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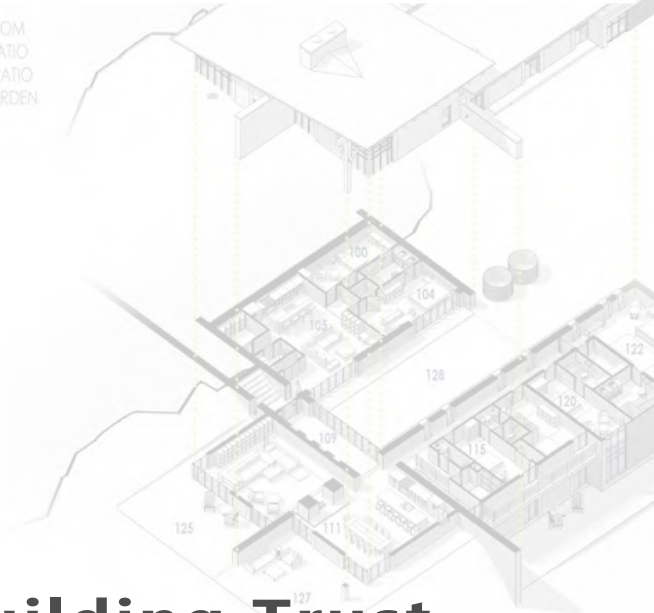
PRESENTED TO:  
**TIMBERLINE  
FIRE  
PROTECTION  
DISTRICT**  
**STATION THREE  
ADDITION**

January 31, 2025

Our Team will work closely with you to provide a facility that reflects your desired image and function within established budget and time parameters. We will be an invested partner on this project, an education resource, and we have the knowledge and experience to successfully execute your project.



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NG ROOM PATIO  
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AWA



# OUR TEAM'S PROPOSAL

Constructing Quality.

Building Trust.

# INTRODUCTION LETTER

January 31, 2025

Attn: Chief Hinderman  
Timberline Fire Protection District  
19126 Highway 119  
Blackhawk, CO 80422  
via email: [jhinderman@timberlinefire.com](mailto:jhinderman@timberlinefire.com)

**Re: Station Three Addition**

Dear Chief Hinderman and Selection Committee:

On behalf of our Team, we thank you for this opportunity to provide our proposal to partner with you and the entire project team for the Station Three Addition. We are thrilled for this opportunity to be part of this building's rich history and its ongoing improvement and preservation. Having once served as NOAA's Fritz Peak Observatory, it stands as a truly unique landmark with a remarkable past.

We are proud to present our Project Team:

**KCI** (Krische Construction, Inc.) serves as the primary point-of-contact for our Team. As a Colorado General Contractor founded more than 37 years ago, we have completed **60+ CM/GC** and **200+ DESIGN ASSIST** projects for a variety of Special District and Municipal clients throughout Colorado. KCI recently finished a new fire station for Lefthand Fire in Boulder County. We bring proven working methods, controls, and collaborative mindsets needed to succeed in CM/GC projects. KCI proactively manages clear communication to the public through our **Community Engagement** services. Our dedicated staff tell your story and make the community feel heard. Our company offers professional project management, experienced construction crews, innovative thinking, and a full complement of necessary equipment to complete this project in a timely and efficient manner.

**Arete Inspired**—our Design Lead—specializes in sustainability, adaptive reuse, and renovation projects, focusing on repurposing existing buildings to meet new needs in a cost-effective and environmentally-conscious way. The Arete team has worked collaboratively to deliver Special District renovation and remodel projects throughout Colorado. Arete Inspired staff proposed have worked on six Special District projects.

***KCI and Arete have recently worked in collaboration on remodel projects for New Belgium Brewing in Fort Collins, enhancing their facilities to better serve their staff and the public they serve.***

As a team, we feel the CM/GC approach will alleviate many project challenges and provide a dynamic, cohesive team approach in the completion of design and construction of your remodel.

KCI's Project Executive, (Gary Adams) and Preconstruction Manager (Shaun Senesac) will schedule and manage the total design and construction process, working diligently to ensure your project is completed on your schedule and budget.

For this project, Gary Adams will be the single point of contact:

Gary Adams, Vice President | KCI | 605 Weaver Park Road | Longmont, CO 80501  
303.776.7643 | [gadams@kciconst.com](mailto:gadams@kciconst.com)

Sincerely,

  
Gary Adams  
Vice-President  
Krische Construction, Inc.



  
Matt Brooksmith  
Principal Architect  
Arete Inspired



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# GENERAL QUALIFICATIONS

## COMPANY INFORMATION | GENERAL CONTRACTOR

**KCI** (Krische Construction) is a State of Colorado General Contractor located in Longmont and has been in continual business since its inception 37 years ago. KCI started with building smaller commercial projects and evolved to provide a wide range of remodel, renovation, and new construction projects throughout the Front Range. Our clients include Special Districts, Municipalities, K-12, Higher Education, Healthcare, Parks and Recreation, Public Spaces, Commercial, and Civil Infrastructure.

We have been performing CM/GC and CM w/GMP services since 2010.

KCI has completed **more than \$100M in Special District projects** over the last five years, and has delivered more than 60 CM/GC projects.



## COMPANY INFORMATION | DESIGNER

At **Arete Inspired Architects**, we design with a Master Builder Mindset, embracing the design-build model, and offering clients a unified team of architects, engineers, contractors, and subcontractors for streamlined, cohesive projects. Founded by **Matt Brooksmith**, who brings more than 30 years of experience in both design and construction, Arete leverages a hands-on, collaborative approach that aligns design and construction processes early, ensuring feasibility and budget alignment prior to project execution.

Arete specializes in sustainability, adaptive reuse, and renovation projects, focusing on repurposing existing buildings to meet new needs in a cost-effective and environmentally-conscious way. Our process identifies undefined scopes early, engages local suppliers, and ensures detailed construction drawings and specifications. As Master Builders, we value precision, creativity, and integrity. We understand not only the artistry and aesthetics of building, but also the technical and logistical aspects, balancing vision with reality. As Master Builders, we are committed to a holistic approach which integrates design expertise, construction knowledge, craftsmanship, and project management into a cohesive process. We produce high-quality construction outcomes that stand the test of time. This collaborative effort, with close owner involvement, promotes value-driven design solutions that help keep projects within budget by design completion.

## BONDING

KCI's current bonding capacity is \$25M per individual project, and \$65M aggregate. KCI has the ability to provide 100% performance and payment bonds in the amount of the pricing proposal that is established for the project and any subsequent GMP.

## DISCLOSURE

KCI currently has no claims, lawsuits, nor legal actions, nor during the last five years, that the company has been involved in.

## CURRENT PROJECTS UNDER CONSTRUCTION

<u>Project Name   Location</u>	<u>Anticipated Completion Date</u>
City and County of Denver City Park Irrigation Pump House Improvements   Denver, CO	Feb. 2025
High Plains Bank 4th & Main Street Vestibule Renovation   Longmont, CO	Feb. 2025
Neighbor to Neighbor West Side Rehab   Fort Collins, CO	Feb. 2025
Club Car Wash New Construction   Lakewood, CO	Apr. 2025
Sunflower & Enclave Parks Restoration   Louisville, CO	Apr. 2025
Amtrak Williston Station ADA Renovations   Williston, ND	May 2025
Hyland Hills Sports Complex Phase 2 Improvements   Federal Heights, CO	May 2025
South Suburban Parks & Rec Lone Tree Golf Cart Tunnels   Lone Tree, CO	May 2025
Denver Speer Tunnel Phase 2 Improvements   Denver, CO	Jun. 2025



## **Project Name | Location**

Griffith Station Site Development | Arvada, CO  
 Inn Between Wesley Homes Affordable Housing | Longmont, CO  
 Star Rise Affordable Housing New Construction | Greeley, CO  
 Amtrak Granby Station ADA Renovations | Granby, CO

## **Anticipated Completion Date**

Jun. 2025  
 Nov. 2025  
 Feb. 2026  
 Feb. 2026

## **CURRENT PROJECTS IN PRECONSTRUCTION**

### **Project Name | Location**

Habitat for Humanity Rogers Road Preconstruction | Longmont, CO  
 St. Vrain Valley School District Main Street School Restroom Remodel | Longmont, CO  
 High Plains Bank Tenant Improvement | Longmont, CO  
 New Belgium Brewery Distribution Center Renovation | Ft. Collins, CO  
 Recovery Cafe Remodel | Longmont, CO  
 Heart of the Rockies Christian Church Remodel | Fort Collins, CO  
 Atwood Commons Multi-Family New Construction | Longmont, CO

### **Anticipated Completion Date**

1st Quarter 2025  
 1st Quarter 2025  
 2nd Quarter 2025  
 4th Quarter 2025  
 2nd Quarter 2026  
 2nd Quarter 2026  
 1st Quarter 2028

## **WORK SELF-PERFORMED**

KCI provides Preconstruction Management, Project Management, and Supervision, and normally utilizes local, qualified subcontractors for major scopes of work. KCI is capable of self-performing demolition, drywall patching, doors and hardware, and miscellaneous carpentry. When considering whether or not to self-perform scopes of work, we take into consideration *the best value for our client's budget and schedule.*

## **COLORADO SPECIAL DISTRICTS AND FIRE DEPARTMENT FAMILIARITY**

***KCI has successfully provided construction on Colorado Special District projects for more than 20 years.*** We have been an on-call contractor with the University of Colorado at Boulder during this time and provided renovation on 18 projects for them over the last five years, most in occupied facilities and with critical schedules to ensure there is no disruption to those using these facilities. Over the last 15 years, we have also been an on-call contractor for the Regional Transportation District in Denver, delivering 25 projects in the last five years in occupied facilities including passenger/public-use, and downtown Denver arterials. Over the last five years, we have completed 30 projects for Colorado municipalities (towns, cities, and counties) including three very similar projects for the Towns of Lyons, Mead and Berthoud Public Works, providing storage and staff spaces for their operations and maintenance. KCI recently completed a new \$3.7M fire station for Lefthand Canyon Fire in Boulder County.

## **USDA, DOLA, BABAA AND SIMILAR EXPERIENCE**

Given that this project is being administered by the USDA and must adhere to DOLA and BABAA requirements, KCI will collaborate closely with your team to ensure proper documentation and compliance monitoring. We have successfully completed numerous affordable housing projects under the oversight of DOLA, HUD, and other agencies, consistently providing regular reporting and accountability. Our experienced staff is well-versed in managing these requirements, and we are committed to ensuring that the process remains seamless and not burdensome for you.

## **RECENT EXPERIENCE**

Below, we have outlined five of KCI's Fire Station and Special District projects over the last three years.

<b>Project Name   Location</b>	<b>Reference</b>	<b>Completed</b>
Station #1 New Construction   Boulder County, CO	Lefthand Fire Protection District   Chris O'Brien 303.817.6009   cjobrien_42@msn.com	2022
New Public Works Operations & Maintenance Facility   Mead, CO	Town of Mead   Erika Rasmussen 970.805.4185   erasmussen@townofmead.org	2022
Fairview Elementary School HVAC Renovation CM/GC   Denver, CO	Denver Public Schools   Guillermo Valenzuela 720.423.1881   guillermo_valenzuela@dpsk12.org	2021
Renee Crown Wellness Center Remodel/ Renovation   Boulder, CO	University of Colorado Boulder   Michael Gilbert 303.909.8413   michael.gilbert@colorado.edu	2022



**PRICING AND SERVICES METHODOLOGY**

KCI will oversee the preconstruction phase of the process, including design milestones and the subsequent pricing activities associated with those milestones. We will start with a project kickoff meeting where we will establish roles and responsibilities, milestone deadlines, action items, and—most importantly—we will dive deep into your program to develop the “Needs & Wants” list; what your firefighters, EMTs, and staff need in order to flourish in an updated, accommodating facility, and what items are nice-to-haves but not essential to success of the project.

