vale, OR
Murtaugh School District | Murtaugh, ID
Murtaugh Highschool Vocational/Agricultural Addition
Murtaugh School District | Murtaugh, ID
Murtaugh Elementary School New Build
Ontario School District 8C | Ontario, OR
Alameda Elementary School New Build
May Roberts Elementary School Kitchen Remodel, Ontario

SIZE & RESOURCES

ACM is a small business and maintains the personnel, financial capacity, and operational resources necessary to support a multi-year, multi-site bond program totaling approximately \$20 million. With 45 team members, our structure includes a dedicated pre-construction division, estimating division, project management, and field supervision staff to ensure continuity from early planning through project closeout. ACM has a dedicated labor force, allowing us flexibility with personnel schedules: we meet and often exceed expectations regarding scheduling. Our vetted list of subcontractors offers coordination opportunities to meet ongoing and final milestones and deadlines.

PHILOSOPHY OF WORK

Our CM/GC approach emphasizes early and continuous cost estimating, open-book pricing, constructability and phasing reviews during design, early subcontractor engagement, and collaborative decision-making with the owner and design team.



TYPICAL VOLUME OF WORK

Current ACM project values range between \$50,000 to over \$7,000,000, from service contract work to tenant improvements and new builds in all commercial construction sectors.

FINANCIAL STABILITY

With a history of strong financial management, ACM's bonding capacity is \$25,000,000 for a single project with a \$50,000,000 aggregate program; we can provide Performance and Payment bonds for this project.

BASIC CONSTRUCTION MANAGEMENT TECHNIQUES & METHODS

ACM team members are encouraged to find mistakes early and to immediately report them. With critical thinking, our goal is high quality the first time, every time. Our techniques include:

- Critical Path Method (CPM) Scheduling
- Developing of a unique quality assurance program for each project
- Determining and assembling the right team members for each project
- Keeping the decision-makers informed to aid with smart decisions
- Finding and resolving issues early to prevent errors and subsequent fixes

IDAHO PUBLIC WORKS EXPERIENCE

ACM has direct experience complying with Idaho public works procurement statutes and public contracting requirements. We understand the accountability school districts carry to taxpayers and bond stakeholders and structure our services to support clear reporting, defensible GMP development, and responsible stewardship of public funds.

City, county, and government work—including projects in the education sector—makes up a majority of our projects. We are proud of our work in Idaho and the relationships we have built with our clients, largely because we have experiential knowledge of the way government construction functions in ways that differ from privately-owned projects: governmental projects typically have more stringent sets of standards and unique work processes. Project owners have a responsibility to use tax dollars and donated monies wisely, and we are motivated to help in their endeavors to benefit the wider community. From school district and university projects to the historic Idaho State Capitol, we have successfully completed many projects with the State of Idaho and are proficient at:

- Using software management systems for communication of RFIs and submittals
- Conducting regular and frequent OAC meetings from preconstruction through closeout
- Communicating with and working alongside their project management and design teams
- Understanding each owners' relationships with their preferred subcontractors


RECENT ACM PROJECTS WITH THE STATE OF IDAHO



Boise State University Active Classrooms Improvements, Boise
 Boise State University College of Innovation + Design, Boise
 Boise State University Remodel Classrooms, Boise
 Boise State University Construction Services Agreement, Boise
 Idaho Department of Corrections New Office & Training Center, Idaho Falls
 Idaho Department of Corrections New Office & Training Center, Kuna
 Idaho Department of Corrections Plumbing Remodel, Kuna
 Idaho Department of Health & Welfare
 Southwest Idaho Treatment Center, Nampa
 Idaho Department of Labor New Office Building, Twin Falls
 Idaho Division of Public Works State Construction Services Agreement
 Idaho State Capitol Antique Window Updates, Boise
 Idaho State Capitol LSO Tenant Improvement, Boise
 Idaho State Capitol Restoration & Renovation, Boise
 Idaho State University Construction Services Agreement, Pocatello
 Idaho State University Reed Gym Floor Project, Pocatello
 Idaho State University Remodel Custodial Building, Pocatello

LOCAL SUBCONTRACTOR MARKET KNOWLEDGE

ACM is familiar with the subcontractor and supplier markets serving northern Idaho and the greater Coeur d'Alene and Spokane regions, allowing early validation of pricing and mitigation of labor and material risks.



Division of Occupational and Professional Licenses
 11341 W Chinden Blvd. Boise, ID 83720-0063
 dopl.idaho.gov


The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

ALPINE CONSTRUCTION MANAGEMENT


Public Works Contractor - Class Unlimited License
 049661

Issued: 13-May-2025 Expires: 30-Jun-2026

DOPL Renewal Required


 Russell Barron
 Administrator

Printed: 13-May-2025



Division of Occupational and Professional Licenses
 11341 W Chinden Blvd. Boise, ID 83720-0063
 dopl.idaho.gov


The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

DAVID R STAUFFER

Public Works Construction Manager License
 PWC-CM-17357

Issued: 17-Jul-2025 Expires: 31-Aug-2026

DOPL Renewal Required


 Russell Barron
 Administrator

Printed: 17-Jul-2025



4. PROJECT APPROACH

PRECONSTRUCTION SERVICES

ACM provides comprehensive preconstruction services under our Preconstruction Division, consistent with the CM/GC delivery method and AIA A133-2019, including progressive cost estimating, constructability reviews, phasing analysis for occupied campuses, long-lead equipment management, and value management.

DESIGN PHASE

Building a great working relationship with Architect Kevin Cole and the design team at Architects West and with representatives from the Lakeland School District early on allows ACM to assist in providing successful projects at an affordable price. This collaboration during the design phase allows us to provide comprehensive management of the following for successful project administration and contract compliance:

- Efficient set of procedures
- Delineated responsibilities
- Clear contract strategy

ACM further assists in establishing a detailed scope of work and preliminary project construction estimates. This approach gives time on the front end to fully become familiar with each project, allowing development of a schedule that meets the required timeline with the highest quality.

