

Request for Proposals

STATION THREE ADDITION

Submitted on: 1/31/2025

Street Address: 1700 Park St, Castle Rock, CO 80109
Email: marketing@mwgolden.com | (303) 688-9848

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Timberline Fire Protection District
660 Highway 46
Black Hawk, CO 80422

January 31, 2025

Attention: Paul Ondr, Fire Chief
Reference: Fire Station Three Bay Addition
Subject: Cover Letter

Dear Mr. Ondr,

MW GOLDEN CONSTRUCTORS (MWGC) is grateful for the opportunity to provide our qualifications for pre-construction and construction services for the Station 3 Addition project. With over 40 years of experience, MWGC has been a trusted provider of construction management, design/build, preconstruction, and consulting services from our offices in Castle Rock and Silverthorne, Colorado. Our team has extensive experience with diverse projects, particularly in challenging mountain environments, and has earned awards for our excellence in construction and deep personal investment in every project.

Our specialized team of construction professionals brings both expertise and local knowledge, giving us a distinct advantage in public safety projects like yours. We're proud of our consistent record of delivering projects within their designated budget and schedule, and we believe that our disciplined approach will ensure a smooth and efficient process from pre-construction to final completion.

In the last five years alone, MWGC has completed public safety projects for a variety of municipal clients, including the Town of Buena Vista, City of Black Hawk, Town of Castle Rock, Roaring Fork Transportation Authority, South Park Ambulance District, and Adams County. These projects reflect our capability to address the unique needs of public facilities while meeting rigorous performance and safety standards.

On the Fire Station Three Bay Addition project, we are excited to partner with Columbine Engineering (MEP engineer), and JVA Engineering (structural and civil engineer). Together, we bring extensive knowledge of Colorado's codes, regulations, and design requirements, which will help streamline compliance, minimize unforeseen issues, and reduce long-term operational costs.

Our approach combines the resources of a large company with the personal touch of a smaller firm. We're big enough to tackle complex projects but nimble enough to provide each client with the dedicated attention they deserve. MWGC believes in building relationships that last beyond project completion, and our goal is to make you feel as if you're our only client, with open communication and transparency throughout.

Thank you for considering MWGC for this meaningful project. We look forward to collaborating with you to bring your vision for Fire Station Three Bay Addition to life.

Sincerely,
MW GOLDEN CONSTRUCTORS

A handwritten signature in blue ink, appearing to read "Jason Golden", is written over a light blue horizontal line.

Jason Golden,
President

Direct: 720-531-4050
Cell: 303-335-6362

marketing@mwgolden.com
www.mwgolden.com

1700 Park St
Castle Rock, CO 80109



COMPANY INFORMATION

MW GOLDEN CONSTRUCTORS (MWGC) is a professional construction organization located in Castle Rock and Silverthorne, CO. MWGC has been providing construction management, design/build, construction, pre-construction and consulting services throughout Colorado's Front Range cities and mountain towns since 1984. Our firm has played a role in many successful projects around the state—from fire stations, libraries and community centers to churches, schools and a variety of other landmarks designed and built to serve important functions in their respective communities.

Our team of 38 employees includes our President, Vice President, CEO, Estimators (3), Project Managers (3), Project Engineers (3), Superintendents (11), Accounting Personnel (4), Contract Administrator, Marketing Manager, Project Coordinators (2), and Carpenters/Laborers (7). We have a reliable list of subcontractors that we are able to call upon when necessary.

We have earned a reputation for providing impeccable client service and excelling at highly technical projects with seemingly impossible deadlines. Our work includes sustainable, commercial, institutional, residential, medical, historic, civil and industrial projects. Built on the foundation of honesty, integrity and quality workmanship, MWGC takes pride in developing strong relationships within the communities we work, and with our clients.

MWGC is an award-winning contractor known for our customer service and personal involvement on each project. MWGC was named the American Subcontractors Association's (ASA) Contractor of the Year in 1999, 2000, 2001, 2002 and 2003. As a five-time winner, our firm was inducted into the ASA Colorado Hall of Fame—one of just a few general contractors in Colorado to achieve that distinction. In 2013, 2014, 2015, 2019, 2021 and 2024 we once again were named ASA Contractor of the Year. We have also received the Associated Builders and Contractors (ABC) STEP Award several times and repeatedly earned ABC and ASA safety award recognition over the years; and have been recognized by numerous other organizations and publications.

GENERAL QUALIFICATIONS

PERFORMANCE & PAYMENT BOND

We hereby state that we have the ability to provide up to 100% performance and payment bond in the amount of the pricing proposal that is established for the project and any subsequent GMP.

CLAIMS

MWGC has not been involved in any claims, lawsuits, or legal actions during the past 5 years.

CONSTRUCTION WORK PERFORMED BY CONTRACTORS PERSONNEL

MWGC will oversee a substantial portion of the construction work for this project using our skilled in-house team while subcontracting specialized trades that require specific expertise. Our personnel will handle essential tasks such as demolition, carpentry, concrete work, rough framing, minor mechanical and electrical work, and final finishing. By self-performing approximately 10% of the work, MWGC maintains close control over critical phases, ensuring each step aligns with our quality standards and cost objectives.

At the outset of the project, MWGC conducts a detailed cost estimation and establishes a baseline budget, thoroughly reviewing materials, labor, and equipment to ensure accurate projections and minimize variances. Through value engineering, we work closely with the project team to identify cost-saving opportunities without compromising quality. This includes analyzing materials, construction methods, and design details to recommend alternatives that optimize costs and improve efficiency.



Our Mission

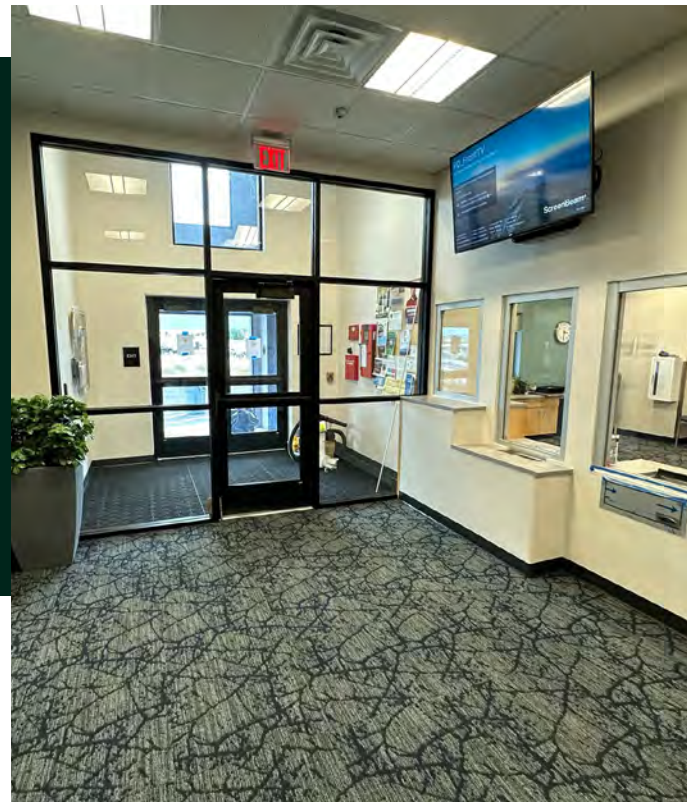
We will strive to make Timberline Fire Protection District feel like you are our only client.



Our Vision

We envision a project where our clients not only achieve their construction goals but also experience a seamless and enjoyable journey.

Our proposed team has over 90 years of experience constructing public safety facilities.



Our approach to procurement emphasizes transparent and competitive bidding, leveraging our established relationships with trusted suppliers to secure favorable rates and quality materials. This ensures that cost-effective choices are prioritized throughout the project, with transparency to the client. MWGC also employs advanced project management software, such as Procore, to monitor costs in real time. Our team tracks labor hours, materials, and equipment usage continuously, quickly identifying any variances from the budget.



**“Great things
in construction
are never
done by one
person.”**

Change orders are managed with a stringent approach, involving proactive communication with you to discuss, document, and price any potential scope changes fully. This method minimizes unforeseen costs, allowing us to address adjustments transparently. To further control costs, MWGC prioritizes waste reduction and resource efficiency, implementing practices that reduce excess materials and promote reuse wherever possible. This approach not only cuts costs but also aligns with sustainable construction principles, benefiting both the project budget and environmental goals.

FAMILIARITY WITH COLORADO SPECIAL DISTRICTS

MWGC brings extensive experience in fire stations and public safety projects, and has a strong track record of collaborating with Colorado Special Districts and fire departments. Currently, we are providing construction services for a fire station addition and a new training center for Roaring Fork Fire Rescue in El Jebel. Our portfolio also includes fire station projects completed for the Town of Vail, Sugarloaf Fire Protection District, the City and County of Denver, East Grand Fire Protection District, and Elizabeth Fire Protection District.

ABILITY TO MEET USDA, DOLA AND COLORADO SPECIAL DISTRICT DOCUMENTATION

We have a solid track record of working with projects that require compliance with USDA, DOLA, and Colorado Special District regulations. We know how important it is to follow strict public procurement guidelines, and we make sure every step of the process is transparent and well-documented. That means getting multiple bids for subcontractors and suppliers, keeping an open-book approach so stakeholders can see exactly how decisions are made, and making sure everything lines up with funding requirements and project goals.

We’ve worked on projects funded by DOLA grants and other government sources, so we understand the ins and outs of prevailing wage laws, reporting obligations, and the detailed paperwork that comes with them. When it comes to the Buy America Build America Act, we take a proactive approach—vetting suppliers, confirming domestic sourcing, and keeping clear records to ensure compliance. If there’s a challenge finding materials that meet BABAA requirements while staying on budget and schedule, we work closely with the project team to find solutions that check all the boxes.

To keep everything on track, we have detailed cost management and reporting processes in place that align with USDA and DOLA requirements. We’ve handled projects that require federal reimbursement, making sure pay applications are submitted on time and with all the right documentation. We also use Procore to track submittals, RFIs, change orders, and project correspondence in real time, so owners and stakeholders always have a clear view of the project.