KCI and Arete have a proven record of success with the **Collaborative Design Workshop** (CDW) process having used it on prior projects we’ve teamed on. This is an in-person work session that brings all stakeholders together in the same room to define project goals, project milestones, and ultimately, success. We will literally sketch out on paper what is possible for the project, creative ideas for achieving the most effective end-result and it will also incorporate the “nice-to-haves” as a part of the design so that all facets of Timberline Fire’s program can be considered on the project. We have observed that this hands-on process builds excitement and buy-in on the project from particularly the ownership group, who otherwise don’t typically get to have this level of input on design and drawing.

Based on this CDW process and the resulting design decisions, KCI then builds an Initial Concept Budget for Timberline Fire’s consideration. We will host a budget review meeting after the issuance of that concept budget to ensure mutual understanding and agreement. If necessary, we perform a VE and cost-savings audit of the design to help scale down the project to fit within the available funds. It is from this review and agreement that the design process takes off and Arete gets to flex their creative design muscles.

One way we ensure dependability of the initial budget is by including Escalation, Design, and Construction contingencies right up front, so that as design progresses those dollars move up into the hard construction costs but the bottom-line number doesn’t change. **We work extremely hard to make sure that we start and stay with the agreed upon budget, so we virtually eliminate last-minute design changes and scope reduction.**

We understand that there is a level of design completed for this project, and KCI and Arete have already taken part in design conversations and workshops to come up with the best path forward based on what we have and what we know. Based on the current design and Gilpin County review comments, we feel that it is best to complete a new design package, not only satisfy the review comments, but to ultimately incorporate design changes that will translate to cost savings in an effort to meet the project budget. See the following sketches of the design workshopping that we have already performed.

*Town of Berthoud selected our design team to assist in the creation of an energy efficient and sustainable public works shop and office for their growing community. Low energy consumption, low maintenance finishes and the budget-friendly pre-engineered metal building construction type were the wish-list directives.*

*I am writing to congratulate your team on a job well done. From start to finish, the professionals at KCI were instrumental in the success of this project. When your firm was introduced to the project at 50% design completion, the feedback we received from your estimator was both insightful and respectful of our design aesthetic. The unique challenge of an air-tight metal building was met with a willingness to explore and discuss over the course of several meetings, which also included your metal building subcontractor. This ensured that our design details were constructible and cost-effective before ground-breaking.*

*Upon construction commencement, Project Manager Joe Black demonstrated capable leadership. Your team had been well prepared by the estimating team for a smooth transition from office to field and quickly proved their grasp of the project goals. Your Superintendent’s attention to detail, high standards for quality control, and willingness to embrace this new methodology were indispensable. With your team at the helm, we did not experience the subcontractor resistance that we often encounter on sustainable projects. Jobsite meetings were run professionally, and construction issues were few.*

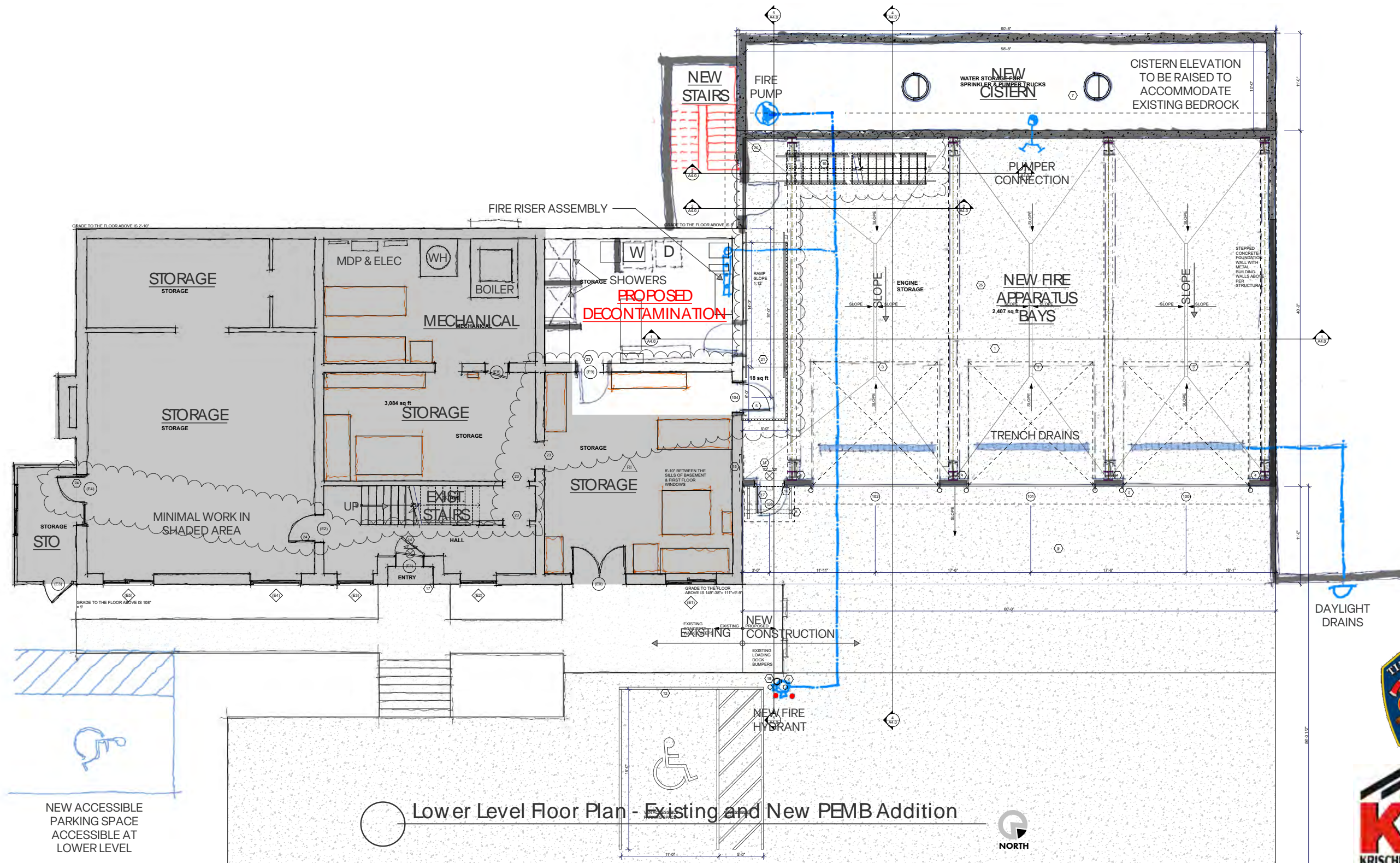
*The KCI team impressed us all by achieving the highest air-tightness rating of any project in our design team history. This was accomplished while also delivering the project on time and on-budget. It has been a pleasure working with everyone in your firm, and I look forward to doing so again soon.*