BIDDING PHASE

Setting goals and milestones through the bidding phase, choosing the right subcontractors, and communicating expectations clearly and precisely all play a vital role in the completion of successful construction projects, a process which is aided by ACM's development of a bidding strategy to evaluate bids for compliance with project requirements and documents.

The ACM Preconstruction Services and ACM Estimating Divisions get started right away, receiving the best pricing possible and working to stretch every penny that goes into these projects by identifying the most cost-effective bid packages. They also identify cost-savings opportunities, alternate methods, and other modifications to benefit the project budget and schedule.

Once the bidding process is complete and the contract is executed, the ACM Project Management Division proceeds with:

- Team assembly
- Schedule review and refinement
- Submittals requests from the subcontractors and vendors

This process ensures that what is being provided and installed is what the design team specified.

At this point, the team identifies lead times for the specified products. Making sure that the right product is on site before it is needed is critical to the success of this project—so critical, in fact, that ACM leadership works hard to find suitable storage and aims to have all materials at the ready and on site before the construction activities begin.



Submittals are an important part of the planning stage: the submittal process starts early. Availability of materials is paramount to keeping the project moving forward and maintaining both the schedule and the budget; long lead times can impede progress, and expensive materials can be value engineered to equivalent materials best fitting the schedule and the budget. For this reason, we work closely with the Lakeland School District and Architects West to find options to keep costs down, maintaining control of the budget.

Once the products have been identified, the ACM team is diligent about submittals: processing them on time is paramount to each project's success. After approvals, procurement is complete and the construction stage begins.

CONSTRUCTION SERVICES

Services in the preconstruction stage flow seamlessly into the construction stage services. During construction, ACM will provide full-time supervision, implement safety-focused phasing plans, coordinate summer construction windows, manage quality control and inspections, and oversee closeout and warranty administration.

INITIATE CONSTRUCTION ACTIVITIES. Construction management services encompass continued attention to the budget, coordination of construction activities, and supervision over how those activities are accomplished.

LEADERSHIP. ACM is proud of our history of leadership and remain in constant communication with the project owners and design professionals for every project with weekly, biweekly, and/or monthly OAC (owner-architect-contractor) meetings, depending on the project phase and timeline.

DOCUMENT CONTROL. Using construction management software, the ACM project coordinators track submittals, RFIs, and other communications to verify any changes, issues, and progress.

PHILOSOPHY OF WORK. The project comes first and is always the most important; in other words, what is best for the project is always the number one concern, and we live by President Dave Stauffer's mantra: "**Do the right thing and do it efficiently.**"

QUALITY CONTROL PROGRAM. Focusing on procuring the highest-quality materials during the preconstruction stage, ACM Project Management continues quality control (QC) efforts through construction activities. Ensuring that each step of the process was done correctly and allows the team to move on to the next activity with precision. The ACM Quality Control Manager performs budget and workmanship reviews ensuring work is done as defined by the plans and the specs.

Project documentation for QC includes:

- Safety inspections
- Code inspections
- Payment processes
- Daily reports

SAFETY PROGRAM. A safety program unique to each project is put into effect before the construction stage begins and is specific to each location. Keeping Lakeland School District representatives and stakeholders, members of the general public, and the construction team safe is imperative.

The safety of the students is our main concern.

The nature of this project demands special attention to project phasing and safety as the campus is occupied. The ACM construction team will take advantage of the same processes and procedures on this project as we have done on our Idaho State Capitol, Idaho National Guard, PV-TEC, BSU, and Boise Airport projects. Each was fully occupied and great care must be taken as we operate a construction site nearby.

Options can include:

- Wayfinding and signage
- Knowledge of the rhythm and schedule of the building
- Clear communication with the students and staff

LEADERSHIP, TEAMWORK & COMMUNICATION

ACM emphasizes proactive communication and teamwork among the Lakeland School District, design team, and construction team through regular coordination meetings, transparent reporting, and prompt issue resolution.

ACM Superintendent Ben Armstrong puts Project Manager James Everett's plan into action. As an expert in the plans, budget, and schedule for the Lakeland School District projects, Ben directs ACM's dedicated labor force, keeps the subcontractors informed of the schedule and activities required, coordinates help for the subcontractor when needed, and acts as the site safety and health officer. By working as a team, the projects are successfully completed safely, on budget, and on time.

PROPOSED PROJECT TEAM

Construction Manager – David Stauffer



ROLE: Construction Manager
QUALIFICATIONS: Bachelor of Science: Construction Management, BSU
 Bachelor of Business Administration:
 Finance & Accounting, ISU
 OSHA 30-hour Certification
 USACE Construction Quality Control Certification
EXPERIENCE: 30 years of experience in commercial construction
RESUME: See Appendix

Director of Preconstruction – Hope Hopcia



ROLE: Director of Preconstruction
QUALIFICATIONS: Bachelor of Science: Construction Management, BSU
 OSHA 30-hour Certification
EXPERIENCE: 8 years of experience in commercial construction
RESUME: See Appendix

Lead Estimator – Tim Townsend



ROLE: Estimator
QUALIFICATIONS: Associate of Applied Science:
 Computer Networking Systems, ITT Tech
 OSHA 30-hour Certification
EXPERIENCE: 24 years of experience in commercial construction
RESUME: See Appendix

Project Manager – James Everett



ROLE: Project Manager
QUALIFICATIONS: USACE Construction Quality Control Certification
 OSHA 30-hour Certification
EXPERIENCE: 21 years of experience in commercial construction
RESUME: See Appendix