We’ve successfully navigated these requirements for projects with the Town of Buena Vista, Roaring Fork Transportation Authority, and Roaring Fork Fire Rescue Authority. These projects required careful attention to funding compliance, competitive bidding, and extensive documentation, all of which we managed while delivering high-quality work on time and within budget.

FIRE STATIONS OVER THE PAST 3 YEARS

MWGC recently broke ground on El Jebel Fire Station #42 for the Roaring Fork Fire Rescue Authority. The El Jebel Fire Station #42 project consists of multiple phases of construction with the owner occupying the facility during the entire construction process. The scope of work includes a new fire training tower, new pre-engineered metal Fleet Maintenance Facility and addition to existing fire station to house the Pitkin County Dispatch (profile attached).

While not fire stations, we have also completed two ambulance stations for South Park Ambulance District, a new police station for the Town of Buena Vista and a police station remodel for the City of Black Hawk (all attached).

PRICING AND SERVICES METHODOLOGY

MWGC follows a structured and transparent pricing methodology designed to ensure accuracy, reliability, and alignment with the client's budget expectations. In calculating initial estimates, we rely on a combination of detailed quantity takeoffs, historical cost data, and current market rates. This information is gathered from our network of trusted suppliers and subcontractors to form a reliable preliminary budget. During pre-construction, MWGC conducts a comprehensive review of project drawings, specifications, and scope requirements, refining estimates with each design update to establish an accurate and well-informed final pricing proposal.

Once we enter the Guaranteed Maximum Price (GMP) phase, MWGC finalizes pricing by combining our refined estimates with competitive bids from pre-qualified subcontractors. This GMP reflects a maximum cost commitment to the client, balancing fixed costs and contingencies while allowing for transparency and flexibility in managing unforeseen issues.

To maintain high standards of quality, scheduling, and cost control throughout the project, MWGC employs dedicated on-site supervision, rigorous quality control protocols, and advanced project management software. Quality is upheld through regular inspections, detailed checklists, and alignment with project specifications, ensuring that all work meets or exceeds industry standards. Schedule adherence is achieved through careful planning and close coordination with subcontractors, with milestones set and tracked to keep the project on time. Cost control is managed through continuous tracking of expenditures against the established budget, allowing us to identify and address variances swiftly.

Our approach to managing change orders emphasizes client communication and cost transparency. Any potential changes are reviewed in collaboration with the client and design team to assess their impact on the budget, schedule, and project scope. To control costs associated with subcontractor pricing on change orders, we require detailed, itemized proposals and ensure competitive rates by reviewing each proposal against industry benchmarks and project cost data. This process ensures that any additional costs remain fair and reasonable, benefiting both the project and client.

In developing the critical path schedule, MWGC begins with a thorough analysis of project requirements, including material lead times, labor availability, and construction sequencing. Our scheduling team creates a comprehensive timeline, prioritizing tasks on the critical path to avoid delays in key project milestones. This schedule is then closely monitored and updated as needed to accommodate any changes or challenges, ensuring that critical activities remain on track and aligned with the overall project timeline.

CURRENT PROJECT PROGRESS/DESIGN

January 31, 2025

PROJECT	START DATE	COMPLETION DATE	% COMPLETE	CONTRACT VALUE
Install Fire Sprinklers, Upgrade HVAC & ADA Hubert Work Gym Ph. 1 & 2 of 3 (Contract & COs)	05/31/23	03/20/25	87.6%	\$6,832,492
NWSS Asphalt, RTU Installation and Roofing (Contract)	08/12/24	02/17/25	77.9%	\$2,536,387
South Platte Crossing HVAC Mechanical (Contract)	06/03/24	02/15/25	64.8%	\$3,439,352
Century Casino & Hotel Cripple Creek Renovations (Precon w. GMP)	09/16/24	02/25/25	55.1%	\$1,112,805
Copper Kitchen Pizzeria (Precon Contract w. Amendment)	04/01/24	10/01/25	50.5%	\$6,855,526
Franktown Taphouse (Design Services Contract)	TBD	TBD	50.1%	\$300,000
Oros Mt. Crested Butte (Preconstruction Contract)	Est. April 2025	Est. April 2027	33.8%	\$50,000,000
Peak Side-Winter Park Home LLC (Precon Contract)	TBD	TBD	29.9%	\$8,000,000
Vail Art Studio (Contract)	10/28/24	05/29/25	29.3%	\$1,231,781
DreamTree - Taos NEST (Precon Contract & GMP(s))	10/28/24	05/01/25	28.1%	\$1,510,000
Douglas County Open Space (Contract)	02/29/24	12/31/25	23.6%	\$150,000
Riverdale Animal Shelter and Reflection Garden Gazebo (Precon Contract w. Amendment One)	12/02/24	Est. July 2025	12.9%	\$1,283,594
Lewan 4th Floor - Common Area & Suite 445 (Contract)	12/09/24	TBD	11.2%	\$890,964
Little School on Perry Street (Contract)	09/04/24	Est. August 2025	8.6%	\$1,957,159
El Jebel Fire Station 42 (Precon Contract w. Amendment(s))	11/11/24	Est. Winter 2025	7.5%	\$20,000,000
BVSD Education Center HVAC System (Design Services Contract)	Est. July 2025	Est. August 2025	0.7%	\$750,141

FINAL

\$106,850,202

1700 Park Street, Grand Canyon Suite - Castle Rock, CO 80109-3009 | Ph.: (303) 688-9848 Fax: (303) 688-8269

www.mwgolden.com



EL JEBEL FIRE STATION #42

Location	El Jebel, CO
Owner	Roaring Fork Fire Rescue - Kevin Issel (970) 319-3129 kissel@roaringforkfire.org
Design	Chamberlin Architects - Jonathan West (970) 589-0725 jwest@chamberlinarchitects.com
Schedule	11/19/2024 - 3/30/2026
Project Cost	\$21,249,449

The El Jebel Fire Station #42 project is a comprehensive, multi-phase construction initiative designed to upgrade and expand emergency response facilities while keeping the station fully operational throughout the process. This project includes phased design and permitting, allowing construction work to progress efficiently in distinct stages.

The project begins with the construction of a new, state-of-the-art Fire Training Tower to support advanced firefighter training and skills development. Next, a pre-engineered metal building will be added as the new Fleet Maintenance Facility, providing essential space and resources for vehicle maintenance through initial foundational work and a complete build-out phase. To support these new structures, site development will include necessary infrastructure enhancements, improving the functionality and sustainability of the entire facility.

The Fire Station 42 expansion will involve foundational work, significant renovations, and an addition that creates modernized and expanded spaces for station operations. This phase also includes constructing a second-floor core and shell designated for the future Pitkin County Dispatch center, offering a centralized dispatching service for the region.

Relevant team members: Jason Golden, President, Adam Alexander, Estimator and Mike Weber, Project Manager.





JEFFERSON AMBULANCE STATION

Location	Jefferson, CO
Owner	South Park Ambulance District - Kevin Borns (719) 836-2055 chief@southparkambulance.com
Design	Davis Partnership Architects - Kevin Scott (303) 861-8555 kevin.scott@davispartnership.com
Schedule	6/13/2022 - 5/30/2023
Project Cost	\$2,897,255

The South Park Ambulance District once again chose MWGC via a CM/GC contract to build their new ground up 4,345 square-foot single story ambulance station, this time located in Jefferson, CO. Like the Hartsel Ambulance Station we completed in 2021, the station is a stand alone structure on a previously undeveloped site.

The Jefferson Ambulance Station is a mirror image of the Hartsel Ambulance Station. The lone exception is that the Jefferson Ambulance Station will have air conditioning. By utilizing the same team, South Park Ambulance District was able to hit the ground running on their new ambulance station as we were all well versed in the local codes and regulations, subcontractor availability and material availability.

The station will include a treatment area for walk-ins, living quarters for 4 EMT staff members and a vehicle bay to house 2 ambulances. The addition of this station further cuts down on response times for incidents in Park County.

Relevant team members included: Jason Golden, President; Adam Alexander, Estimator; Mike Weber, Project Manager; and Scott Smiley, Superintendent.





HARTSEL AMBULANCE STATION

Location	Hartsel, CO
Owner	South Park Ambulance District - Kevin Borns (719) 836-2055 chief@southparkambulance.com
Design	Davis Partnership Architects - Kevin Scott (303) 861-8555 kevin.scott@davispartnership.com
Schedule	10/5/2020 - 12/20/2021
Project Cost	\$2,251,044

The South Park Ambulance District chose MWGC to build their new ground up 4,345 square-foot single story ambulance station located in Hartsel, CO. The station is a stand alone structure on a previously undeveloped site. Three main functions for the ambulance station went into the design: a clinic space, living space, and an apparatus bay.

The clinic is the main visitor entrance to the building and provides a waiting room and one small exam room for patients. It also includes a restroom and storage area. The living area is the main housing for the ambulance station staff. Two total staff will be on call at any one time. However, three bedrooms are provided for the potential of a future staff expansion. Restrooms, a staff kitchen and dining space also encompasses the living area.

Landscaping around the exterior of the building showcases trees and grasses native to South Park. The need for a new ambulance station comes due to the increased human traffic the county has seen over recent years.

Relevant team members included: Jason Golden, President; Adam Alexander, Estimator; Mike Weber, Project Manager and Scott Smiley, Superintendent.





GMF EXPANSION PHASE II

Location	Glenwood Springs, CO
Owner	RFTA - Ben Ludlow (970) 384-4858 bludlow@rfta.com
Design	Zehren & Associates - Tim Losa (970) 949-0257 timl@zehren.com
Schedule	11/18/2020 - 5/31/2022
Project Cost	\$8,623,019

Roaring Fork Transportation Authority selected MW GOLDEN CONSTRUCTORS in a hard-bid delivery method to build Phase 2 of their Glenwood Springs Maintenance Facility. Phase 2, included grading, excavation, fleet maintenance building renovation and expansion. The expansion called for a 6,775 square-foot addition to the existing maintenance facility. Two additional maintenance bays were also added to the existing building.