**Kelly Deitman, AIA, LEED AP, NCARB, Project Architect** | Halcyon Design LLC



**Town of Berthoud New Public Works Facility**





Lower Level Floor Plan - Existing and New PEMB Addition

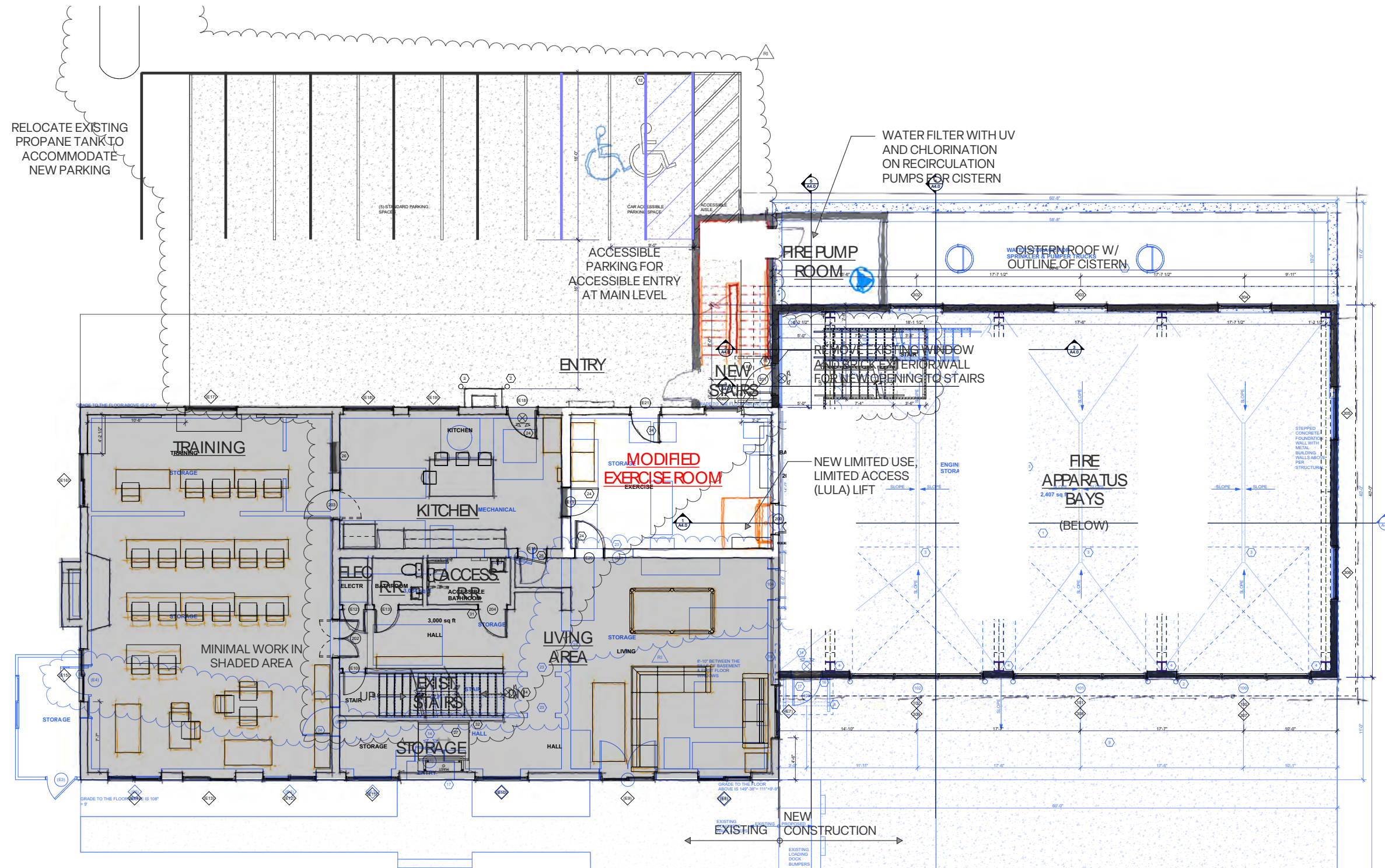
**Lower Level Floor Plan**

DATE: 01/31/2025

**Timberline Fire Protection District Station #3 | Black Hawk, CO**

19126 Colorado Highway 119





Main Level Floor Plan - Existing and New PEMB Addition

**Main Level Floor Plan**

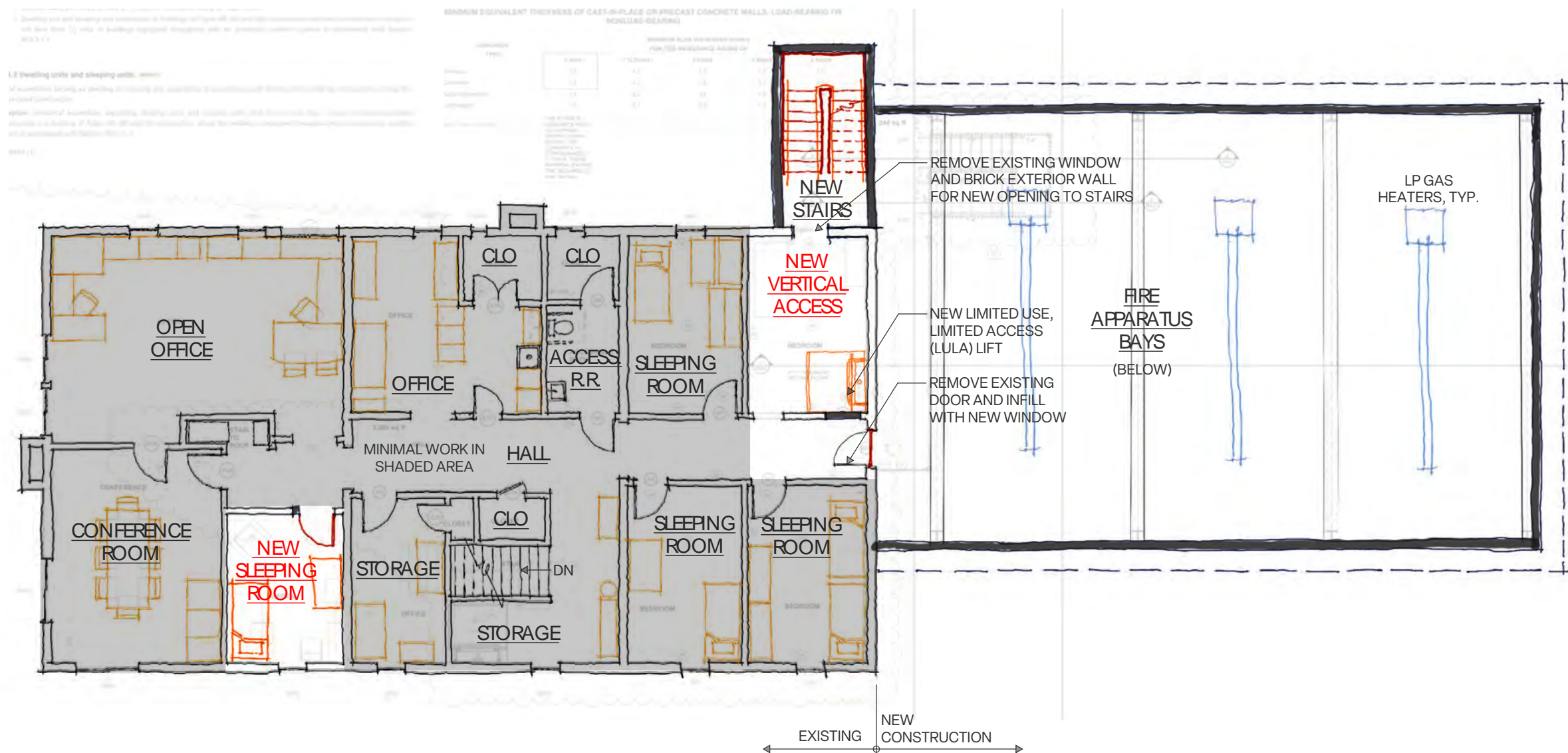
DATE: 01/31/2025

**Timberline Fire Protection District Station #3 | Black Hawk, CO**

19126 Colorado Highway 119







Upper Level Floor Plan - Existing and New PEMB Addition



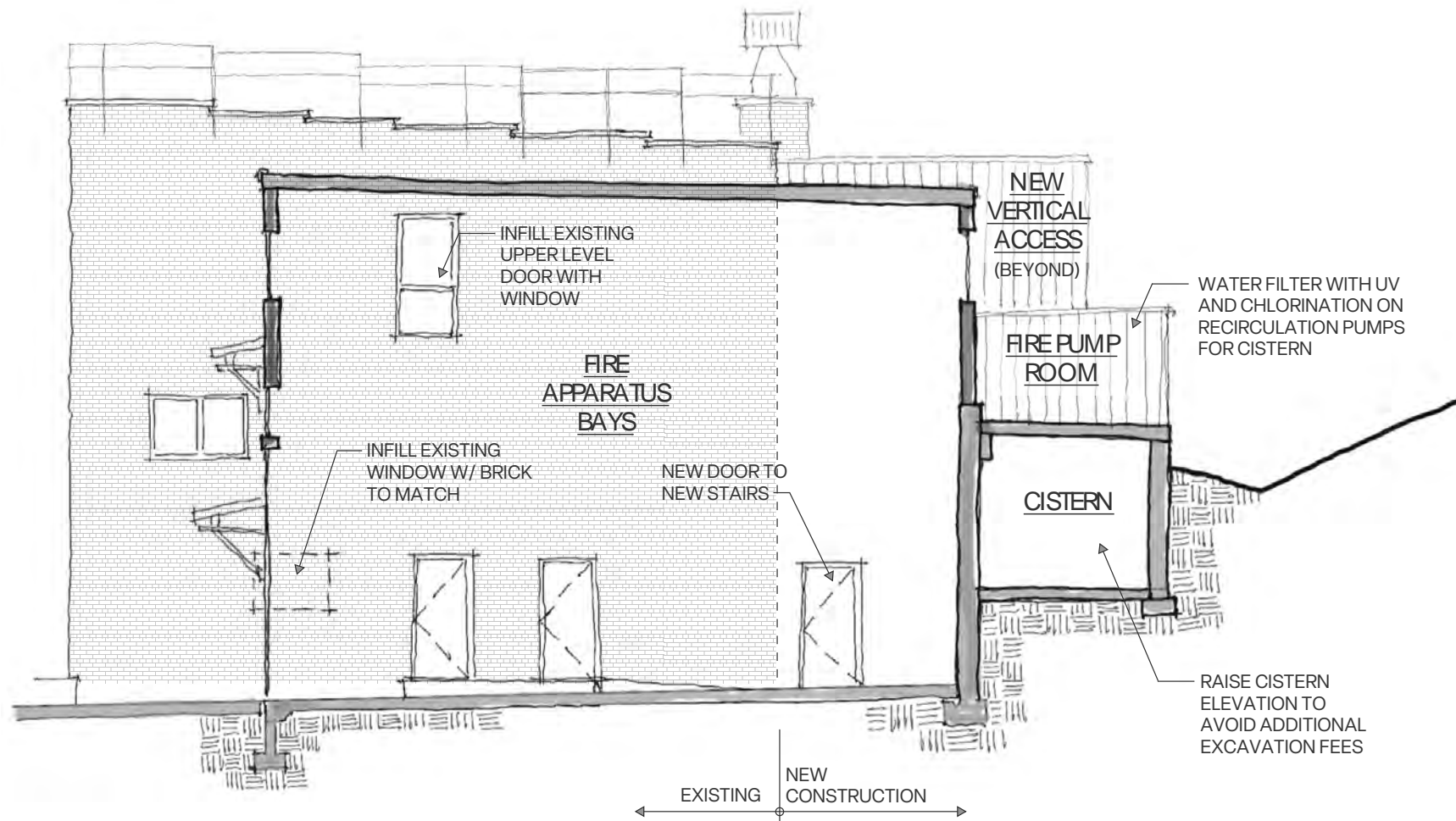
**Upper Level Floor Plan**

DATE: 01/30/2025

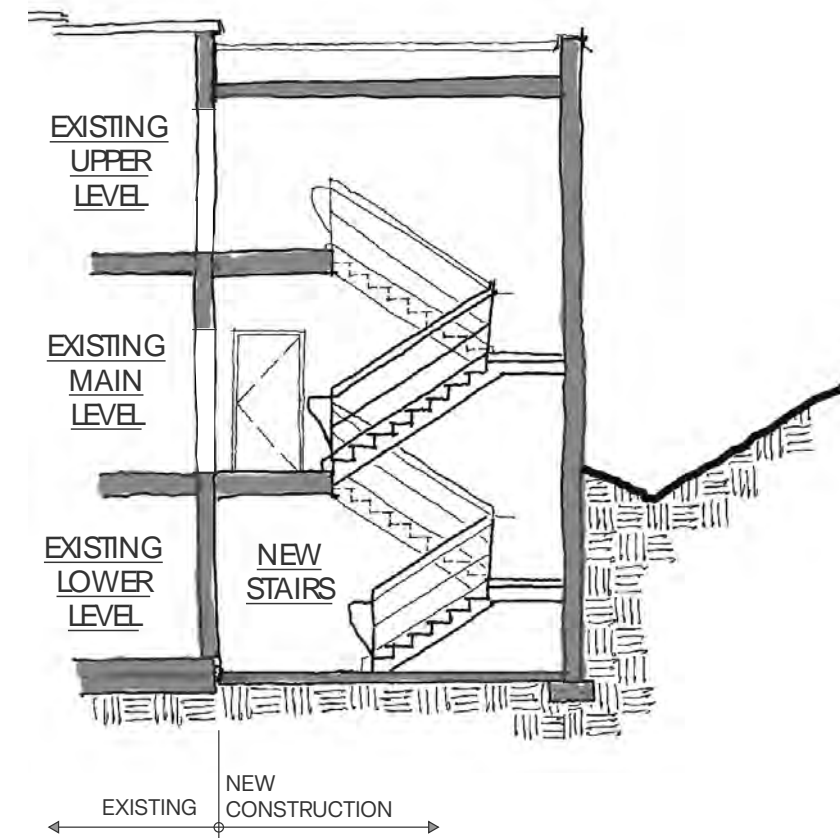
**Timberline Fire Protection District Station #3 | Black Hawk, CO**

19126 Colorado Highway 119





○ Building Section through New Apparatus Bay



○ New Vertical Access Stair Section



**Building and Stair Sections**

DATE: 01/30/2025

**Timberline Fire Protection District Station #3 | Black Hawk, CO**

19126 Colorado Highway 119



# CONSTRUCTION EXPERIENCE

LEFTHAND FIRE STATION | BOULDER, CO

DESIGN ASSIST | NEW CONSTRUCTION



## PROJECT INFORMATION

### COST

\$3,491,405

### SCHEDULE

January 2021 to November 2022

### BUILDING SIZE

14,725 sf

### KCI STAFF

Gary Adams, Project Executive  
Jamie Davis, Community Outreach  
Joe Black, Project Manager  
Kam Maleki, General Superintendent / QA/QC  
Charlie Johnson, Superintendent  
Wendy Trippel, Project Engineer

### PROJECT RELEVANCE

#### Fire Station Project

Pre-Engineered Metal Building  
Apparatus Bays  
Fire Sprinkler System  
Staff Spaces  
Community Engagement

## PROJECT DESCRIPTION

New construction of a replacement a fire station to provide a modern, larger fire station to accommodate additional firefighters and emergency responders, facilitating quicker response to structural and wildland fires and other emergencies throughout Boulder County.

The former, 50-year-old facility would not accommodate larger apparatus nor accommodate housing staff 24 hours a day. The new facility enhances Lefthand Fire's commitment to protecting residents, property, and visitors to this district.

***KCI worked with Lefthand Fire to achieve a LEED Silver Certification for this facility.***



## CONTACTS

### CLIENT

Lefthand Fire Protection District  
Chris O'Brien | 303.817.6009

### DESIGNER

Studio DH  
Rob Davis | 303.458.9664





**PROJECT INFORMATION**

**PROJECT DESCRIPTION**

**COST**

\$1,518,644

**SCHEDULE**

November 2019 to June 2020

**BUILDING SIZE**

6,460 sf

**KCI STAFF**

Gary Adams, Project Executive  
 Jamie Davis, Community Outreach  
 Joe Black, Project Manager  
 Kam Maleki, General Superintendent / QA/QC  
 Evert Carmona, Superintendent  
 Wendy Trippel, Project Engineer

**PROJECT RELEVANCE**

**Special District Project**  
 Pre-Engineered Metal Building  
 Apparatus Bays  
 Fire Sprinkler System  
 Staff Spaces  
 Community Engagement

The growing Town of Berthoud needed to expand its Public Works facilities to better provide services to the community. With an eye to providing an exemplary energy-efficient facility, the Town worked in tandem with the project architect (Halcyon Design) and energy modelers (MainStream Corporation) to create a unique solution. This facility is a sustainable metal building which is unique but stands as a new standard for sustainable facility projects in the country.