Assistant Project Manager / Quality Control – Jennifer Borges



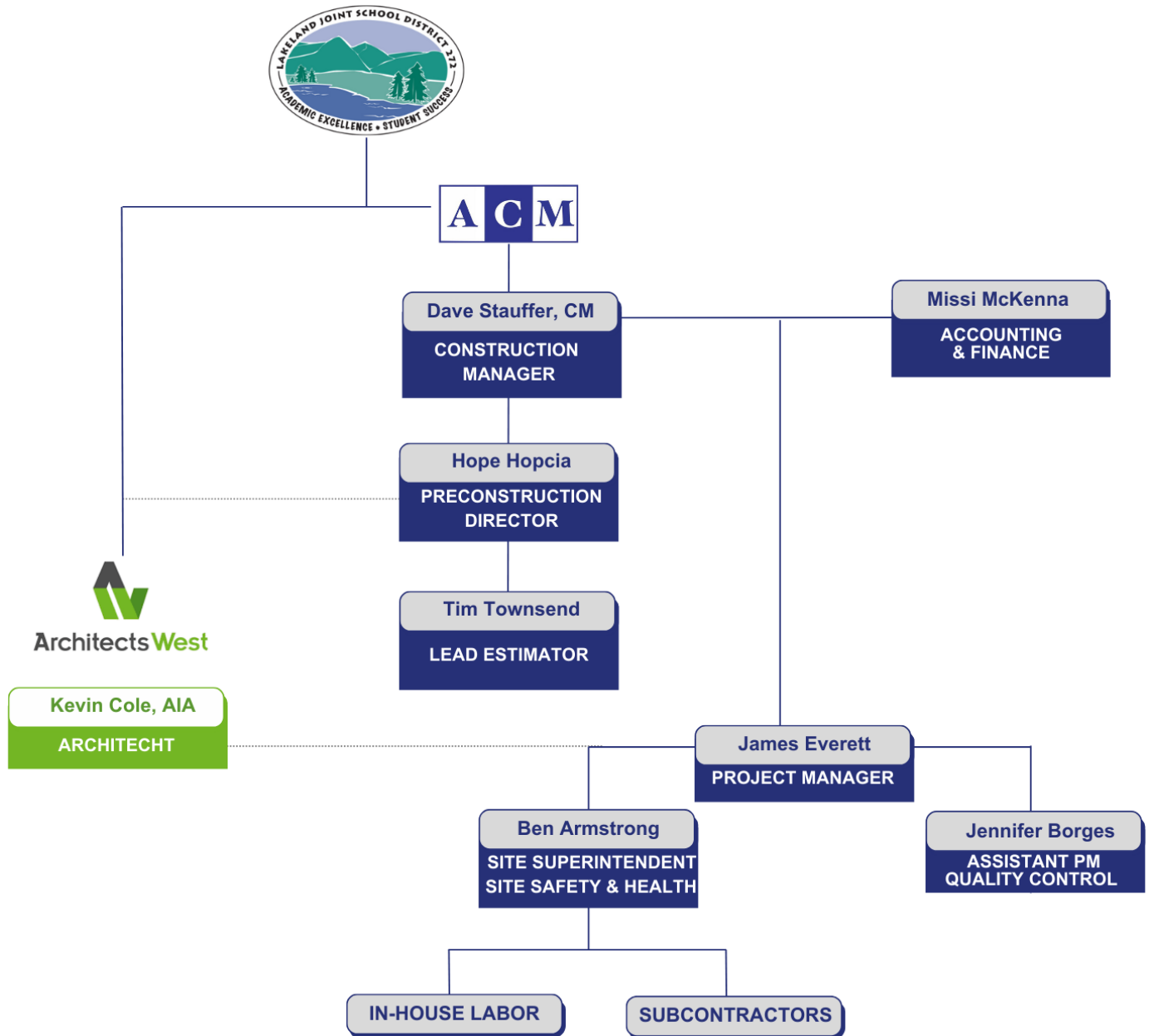
ROLE: Assistant Project Manager, Quality Control Manager
QUALIFICATIONS: Bachelor of Science: Business & Finance, CSU, Fresno
 OSHA 10-hour Certification
 USACE Construction Quality Control Certification
EXPERIENCE: 30 years of experience in procurement /quality control
RESUME: See Appendix

Site Superintendent / Safety Officer – Ben Armstrong



ROLES: Site Superintendent, Site Safety & Health Officer
QUALIFICATIONS: Bachelor of Science:
 Construction Management, BSU, Boise
 Associate of Applied Science:
 Drafting Technology, BSU, Boise
 USACE Construction Quality Control Certification
 OSHA 30-hour Certification
EXPERIENCE: 5 years of experience in commercial construction
RESUME: See Appendix

ACM ORGANIZATIONAL CHART





5. TOTAL PROJECT BUDGET CONTROL

ACM employs a structured and transparent cost control process supporting informed decision-making throughout design and construction, providing:

- Detailed cost estimates at each design milestone
- Clear separation of trade costs, general conditions, fees, contingencies, and allowances
- Continuous reconciliation against bond budgets
- Collaborative value management
- Open-book GMP development aligned with Idaho CM/GC best practices

CONSTRUCTION COST ESTIMATES

ACM uses the budget as a tool to determine allowances and project costs for each division. Since they are directly tied to the schedule, the construction activity milestones provide budget markers and are built-in progress markers, providing check points for the project manager.

Lead Estimator Tim Townsend remains in active contact with vendors and subcontractors to closely monitor pricing changes and update costs during pre-construction and throughout the project, ensuring the best possible price with the highest quality materials and workmanship.

President Dave Stauffer, CM, directs the project management team in materials procurement, creative phasing, and other activities to benefit the project and keep the cost as low as possible with the highest quality and within parameters of the guaranteed maximum price. Cost control strategies include:

- Regular tracking of expenses and invoicing
- Use of project management software to monitor labor, material, and equipment costs
- Monthly cost reports to assess progress
- Maintain a contingency fund for unexpected expenses

BUDGET AND COST MANAGEMENT

Total Project Budget: ACM provides an overall cost estimate.