MWGC also administered renovations to the existing 11,098 square-foot building. The shared space between Dispatch Operations and IT was remodeled during the GMF Phase 2 Expansion Project and converted into a larger centralized dispatch center, a larger break room as well as a server room for the IT department's equipment. A second level mezzanine was constructed to house additional offices, a conference room, break room, lockers and restrooms for maintenance personnel.

Relevant team members included: Jason Golden, President; Adam Alexander, Estimator and Mike Weber, Project Manager.





POLICE STATION RENOVATION

Location	Black Hawk, CO
Owner	City of Black Hawk - Matt Reed (303) 582-2288 mreed@cityofblackhawk.org
Design	PEH Architects - Josh Zinnecker (303) 442-0408 joshz@peharch.com
Schedule	6/19/2023 - 9/29/2023
Project Cost	\$1,057,561

This project consisted of a complete renovation to the 2,518 SF first floor of the existing police department building. The outdated layout of the first floor provided significant restraints for the flow and security of the police department. Through demolition of existing walls, doors, ceilings, and flooring, we were able to re-design the layout of the space to provide the police department with the required work areas needed to safely and effectively perform their tasks at hand.

This new design also included the relocation of the employee restroom, a larger kitchen area, a much larger dispatch area with raised access flooring, and an inmate booking quarters with an added restroom that was incorporated into the rear secure entrance. Added security measures such as access control on all exterior and interior doors along with new interior dome video surveillance provides the department with a secure work environment for the already strenuous tasks they perform every day. Updated MEP's consisting of new plumbing fixtures, power distribution, lighting, data drops, and mechanical equipment ensures that the space has an updated infrastructure to maintain a continuous operation.

Relevant team members included: Jason Golden, President; Adam Alexander, Chief Estimator and Sheamis Hawley, Project Engineer.





BUENA VISTA POLICE STATION

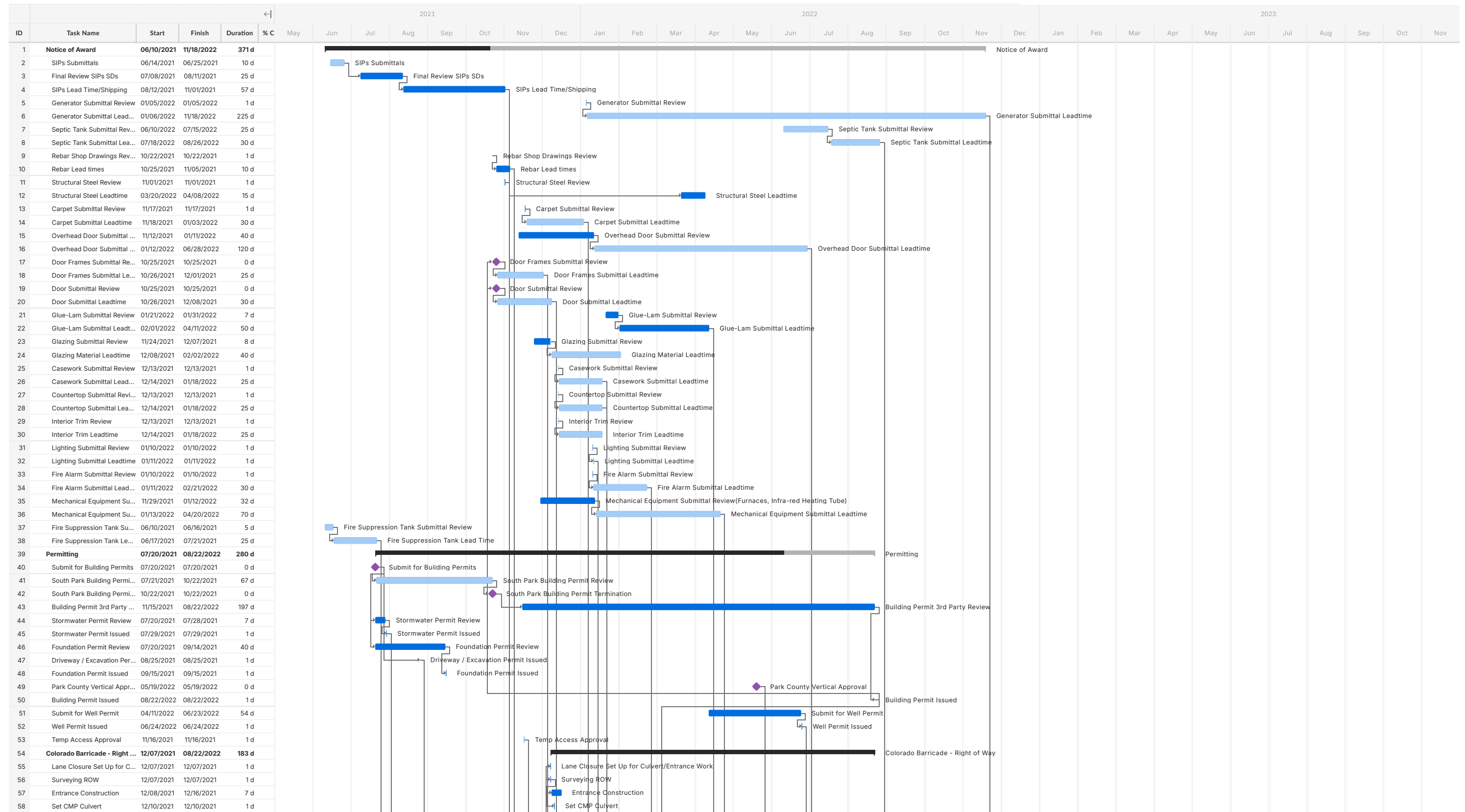
Location	Buena Vista, CO
Owner	Town of Buena Vista - Dean Morgan (719) 395-8654 dmorgan@buenavistaco.gov
Design	Reilly Johnson Architecture - Page Phillips (303) 832-9111 pphillips@rjarch.com
Schedule	7/11/2022 - 8/2/2023
Project Cost	\$3,943,480

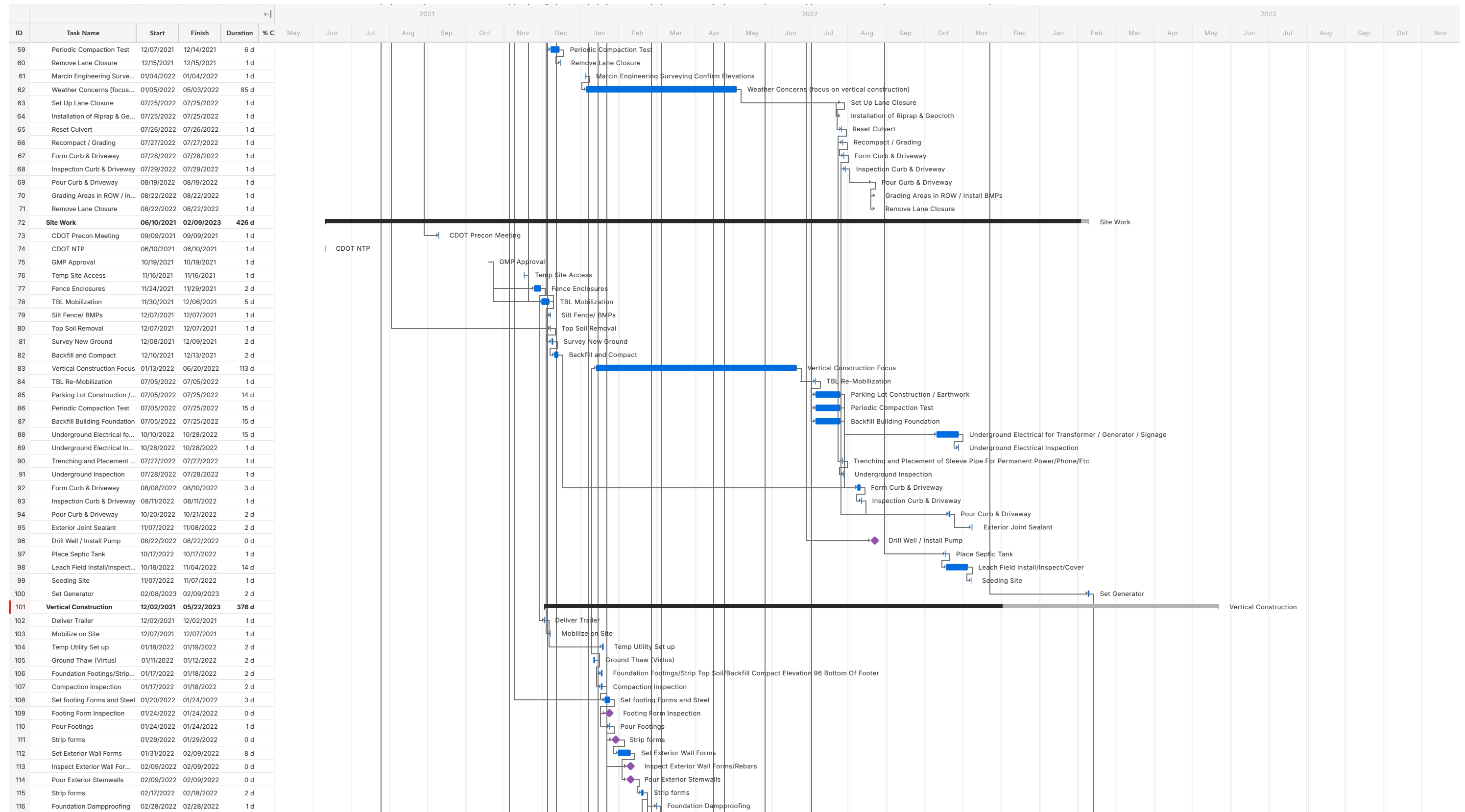
The Buena Vista Police Station is a remodel of what was previously a local furniture store. This project involves upgrading site utilities, installing an upgraded secure vestibule, and upgrading the mechanical, electrical, and plumbing systems of the building. The finished building will provide space for officers to work, train, eat, process those who have been arrested, and store evidence & firearms. Due to the nature of the building, the upgrades will include state of the art security upgrades and bullet resistant windows and walls to keep the employees and visitors safe. MWGC's role in the project is to put together the project team and ensure the building is completed above and beyond the expectations of the Buena Vista Police Department. Our team brought our expertise to the table to recommend changes that will improve the quality of the finished product and save the owner money wherever possible.