KCI participated early in preconstruction to provide input into the constructability and cost savings opportunities of this unique project.

The facility includes office and shop space, as well as large equipment and vehicle storage, in a single-story, pre-engineered metal building.



**CONTACTS**

**CLIENT**

Town of Berthoud  
 Stephanie Brothers (formerly with the Town of Berthoud)  
 303.557.2262 x 707

**DESIGNER**

Halcyon Design  
 Kelly Deitman | 303.906.2617





**PROJECT INFORMATION**

**PROJECT DESCRIPTION**

**COST**

\$3,863,923

**COMPLETED**

2022

**BUILDING SIZE**

11,576 sf

**KCI STAFF**

Gary Adams, Project Executive  
Jamie Davis, Community Outreach  
Joe Black, Project Manager  
Kam Maleki, General Superintendent / QA/QC  
Evert Carmona, Superintendent  
Wendy Trippel, Project Engineer

**PROJECT RELEVANCE**

**Special District Project**  
Pre-Engineered Metal Building  
Apparatus Bays  
Fire Sprinkler System  
Staff Spaces  
Community Engagement

The Town of Mead was operating its public works and police department out of small, outdated yard and needed more space to more efficiently serve the town. A new public works maintenance and operations facility was planned.

The building is a one-story, pre-engineered metal building with mezzanine. The facility includes a shop, four service bays, equipment storage, offices, lockers, restrooms, and a training/conference room. The project also includes related site development, grading, drainage, utilities, on-site wastewater treatment system, paving, landscaping, and irrigation.



**CONTACTS**

**CLIENT**

Town of Mead  
Erika Rasmussen | 970.805.4185

**DESIGNER**

Ditesco  
George Latour | 480.745.5910





**PROJECT INFORMATION**

**PROJECT DESCRIPTION**

**COST**

\$2,966,627

**COMPLETION**

2019

**BUILDING SIZE**

14,400 sf

**KCI STAFF**

Gary Adams, Project Executive  
 Barry LaSalle, Project Manager  
 Kam Maleki, General Superintendent / QA/QC  
 Jason Stephenson, Superintendent  
 Wendy Trippel, Project Engineer

**PROJECT RELEVANCE**

**Special District Project**  
 Renovation  
 ADA Upgrades  
 Bathroom Remodel  
 Fire Sprinkler System  
 Staff Space Upgrades

The Regional Transportation District (RTD) Denver operations was expanding and new space was needed. RTD acquired an existing warehouse—the 711 Building—to relocate the agency’s Train Operation Command Center. The area renovated and remodeled was one-third of a building. The remaining space was occupied during construction.

The remodeled space included an entry vestibule, waiting area, management offices, workspaces, operations control center, training rooms, conference rooms, break areas, fitness room, server room, quiet room, and men’s and women’s shower/locker rooms. The building was renovated to be a secure facility with access controls (card key access) and a back-up generator. The renovation also included extensive critical communication wiring and electronic security systems.



**CONTACTS**

**CLIENT**

Regional Transportation District  
 Jeet Desai | 303.299.2413

**DESIGNER**

SEH, Inc.  
 Jeffrey Pederson | 720.540.6833





**PROJECT INFORMATION**

**PROJECT DESCRIPTION**

**COST**

Platform: \$200,399  
 Shade Structure: \$193,127  
 Microlab: \$302,973

**COMPLETION**

Platform: Completed 2022  
 Shade Structure: Completed 2022  
 Microlab: Est. completion 2024

**BUILDING SIZE**

14,400 sf

**KCI STAFF**

Jeremy Justus, Precon Manager  
 Kevin Burnett, Project Manager  
 Dominic Pilkington / Gary Moore,  
 Superintendents  
 Wendy Trippel, Project Coord.

**PROJECT RELEVANCE**

**Work with Arete Inspired**  
 Renovation/Addition  
 Staff Space Upgrades  
 CM/GC Services  
 Community Engagement

KCI has completed two exterior renovation projects and is currently nearing completion on a third, an interior remodel for New Belgium Brewery (NBB). The first project was the construction of an amphitheater-style stage and roof structure at the main brewery followed by a multi-faceted shade structure to enhance the outdoor Beer Garden.

The current project—on which KCI is working with Arete Inspired—is a remodel of interior lab space to update and expand their primary micro-lab where all testing happens. KCI is updating the space, increasing lighting, installing all new lab equipment, and subsequently providing updates and improvements to the current lab space, leaving them with two fully-functioning and inviting lab spaces. The preconstruction team solved NBB’s problem with fugitive fumes coming into the brewery near the lab by investigating the source, identifying it, then solving this with a new, high-speed overhead door.

Prior to construction on each of these projects, our Preconstruction Manager, Jeremy Justus, worked closely with New Belgium Brewery to provide constructability review, milestone budgeting, and pricing options, and assistance in the communication and logistics planning of these projects to ensure the business could remain open without adversely affecting customers.

Subcontractor involvement during preconstruction on these projects included structural steel, HVAC, plumbing, electrical, concrete, and fire sprinkler subcontractors who provided valuable input to each project’s success.



**CONTACTS**

**CLIENT**

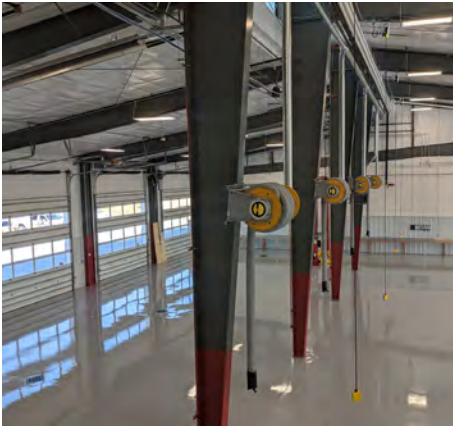
New Belgium Brewery  
 Brian Martin | 970.219.5544

**DESIGNER**

Russell Mills Studios  
 John Beggs | 970.581.4318



## DESIGN TEAM MEMBERS' EXPERIENCE



**MOUNTAIN VIEW FIRE MAINTENANCE FACILITY** | G2 completed MEP engineering for this new 17,000-sf facility and 6,400-sf of office and storage space in Erie, CO. This project achieved LEED Gold certification.



**MOUNTAIN VIEW FIRE STATION NO. 3** | Marcia with Arete Inspired architects designed an update and expansion to this station originally built 30 years before in Mead, CO, adding 7,000-sf of business space and offices.



**GALETON FIRE STATION #2** | G2 completed MEP engineering and commissioning for this 10,000-sf fire station in Galeton, CO that achieved LEED Gold Certification.



**GUERNSEY FIRE STATION** | G2 provided MEP engineering and commissioning on a 10,000-sf fire station in Guernsey, WY that is nearing design completion. The project is designed to achieve LEED Gold Certification.

*Our experience working with Arete Inspired Architects and KCI on the design and build of two microbiology labs at our brewery was exceptional. From the very beginning, they took the time to understand our unique needs and ensured every detail aligned with our operational goals. They were responsive, creative, and always kept us in the loop, making sure the project stayed within the scope and budget without compromising quality.*

*Their collaborative approach made the entire process smooth, and the finished labs are functional, efficient, and exactly what we envisioned. We couldn't be happier with the outcome!*

**Brian Martin, Project Manager**  
New Belgium Brewing

**New Belgium Brewery Remodel Phases 1-3**





# STAFFING PLAN

## PROPOSED PROJECT TEAM



RESPONSIBLE FOR: Leadership and oversight of the project from start to finish



## GARY ADAMS, LEED AP PROJECT EXECUTIVE

Gary leads our operations on all of our projects. His leadership focuses on effective phasing and scheduling for complex projects. Gary has completed 33 municipal project totaling more than \$95M. **He serves as a single point of contact for this project from start to finish.**

He will monitor all parts of the construction project. He will over see the entire duration of the project from start to finish. He will rely on the Project Manager, Joe Black, to manage the day to day, and his focus will be on ensuring high-level success, including a healthy client relationship. He will establish protocols, collaborations, meetings and methodology between the entire team to help your project reach its goals. He will ensure high-cost items are proactively contracted and planned to keep this project within budget. He will monitor the schedule and ensure major milestones are met and we are in compliance with specifications, testing, inspections, and quality.

***Gary provides a seamless transition from preconstruction to construction to ensure timely, successful completion***

### WHY GARY?

30+ YEARS OF EXPERIENCE

COMPLETED 6 PRIOR FIRE  
STATION PROJECTS TOTALING  
\$20M

MAXIMIZES EFFICIENCY OF  
STAFF AND PROCESS

EXCELLENT PROJECT TEAM  
RELATIONSHIPS

ACCOUNTABLE LEADERSHIP

### CURRENT PROJECTS

Amtrak Williston ND Station  
Renovation

Amtrak Granby CO Station  
Renovation

City Park Irrigation Pump House  
Renovation

Speer Tunnel Phase 2  
Improvements

Griffith Station Site Improvements

### ANTICIPATED HOURS PER WEEK

5-10

### WORK WITH OTHER TEAM MEMBERS

Gary, who has been with KCI for more than 10 years, has worked extensively with every member of the KCI Team proposed here.

### LEFTHAND FIRE PROTECTION DISTRICT NEW FIRE STATION

Boulder County, CO

Gary provided executive leadership on a new, 14,725-square-foot, \$3.5M fire station building and site improvements.

### GREATER BRIGHTON FIRE STATIONS ADDITIONS/RENOVATIONS

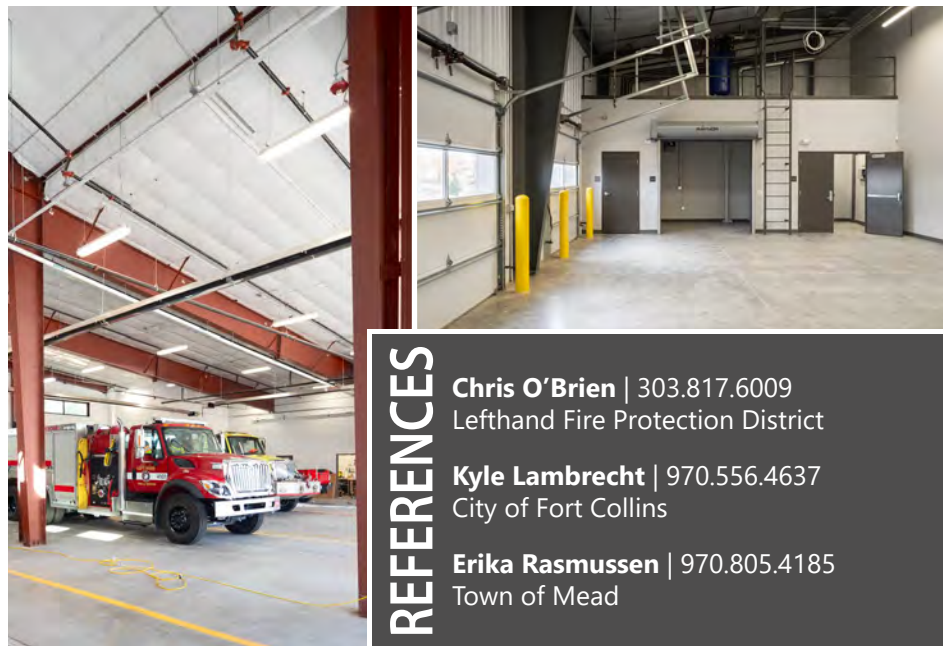
Brighton, CO

Gary managed \$6.8M construction on three projects for Brighton Fire stations prior to joining KCI including new construction, additions, and renovations.