Breakdown by Category:

- Sitework and foundation
- Structural
- MEP systems
- Interior finishes
- Equipment and furnishings
- Contingency fund (usually 5-10% of the total budget)

We establish a cost control process for monitoring expenses, tracking change orders, and ensuring the project stays within budget.



VALUE MANAGEMENT DURING PROJECT DESIGN

The ACM Project Management Team interacts with the stakeholders and design team primarily through regular OAC meetings. We make it a priority to communicate often and clearly with project owners and designers.

Value engineering begins with the preconstruction phase and extends throughout the project. Materials procurement, creative phasing, and other activities all benefit the project and keep the cost as low as possible with the highest quality. Planning for the right materials and getting them ordered immediately helps the budget, the schedule, and provides reassurance for the Lakeland School District. Lead times will play a valuable role: in some cases, paying more for a product with a shorter lead time yields a significant overall savings. Value management methods include:

- **Working through the specifications** to find alternative products with the same or better quality at a discounted price.
- **Finding completely different, alternative products** to preserve the budget—and offer higher-quality materials.
- **Looking at the options on a larger scale** and using commissioning methods to find value-engineered options—is an area that helps the project both now and in the long term.
- **Preparing for the future.** Working with the designers and our MEP subcontractors, we find easily-accessible materials and implement safeguards and isolation valves that will save time and money for years to come.
- **Lead times.** ACM will work with Lakeland School District stakeholders and the design team to find alternate materials when cost and lead times threaten the schedule.

6. SCHEDULING

ACM uses Microsoft Project to develop and manage Critical Path Method (CPM) schedules.

- Design-phase milestone schedules
- Logic-driven construction schedules
- Multi-site phased coordination
- Look-ahead schedules
- Schedule compliance embedded in subcontract agreements
- Active management of critical path activities

ACM's goal is to provide clients with completed, high-quality projects on budget and on time. Our schedule is one of the most important tools we have. Using a combination of CPM and three-week look ahead scheduling, ACM takes advantage of the methods best suited for each project.

With the help of RedTeam scheduling software, we create a job-specific schedule that is as realistic as possible. Because our current construction climate is marked by long, unforeseen lead times, we must be accurate with our scheduling so that our office staff, crews, and subcontractors know the parameters we are facing.

Once we receive the Notice to Proceed, we begin the submittal process. We understand that submittals drive the schedule: often the biggest factor of delay is not labor, but a lack of materials onsite. When the submittals are approved, ACM team members can immediately place orders and begin construction activities. We account for submittal time in our schedule and strive to beat the time allotted by working with the design team, knowing that this step is crucial to allow us to identify any issues in procurement. Having the material onsite when it is needed is imperative to maintaining the schedule.

We ensure and enforce schedule compliance with our labor force and subcontractors with a three-pronged approach:

1. Communicate with subcontractors well in advance of their start dates.
2. Send out look ahead schedules weekly, updating the team on the status of the project.
3. Require weekly onsite coordination meetings with all subcontractors.

Communication is the best predictor of success.

SUCCESSFUL CM & SCHEDULING SERVICES PROVIDED ON COMPLEX, MULTI-PHASE PROJECTS

Idaho State Capitol Building: Legislative Services Office

At the Idaho State Capitol Building, ACM re-worked the tenant areas on the NE and SE quadrants of the first floor to provide new offices, meeting space, and support for the House of Representatives. New work matches existing in finish, materials, style, and color in the following areas:

- 1st Floor SE: remodel reception, offices, and breakroom
- 1st Floor NE: remodel reception and offices, add kitchenette and bathroom
- Garden Level SE: add conference room and work room
- Garden Level NE: add large conference room with projector and page room

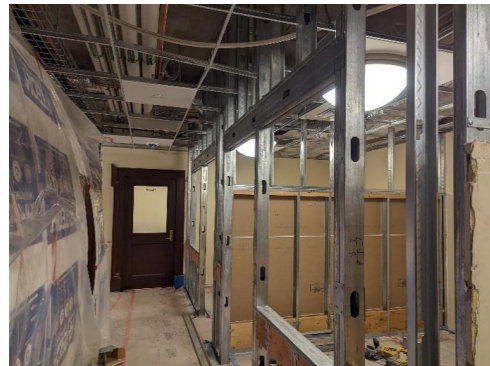
The plans were comprehensively updated between project award date and project start date; ACM began work in the spring of 2023 before the plans were complete so we could preserve the schedule and turn the building back over to the Idaho Legislature ahead of the 2024 Session.

We ran into several snags during construction relating to long-lead items:

- The specialty carpet failed quality control and had to be re-manufactured.
- The doors and hardware were late.
- A subcontractor selected by the project owners was slow to perform.

The ACM team jumped into action and was proactive. By rearranging major tasks, the ACM team and subcontractors were able to continue work, completing some activities early and providing room at the end of the schedule for the delayed activities.

Ultimately, the work was completed on time and under budget and we are proud of the finished product, confident that it will serve the State of Idaho for many decades to come.



Boise Airport

The Boise Airport project required the demolition and rebuild of a space within the existing and fully-operational Boise Airport, located both behind security and within public waiting areas, as well as moving two departments with high-security profiles. Construction was performed alongside uninterrupted airport operation.