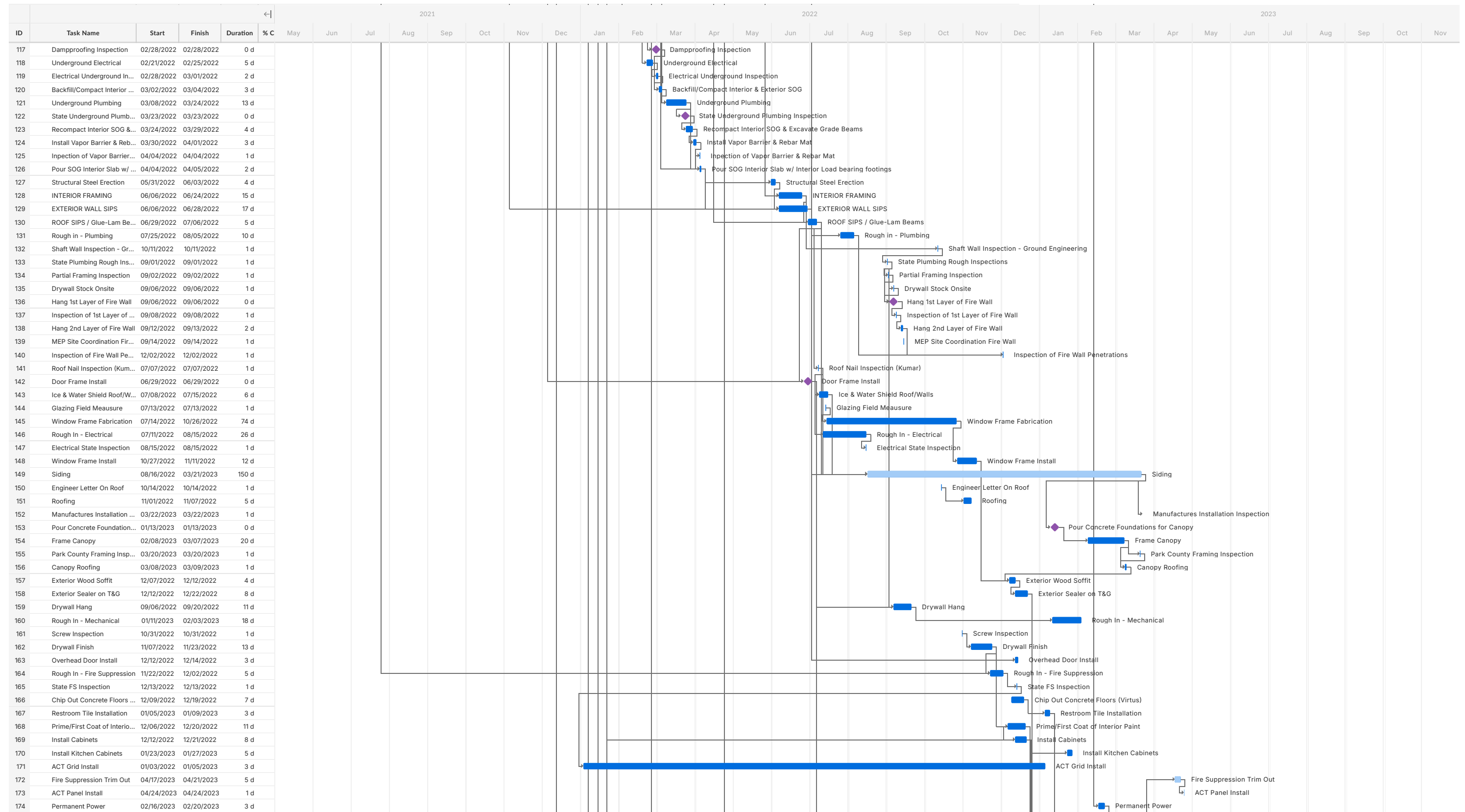
MWGC made a focused and concerted effort to involve local vendors during the preconstruction phase of the project, and we were able to award several local subcontractors to complete scopes of work ranging from demolition, excavation, utilities, concrete, framing, drywall, HVAC, plumbing, electrical, and fire alarm. This effort resulted in over 60% of the project being awarded to companies in the Arkansas River valley.

Relevant team members: Jason Golden, President; Adam Alexander, Estimator and Sheamis Hawley, Project Engineer.









CONSTRUCTION EXPERIENCE

MWGC sees preconstruction as the foundation for a successful project. Our approach is built on collaboration, transparency, and proactive problem-solving. We work closely with the Fire District, design team, and key stakeholders to ensure every decision is informed by cost, constructability, and long-term value. By engaging early with JVA Structural, JVA Civil, and Columbine Engineering, we leverage their expertise to refine the design, address potential challenges, and optimize the project before construction begins.

Keeping construction costs under control starts with accurate budgeting and open-book cost estimating. We develop detailed estimates at each design milestone, ensuring alignment with the Fire District's budget while identifying cost-saving opportunities through value engineering. Our team thoroughly reviews material selections, system efficiencies, and construction methods to ensure the best return on investment without sacrificing quality or functionality.

Preconstruction fees are structured as a fair, fixed cost based on the level of effort required, covering services such as estimating, scheduling, constructability reviews, and subcontractor coordination. These fees will be clearly outlined in our proposal to avoid any surprises. While some specialty subcontractors may provide input during this phase, all subcontractor selection will occur through a competitive bidding process, ensuring the Fire District receives the best value for each trade.

Throughout preconstruction, we maintain an open line of communication with the entire project team, facilitating regular meetings to track progress, refine the scope, and mitigate risks before they impact construction. By taking this proactive, team-oriented approach, we set the stage for a smooth construction phase that stays on time and on budget.





VAIL FIRE STATION #1 RENOVATION

Location	Vail, CO
Owner	Town of Vail - John King (970) 479-2100 jking@vailgov.com
Design	Pierce Austin Architects - William Pierce (970) 476-6342 bill@vailarchitects.com
Schedule	6/20/2016 - 3/17/2017
Project Cost	\$3,324,778

This project consisted of the renovation of the original 6,032-sf Fire Station while also adding 2,060-sf of usable space. A standby generator was also incorporated into the building. The building renovation had to be sequenced carefully to keep the firemen and their equipment active and housed appropriately throughout the Project. All utilities were upgraded and a new storm water drainage system was installed.

The 8,092-sf mixed-use space included duty quarters, an apparatus bay for housing two fire trucks, clean room, work room, storage rooms, mechanical/boiler room, generator room, IT room, offices, conference room, gymnasium, the addition of a fire pole, two exterior trash enclosures, as well as two Employee Housing Units (EHUs.) A new driveway was installed; incorporating glycol snow melt and new access and parking were added in the rear.

The exterior of the Station was upgraded to better blend in with the neighborhood. 36 main subcontractors were utilized on this Project. This project required intensive application of manpower while working with limited parking.

Relevant team members: Jason Golden, President, Adam Alexander, Estimator and Mike Weber, Project Manager.



EAST GRAND FIRE PROTECTION DISTRICT #4 HEADQUARTERS REMODEL

Fraser, CO



Project Overview:

The headquarters building for East Grand Fire District #4 received a face lift courtesy of MW GOLDEN CONSTRUCTORS (MWGC). The 10,500 square foot remodel of administrative office space and classroom space was completed August 8th 2014. MWGC performed a complete demolition of the existing office space and the supporting mechanical, electrical, and plumbing systems. New systems were installed within the reconfigured office space. The boiler for the hydronic heating system was also replaced. A hydronic heating system uses solar heat to supplement a traditional boiler, providing energy and cost savings.

Another sustainable feature—and perhaps the most striking feature—of the remodel was the use of beetle kill pine for paneling, a display case, and ceiling clouds. Finishing touches included a new aluminum canopy above the station’s main entrance.

Some East Grand fire fighters live in the station year round in exchange for maintaining the equipment and building and responding to calls. Resident fire fighters “provide systems and equipment maintenance...as well as allow us credit for full time firefighters at a fraction of the cost,” according to East Grand’s website. MWGC was honored to remodel not just the workplace of hard working public servants, but also their home.

SPECIFICATIONS

Contract Amount
\$809,772

Project Schedule
3/5/2014 - 8/8/2014

Project Team
Jason Golden - Principal
Adam Alexander - Estimator
Mike Weber - Project Manager
Jeff Erck - Superintendent
Kevin Harned - Project Engineer

Owner
East Grand County Fire Protection
District #4
Todd Holzwarth, Fire Chief
(970) 726-5824

Design
Munn Architecture LLC
Scott Munn
(970) 887-9366

STAFFING PLAN



UNIQUELY MWGC

MWGC has worked with Fire Protection Authorities such as Roaring Fork Fire Rescue, Sugarloaf Fire Protection District, East Grand Fire Protection District and Timberline Fire Protection District.

The success of our project will be driven by a team of seasoned professionals with not only extensive expertise but also a proven history of working together to deliver outstanding results. Four of our key team members—Jason Golden, Adam Alexander, Mike Weber, and Scott Smiley—collaborated successfully on the Hartsel Ambulance Station and Jefferson Ambulance Station projects. This shared experience has fostered a seamless working dynamic, strengthening communication, coordination, and mutual trust among team members.

Our familiarity with one another’s workflows and expectations is a key advantage that will ensure this project runs more smoothly. Jason Golden, our President, provides strategic oversight and high-level guidance, ensuring alignment with the client’s goals and MWGC’s commitment to excellence. Jason’s leadership was instrumental in the success of the Hartsel and Jefferson projects, and his ability to set a clear vision will guide the team to deliver another exceptional facility.

Adam Alexander, our Chief Estimator/VP of Operations, plays a pivotal role during preconstruction, developing precise cost projections and identifying value engineering opportunities. His expertise ensures the project remains on budget while achieving the desired quality. Adam’s familiarity with JVA Engineering & Columbine Engineering’s design processes enhances the efficiency of budget and design alignment during preconstruction.