### DENVER FIRE DEPARTMENT STATION NO. 26

DENVER, CO

Gary managed a new \$5.8M construction for Denver Fire Station No. 26 prior to joining KCI.



### REFERENCES

**Chris O'Brien** | 303.817.6009  
Lefthand Fire Protection District

**Kyle Lambrecht** | 970.556.4637  
City of Fort Collins

**Erika Rasmussen** | 970.805.4185  
Town of Mead



# PRECONSTRUCTION MANAGEMENT | KCI

RESPONSIBLE FOR: Overall success of the project through integrated preconstruction management



## SHAUN SENESAC DIRECTOR OF PRECONSTRUCTION

As a seasoned leader in the construction industry, Shaun brings over 20 years of experience across all phases of construction. His comprehensive background enables him to effectively manage every aspect of a project, ensuring timely delivery and client satisfaction. Known for his positive and approachable leadership style, Shaun is committed to fostering a culture of teamwork and collaboration. With expertise in both executive and project management, along with a deep understanding of various construction types, he possesses the skills necessary to drive projects to successful completion.

***Shaun's extensive project leadership experience and broad knowledge of construction methodologies equip him with the expertise to ensure the success of any project.***

### WHY SHAUN?

- 20+ YEARS OF EXPERIENCE
- EXPERIENCE IN NORTHERN COLORADO
- TENANT IMPROVEMENT & RENOVATION EXPERIENCE
- ENSURES THE PROJECT DEADLINE IS MET
- CLOSE RELATIONSHIP WITH KEY SUBCONTRACTORS

### CURRENT PROJECTS

- Seagate Technology Tenant Improvements
- Habitat for Humanity Site Improvements

### ANTICIPATED HOURS PER WEEK

15-20

### WORK WITH OTHER TEAM MEMBERS

Shaun joined KCI in late 2024 and has worked with other team members since then including Gary Adams, Jamie Davis, Wendy Trippel, and Al Lenort.

### UNIVERSITY OF DENVER SCHOOL OF ENGINEERING BUILDING

Denver, CO

\$59M new construction including managing specialty subcontractors and integration of complex low-voltage systems. This was a large scale ground up project with the construction of unique spaces required for specific program needs. The project required the coordination and management of complex systems and specialized subcontractors.

### CHILDREN'S HOSPITAL CARDIAC PROGRESSIVE CARE UNIT

Aurora, CO

\$10M renovation in an operational facility with acoustically-critical materials and management of a specialty contractor. This was a 24,000-sf buildout for a cardiac progressive care unit on the 9th floor. This project added 34 beds to the active facility with specialized equipment and material required for the unit. This project required meeting a very compressed schedule and very specific operational needs.

### JEFFCO PUBLIC SCHOOLS SIERRA ELEMENTARY SCHOOL

Arvada, CO

\$14,000,000 new ground up elementary school and renovation of existing school totaling 86,000 sf. The first phase was a new 2-story addition that included 30 classrooms, library, commons area, art room, and administrative space along with the renovation of existing offices, cafeteria, gymnasium, and kitchen. Phase two involved demolishing the building to the south to make space for new playgrounds, athletic fields, parking, and a larger student drop-off area.

### T-MOBILE MSO EXPANSION

Denver and Aurora, CO

\$9.7M project involving specialized tech integration and long-lead material items. This project consisted of the construction of a building inside a building. It consisted of converting an existing building into a new space for a T-Mobile data center which included complex infrastructure, and specialized mechanical, electrical, and low voltage systems.



# COMMUNITY OUTREACH LEADERSHIP | KCI

RESPONSIBLE FOR: Building excitement for the community and communicating the vision of this project



## JAMIE DAVIS COMMUNITY OUTREACH

Jamie is a highly motivated individual who loves to build dynamic relationships among stakeholders and ensure client needs are met. She proactively collaborates with the project team to develop and implement a communication/public relations plan at project kick-off.

Using social media and other communication streams, she ensures clear, timely information is easily available. She will work to communicate with those affected by this project to update them with schedules and construction. She will coordinate ground breaking, ribbon cuttings, and construction milestone events, helping to generate excitement as the project progresses.

***"The quality of design impacts the level of trust and participation within a community."** - Jamie Davis*

### WHY JAMIE?

18+ YEARS OF EXPERIENCE

COMMUNITY OUTREACH

FOCUSED ON KEEPING THE  
COMMUNITY UPDATED

EXTREMELY STRATEGIC AND  
CREATIVE

DESIGNS MARKETING MATERIAL

OUTGOING PERSONALITY

### CURRENT PROJECTS

Recovery Cafe Remodel/Renovation  
Heart of the Rockies Christian  
Church

### ANTICIPATED HOURS PER WEEK

5-10

### WORK WITH OTHER TEAM MEMBERS

Jamie has worked with every  
member of the KCI Team proposed  
here.

### LEFTHAND FIRE STATION #1

Boulder County, CO

Jamie generated co-branded construction signage on the project site, working alongside the entire project team.

### RTD DOWNTOWN RAIL RENOVATION PROJECT

Denver, CO

Jamie is currently working with RTD and downtown Denver businesses to communicate project progress and ensure access to businesses during construction on five major intersections in downtown Denver.

### BRUSH VILLAGE II

Brush, CO

Jamie worked with the project team on signage, generated social media to provide greater information, engaging the greater community to be involved in the development of this new affordable housing project. This is the first affordable housing project in 28 years in Brush.

### LINDEN STREET REHABILITATION

Fort Collins, CO

Jamie worked with the City of Fort Collins and the project team on construction signage, signage for businesses to let patrons know they were open and accessible, and generated live feeds on social media to keep the public updated on the construction progress.



### REFERENCES

**Chris O'Brien** | 303.817.6009  
Lefthand Fire Protection District

**Pauline Haberman** | 303.299.2294  
Regional Transportation District

**Jennifer Peterson** | 720.438.8659  
Developer: Casa Lou Building



RESPONSIBLE FOR: Exceptional leadership and service to the project stakeholders



## JOE BLACK PROJECT MANAGER

Joe recently celebrated 30 years at KCI. He manages some of our most complex special district projects, including major remodel and renovation work of historic buildings. He consistently fosters a positive working relationship between project stakeholders and is the ideal PM to deliver your fire station and ensure a seamless, successful completion.

*Joe has completed more than \$60M Special District projects in Colorado*

### LEFTHAND FIRE PROTECTION DISTRICT NEW FIRE STATION

Boulder County, CO

Joe managed new construction of a new fire station to provide a modern, larger station that accommodates additional crew and emergency responders, facilitating quicker response to structural and wildland fires.

### TOWN OF BERTHOUD NEW PUBLIC WORKS FACILITY CM/GC

Berthoud, CO

Joe managed construction of this 6,460-square-foot, \$1.5M public works facility to provide apparatus bays and offices for the town. This facility achieved high sustainability and efficiency standards.

### TOWN OF MEAD NEW PUBLIC WORKS FACILITY

Mead, CO

Joe managed construction of this 6,460-square-foot, \$1.5M public works facility to provide apparatus bays and offices for the town. This facility achieved high sustainability and efficiency standards.

## WHY JOE?

30+ YEARS OF EXPERIENCE

SOLUTIONS FOCUSED

ADAPTABILITY TO PROJECT REQUIREMENTS

COLLABORATIVE APPROACH

DYNAMIC INVOLVEMENT DURING PRECONSTRUCTION TO ENSURE CONSTRUCTABILITY

## CURRENT PROJECTS

Hyland Hills Sports Complex Phase 2 Improvements  
Lone Tree Golf Cart Tunnels Renovation

## ANTICIPATED HOURS PER WEEK

30

## WORK WITH OTHER TEAM MEMBERS

Joe has worked with every member of the KCI Team proposed here.



## REFERENCES

Chris O'Brien | 303.817.6009  
Lefthand Fire Protection District

Erika Rasmussen | 970.805.4185  
Town of Mead

Jennifer Peterson | 720.438.8659  
Developer: Casa Lou Building



# CONSTRUCTION TEAM | KCI

RESPONSIBLE FOR: Providing quality control and project leadership



## KAM MALEKI

GENERAL SUPERINTENDENT / QA/QC MANAGER

Kam is an industry expert with the leadership and knowledge to complete fast-track projects. He will be integrally involved with your project to make sure completion deadlines are met and you receive the quality you expect.

*Kam has provided client-focused quality control on many of our fast track School District and Transportation projects, most on occupied sites*

## WHY KAM?

30+ YEARS OF EXPERIENCE

UNMATCHED ABILITY FOR  
QUALITY CONTROL

STRONG LEADERSHIP ON THE  
JOB SITE

## CURRENT PROJECTS

Club Car Wash Remodel/Renovation  
Hyland Hills Sports Complex Phase  
2 Improvements  
Aurora Public Schools Clara Brown  
Science Room Remodel  
City and County of Denver Speer  
Tunnel Phase 2 Improvements  
Griffith Station Site Improvements  
The Inn Between Wesley Homes  
Affordable Housing  
Star Rise Affordable Housing

## ANTICIPATED HOURS PER WEEK

5-10

## WORK WITH OTHER TEAM MEMBERS

Kam has worked with every member  
of the KCI Team proposed here.

## LEFTHAND FIRE PROTECTION DISTRICT NEW FIRE STATION

Boulder County, CO

Kam provided QA/QC for construction on a new 14,725-square-foot, \$3.5M pre-engineered metal fire station building and site improvements.

## TOWN OF MEAD NEW PUBLIC WORKS FACILITY

Mead, CO

Kam provided QA/QC during construction of this 12,000-square-foot, \$3.9M public works facility recently completed. The facility includes shop, office, lockers, restrooms, and training/conference space.

## TOWN OF BERTHOUD NEW PUBLIC WORKS FACILITY CM/GC

Berthoud, CO

Kam provided QA/QC during construction of this 6,460-square-foot, \$1.5M public works facility to provide maintenance bays and offices for the town. This facility achieved high sustainability and efficiency standards.

## ADAMS 12 FIVE STAR SCHOOLS SIX-SCHOOL RENOVATION CM/GC

Thornton, CO

Renovations and upgrade to MEP systems on six existing schools. The \$6.5M construction on all six schools was completed on time during a 3-month summer schedule.



## REFERENCES

**Chris O'Brien** | 303.817.6009  
Lefthand Fire Protection District

**Jennifer Peterson** | 720.438.8659  
Developer: Casa Lou Building

**Tim Dolezal** | 720.972.4236  
Adams 12 Five Star Schools



RESPONSIBLE FOR: Responsible for successful overall project execution



## ANDY JOHNSON SUPERINTENDENT

Andy is an accomplished superintendent with **more than 40 years of expertise** in construction, specializing in occupied Special District facilities. A natural leader, he excels in fostering clear communication and motivating trade and field personnel to meet ambitious schedules, even in challenging weather conditions, while achieving complex project goals. With a strong commitment to safety, Andy has an outstanding track record of ensuring the well-being of all personnel working on and around the project site.

***Andy is focused on quality, timely completion of your fire station remodel and expansion***

### WHY ANDY?

EXPERTISE IN COORDINATING ON-SITE TEAM TO ENSURE SCHEDULE AND BUDGET ARE ON TRACK

QUALITY WORKMANSHIP AND PROBLEM-SOLVING EXPERIENCE

PROMOTES JOBSITE SAFETY AND SAFE WORK PRACTICES

STRICT ENFORCEMENT OF ORGANIZED AND CLEAN JOBSITE

### CURRENT PROJECTS

Hyland Hills Sports Complex Phase 2 Improvements

### ANTICIPATED HOURS PER WEEK

40

### WORK WITH OTHER TEAM MEMBERS

Andy is currently working with Joe Black and Kam Maleki on the Highland Hills Sports Complex Phase 2 Improvements project in Federal Heights, CO

### HYLAND HILLS SPORTS COMPLEX PHASE II RENOVATION

Federal Heights, CO

Construction of park improvements including erosion control measures and stormwater permit management, removal of existing equipment, concrete, and installing storm drainage piping, and manholes, extending waterline between existing buildings, asphalt milling and overlay, accessibility improvements, and park amenities and other site features including picnic shelters.