The original phasing schedule determined that each phase be accomplished one after the other in the following order:

- Phase 1—Exiting Lane Relocation
- Phase 2—TSA Offices were to be relocated near the new exiting lane
- Phase 3—Remodel original TSA space for the Boise Police Department

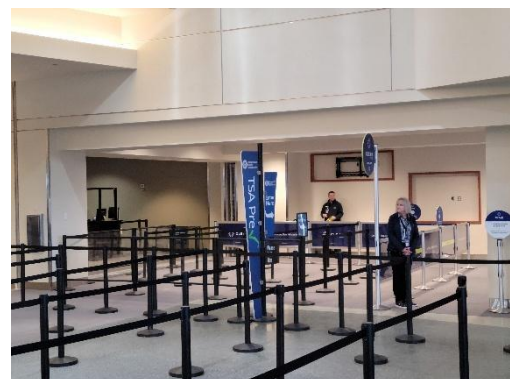
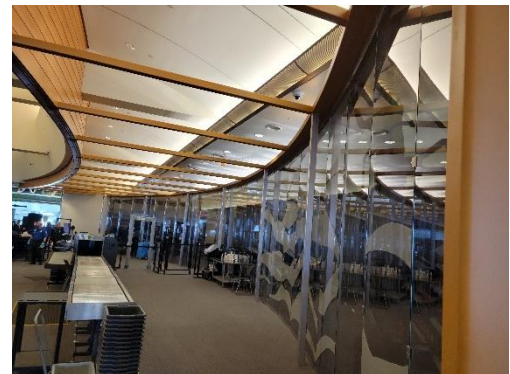
The doors for the exiting lane were a long-lead item and their delay meant we couldn't move past Phase 1 as scheduled because the temporary exiting lane was in the way of the new TSA Office location.

Collaborating with the Airport stakeholders, ACM determined that we could relocate the police officers downstairs—close to the exiting lanes—and remodel part of the TSA officers' new space to get them moved in early.

By relocating the TSA officers into part of the Phase 2 area and out of the Phase 3 area, we were able to remodel Phase 3 and move the Boise Police into their new space well ahead of time.

As soon as the doors were delivered and installed, we completed the Phase 2 work and turned the project over to the Airport. This re-evaluated phasing plan relocated the existing offices during the busiest time in the airport's history. Some project highlights include:

- A no-cost change cut 30% off the schedule
- We allowed existing tenants to continue to work without disruption
- We saved travelers months of inconvenience





7. HOME OFFICE SUPPORT

ACM HOME OFFICE SUPPORT STAFF BY NAME & POSITION

ACM has two locations in Southern Idaho, one in Idaho Falls and one in Boise. Our main office is located at 1902 W. Judith Lane, Ste100, Boise, Idaho 83705 and houses the office support staff and preconstruction team for this project.

Construction Manager
Director of Preconstruction
Project Manager
Quality Control Manager
Finance and Accounts Manager
Contracts Manager
Lead Estimator

Dave Stauffer, President
Hope Hopcia
James Everett
Jennifer Borges
Missi McKenna
Susan Livingston
Tim Townsend

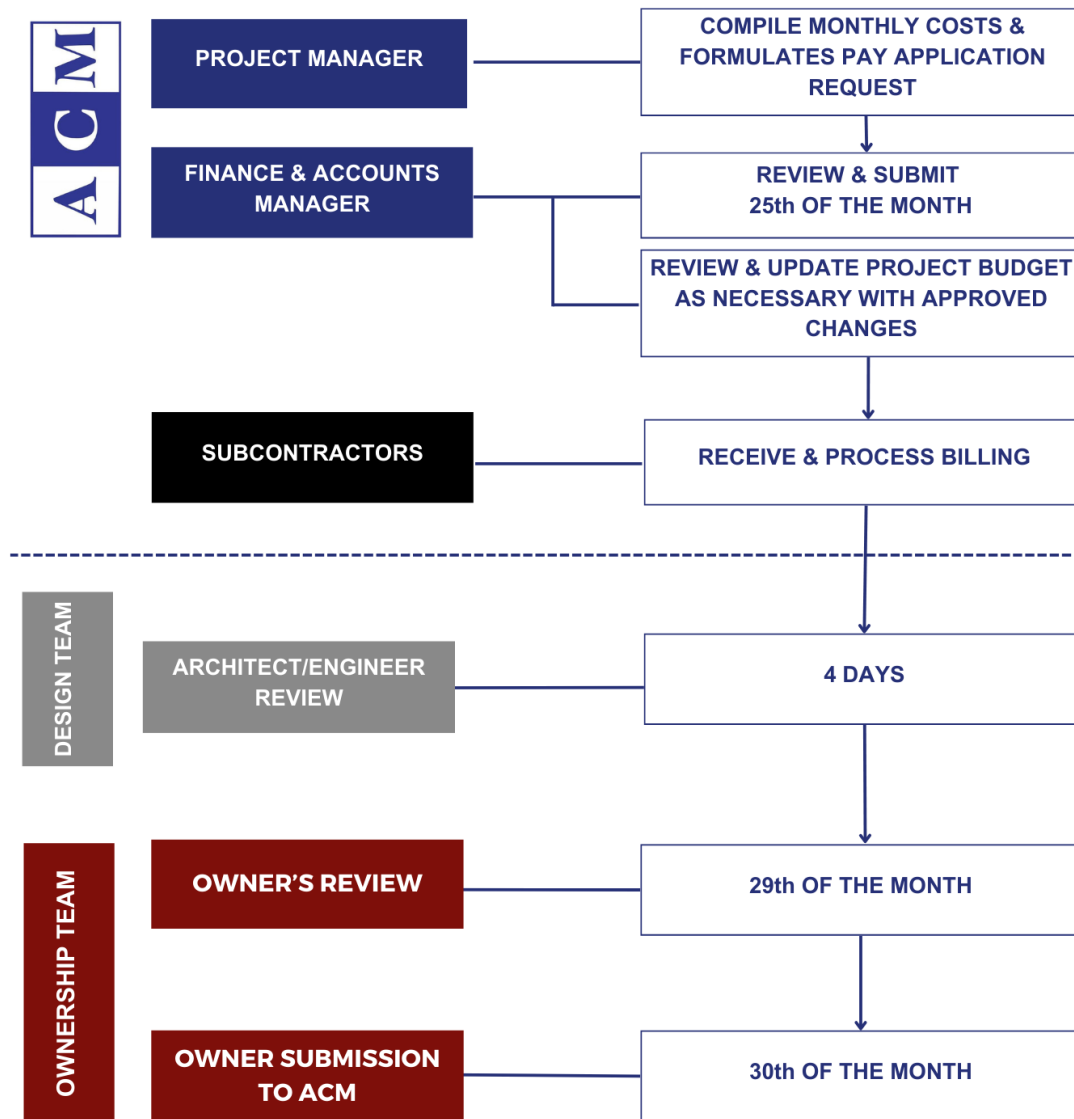
Meetings with the Lakeland School District, Architects West, and ACM Project Management will be conducted onsite so there will be no geographical interruptions in service. ACM regularly works outside of Southern Idaho, recently having successfully completed projects in Coeur d'Alene, Idaho and in Northern Washington and Northern Montana. When we work away from our main office, we maintain a temporary office location on the project site to ensure we have the resources to complete a high-quality project on time and on budget.