Our Project Manager, Mike Weber will lead the day-to-day execution of the project. With his meticulous organizational skills and focus on effective communication, Mike ensures that schedules are maintained, resources are optimized, and risks are mitigated. Having worked closely with Scott Smiley on the Hartsel and Jefferson projects, Mike is well-prepared to navigate the complexities of this project with a steady hand.

On-site leadership is provided by our on-site Superintendent, Scott Smiley who brings a wealth of construction expertise to the project. Scott’s daily presence ensures safety, quality, and efficiency while managing subcontractors and maintaining compliance. His established rapport with both the internal team and design team will streamline the project’s on-site operations.

Completing the core team is our Project Engineer, Sheamis Hawley who provides technical oversight and ensures seamless integration of engineering and design aspects. While new to working with this specific team, Sheamis’ technical acumen and collaborative approach make him a natural fit, bolstering the team’s collective expertise.

Our design-build team's established relationships and shared successes provide a strong foundation for this project. Leveraging our familiarity with one another's strengths and processes, we are confident in delivering a smooth, efficient construction process and an exceptional final facility that exceeds client expectations.

Please see the attached Work In Progress sheet in the General Qualifications section for all current projects.



JASON GOLDEN

PRESIDENT

EDUCATION

Northern Colorado University

CONTACT US

(303) 688-9848 - Main
(720) 531-4050 - Direct
jgolden@mwgolden.com

CERTIFICATIONS

Green Building Certificate
OSHA 10 Hour
ICC General Contractor A
Class A-B Building Inspection
Division
President - Grand County
Builders Association

EXPERIENCE

27 Years

RELEVANT PROJECTS

El Jebel Fire Station #42

New fire-training tower, maintenance building & fire station addition
Anticipated completion 03/30/2026
\$21,249,449

Buena Vista Police Station

Relocation of Buena Vista Police Station to new building
Completion 07/25/2023
\$3,943,408

Jefferson Ambulance Station

Ground-up ambulance station in Jefferson, CO
Completion 05/30/2023
\$2,897,255

RFTA GMF Expansion Phase 2

6,775 sq-ft addition & renovation to maintenance facility
Completion 05/31/2022
\$8,623,019

Hartsel Ambulance Station

Ground-up ambulance station in Hartsel, CO
Completion 12/20/2021
\$2,251,044

JOB DESCRIPTION

With a 27-year career in construction, Jason Golden has navigated various roles at MW GOLDEN CONSTRUCTORS and currently holds the position of President. As the President, Jason is committed to ensuring that MWGC consistently delivers performance that either meets or exceeds the expectations of our clients.

His leadership extends beyond the construction site and has been actively involved in community service. Jason has also invested significant time in local Builder's Associations, currently holding the position of President of the Grand County Builders Association.

His experience, industry recognition, and commitment to community service underscore his leadership role as President, contributing to the success and positive impact of MWGC.

Jason will allocate his time on an as needed basis.

REFERENCE

South Park Ambulance District
Kevin Borns
(719) 836-2055
chief@southparkambulance.com



ADAM ALEXANDER

CHIEF ESTIMATOR / VICE PRESIDENT

EDUCATION

B.S. Construction Management
Colorado State University

CERTIFICATIONS

OSHA 30 Hour
American Institute of Constructors - Associate Constructor
EPA Lead-Safe Certification
Fall Protection "Competent Inspector" Certification

CONTACT US

(303) 688-9848 - Main
(720) 531-4044 - Direct
aalexander@mwgolden.com

EXPERIENCE

24 Years

RELEVANT PROJECTS

El Jebel Fire Station #42

New fire-training tower, maintenance building & fire station addition
Anticipated completion 03/30/2026
\$21,249,449

Buena Vista Police Station

Relocation of Buena Vista Police Station to new building
Completion 07/25/2023
\$3,943,408

Jefferson Ambulance Station

Ground-up ambulance station in Jefferson, CO
Completion 05/30/2023
\$2,897,255

RFTA GMF Expansion Phase 2

6,775 sq-ft addition & renovation to maintenance facility
Completion 05/31/2022
\$8,623,019

Hartsel Ambulance Station

Ground-up ambulance station in Hartsel, CO
Completion 12/20/2021
\$2,251,044

JOB DESCRIPTION

Adam Alexander, AC, has been a part of MW GOLDEN CONSTRUCTORS since 2006 and currently holds the position of Chief Estimator. With a diverse professional background within the company, Adam has previously served in roles such as safety officer, superintendent, project manager, project engineer, and in-house IT support/website management.

In his capacity as Chief Estimator, Adam plays a pivotal role in assigning and coordinating the scope of work with the estimating staff for each project. He stands as the primary member of the estimating team, bearing overall responsibility for the creation of budgets and estimates. Adam's extensive experience across various roles within the company positions him as a knowledgeable and seasoned leader in the estimation process, contributing to the successful planning and execution of projects at MW GOLDEN CONSTRUCTORS.

Adam will allocate 10 hours per week to this project.

REFERENCE

Town of Snowmass Village
Andy Worline
(970) 922-2245
aworline@tosv.com



MIKE WEBER

PROJECT MANAGER

EDUCATION

B.S. Construction Management
University of Wisconsin
Platteville

CERTIFICATIONS

OSHA 30 Hour
ABC Safety Certification
Competent Person Training
for Excavation Safety
Safety Awareness Training
Certified Forklift Operator
Silica and Lead Safety

CONTACT US

(303) 688-9848 - Main
(720) 531-4051 - Direct
mweber@mwwgolden.com

EXPERIENCE

19 Years

RELEVANT PROJECTS

El Jebel Fire Station #42

New fire-training tower, maintenance building & fire station addition
Anticipated completion 03/30/2026
\$21,249,449

Castle Rock Police Department Renovation

Renovation to police station
Completion 09/08/2023
\$1,962,649

Jefferson Ambulance Station

Ground-up ambulance station in Jefferson, CO
Completion 05/30/2023
\$2,897,255

RFTA GMF Expansion Phase 2

6,775 sq-ft addition & renovation to maintenance facility
Completion 05/31/2022
\$8,623,019

Hartsel Ambulance Station

Ground-up ambulance station in Hartsel, CO
Completion 12/20/2021
\$2,251,044

JOB DESCRIPTION

Mike is an adept Project Manager who meticulously oversees all aspects of his projects, ensuring smooth execution from start to finish. He actively engages in preconstruction scheduling, leveraging his expertise to streamline processes and anticipate challenges. Once construction begins, he assumes a central role in subcontract administration, correspondence management, billing, scheduling, budgeting, and quality control.

With a keen eye for detail, Mike provides invaluable constructability suggestions, drawing on his extensive experience to optimize project efficiency. He also mentors the project engineer, fostering a collaborative environment for timely review of submittals by internal and external stakeholders. His proactive approach and commitment to excellence consistently result in outcomes that surpass expectations.

Mike will allocate 20 hours per week to your project.

REFERENCE

Roaring Fork Fire Rescue
Kevin Issel
(970) 319-3129
kissel@roaringforkfire.org



SCOTT SMILEY

SUPERINTENDENT

EDUCATION

B.S. Construction Management
Kansas State University

CONTACT US

(303) 688-9848 - Main
ssmiley@mwgolden.com

CERTIFICATIONS

OSHA 30 Hour
First Aid / CPR Certified

EXPERIENCE

14 Years

RELEVANT PROJECTS

Clear Creek School District Renovations

Simultaneous renovations to Georgetown Elementary School & Clear Creek Middle/High School

Completion 09/15/2023
\$1,559,915

Jefferson Ambulance Station

Ground-up ambulance station in Jefferson, CO

Completion 05/30/2023
\$2,897,255

Government Center Space Utilization

Renovations to the Adams County District Attorney building

Completion 06/30/2022
\$1,004,998

Hartsel Ambulance Station

Ground-up ambulance station in Hartsel, CO

Completion 12/20/2021
\$2,251,044

Providence Village Recreation Center

Ground Up 4,600 sq-ft Recreation Center

Completion 09/30/2020
\$3,220,623

JOB DESCRIPTION

Scott Smiley became a valuable member of MW GOLDEN CONSTRUCTORS in 2018, assuming the crucial role of Superintendent. With a focus on results, Scott brings a wealth of knowledge, skills, and experience to effectively oversee daytoday field operations. His commitment is evident in the delivery of high-quality work within established timelines, always prioritizing safety and cost-effectiveness.

In his capacity as Superintendent, Scott assumes responsibility for the production aspects of the work. He is held accountable for ensuring that the completed work aligns with the standards outlined in the project’s contract documents. This includes the commitment to delivering quality workmanship, adhering to specified timelines, and managing costs effectively. Moreover, Scott is dedicated to maintaining a work environment that prioritizes safety and is consistently kept clean and orderly.

Scott will allocate all of his time to this project.

REFERENCE

Integrated Property Services
Matt Lewan
(303) 757-4400
mlewan@integratedprop.net



SHEAMIS HAWLEY

PROJECT ENGINEER

EDUCATION

B.S. Construction Management
University of Wyoming

CERTIFICATIONS

OSHA 30 Hour
LEED Green Associate

CONTACT US

(303) 688-9848 - Main
(720) 531-4056- Direct
shawley@mwgolden.com

EXPERIENCE

5 Years

RELEVANT PROJECTS

Copper Kitchen Pizzeria

Ground-up pizzeria & bar in Black Hawk, CO
Anticipated Completion 07/01/25
\$6,501,189

Sheriff's Substation Renovation

Occupied renovations to the Adams County Sheriff's office
Completion 10/04/2024
\$1,926,476

Lewan 3rd & 5th Floor Remodel

Interior remodel of 3rd & 5th floor of a commercial office
Completion 04/19/2024
\$1,879,056

Black Hawk Police Station Renovation

Interior renovation to historic 1870 police station
Completion 10/24/2023
\$1,057,561

Buena Vista Police Station

Relocation of Buena Vista Police Station to new building
Completion 07/25/2023
\$3,943,408

JOB DESCRIPTION

Sheamis Hawley, a Project Engineer at MW GOLDEN CONSTRUCTORS, is instrumental in ensuring the smooth execution of our projects. His primary focus lies in producing accurate submittals and schedules, crucial components that underpin project success. Alongside this, Sheamis provides invaluable support to field management, overseeing site documentation and facilitating seamless coordination among subcontractors and suppliers.