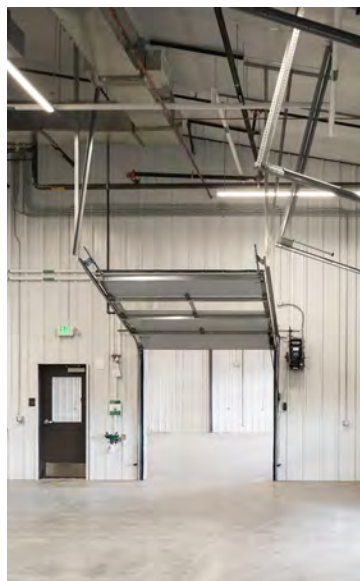
### CLUB CAR WASH NEW CONSTRUCTION

Commerce City, Mead, and Greeley, CO

Andy provided superintendent support on three new-construction car wash facilities including site work, vertical construction, and utilities to ensure these projects stayed within budget and were completed on time.

### EXPERIENCE PRIOR TO KCI

- Adams County Fire Rescue Station No. 11
- Arvada Fire Station No. 3
- Arvada Fire Station No. 9
- Platte Valley Kersey Fire Station
- Denver University Art & Athletic Complex
- Englewood Senior Housing
- Evergreen Middle School
- Town of Lyons Middle Senior High School



## REFERENCES

??? | ???  
???



# CONSTRUCTION TEAM | KCI

**RESPONSIBLE FOR:** Assurance that subcontracts, change orders, and compliance procedures run seamlessly



## WENDY TRIPPEL

PROJECT ENGINEER

As a Project Engineer, she brings more than 20 years of construction coordination and strong support skills including Special District projects. Wendy has worked with every member of our proposed team. We anticipate Wendy will have 10-15 hours per week on this project.

Wendy's support for projects includes job cost, contract administration, change management, job billing, lien releases, and closeout documents. She also coordinates any special funding-source compliance, engaging subcontractors and the client to ensure this does not become a burden to our clients. Wendy also has experience with documentation for all LEED certified projects.

***Wendy has provided coordination on all of our Special District projects.***

**RESPONSIBLE FOR:** Provides safety for construction crews and the public



## AL LENORT

SAFETY MANAGER

With long-term experience in construction, Al brings his knowledge and 35+ years of experience into the ever-evolving industry environment. Al has provided safety training and management on every KCI project over the last 9 years. KCI's outstanding safety record is a result of his proactive approach to keeping safety ingrained into our company culture. Al has worked with every member of our proposed team. We anticipate Al will have 5-10 hours per week on this project.

***Al ensures proactive safety management, training and compliance with all federal and local safety requirements***

*Restoration Specialists, Inc. (RSI) has been a proud trade partner working successfully with KCI for over 15 years, completing anywhere from 1 to 4 projects per year with them. We have found KCI to be very professional in all aspects of our relationship from preconstruction services through contract administration and field construction.*

*KCI's projects are always well organized and of the highest quality workmanship which not only makes our portion of the work successful for us, but also proud to be associated with the projects we do with them. KCI has always treated us in a very professional manner.*

*We would highly recommend KCI to any owner looking for a successful relationship with a general contractor.*

**Rich Ward, Director of Operations**

Restoration Specialists Incorporated

**Town of Mead New Public Works Operations & Maintenance Facility**







## MATT BROOKSMITH, NCARB, LEED AP PRINCIPAL

Principal and founder of Arete Inspired Architects with over 20 years of experience in architecture and construction. Matt has a strong passion for integrating architecture and construction disciplines. He is highly detail oriented, and his hands-on, collaborative approach focuses on creativity, craftsmanship, and quality. He is dedicated to practical, inspiring spaces that align with client visions and goals.

### PROJECT EXPERIENCE

Colorado Early Colleges, Mapleton Public Schools, Rocky Mountain Rail Park Wastewater Treatment Plant, New Belgium, Jellystone, New Belgium Brewing Anaerobic Digester Addition for Process Water Treatment Plant, Jellystone Post Anoxic Addition to Wastewater Treatment

### ROLES & RESPONSIBILITIES

Principal architect with overall project oversight. Generate the initial design contract, support designer and project manager to ensure code compliance, reviewing jurisdictional permit requirements in Black Hawk and Gilpin County, drawing reviews, exterior architecture material selections and construction details, and review of final project deliverables.

### EDUCATION

Montana State University Bachelor of Architecture

### PROFESSIONAL LICENSES AND ASSOCIATIONS

LEED Associate  
NCARB Certified  
Licensed Architect: Colorado, North Carolina, Virginia, Wyoming

### ANTICIPATED HOURS PER WEEK

2-4 with increased involvement during project due diligence period and at all key milestones



## MARCIA BRAKE, NCIDQ, LEED AP PROJECT MANAGER

Lead Designer at Arete Inspired with 20 years of experience in interior design and architecture, Marcia specializes in construction documents for commercial, office, healthcare, education, and retail sectors. She is an expert at design software and managing complex material schedules. She also has a background in teaching design and software standards. Marcia is passionate about sustainable design and has attained her LEED AP certification.

### PROJECT EXPERIENCE

Mountain View Fire Station No. 3, Bend Surgery Center

### ROLES & RESPONSIBILITIES

Project Manager during design phase and Lead Designer for the full contract document set. She is the primary contact for the owner, responsible for the final design solutions, full design drawing package, material selection, and specifications. As project manager, she will be creating and managing the design schedule and deliverables at project milestones. Lead Construction Administration in collaboration with KCI to review submittals, respond to RFIs, and issue sketches or drawings revisions.

### EDUCATION

Colorado State University Bachelor of Science Interior Design, Minor in Construction Management

### PROFESSIONAL LICENSES AND ASSOCIATIONS

LEED Associate  
NDIDQ

### ANTICIPATED HOURS PER WEEK

16-20 hours per week during SD, DD, and CD design phases and 4-8 hours per week during CA with monthly visits to the jobsite



# DESIGN TEAM | ARETE INSPIRED



## PAUL VANDERHEIDEN, NCIDQ LEAD DESIGNER

Operations Manager and Lead Designer at Arete Inspired with over 10 years of design/build experience across a wide range of project sectors (industrial, hospitality, K-12 education, corporate office, and behavioral health). Paul is an expert in adaptive reuse and complex renovations. Blending his design and project management skills, he fosters excellence in project execution to ensure client satisfaction.

### PROJECT EXPERIENCE

SummitStone Health Partner 24-Hour Crisis Care Behavioral Health Facility, Rocky Mountain Rail Park Wastewater Treatment Plant, New Belgium Brewing Anaerobic Digester Addition for Process Water Treatment Plant, Jellystone Post Anoxic Addition to Wastewater Treatment, Colorado Early Colleges, Mapleton Public Schools

### ROLES & RESPONSIBILITIES

Paul will manage overall company capacity and project staffing for Arete Inspired. He will support with project management during design and be responsible for coordination with structural, mechanical, plumbing, and electrical disciplines, detailing all required architecture drawings for building exterior. He will review design hours, consultant invoicing, and track the overall financial health of the project, ensuring that all design deliverables align with the design contracts.

### EDUCATION

Colorado State University Bachelor of Science Interior Design

### PROFESSIONAL LICENSES AND ASSOCIATIONS

NCIDQ Certification

### ANTICIPATED HOURS PER WEEK

4-8 hours per week during SD, DD, and CD design phases

# DESIGN TEAM | ELEVATIONS CONSULTING



## LINCOLN THOMAS, PE, LEED AP CIVIL ENGINEER

Mr. Thomas, a LEED Accredited Professional, has more than 19 years of experience in land development design. His technical expertise includes low impact development/sustainable design, drainage analysis, storm detention and flood control facilities, utility design, street and parking lot design, stormwater quality management, erosion control, easement and right-of-way delineation, site grading and earthwork, preparation of engineering studies, technical reports, cost estimates, details and specifications from conceptual phases through final construction documents. Lincoln has extensive experience with leading the many faceted review and approval processes associated with private, local, state, and federal jurisdictional agencies.

### SOUTH METRO FIRE RESCUE AUTHORITY STATION 31

Greenwood Village, CO

Senior Project manager on fire station rebuild project to expand parking, provide crew bedrooms, support spaces, and storage.

### SOUTH METRO FIRE RESCUE AUTHORITY STATION 32

Greenwood Village, CO

Senior Project Manager for 16,000-sf fire station rebuild to expand parking lot, provide crew bedrooms, support spaces, and storage.

### EDUCATION

BS Civil Engineering, Colorado School of Mines 2003

### PROFESSIONAL LICENSES AND ASSOCIATIONS

Licensed Engineer in the States of Colorado and California

### ANTICIPATED HOURS PER WEEK

8 hours per week during SD, approximately 16 hours per week during DDs and CDs. Hourly as needed during CA with 2-3 site visits included.





## **CORY MYRTLE, PE, SE, LEED AP** STRUCTURAL ENGINEER

Cory Myrtle, PE, brings more than 18 years of specialized experience in structural engineering, covering the planning, design, and construction management of a wide range of projects.

Cory specializes in analyzing and designing conventional steel, light gauge steel, masonry, and timber structures and designs in high wind and seismic regions. He is responsible for project management monitoring and maintaining project quality and accuracy, guiding structural modeling, calculations, and contract document production.

Throughout his career, Cory has successfully managed diverse projects, including municipal facilities, military installations, police, fire, and EMS stations, as well as K-12 schools, higher education buildings, medical centers, industrial facilities, and commercial developments. His extensive background and project management skills make him a highly valuable resource on any project, ensuring structural integrity and precision in all phases of design and execution.

### **EDUCATION**

University of Colorado, Bachelor of Science, Architectural Engineering, 2006

### **PROFESSIONAL LICENSES AND ASSOCIATIONS**

LEED Accredited Professional Structural Engineers Association  
American Society of Civil Engineers  
Professional Engineer in the States of Colorado, Kansas, Nebraska, Nevada, North Carolina, South Dakota, Utah, Washington, and Wyoming

### **ANTICIPATED HOURS PER WEEK**

8 hours per week during SD, approximately 16 hours per week during DDs and CDs. Hourly as needed during CA with 2-3 site visits included.

### **EXPERIENCE**

- City of Lyons Fire Station - Lyons, CO
- Berthoud Fire Station Decon Addition – Berthoud, CO
- Berthoud Fire Showroom Addition – Berthoud, CO
- Salida Fire Master Plan Study – Salida, CO
- South Adams County Fire Department Maintenance Shop – Commerce City, CO
- Akron EMS – Akron, CO
- Larimer County Office of Emergency Management Remodel – Johnstown, CO
- Evans Police Station – Evans, CO
- Severance Police Station – Severance, CO
- Aurora Police Station – Aurora, CO
- Johnstown Police Station – Johnstown, CO
- Commerce City PD – Commerce City, CO
- Commerce City SWAT & Wash – Commerce City, CO
- Tri-State Field Facility and Training Center – Cheyenne, WY
- Squadron Operations Facilities Battalion Operations – Fort Carson, CO



# DESIGN TEAM | G2 CONSULTING ENGINEERS



## **GREG PETERSON, PE, LEED AP** MECHANICAL, ELECTRICAL & PLUMBING ENGINEER

He provides leadership and general direction for the firm. As a hands-on engineer, Greg is involved with projects from conceptual design through construction administration and Owner occupancy. Greg began his engineering career in 1999 at AE Associates, Inc. After spending 18 years at AE where he served as the head of their mechanical department, he, along with his two business partners, founded G2 Consulting Engineers.