RECENT OUT-OF-AREA PROJECTS

Brunchette on the Lake, McCall, Idaho
Dollar General New Build, Hardin, Montana
Dollar General New Build, Ione, Washington
Pure Infusions Medical Suites Tenant Improvement, Coeur d'Alene, Idaho
Pure Infusions Medical Suites Tenant Improvement, Helena, Montana
Pure Infusions Medical Suites Tenant Improvement, Olympia, Washington
Pure Infusions Medical Suites Tenant Improvement, Portland, Oregon
SpringHill Suites Full Renovation, Pinehurst, North Carolina
The Heathman Hotel Public Spaces Remodel, Kirkland, Washington



FLOW CHART | Pay Request Review



** Our intention is to bill before the end of the month. This chart is not meant to be rigid, but a framework to ensure we stay on top of the billing cycle.



8. PAST PERFORMANCE

PV-TEC REMODEL AND BUILDING ADDITION

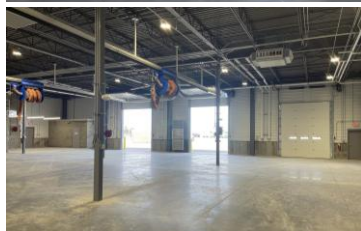


LOCATION	Chubbuck, Idaho
SIZE	18,000 sf addition 78,000 sf remodel
COST	\$7,100,000 On budget
OWNER	Pocatello/Chubbuck School District
REFERENCE	Rhonda Naftz CTE Administrator naftzrh@sd25.us 208.235.6807
SCHEDULE	18 months: Completed in 13 months
RELEVANCE:	Public school district owner K-12 renovation Complex systems Occupied campus considerations

SCOPE

Remodel of an existing high school building with new build addition. Work included site improvements; construction of new offices, vestibules, corridors, and men's and women's restrooms; and the addition of a commercial kitchen designed as a culinary classroom, along with other specialty classrooms. The project also involved utility connections, installation of forced-air ventilation units, insulated metal personnel doors, and specialty finish work.

BONNEVILLE SCHOOL DISTRICT TRANSPORTATION FACILITY



LOCATION	Idaho Falls, Idaho
SIZE	16,000 sf
COST	\$3,500,000 On budget
OWNER	Bonneville School District
REFERENCE	John Pymm Head of Maintenance pymm@d93.us 208.569.0118
SCHEDULE	12 months: on time
RELEVANCE	Public school district owner Budget control System coordination

SCOPE

Construction of a new 16,000 SF building on a greenfield site to house six school buses and administrative offices. The facility includes 4,000 SF of office space with offices, break rooms, meeting room, workroom, and restrooms.

Features of the building include dedicated tools and parts storage, radiant in-floor heating for the shop, an overhead mezzanine for additional storage, a drive-through bus wash, and paved parking areas.

BOISE STATE UNIVERSITY – COLLEGE OF INNOVATION + DESIGN



LOCATION	Boise, Idaho
SIZE	13,600sf
COST	\$550,000
OWNER	Idaho Division of Public Works Boise State University College of Innovation + Design
REFERENCE	Lana Grover Director of Programming LanaGrover@boisestate.edu 801.520.6130
SCHEDULE	6 months: on time
RELEVANCE	Public owner Higher education owner Phased construction Occupied educational facility/campus

SCOPE

Remodel of the 2nd floor of the BSU Albertsons Library in a fully occupied building to create new classrooms, offices, and collaborative spaces.



APPENDIX: RESUMES



DAVE STAUFFER

PRESIDENT
CONSTRUCTION MANAGER

30

YEARS OF
EXPERIENCE

dstauffer@buildwithacm.com

EDUCATION

BOISE STATE UNIVERSITY
Bachelor of Science
Construction Management

IDAHO STATE UNIVERSITY
Bachelor of Business Administration
Finance & Accounting

CERTIFICATIONS & MEMBERSHIPS

OSHA 30
USACE CQM
LEED AP
CMAA MEMBER

LICENSURE

CM License # 17357
Issued 08-22-24

Starting his construction career as a United States Army combat engineer, and as concrete foreman upon release as a service-disabled veteran, Dave's passion for construction spans across all aspects of construction work: his extensive experience make him an expert from labor to high-level management.

SELECTED PROJECT HISTORY

BONNEVILLE COUNTY SCHOOL DISTRICT | IDAHO FALLS, ID

\$3,500,000 | 16,000 sf | 2024

Transportation facility: Construct new metal building to house busses.

IDAHO STATE CAPITOL | LEGISLATIVE SERVICES OFFICE | BOISE, ID

\$2.7M | 12,400sf | 2024

Tenant Improvement. Provide new offices, meeting space, and support to the House of Representatives.