With a foundation in core drilling and carpentry, Sheamis brings a wealth of practical experience to his role, complemented by his education at the University of Wyoming. This diverse background equips him with a unique perspective, enhancing his problem-solving abilities and contributing to the overall efficiency and excellence of our projects.

Sheamis will allocate 15 hours per week to this project.

REFERENCE

City of Black Hawk
Matt Reed
(303) 582-2288
mreed@cityofblackhawk.org



Resume' JOHN LANG, P.E.

SENIOR ELECTRICAL ENGINEER/ PRINCIPAL

Mr. Lang has over 33 years of experience in designing electrical systems for many types of projects including Municipal Projects, Fire and Police Stations and Training Facilities in Colorado and adjacent states. He prepares contract drawings and specifications for complete electrical designs including lighting systems, power devices layouts and power distribution systems. Mr. Lang specializes in the Design-Build method for delivering projects.

Professional Experience

33 Years of Total Experience

Education

Yale University
Bachelor of Arts – Electrical Engineering

Registration

Licensed as a Professional Engineer in Colorado, Arizona, Nebraska, Oklahoma, Kansas, Utah, New Mexico, Delaware, Maryland, Michigan, Texas, Wisconsin, Louisiana, Georgia, New Jersey, West Virginia and Wyoming



Affiliations

National Council of Examiners for Engineering and Surveying (NCEES)

Project Experience

- | | |
|--|---|
| * Flatrock Training Facility – Lobby Renovation | South Suburban – Littleton Golf and Tennis Club Building |
| * South Suburban Parks and Rec Aquatic Facility Replacement for the Ben Franklin Pool, Holly Pool and Harlow Pool. | Denver SWAT – Tenant Improvements
Summit Strong Gym – Denver, CO |
| * Landline Donuts – Longmont | Los Campeones Gym – Lakewood, CO |
| * Ellicott High School Improvements | Tallyn’s Reach Fire Station, Police Station and Public Library – Aurora, CO |
| * Hollis-Miller Architects Tenant Finish | Lafayette Fire Station #2 – Lafayette, CO |
| * Davey Daycare – Castle Rock | Denver Police Stations – District 2, District 3 and District 4 |
| South Suburban – Family Sports Dome | * Projects with MW Golden Constructors |

7175 W Jefferson Ave, Suite 1000
Lakewood, CO 80235
720-536-5150



Education

Master of Science, Civil Engineering University of Colorado, Boulder 2001

BSCE – Structural Emphasis, University of Colorado, Boulder, 1999

Bachelor of Arts, Western Colorado University, 1995

Registration

PE: CO, WY

Professional Organizations

AISC, AWC, SEAC

Project Experience

Mark is a Principal at JVA with over 24 years of experience in structural design. Mark has extensive experience in wood framed structures that includes single-family and multi-family residential construction. Mark has also completed numerous public projects including Parks and Wildlife facilities at the local, state and federal levels. He is familiar with regional soils conditions in Grand Lake given his experience in the County.

Western Colorado University Natatorium Renovation, Gunnison
Western Colorado University Savage Library Investigation
Western Colorado University Hurst Hall Renovation
Gunnison Valley Hospital Imaging Addition, Gunnison*

Rocky Mountain Fire Station No. 6, Eldorado Springs
Arvada Police Evidence Storage Facility Addition, Arvada
CDOT Workforce Housing, Buena Vista
Solar Vail Employee Housing, Vail
Allenspark Transfer Station Office Facility, Boulder County
Walden Ponds Open Space Storage Facility, Boulder County
Boulder County Compost Facility / Adaptive Reuse of Residence, Longmont (Conceptual)
Boulder County Hazardous Material Management Facility Addition, Boulder

NPS Grand Lake Entrance Station, Rocky Mountain National Park
Cameo Shooting Visitor Center/Education Complex, Mesa County, CO Parks & Wildlife
NPS Canyon Area Lodging Re-development (Five Lodges), Yellowstone NP, WY
Lake Pueblo Visitor Center, Colorado Parks & Wildlife (Conceptual)

Buffalo Run Golf Clubhouse Renovation and Maintenance Facility, Commerce City
Flatirons Golf Clubhouse, City of Boulder
Devils Thumb Clubhouse Remodel, Superior
Innovative Openings Warehouse Addition, Louisville

Depot Square Affordable Housing, Hyatt Place Hotel and Parking Structure, Boulder
Thistle Community Affordable Housing, Boulder
First Home Cottages – Affordable Living, Boulder

Balfour Senior Living Cosmopolitan Club, Denver
3200 Bluff Mixed-Use Office/Residential Net Zero Development, Boulder
Gunbarrel Town Center Mixed-Use Apartments and Parking Structure, Boulder
Longmont Senior Housing, Longmont
McStain Townhomes at Stapleton, Denver
Cessna Heritage Triplexes and Legacy Townhomes, Westminster

Boulder Valley School District Bus Maintenance Facility Expansion, Lafayette
Prairie Heights Middle School, Greeley
Stargate Academy Field House, Elementary School and Middle School, Thornton
Standley Lake High School Addition and Renovation, Jeffco School District
Conifer High School Addition, Jeffco School District
West Jefferson Middle School Addition, Jeffco School District
Shining Mountain Waldorf High School, Boulder

Silverthorne Performing Arts Center, Silverthorne
Chung Tai Zen Center, Cross Laminated Timber (CLT) Construction, Boulder

*Work completed at previous firm



Rocky Mountain Fire Station No. 6, Eldorado Springs





Education

B.S., Water Resources
SUNY College at
Brockport, 1996

Certification

LEED Accredited
Professional

Colorado Department of
Transportation, Erosion
Control Supervisor

Professional Organizations

International Erosion
Control Association

American Water
Resources Association

Grand County Builders
Association

Project Experience

Project Engineer/Manager for the following Projects

Lake Dillon Fire Protection District Admin Building, Summit Co, Colorado. Project manager for this additional facility needed to house administrative personnel. This in-fill project within the existing County Commons area offered unique challenges for space allocation and stormwater facilities. The site was converted from overflow parking for the County to the new facility and is immediately adjacent to the existing regional detention pond facility. After an extensive value engineering exercise, the project was delivered on-time and on-budget.

Summit County High Country Training Center Summit County, Colorado. Principal for the renovations and site improvements for this regional Fire Department training facility. This facility is used for active fire suppression training and utilizes an on-site water cistern and advanced drainage system during exercises. Particular site considerations included design for heavy vehicle turning stresses and large vehicular turning movements. Preparation of front end and technical specifications allowed this project to be bid and constructed on-time and on-schedule with minimal disruption to the on-going operations required for training.

Grand Fire Protection District, North Fire Station, Granby, CO. Performed drainage and erosion control calculations for the design of this project. The close proximity to the Fraser River influenced BMP and drainage conveyance selection and design.

Glenwood Springs Municipal Operations Center Repairs, Glenwood Springs, CO. Project engineer for this multiuse facility that has experienced significant structural damage resulting from improper drainage and compactive soils. As part of the design team for recommended repairs, a complete initial analysis and inventory of defective infrastructure was conducted and presented to the City. Extensive field survey and geotechnical information was coordinated to determine the extent of recommended repairs.

Winter Park Public Transit Operations Facility, Winter Park, CO Principal for a new bus transit and maintenance facility project to serve as a transit bus maintenance and storage facility. Project included new site access, drives, parking lots, domestic well water and sanitary OWTS system connections, and site grading and drainage infrastructure with water quality detention pond design. Limited State and Federal funding required designing for future phases of expansion and planned construction.

Winter Park Public Works, Winter Park, CO. Principal for the replacement facility for the Town of Winter Park. Unique challenges included provisions for a 30k gallon underground water cistern for domestic and fire suppression water supply. Wetland mitigation and protection strategies were employed due to the close proximity to the Fraser River. Vehicular and equipment routing as well as storage and lay down areas were designed to take full advantage of the rather small lot while providing for administration faculty parking and pedestrian movements. Snow storage and maintenance were provided through incorporation of a snow fall protected area from the overhead roof allowing for maintenance equipment access during the winter months.

Pitkin County Public Works, Pitkin County, CO. Principal for this public works facility yard. Designs included updated vehicular and equipment routing and storage areas and a new fuel station island. Grading and drainage challenges were overcome with installation of concrete drive aprons, landings, drainage pans as well as primary, secondary and tertiary water quality improvements.





Education

B.S. Civil Engineering,
University of Wyoming,
2005

M.S. Civil Engineering,
University of Wyoming,
2007

Registration

Professional Engineer:
Colorado
Wyoming
Kansas
Florida

Professional Organizations

SEAC

Project Experience

Cristy is a Senior Project Manager with JVA and she has extensive experience with municipal building projects that includes public safety facilities. She just recently completed work on the Summit County Search and Rescue Facility in Frisco and construction was recently completed on the Grand Fire Protection District 1 North Fire Station. Cristy is service oriented and she will be involved in all phases of design and construction.