### **PROJECT EXPERIENCE**

- Weld County Buildings and Grounds Remodel
- Weld County Building C Renovation
- City of Laramie Mechanical Improvement Project
- City of Brighton Historic City Hall HVAC Improvement
- Eaton Fire Station
- Weld County Jail Expansion
- City of Greeley Building Renovations
- Mountain View Fire Maintenance Facility
- Lonestar School District Kitchen MEP Upgrades
- Alamosa School District Kitchen & Connector

### **PROFESSIONAL LICENSES AND ASSOCIATIONS**

Professional Engineer - Multiple States  
LEED Accredited Professional  
AEE Certified Energy Manager  
AEE Certified Building Commissioning Professional  
AEE Certified Energy Auditor

### **ANTICIPATED HOURS PER WEEK**

8 hours per week during SD, approximately 16 hours per week during DDs and CDs. Hourly as needed during CA with 2-3 site visits included.



## **CHRIS ANDERSON, LEED AP** ELECTRICAL ENGINEER

Chris, with more than 30 years of experience, serves as the Electrical Director of G2 Consulting Engineers which provides direction and leadership for all electrical, low voltage, and architectural lighting design activities. His career includes projects for Special Districts as well as mixed-use, hospitality, and commercial facilities. His grasp of power, lighting, architectural lighting, and low voltage systems design, together with his ability to effectively communicate and identify client objectives and goals, provide a successful blend of service to clients. He represents a unique combination of engineering fundamentals, communication skills, and proven technical ability with CAD and BIM programs.

### **EXPERIENCE**

- Galeton Fire Station | Galeton CO
- Larimer Emergency Telephone Authority | Johnstown, CO
- Choctaw Nation Oklahoma Water Tower | Hochatown, OK
- Cahuilla Casino Water Tower | Anza, CA
- Rick Thomas Distillery | Black Hawk, CO
- Mardi Gras Draft Kings | Black Hawk, CO
- Monarch Casino Resort | Black Hawk, CO

### **PROFESSIONAL LICENSES AND ASSOCIATIONS**

LEED Accredited Professional

### **ANTICIPATED HOURS PER WEEK**

8 hours per week during SD, approximately 16 hours per week during DDs and CDs. Hourly as needed during CA with 2-3 site visits included.





## Timberline FPD, Station #3 Renovation/Expansion Project Opinion of Construction Cost

Estimated Project Duration (Months): 7

Description	QTY	Unit	Labor		Material		Equipment		Subcontractor		Other		Line Total	Summarized Totals	Comments/Notes
			per unit	Total	per unit	Total	per unit	Total	per unit	Total	per unit	Total			
Estimated Project Duration: 7															
<b>01 General Conditions</b>															
Construction Documents	1	LS		\$0		\$0	-	\$0	-	\$0	3,500.00	\$3,500	\$3,500		
<b>Staffing</b>															
Project Manager	76	DAY	766.72	\$58,143		\$0		\$0	-	\$0	-	\$0	\$58,143		
Project Coordinator	23	DAY	551.20	\$12,540		\$0		\$0	-	\$0	-	\$0	\$12,540		
Superintendent	152	DAY	755.68	\$114,611		\$0		\$0	-	\$0	-	\$0	\$114,611		
<b>Construction Facilities</b>															
Construction Office	7	MO	-	\$0	-	\$0	650.00	\$4,550	-	\$0	200.00	\$1,400	\$5,950		
Staging and Storage	0	MO	-	\$0	-	\$0	200.00	\$0	-	\$0	-	\$0	\$0		N/A
Storage container - 40' conex	7	MO	-	\$0	-	\$0	1,188.00	\$8,316	-	\$0	-	\$0	\$8,316		
Field Office Equipment	7	MO	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0	\$0		
Field Office Internet Service	7	MO	-	\$0	-	\$0	-	\$0	-	\$0	150.00	\$1,050	\$1,050		
Cellular	7	MO	-	\$0	-	\$0	375.00	\$2,625	-	\$0	-	\$0	\$2,625		
Field Office Supplies/furniture/meeting space	7	MO	-	\$0	-	\$0	150.00	\$1,050	-	\$0	-	\$0	\$1,050		
Field Office Electric Connection	0	LS	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0	\$0		(Included by EC)
Field Office Utilities	0	MO	-	\$0	-	\$0	-	\$0	-	\$0	150.00	\$0	\$0		
Construction Drinking Water	7	MO	-	\$0	-	\$0	-	\$0	-	\$0	100.00	\$700	\$700		
Const. Fac. Portable Toilets	7	MO	-	\$0	-	\$0	330.00	\$2,310	-	\$0	-	\$0	\$2,310		
<b>Temporary Utilities</b>															
Temp utilities - temp. water usage costs	7	MO	-	\$0	-	\$0	-	\$0	-	\$0	150.00	\$1,050	\$1,050		
Temp utilities - temp. elec usage costs	7	MO	-	\$0	-	\$0	-	\$0	-	\$0	200.00	\$1,400	\$1,400		
Generator	0	MO	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0	\$0		N/A
Temporary Heat	0	MO	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0	\$0		N/A
<b>Tools &amp; Equipment</b>															
Small Tools & Equipment	7	MO	-	\$0	-	\$0	-	\$0	-	\$0	500.00	\$3,500	\$3,500		
Pick-up Truck - Superintendent	7	MO	-	\$0	-	\$0	-	\$0	-	\$0	1,050.00	\$7,350	\$7,350		
Pick-up Truck - Project Manager	3	MO	-	\$0	-	\$0	-	\$0	-	\$0	1,050.00	\$3,150	\$3,150		
Fuel Allowance	1	LS	-	\$0	-	\$0	-	\$0	-	\$0	2,500.00	\$2,500	\$2,500		
Hoisting/Conveyence	0	MO	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0	\$0		Hoisting & Conveyance by Trade Partners
<b>Safety</b>															
Safety Program Supplies	7	MO	-	\$0	-	\$0	-	\$0	-	\$0	100.00	\$700	\$700		
Safety Manager Labor	7	DAY	766.72	\$5,367	-	\$0	-	\$0	-	\$0	-	\$0	\$5,367		
Temporary Fire Protection	0	LS	-	\$0	-	\$0	2,500.00	\$0	-	\$0	-	\$0	\$0		(Included at no cost)
<b>Security</b>															
Security cameras - remote monitoring/alert app.	0	LS	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0	\$0		N/A
Construction Fencing	650	LF	-	\$0	-	\$0	6.50	\$4,225	-	\$0	1.50	\$975	\$5,200		
<b>Clean-Up</b>															
Final Clean	1	LS	-	\$0	-	\$0	-	\$0	3,000.00	\$3,000	-	\$0	\$3,000		
Dumpsters/Truck and dispose waste	7	EA	-	\$0	-	\$0	650.00	\$4,550	-	\$0	-	\$0	\$4,550		
<b>Permits</b>															
Permit Budget	0	LS	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0	\$0		(Permits by owner)
				<b>\$190,661</b>		<b>\$0</b>		<b>\$27,626</b>		<b>\$3,000</b>		<b>\$27,275</b>			

General Conditions: \$248,562



Description	QTY	Unit	Labor		Material		Equipment		Subcontractor		Other		Line Total	Summarized Totals	Comments/Notes
			per unit	Total	per unit	Total	per unit	Total	per unit	Total	per unit	Total			

Scope Items	Description	QTY	Unit	per unit	Total	per unit	Total	per unit	Total	per unit	Total	per unit	Total	Line Total	Subtotals	Comments/Notes
Estimated Hard Construction Costs:	<b>Moderate Renovation</b>	430	SF	-	\$ -	-	\$ -	-	\$ -	-	\$ -	250.00	\$ 107,500	\$ 107,500		
	<b>New Addition</b>	3,090	SF	-	\$ -	-	\$ -	-	\$ -	-	\$ -	244.54	\$ 755,623	\$ 755,623		
	<b>Project Specific Costs</b>															
	Rock Excavation, per Soils Report	1,090	CY	-	\$ -	-	\$ -	-	\$ -	100.00	\$ 109,037	850.00	\$ 46,341	\$ 155,378		
	Fire Sprinkler System	11,491	SF	-	\$ -	-	\$ -	-	\$ -	18.75	\$ 215,456	-	\$ -	\$ 215,456		
	Fire Hydrant	50	LF	-	\$ -	-	\$ -	-	\$ -	220.00	\$ 11,000	-	\$ -	\$ 11,000		
	Concrete, 5' Retaining Wall @ Rear Parking	60	LF	-	\$ -	-	\$ -	-	\$ -	184.00	\$ 11,040	-	\$ -	\$ 11,040		
	LULA Lift, Genesis Shaftway	1	LS	-	\$ -	-	\$ -	-	\$ -	30,000.00	\$ 30,000	-	\$ -	\$ 30,000		
	Site Concrete	8,003	SF	-	\$ -	-	\$ -	-	\$ -	13.00	\$ 104,039	-	\$ -	\$ 104,039		
	<b>KCI General Labor</b>															
Carpenter	76	DY	453.60	\$ 34,398	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 34,398			
Laborer	76	DY	333.92	\$ 25,322	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 25,322			

Estimated Hard Construction Costs: \$1,449,756

General Conditions:														\$248,562		
Estimated Hard Construction Costs:														\$1,449,756		
COMBINED SUBTOTAL:														\$1,698,319		
Insurance																
General Liability	0.70%														\$11,888	Excluded by GC - carried by Architect Excluded - can be included upon request
Builder's Risk	0.45%														\$7,642	
Professional Liability	0.00%														\$0	
Payment & Performance Bond	0.00%														\$0	
Contingencies																
Progression & Escalation	0.00%														\$0	
Design	5.00%														\$84,916	
Estimating & Construction	3.00%														\$50,950	
<b>Subtotal</b>															\$1,853,715	
Overhead & Profit	8.00%														\$148,297	

<b>Design Fees</b>	<b>Opinion Of Construction Cost:</b>	<b>\$2,002,012</b>
	<b>Preconstruction Services</b>	<b>\$11,500</b>
	<b>Architectural Design Fees</b>	<b>\$77,860</b>
	<b>MEP Engineering Fees</b>	<b>\$24,000</b>
	<b>Structural Engineering Fees</b>	<b>\$41,400</b>
	<b>Civil Engineering Fees, w/Site Survey</b>	<b>\$26,650</b>
	<b>Design Fee Subtotal:</b>	<b>\$169,910</b>
<b>Grand Total, OoCC + Design Fees:</b>	<b>\$2,183,422</b>	



# PRECONSTRUCTION & CONSTRUCTION MANAGEMENT

## PRECONSTRUCTION PHASE



**KCI and Arete Inspired Preconstruction “Collaborative Design Workshop” (CDW) for New Belgium Brewery**

### VE & Cost Estimating Approach

As we develop the budget on which the path forward will be based, we remain acutely aware of the implications of this work—we seek key subcontractor input, we tap into the decades-old well of design/estimating/construction experience available to us through our company and that of Arete. Most of our team is cross-trained in both preconstruction and operations. In other words, we’ve designed the stuff we build and built the stuff we design. All of this culminates in a **robust analytic approach** to how we can manage costs and evaluate for Value Engineering. We ask, over and over, “how can we maintain design intent but do so in a more cost-effective fashion?” **We work hand-in-hand with Arete** to analyze material selection, means and methods, sequence of install, turnkey buyout, procurement, and other methods. In some cases, these efforts help but don’t solve the

problem, and in this situation we may need to reduce scope. In this case, we work to analyze how we can phase or simplify the project in such a way that money can get allocated differently or later. We are a proactive partner in this process, with the end goal of ensuring you get the best possible end result.

For this project we have already worked with Arete to develop a list of VE items to potentially reduce overall budget constraints. Below are the options and ideas we have currently developed.