IDAHO STATE CAPITOL BLDG | LEGISLATIVE SERVICES OFFICE

\$5,000,000 | 12,400sf | 2023

Tenant Improvement. Provide new offices, meeting space, and support to the House of Representatives.

BOISE AIRPORT | CITY OF BOISE | BOISE, IDAHO

\$1,800,000 | 7,800sf | 2023

TSA Lane Expansion in high-security, fully-occupied public space.

IDAHO MILITARY DIVISION | IDAHO ARMY NATIONAL GUARD

\$800,000 | 3,000sf | 2022

New, ground-up classroom attached to existing building.

BOISE STATE UNIVERSITY | BOISE, ID

\$550,000 | 13,600sf | 2023

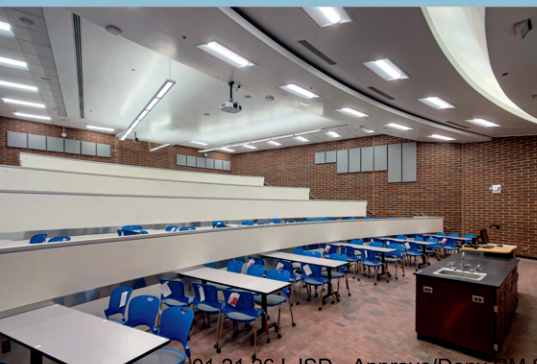
Remodel of Albertson Library, 2nd Floor | College of Innovation & Design

\$640,000 | 6180sf | 2022

Tenant Improvement of 3 classrooms in 2 buildings. ADA compliance.

ALAMEDA ELEMENTARY SCHOOL | MALHEUR OR DISTRICT

New build.





HOPE HOPCIA

PROJECT MANAGER DIRECTOR OF PRECONSTRUCTION

With a background in constructing hospital, hotel, and multifamily projects, Hope brings knowledge, experience, and energy to every project she undertakes. She is especially good at leading teams, encouraging teamwork, and creative problem-solving to every job site she manages.

8

YEARS OF
EXPERIENCE

EDUCATION

BOISE STATE UNIVERSITY
Bachelor of Science
Construction Management

IDAHO STATE UNIVERSITY
Certified Pharmacy Technician

CERTIFICATION & MEMBERSHIP

Construction Management
Association Officer

OSHA 10-Hour

SELECTED PROJECT HISTORY

POCATELLO/CHUBBUCK SCHOOL DISTRICT | CHUBBUCK, ID

\$7.1M | 97,000 sf | 2024

Metal building addition to existing PVTEC campus remodel.

BONNEVILLE COUNTY SCHOOL DISTRICT | IDAHO FALLS, ID

\$3.5M | 16,000 sf | 2024

Transportation facility: Construct new metal building to house busses.

IDOC | OFFICE & TRAINING CENTER ADDITION | IDAHO FALLS, ID

\$700,000 | 2,400 sf | 2024

New build of single-story building with associated site improvements.

DUBOIS RANGE LAB REPAIR | USDA | DUBOIS, ID

\$37,700 | Undisclosed sf | 2024

Restroom and storage renovations.

MARY BRIDGE CHILDREN'S HOSPITAL | TACOMA, WA *

\$Undisclosed | Undisclosed sf | Undisclosed Date

Construct six-story, ground up children's hospital: 262,000 sf with 82 inpatient beds, 12 shelled beds, and 33 future beds.

HUNSTMAN CANCER INSTITUTE | SALT LAKE CITY, UT *

\$Undisclosed | Undisclosed sf | Undisclosed Date

Construct eight-story ground up cancer hospital with 4 operating rooms; 48 in-patient beds; 48 in-patient rooms; 2 floors office space; 2 floors outpatient clinic space; and roof-top patio and garden space.

HEARTH ON BROAD | BOISE, ID*

\$Undisclosed | Undisclosed sf | Undisclosed Date

Five-floor, wood-framed, multi-family apartments over three floors of PT decking parking garage below ground.

HOME 2 SUITES | BOISE, ID *

\$Undisclosed | Undisclosed sf | Undisclosed Date

Wood-framed, multi-family apartments over three floors of PT decking parking garage.

* Work completed with previous firm.





TIM TOWNSEND

LEAD ESTIMATOR

24

YEARS OF
EXPERIENCE

EDUCATION

ASSOCIATE OF APPLIED SCIENCE
Computer Networking Systems
ITT TECHNICAL INSTITUTE
RICHARDSON, TX

CERTIFICATION

OSHA 30

Applied Technology brought Tim to a career in construction. First as a superintendent in a national commercial construction company, and later as a partner in a construction company focused on property improvements, Tim has a talent for materials procurement. Finding the right materials with appropriate lead times, and finding solutions to procurement difficulties is where Tim shines.

SELECTED PROJECT HISTORY

POCATELLO/CHUBBUCK SCHOOL DISTRICT | CHUBBUCK, ID

80Ksf | 2024

Metal building addition to existing PVTEC campus remodel.

BONNEVILLE COUNTY SCHOOL DISTRICT | IDAHO FALLS, ID

16Ksf | 2024

Transportation facility: Construct new metal building to house busses.

BOISE STATE UNIVERSITY | BOISE, ID

\$5.5K | 13,600sf | 2023

2nd floor remodel of Albertson Library for the College of Innovation & Design.

\$640K | 2022

Classroom remodel and improvement of three classrooms in two buildings.

IDAHO MILITARY DIVISION | IDAHO ARMY NATIONAL GUARD

3000sf | 2022

New, ground-up classroom attached to existing building.

SPRINGHILL SUITES PINEHURST SOUTHERN PINES | PINEHURST, NC

\$2.6M | 62000sf | 107 keys | 2024

Full hotel remodel, interior and exterior.