Grand Fire Protection District 1 North Fire Station, Granby, CO
Northern Water Berthoud Campus Office and Fleet Maintenance/Support - Berthoud, CO
Northern Water Granby Campus Office and Fleet Maintenance/Support – Granby, CO
Summit County Search and Rescue Facility – Frisco, CO
Brighton Municipal Service Center – Brighton, CO
Larimer Conty Maintenance Facility, Estes Park, CO
Granby EMS No. 1, Granby, CO (In Progress)
Frederick Public Works Facility, Frederick, CO (In Progress)

Park City Police Station and City Hall – Park City, KS*
Reno County Correctional Facility – Hutchinson, KS*
Lyons City Building – Lyons, KS*
Newton Law Enforcement Center – Newton, KS*

Tri-State Transmission Field Facility and Training Center - Cheyenne, WY*
Adams County Leader Blade Station – Byers, CO*
Kiewit Maintenance Headquarters – Aurora, CO*
Bennett Public Works Facility – Bennett, CO*
BG Products Technology and Training Center – Wichita, KS*
BG Products Distribution Center – El Dorado, KS*
Viega Logistics Building Expansion ASRS High Bay Building– McPherson, KS*
Viega Tooling Addition – McPherson, KS*
Viega Metal Fittings Expansion – McPherson, KS*
Kyodo Yushi Manufacturing Grease Plant – Maize, KS*
USD 266 Maize Transportation Building – Maize, KS*
USD 385 Maintenance and Grounds Building – Andover, KS*
Pratt Community College Agriculture Power Technology Building – Pratt, KS*
Kansas State University Equine Performance Center – Manhattan, KS*

Yuma School District Yuma High School Additions – Yuma, CO*
Yuma School District Yuma Middle School Renovation – Yuma, CO*
Colorado Early Colleges Renovation Projects – Multiple Locations, CO*
USD 385 Andover Central High School Additions – Andover, KS*
USD 385 Andover High School – Andover, KS*
USD 375 Circle High School – Towanda, KS*
Wichita State University John Bardo Center – Wichita, KS*

Yakima Valley Farm Workers Clinic Miramar Health Center – Kennewick, WA*
Three Crosses Medical Campus New Hospital and MOB – Las Cruces, NM*
Columbia Basin Health Association Clinic – Othello, WA*
Reno Orthopedic Clinic Addition – Reno, NV*
Smith County Memorial Hospital Replacement Facility – Smith Center, KS*
Minneola District Hospital Additions and Renovation – Minneola, KS*
Kearney Regional Medical Center Additions and Renovation – Kearney, NE*

*Work completed at previous firm



Larimer County Maintenance Facility
Estes Park





January 31, 2025

Timberline Fire Protection District
 660 Highway 46
 Black Hawk, CO 80422

Attention: Paul Ondr, Fire Chief
 Reference: Fire Station Three Bay Addition
 Subject: Design Services Proposal and Good Faith Estimate

Chief,

MW GOLDEN CONSTRUCTORS (MWGC) is pleased to provide you with a fee for the Fire Station Three Bay Addition Project. We have developed the scope of work based on the RFP and preliminary drawings.

Preconstruction Services includes the following design and pricing exercises: Review of site and existing facilities, programming, Schematic Design, Design Development and Construction Drawings.

Estimating and Preconstruction Services

Pricing exercises are planned to be performed at the Schematic Design, Design Development and Construction Drawing phases. The guaranteed maximum price will be developed at the completion of the Construction Drawings phase. Pending schedules, a GMP could be assessed at the Design Development stage to maintain owner anticipated dates.

DIVISIONAL COST BREAKDOWN of PRECON AND DESIGN SERVICES:

Division	Description	Total	% of Total
011117	Preconstruction Services	\$8,800	4.80%
012001	Reimbursable Expenses	\$3,500	1.91%
013201	Architectural Design Services	EXCLUDED	0.00%
013202	Structural Design Services	\$50,000	27.25%
013203	Civil Design Services	\$68,000	37.06%
013204	Landscape Design Services	\$4,200	2.29%
013206	Mechanical/Plumbing Engineering Services	\$19,310	10.52%
013207	Electrical Engineering Services	\$10,740	5.85%
600100	Bond	\$1,951	1.06%
600200	Insurance	\$3,670	2.00%
600300	Builder's Risk Insurance	Excluded for Design	0.00%
600500	Contingency	Excluded for Design	0.00%
600600	Margin	\$13,308	7.25%
	TOTAL DESIGN SERVICES	\$183,479	100.00%

DIVISIONAL BREAKDOWN – GOOD FAITH ESTIMATE:

*** Cost per SF is based on 11,297 SF. New Fire Suppression Assumed as Exposed Pipe

Division	Description	Total	Cost Per SF	% of Total
010000	General Conditions	\$212,693	\$18.83	8.92%
013223	Survey and Layout Data	\$4,080	\$0.36	0.17%
013233	Photographic Documentation/Postage	\$90	\$0.01	0.00%
013316	Wide Format Printing	\$1,200	\$0.11	0.05%
013523	Safety Requirements	\$300	\$0.03	0.01%
015116	Temporary Fire Protection	\$200	\$0.02	0.01%
015123	Temporary Heating, Cooling & Ventilating	\$5,855	\$0.52	0.25%
015212	Field Offices and Sheds	\$5,100	\$0.45	0.21%
015216	First Aid Facilities	\$90	\$0.01	0.00%
015219	Sanitary Facilities	\$1,950	\$0.17	0.08%
015526	Traffic Control	\$3,600	\$0.32	0.15%
015613	Temporary Air Barriers	\$2,688	\$0.24	0.11%
015615	Temporary Floor Covering Ramboard	\$5,786	\$0.51	0.24%
015616	Temporary Dust Barriers	\$1,246	\$0.11	0.05%
015623	Temporary Barricades	\$950	\$0.08	0.04%
015626	Temporary Fencing	\$3,875	\$0.34	0.16%
015633	Temporary Barriers	\$1,000	\$0.09	0.04%
015700	Snow / Ice Removal	\$5,340	\$0.47	0.22%
015813	Temporary Project Signage	\$1,000	\$0.09	0.04%
017123	Field Engineering	\$21,500	\$1.90	0.90%
017419	Construction Waste Mgmt & Disposal	\$15,045	\$1.33	0.63%
024116	Selective Structure Demolition	\$35,000	\$3.10	1.47%
031100	Concrete Forming	\$103,615	\$9.17	4.34%
031519	Anchor Bolts	\$4,500	\$0.40	0.19%
033066	Heat and Protect Concrete	\$11,964	\$1.06	0.50%
034600	Cast-In-Place Concrete	\$64,688	\$5.73	2.71%
033500	Concrete Finishing - Sealed	\$24,955	\$2.21	1.05%
036113	Dry-Pack Grouting	\$2,410	\$0.21	0.10%
055000	Metal Fabrications / Stairs	\$60,125	\$5.32	2.52%
055200	Metal Railings	\$6,500	\$0.58	0.27%
055900	Metal Bollard	\$2,720	\$0.24	0.11%
061100	Wood Framing	\$18,304	\$1.62	0.77%
071000	Dampproofing	\$6,021	\$0.53	0.25%
072000	Thermal Protection	\$18,852	\$1.67	0.79%
072114	Foundation Insulation	\$16,705	\$1.48	0.70%
072700	Air Barriers	\$5,529	\$0.49	0.23%
078400	Fire Stopping	\$2,210	\$0.20	0.09%
079000	Joint Sealants	\$3,723	\$0.33	0.16%
081100	Doors and Frames	\$42,880	\$3.80	1.80%
081101	D/F/H Installation	\$6,500	\$0.58	0.27%

Fire Station Three Bay Addition - Design Services Proposal and Good Faith Estimate

1/31/25

Page: 3

Division	Description	Total	Cost Per SF	% of Total
083100	Access Doors	\$2,245	\$0.20	0.09%
083400	Special Function Doors (Overhead)	\$30,375	\$2.69	1.27%
085000	Windows	\$25,200	\$2.23	1.06%
092900	Gypsum Board Assemblies	\$39,924	\$3.53	1.67%
096501	Moisture Testing	\$2,100	\$0.19	0.09%
096502	Floor Prep	\$2,500	\$0.22	0.10%
096513	Flooring	\$26,282	\$2.33	1.10%
099000	Painting and Coatings	\$18,900	\$1.67	0.79%
102800	Toilet and Bath Accessories	\$5,800	\$0.51	0.24%
104400	Fire Protection Specialties	\$2,080	\$0.18	0.09%
133400	Pre-Engineered Metal Building	\$257,300	\$22.78	10.79%
140000	Elevator	\$115,000	\$10.18	4.82%
210000	Fire Suppression	\$88,431	\$7.83	3.71%
220000	Plumbing	\$102,000	\$9.03	4.28%
230000	HVAC	\$93,100	\$8.24	3.90%
260000	Electrical	\$123,050	\$10.89	5.16%
283000	Fire Alarm	\$6,200	\$0.55	0.26%
310000	Earthwork	\$93,658	\$8.29	3.93%
312500	Erosion and Sediment Control	\$3,500	\$0.31	0.15%
321313	Concrete Flatwork	\$112,125	\$9.93	4.70%
321723	Pavement Markings	\$2,500	\$0.22	0.10%
329000	Landscaping/Irrigation	\$11,500	\$1.02	0.48%
600100	Bond	\$20,631	\$1.83	0.87%
600200	Insurance	\$47,592	\$4.21	2.00%
600300	Builder's Risk Insurance	\$10,679	\$0.95	0.45%
600500	Contingency	\$238,526	\$21.11	10.00%
600600	Margin	\$172,978	\$15.31	7.25%
	Total Good Faith Estimate – Estimate of Probable Cost	\$3,910,411	\$532.75	100.00%

EXCLUSIONS:

- New utilities services
- Pricing is budgetary
- Taxes
- Permits and permit fees
- Plan review fees
- Temporary construction, power, water, and gas consumption fees
- Any tap fees
- All fees by utility providers
- Commissioning
- Furnishings
- Temporary utilities and utility use fees
- Soil tests
- Geogrid and perimeter drains
- Dewatering
- Soil treatments

- Asbestos testing or abatement
- Third Party Material Testing
- Stone Assemblies / Brick
- Architectural Woodwork
- FRP
- Heat Trace
- Snow Guards
- Stucco
- Acoustical Ceilings
- Resilient Athletic Flooring
- Epoxy Flooring
- Signage
- Knox Box
- Lockers
- Residential Appliances
- Window Coverings
- Site Furnishings
- Fans / Vehicle Exhaust Equipment
- Solar
- Communications
- Access Control
- Video Surveillance
- Shoring
- Asphalt
- Fences and Gates
- Retaining Walls
- Utilities

Sincerely,

MW GOLDEN CONSTRUCTORS



Adam Alexander

Chief Estimator / VP of Operations

PRE-CONSTRUCTION & CONSTRUCTION MANAGEMENT



PRECONSTRUCTION SERVICES

MW GOLDEN CONSTRUCTORS' preconstruction services stand out for their thoroughness, transparency, and proactive approach, which deliver clarity and confidence to our clients at every project phase. Our unique pre-construction methodology begins with detailed cost estimations, value engineering, and constructability assessments that are continually updated in collaboration with our clients. With every recommendation or alternative, we conduct a full pricing exercise and provide a comprehensive Excel spreadsheet, complemented by a detailed written report, to highlight each budgetary adjustment. This clear and regular documentation empowers our clients to make informed decisions, knowing they have an unaltered, transparent view of costs from schematic design to the Guaranteed Maximum Price.