- Move water storage cistern tank off the building structure wall
- Move water storage cistern to higher elevation to reduce the excavation of granite required
- Change from concrete cast-in-place cistern to manufactured cistern tanks (would save time during construction, too)
- Reduce overall height of PEMB building to allow for fire apparatus vehicles only
- Reducing the height of PEMB would reduce the size of radiant heaters in apparatus bay
- Remove internal staircase, walkways, and platform structures in lieu of a stair tower
- Utilize existing door and window locations on main and upper levels for access to the new stair tower
- Simplify floor slopes to single slope to the overhead doors and drainage in apparatus bay
- Reduce parking on the north side of building to reduce retaining walls and avoid moving propane tank
- Eliminate relocating historic observatory
- Relocate some parking spaces in front of the cottage to reduce sitework
- Shift PEMB southeast to reduce the amount of excavation required; eliminate need to relocate telephone pole
- Raise the finish floor elevation of the apparatus bay to reduce excavation depths
- Locate fire riser assembly inside existing buildings in already conditioned space
- Relocate fire hydrant to main level parking area to reduce underground piping through bedrock
- Relocate the limited use, limited access lift, (LULA) lift to group all vertical access together



**Your building is a lasting piece of Gilpin County’s history, and we are committed to honoring that legacy. Our goal is to ensure its new purpose enhances Timberline Fire’s service to your community.**



- Relocate accessible parking stall on lower level of building to eliminate constructing an accessible ramp from the location shown to access the lower level of the existing building and re-sloping existing driveway to meet accessibility requirements

### Development of GMP

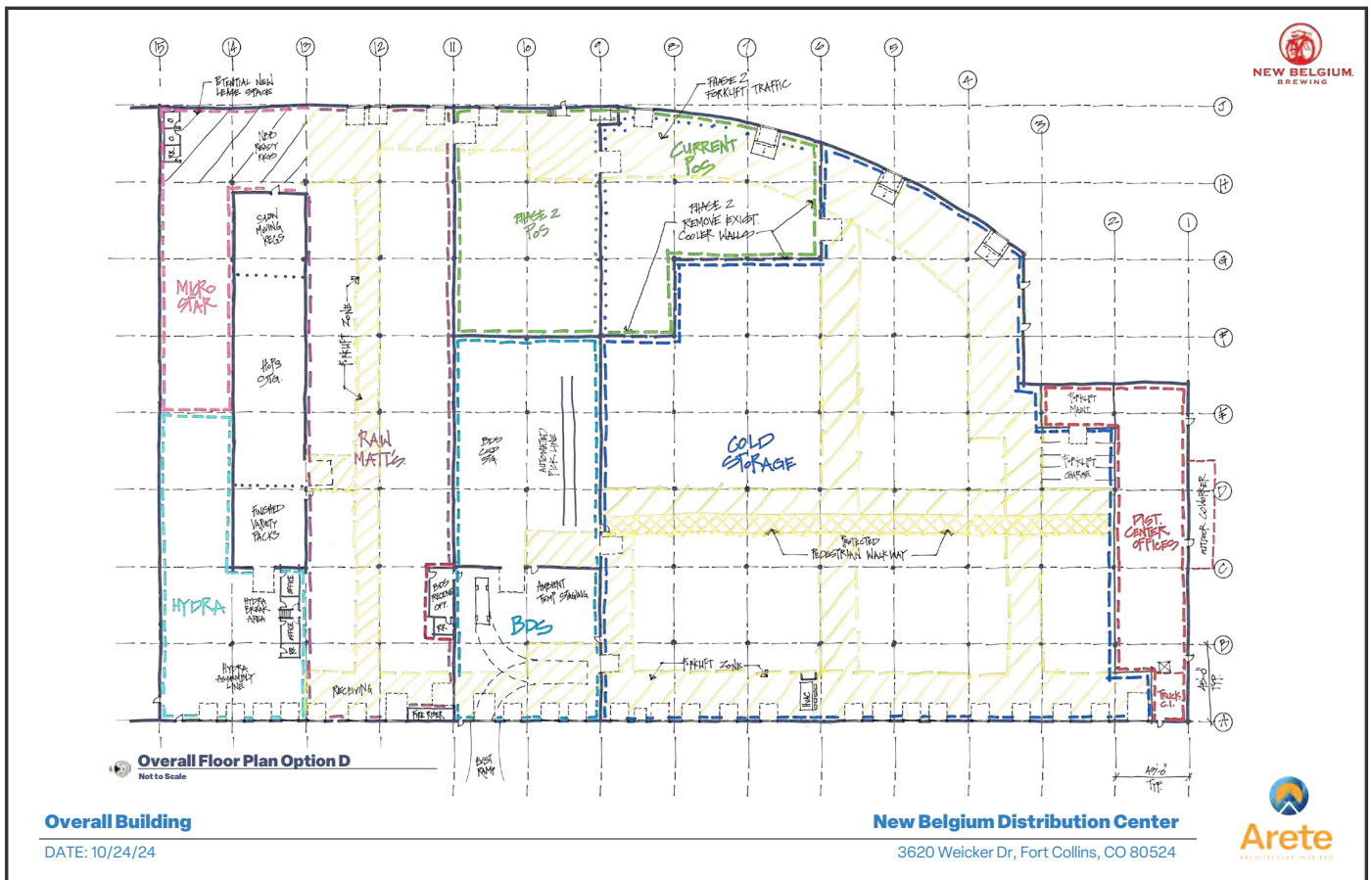
We utilize strategic contingency plans and dollars from the outset of budget exercises to ensure that the bottom line of your project remains consistent and dependable. We engage subcontractors as early as possible, as they are the best sources of accurate and insightful pricing. We utilize our historical pricing values and experience to arrive at the initial budget, and then we seek outside help as necessary to inform the different scopes of the project.

### Means & Methods, Project Constraints

Going back to the well of experience available in this Design and Construction team, we are consistently evaluating the means and methods of actually installing what is being drawn and priced. The Arete team, Matt and Paul, have worked extensively on the Operations, QA/QC and Design facets of construction. The greater KCI team are construction professionals, but we are also licensed architects, PMs with development experience, PMs who are former field Superintendents, staff who came to us from local municipality work. All this adds up to the fact that we together can solve any logistical problem we run across just by knocking on right door. As we get closer to GMP, we will tap the project superintendent to begin engaging in the project so we have adequate team overlap. A specific thing he will do is work with Timberline Fire leadership to map the entire property and develop the construction and logistics plan to create a flow that keeps construction efficient and moving, and more importantly maintains egress/ingress on the property which allows Timberline Fire to continue serving your community.



**Example of Recent Arete and KCI Project Sketch for New Belgium Brewery Anaerobic Digester Addition**



**Example of Recent CDW Deliverable from Arete and KCI for New Belgium Brewery**





## QA/QC/Design/Cost Issues, Preconstruction Phase

We utilize our QA/QC manager for both final design review and real-time analysis during construction. Our QA/QC manager is a 30-year professional, and serves as our General Superintendent as well, overseeing all of our projects and field staff.

We will develop a **construction schedule** that corresponds with the logistics and site plans well in front of groundbreaking. This will help Timberline Fire manage expectations of their staff and allow you to clearly communicate the plan, temporary quarters, final completion dates, and modifications to the site and emergency response protocol. This will also assist stakeholders in understanding the billing and funding needs as work is put in place and pay applications are submitted.

**Design and Cost issues** are mitigated throughout the design process through clear and constant communication, VE efforts, constructability review, and teamwork between the OAC team.

**Plan conflicts** are identified and solved by knowing the plans, having multiple eyes looking at the plans, utilizing technology to overlay sections of old and new, and leaning into subcontractor expertise to identify inconsistencies and conflicts.

## Bid Package & Subcontractor Selection

KCI starts the bid selection process by ensuring the health of the relationship between our team and that of our trade partners. We make sure we are dependable, consistent, and good to work with, and our subs reciprocate by providing budget help, competitive pricing, and reliability. When we seek early budget help from subs, sometimes it is a good faith effort we ask of the sub and other times we may suggest that we sole-source a subcontractor if we can show that the project will benefit from that action. This decision isn't made until complete agreement is reached with the OAC team. Outside of those situations, we competitively bid all scopes with ideally three trade partners, minimum. We solicit subs who can perform the work, have adequate resources, know the project site and its location, have mountain/winter work, and with whom we have a proven track record of successful past projects.

KCI does not self-perform any major trades. We provide ongoing general labor to assist the project in whatever areas necessary: daily clean, material offloading, logistics, misc. framing/blocking, P&R, etc.

To facilitate effective and timely communication, we utilize the Building Connected platform for trade partner solicitation during the preconstruction phase and the Procore platform for project management during the construction phase.

## QA/QC Process, Construction Phase

As the project transitions to construction, we provide complete cost item back up and transparent billing. **So that pay apps can be audited against the GMP proposal**, our subcontractor risk management process ensures subcontractor lien releases are collected, vendor payments are verified, and subcontractor insurance is up to date. If there are change orders to the project, our project manager promptly provides full back up of costs and ensures change orders do not affect construction progress. KCI has completed a variety of GMP contracts for public agencies with precise accounting standards. Our process is always transparent for you to have confidence that costs are accounted for accurately.

## Reporting Systems

**Communication is key to well-executed facility projects.** We utilize the following systems to facilitate effective communication:

**OAC Agenda & Minutes** | Our team facilitates an effective weekly OAC meeting covering the schedule, site logistics, constructability issues, procurement, and other items. Minutes are distributed within 48 hours.

**Master Schedule** | The master schedule is updated each week and will continuously be reviewed with Timberline Fire to ensure the project is on track.

**Short Interval Schedules** | These are updated weekly to provide an easy-to-follow snapshot of the next few weeks of construction activity.

**Cost Reporting** | Job cost is managed through clear cost and transaction reports. Financials are fully transparent throughout the project.

**Contingency Log** | KCI administers a clear log to manage allowances and contingency.

**Submittal Log** | A submittal log prioritized with key dates is updated for each OAC meeting.



## Quality Control Plan

Our Quality Management Program is a job-specific QC manual our team uses to ensure work is done correctly, per plans and specs, the first time. The manual consists of a series of checklists and guides for each division of work that is tailored to the job after an extensive review of the documents. Quality control is also accomplished by selecting the right subcontractors for the project. We select subcontractors with a successful history of similar work and who have the right people for the scope.

With the right team on-board, we take a methodical management approach that consists of preconstruction meetings, project-specific checklists, and strong communication. Document distribution and control is meticulously administered by our Project Coordinator who has been performing this role with KCI for more than 25 years.

## Closeout Plan

We believe in administering a timely, well-organized closeout plan to make building turnover seamless for the owner. KCI's closeout plan is developed well before substantial completion. Our project team will gain understanding of all owner closeout and final compliance requirements for all project stakeholders. At or before substantial completion, our team will:


- Oversee commissioning and start-up of all equipment
- Provide operational training for all systems and equipment
- Deliver fully assembled Operation, Maintenance, and Warranty manuals
- Deliver As-Built drawings
- Submit all keys
- Provide additional training requested by owner




***We are a proactive partner throughout this process, dedicated to ensuring you achieve the best possible outcome.***





  
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605 Weaver Park Road  
Longmont, CO 80501

January 31, 2025

Attn: Chief Hinderman  
Timberline Fire Protection District  
19126 Highway 119  
Blackhawk, CO 80422

**Re: Contractor's Commitment | Station Three Addition**

Dear Chief Hinderman and Selection Committee:

KCI wish to acknowledge that we accept the requirements set forth in the RFP.

We also acknowledge our full faith commitment to the execution of the work, as well as our resources and personnel, to ensure successful completion of this project and a commitment to the cooperation and coordination with the Fire District or its representatives and agents.

Sincerely,  
**KCI**

A handwritten signature in blue ink, appearing to read 'Gary Adams', is written over the printed name.

Gary Adams  
Vice-President  
Krische Construction, Inc.

CONSTRUCTING QUALITY. BUILDING TRUST.

TEAMWORK | COMMUNITY | INTEGRITY | PURPOSE | INNOVATIVE | SUSTAINABLE