CAFE ZUPAS | MERIDIAN, ID

\$2.2M | 3,071sf | 2023

New build, ground up restaurant.

BOISE AIRPORT | CITY OF BOISE | BOISE, ID

\$1.6M | 7800sf | 2023

TSA Lane Expansion in high-security, fully-occupied public space.



JAMES EVERETT

PROJECT MANAGER

21
YEARS OF
EXPERIENCE

EDUCATION

UNIVERSITY OF SOUTHERN MS
Construction Engineering
Technology

COLUMBIA COLLEGE
General Studies,
Emphasis in Business

CERTIFICATIONS

OSHA 30

FAC-COR LEVEL II, VA
ACQUISITION UNIVERSITY

USACE CQM

James Everett's experience within the construction industry encompasses minor and major medical facility, large hydroelectric, civil, and marine civil projects. He has participated in the construction of the Fresno Veterans Administration Medical Center and various projects across the Pacific Northwest Region for the Bureau of Reclamation. His 21 years of commercial construction experience provides expertise in: federal contracting, construction safety and infection control procedures, scheduling and quality control, cost and risk analysis, constructability, functionality, and value engineering.

SELECTED PROJECT HISTORY

IDAHO DEPT OF CORRECTIONS MAXIMUM SECURITY | KUNA, IDAHO

\$885K | Undisclosed sf | 2025
Plumbing remodel for Blocks E & G.

VA 2ND CT SCAN ROOM | BOISE, ID

\$877,000 | 7,800sf | 2025
Remodel three exam rooms to provide space a new CT scanner, storage room, control room, and minimal renovations to adjacent scan room.

IDAHO DPW SERVICE CONTRACT | BOISE, IDAHO

Value and size vary by project | 2024 - current
Light Construction Services Contract.

IDAHO MILITARY DIVISION | BOISE, IDAHO

\$800K | 7,000sf | 2024
Remodel of Railhead at the Orchard Training Center campus.

CONTRACTING OFFICER REPRESENTATIVE | FRESNO VAMC *

2014 - 2015
Demolition and Abatement of 7th Floor.

CONTRACTING OFFICER REPRESENTATIVE | FRESNO VAMC *

2010 - 2011
Repair Sidewalks and Parking.

* Work completed with previous firm.





JENNIFER BORGES

ASSISTANT PROJECT MANAGER QUALITY CONTROL MANAGER

Having spent the last 30 years in materials procurement, Jennifer has excellent follow-through, organization, motivation, and leadership flair. She is skillful in creating strong working relationships with owners, vendors, and subcontractors alike and her ability to analyze, assess, and communicate complex information concisely makes her a valuable team member.

30

YEARS OF
EXPERIENCE

EDUCATION

CALIFORNIA STATE UNIVERSITY,
FRESNO
Bachelor of Science, Business
Administration emphasis in Finance

CERTIFICATION

OSHA 10-hour
USACE CQM

SELECTED PROJECT HISTORY

POCATELLO/CHUBBUCK SCHOOL DISTRICT | CHUBBUCK, ID

\$7,100,000 | 97,000 sf | 2024

Metal building addition to existing PVTEC campus remodel.

BONNEVILLE COUNTY SCHOOL DISTRICT | IDAHO FALLS, ID

\$3,500,000 | 16,000 sf | 2024

Transportation facility: Construct new metal building to house busses.

IDAHO STATE CAPITOL | LEGISLATIVE SERVICES OFFICE | BOISE, ID

\$2.7M | 12,400sf | 2024

Tenant Improvement. Provide new offices, meeting space, and support to the House of Representatives.

IDAHO DEPARTMENT OF CORRECTIONS

IDAHO FALLS, ID

\$727,000 | 2024

New build office and training rooms.

KUNA, ID

\$500,000 | 2024

New build office and training rooms.

DOLLAR GENERAL

IONE, WA

\$1.6M | 10,400 sf | 2024

New build retail store.

HARDIN, MT

\$1.4M | 12,480 sf | 2024

New build retail store.



01.21.26 LJSD - Approve/Deny CM Services



Page 282 of 283



acmoffice@buildwithacm.com | 208.286.1863



BEN ARMSTRONG

SITE SUPERINTENDENT
SITE SAFETY & HEALTH OFFICER

5
YEARS OF
EXPERIENCE

EDUCATION

BOISE STATE UNIVERSITY

Bachelor of Science
Construction Management

Associate of Applied Science
Drafting Technology

CERTIFICATIONS

OSHA 30-hour
USACE CQM
First Aid CPR AED
Rough Terrain Telehandler
USACE Construction Quality Control

A decisive team member who can quickly analyze and resolve problems, Ben works well in a fast-paced environment. He has great communication skills and builds positive relationships with team members. Building on his background in drafting technology and management, supervision, and organization, Ben brings excellent planning and time management to ACM projects.

SELECTED PROJECT HISTORY

BSU ACTIVE LEARNING CLASSROOM IMPROVEMENTS | BOISE, ID

\$980,000 | 3 classrooms | 2025

Classroom remodel and improvement of multiple classrooms.

DOLLAR GENERAL | IONE, WA

\$1.6M | 10,400 sf | 2024 - 2025

New build retail store.

BSU EDUCATION & ENGINEERING BLDGS | BOISE, ID

\$640,000 | 6,180 sf | 2022

Classroom remodel and improvement of three classrooms in two buildings.

BISCUIT & HOGS | MERIDIAN, ID

\$1M | 2023

Tenant improvement.

PURE INFUSION MEDICAL SUITES

BOISE, ID

COEUR D'ALENE, ID

MERIDIAN, ID

NAMPA, ID

OLMPIA, WA

PORTLAND, OR

\$1.5M | 1100 TO 1600sf | 2023

Tenant improvements of medical infusion suites in existing buildings.

