



**Board of Trustees  
Workshop and Regular Meeting Agenda  
Wednesday January 21, 2026**

**Workshop 4:30 p.m. - 5:30p.m.**

**Members of the Board will break for dinner 5:30 p.m. - 6:00 p.m.**

**Meeting 6:00 p.m. - 8:30p.m.**

**Fraser Town Hall, 153 Fraser Avenue and Virtually**

**NOTE: Times are approximate and agenda subject to change  
Watch the meeting live on Fraser's YouTube Channel**

<https://www.youtube.com/channel/UCs5aHnI7d-kk0j1cxV28DSg>

**Participate in the meeting through our virtual platform  
Zoom Meeting Information**

<https://us02web.zoom.us/j/2590408013>

**Meeting ID: 259 040 8013**

**Phone 1-346-248-7799**

1. **4:30 P.M. Workshop - Fraser River Area Enhancements Master Plan And Maintenance- Sarah C/ Mike Leutenecker**

Documents:

[Fraser River Area Enhancements Workshop 01.21.2026.Pdf](#)

2. **6:00 P.M. Roll Call**
3. **Approval Of Agenda**
4. **Consent Agenda**
  - a. Minutes December 3, 2025 Amended

Documents:

[TBM 2025-12-03 Amended.pdf](#)

- b. Minutes January 7, 2026

Documents:

[TBM 2026-01-07.Pdf](#)  
[Sign In Sheet January 7, 2026.Pdf](#)

- c. Letter Of Support For Safe, Agile, Fast, And Efficient Rail Travel Project

Documents:

[Support Letter CDOT SAFER Program.pdf](#)

## 5. Open Forum

- a. Business not on the agenda (If you would like to request time on a future agenda please contact the Town Clerk)

## 6. Discussion And Possible Action Regarding

- a. (5 Minutes) Treasurer's Report - Laurie

Documents:

[Treasurers Report 01212026.Pdf](#)

- b. (20 Minutes) Safeway River Bend - Sarah C And John Ewert
- c. (15 Minutes) Fraser Connectivity Study - Michael And Paul

Documents:

[Staff Briefing Connectivity Study.pdf](#)  
[Town Of Fraser Sun River Drive And Wapiti Drive Connectivity Concepts - Proposal.pdf](#)

- d. (15 Minutes) Resolution 2026-01-05 Approving An Intergovernmental Agreement With The Town Of Winter Park Regarding Building Division Services - Garrett And James Shockey

Documents:

[Resolution 2026-01-05 Approving An Intergovernmental Agreement With The Town Of Winter Park Regarding Building Division Services.pdf](#)  
[00 Staff Memo\\_Building Division IGA.pdf](#)  
[01 IGA For Building Division Services With Town Of Winter Park\\_2026.Pdf](#)  
[02 Executed IGA For Building Division Services\\_2020.Pdf](#)

- e. (15 Minutes) Resolution 2026-01-04 Contract With Big Valley Construction For The Preconstruction Design Of The Public Works Facility - Paul

Documents:

[Resolution 2026-01-04 Contract With Big Valley Construction For The Preconstruction Design Of The Public Works Facility.pdf](#)  
[Staff Briefing BVC Contract For PWOF.pdf](#)  
[Fraser Public Works Interview - Big Valley.pdf](#)  
[Big Valley Construction - Fraser Public Works.pdf](#)

f. (15 Minutes) Public Works 2025 Year-End Summary - Paul, Merrick

Documents:

[2025 Fraser CIP Recap Presentation\\_GS\\_Red.pdf](#)

g. (15 Minutes) Planning 2025 Recap - Garrett

Documents:

[Planning Department 2025 Year In Review.pdf](#)