Our team uses Procore as a central tool for managing all aspects of the construction process, including preconstruction. Procore not only serves as the repository for project drawings, specifications, and updates, but also enhances team coordination by allowing real-time access to the latest design modifications. Using Procore, our entire team – along with subcontractors and suppliers – has synchronized access to updated plans directly on site, available on any device. Procore's document management capabilities, particularly its version-tracking function, ensure that each team member can see changes clearly (with additions highlighted in green and deletions in red). This level of clarity minimizes miscommunication and delays, supporting MWGC's commitment to high-efficiency project execution.

As we navigate present market conditions, our recent projects have reinforced the importance of early procurement strategies and scheduling adjustments due to extended lead times on materials. The demand for certain mechanical, electrical, and finish materials continues to impact timelines and budgets. Our preconstruction team actively assesses these factors to mitigate risks for the Owner, coordinating early material selection and ordering whenever feasible to prevent unexpected delays. Additionally, we emphasize adaptive project phasing to accommodate supply chain volatility, ensuring projects remain on schedule and within budget.

By integrating these strategies and tools into our preconstruction services, MWGC provides a level of foresight and adaptability that is critical for delivering successful outcomes in today's construction landscape.



CONSTRUCTION SERVICES

In planning for construction, we recognize the unique challenges of remodeling an occupied fire station. Detailed phasing plans are developed to minimize disruptions to station operations, prioritizing safety and functionality throughout construction. If a fast-track strategy is required, we focus on critical path activities, enabling early procurement of long-lead items and maintaining project momentum. We also leverage our experience to recommend construction systems that enhance durability, sustainability, and long-term value, ensuring the facility meets the current and future needs of Timberline Fire Protection District.

Once construction begins, our focus shifts to precise execution, quality control, and proactive issue resolution. Site-specific constraints are addressed through careful planning and staging to maintain operational safety and efficiency. Clear protocols for material deliveries, staging, and site access are established to minimize disruption to ongoing fire station activities. Our team is highly responsive to design, schedule, or cost challenges, maintaining open communication with the design team and owner to address any issues quickly and collaboratively. This approach ensures that problems are resolved in a way that aligns with project goals and minimizes delays.

VALUE ENGINEERING

Value engineering is an essential component of our preconstruction phase. Our goal is to deliver a project that meets Timberline Fire Protection District's needs while optimizing costs, quality, and functionality. We work collaboratively with the design team to review all elements of the project, identifying opportunities to substitute materials, construction methods, or systems that provide equivalent or enhanced performance at a lower cost. For example, we may explore alternative finishes, alternative construction methods, or energy-efficient systems to achieve long-term savings. Our team's familiarity with our design team, from our work on previous design/build projects, allows us to seamlessly integrate these recommendations into the design while preserving its integrity and intent.

COST ESTIMATING APPROACH

Our cost estimating process is thorough and iterative, beginning with conceptual estimates based on preliminary designs and refining them as the project progresses. We use historical data from similar public safety projects, along with up-to-date market analysis, to ensure accuracy and realism. Cost estimates are broken down by trade, material, and labor, enabling us to identify potential savings or risks at every level. This detailed approach allows us to provide a clear and transparent financial picture to the owner while ensuring the project remains within budget.

COST RECONCILIATION AND DEVELOPMENT OF GMP

To ensure alignment between design and budget, we conduct regular cost reconciliation meetings with the design team and owner. These meetings provide a forum for discussing adjustments to scope, design elements, or materials to stay within budget. Once the design is sufficiently advanced, we develop the Guaranteed Maximum Price (GMP), which includes a detailed breakdown of costs, allowances, and contingencies. The GMP is a collaborative effort, with the owner having full visibility into how it was developed, ensuring mutual trust and confidence in the financial plan.



PHASING AND FAST-TRACK STRATEGIES

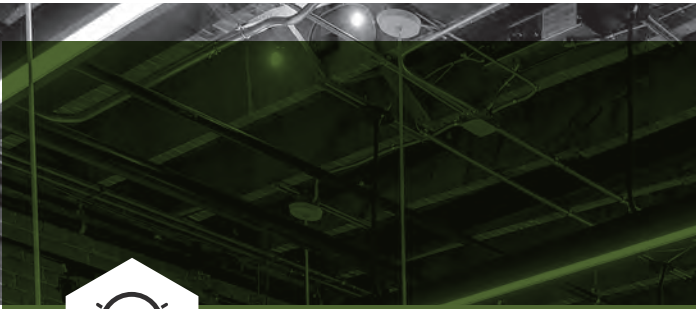
Given that Station Three will remain operational during the remodel, phasing and staging are critical. We create a detailed phasing plan that minimizes disruption to the station’s emergency response capabilities. Construction zones are isolated from active areas to ensure safety and functionality, with careful scheduling of noisy or disruptive activities during off-peak hours. Should fast-track strategies be required, we prioritize critical-path activities, such as early procurement of long-lead items, while working closely with subcontractors to ensure readiness. This approach ensures that even aggressive timelines are met without compromising quality or safety.

RECOMMENDATIONS ON CONSTRUCTION DETAILS/SYSTEMS

Drawing on our experience with public safety facilities, we may recommend construction systems or materials that enhance durability, efficiency, and maintainability. For instance, selecting pre-finished materials can reduce on-site labor, while energy-efficient HVAC systems and LED lighting can reduce long-term operational costs. We also evaluate structural and envelope systems to ensure they provide the necessary resiliency for a public facility.

SPECIAL CONSTRAINTS

The Station Three site may present constraints related to space, traffic flow, and safety during active operations. To address these, we conduct detailed site assessments to plan for material deliveries, equipment staging, and subcontractor coordination. Clear access routes are established for emergency vehicles, and temporary facilities may be installed to ensure uninterrupted station operations. Our staging plans also include measures to minimize environmental impacts and maintain compliance with local regulations.



Project Oversight

The project superintendent, project engineer, and project manager will continually monitor the project to ensure that the correct materials are being used.



Subcontractor Coordination

Our superintendent keeps everyone moving at the right tempo, much like the conductor of an orchestra. It’s the superintendent’s responsibility to supervise all crews on the job-site and scheduling them to come in when it makes the most sense.



Field Supervision

Our field staff ensures compliance with applicable specifications and drawings. Compliance applies to all furnished equipment, materials, workmanship, construction, finish, functional performance and identification.



RESOLVING DESIGN QUALITY, SCHEDULE OR COST ISSUES

Proactive communication and collaboration are the cornerstones of our approach to resolving issues. During the preconstruction phase, we address design quality by conducting constructability reviews to identify potential conflicts or inefficiencies. Regular meetings with the design team and owner allow us to resolve these before construction begins. Throughout construction, our Project Manager, Mike Weber, ensures that schedule and cost issues are addressed immediately, using contingency plans and real-time tracking tools to maintain progress.



SELECTING SUBCONTRACTORS & BID PACKAGES

Subcontractor selection is managed through a competitive and transparent process. We prequalify subcontractors based on their experience, capacity, safety record, and ability to meet the project's unique requirements. Bid packages are developed with clear scopes of work to ensure comprehensive and accurate bids. For self-performed work, MWGC submits bids alongside subcontractors to maintain fairness and transparency. This ensures the owner receives competitive pricing while benefiting from MWGC's expertise.

MINIMIZING CONFLICTS

Conflicts in construction documents are minimized through detailed constructability reviews during preconstruction. Our team examines drawings and specifications for inconsistencies, ambiguities, or omissions, addressing these with the design team before construction begins. This proactive approach reduces the risk of change orders and delays, ensuring smoother project execution.

QUALITY CONTROL DURING CONSTRUCTION

Quality control is managed through a detailed quality assurance plan tailored to the project. Our Superintendent, Scott Smiley, conducts regular inspections to verify compliance with project specifications and safety standards. Subcontractor work is continuously monitored, and quality benchmarks are established for key milestones. Any deviations are addressed immediately to maintain the project's high standards.

COST AUDITING AND ACCOUNTABILITY

Cost auditing and accountability are managed with a precise, transparent process to ensure alignment with the GMP. Using Procore, we track all expenses in real time, associating each cost with specific project activities. This ensures a detailed and transparent record, allowing for real-time monitoring of the budget.

Invoices and expenditures undergo a multi-step approval process, with the Project Manager, Mike Weber, and our accounting team verifying each transaction against contracts or purchase orders. Regular financial reports are shared with the owner, providing updates on actual costs, budget balances, and any variances.

Contingencies and allowances within the GMP are carefully managed, with all proposed uses requiring owner approval. This disciplined approach ensures funds are allocated responsibly, avoiding budget overruns while maintaining full transparency. Regular cost audits further validate that all spending aligns with the project's financial plan, ensuring accountability and trust throughout.



January 31, 2025

Timberline Fire Protection District
660 Highway 46
Black Hawk, CO 80422

Attention: Paul Ondr, Fire Chief
Reference: Fire Station Three Bay Addition
Subject: Contractor's Commitment

Mr. Ondr,

MW GOLDEN CONSTRUCTORS (MWGC) accepts the requirements set forth in the RFP. We commit to the full faith of the Contractor to the execution of the work, the commitment of resources and personnel to assure successful completion of the project, and a commitment to the cooperation and coordination with the Fire District, or its representatives and agents.

Sincerely,
MW GOLDEN CONSTRUCTORS

A handwritten signature in blue ink, appearing to read "Jason Golden", is written over a light blue horizontal line.

Jason Golden
President