**7. Updates**

a. Drainage Concerns Response - Paul

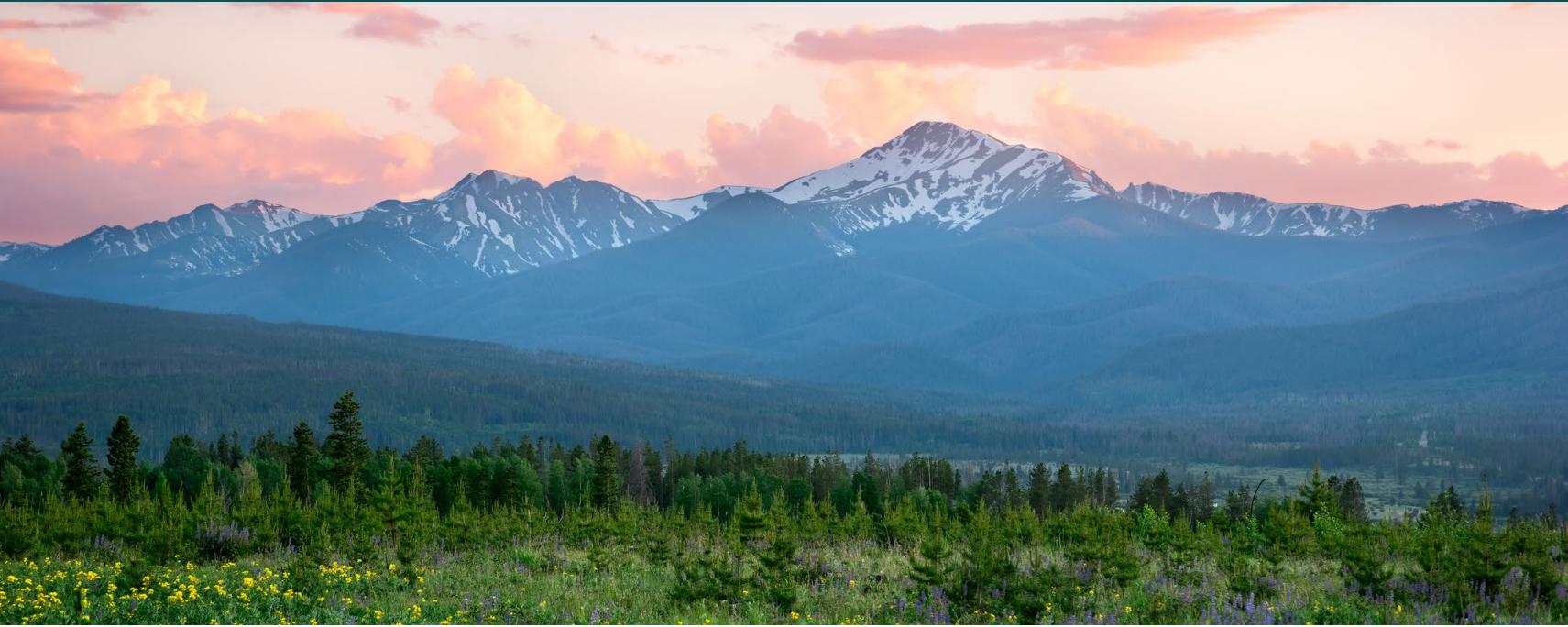
**8. Adjourn**

**UPCOMING MEETING**  
**WEDNESDAY FEBRUARY 4, 2026 BOARD OF TRUSTEES**

<b>Board</b>	<b>Staff</b>
<u>Direct</u> : Define the service, product or value to be delivered	<u>Lead</u> : Future focused planning
<u>Protect</u> : Establish the operational boundaries to be respected by Staff and monitored by the Board	<u>Manage</u> : Now focused policy and procedural guidance to ensure on time, on budget, and on target service delivery
<u>Enable</u> : Advocacy, resource development, and role discipline	<u>Accomplish</u> : Ensure the work defined by the direction of the Board of Trustees is accomplished

Please contact the Town Clerk to request accommodations to assist people with disabilities to participate in public meetings. Listening devices for people with hearing impairment are available upon request.

Town Clerk, Antoinette McVeigh 970-531-9943 or [amcveigh@town.fraser.co.us](mailto:amcveigh@town.fraser.co.us)



# Fraser River Area Enhancements Workshop

Board of Trustees  
January 21, 2026



# Fraser River Corridor Master Plan

April 2018



WWE



# Master Plan Goals

**GOAL #1:** Create an implementable community driven vision for Cozens Ranch Open Space that identifies open space needs, goals and strategies to activate this under-utilized 120-acre open space asset and acquire additional funding with project partners for priority projects in 2018.

**GOAL #2:** Build a consensus for the planning effort with the desired outcome of protecting the land, river and wildlife while increasing river access, recreational activities and educational opportunities in order to connect residents and visitors to the beauty and serenity of the Fraser River.

**GOAL #3:** Protect, connect and inspire.

**GOAL #4:** Use the Fraser River Corridor as a major local and regional asset to expand the existing tourist industry and to build and support economic diversification.

**GOAL #5:** Develop a balance between recreation and preservation to create a successful river corridor in Cozens Ranch Open Space.



# Master Plan Goals

**GOAL #6:** Activate the Lions Ponds area through the creation of a safe, visible riverside park, which provides ADA accessible opportunities that support the inclusion of all user groups.

**GOAL #7:** Improve parking within and enhance public transportation to get to the project area.

**GOAL #8:** Increase internal pedestrian and bicycle circulation through the creation of looped trails and trail connections to adjacent neighborhoods in the Fraser Valley.

**GOAL #9:** Increase user safety by minimizing conflicts between user groups, improve visibility and reduce pedestrian and wildlife conflicts.

**GOAL #10:** Reduce pet waste in order to improve quality of the open space experience and mitigate the negative impact on water quality.



Through the public process, it became evident that more detailed recreational opportunities for the Lions Pond area were needed. A conceptual plan was developed for a new riverside park in this area which will activate this space through a variety of community activities and provide a prominent "front door" to the Town of Fraser.

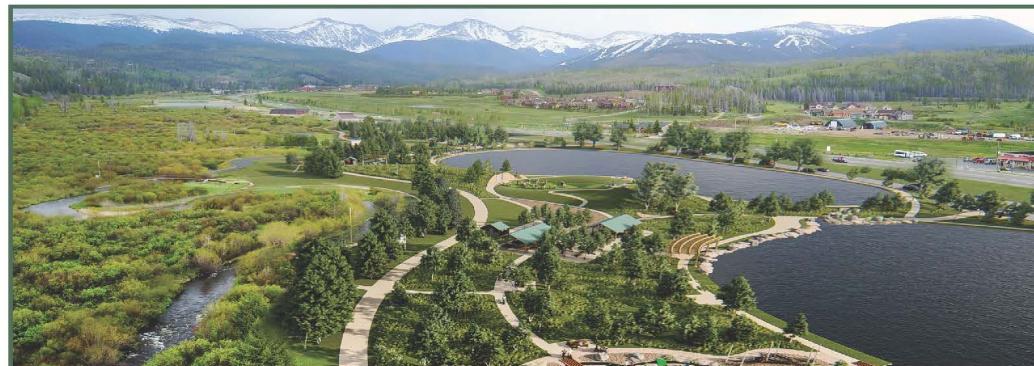
Specific recreational recommendations for proposed elements in the riverside park are included in this Master Plan.

## LEGEND

① Gateway at US Highway 40	⑫ Dispersed Picnic Area
② Frontage Road Improvements	⑬ Natural Playground at Outfall #2
③ Parking	⑭ ADA Accessible Riverside Dock
④ Riverside Park Trailhead	⑮ Sloped Amphitheater
⑤ Lions Ponds Trails	⑯ Pond-side Fire Pit
⑥ Tree Canopy	⑰ Crossroads Station
⑦ Fishing Access at Outfall #1	⑱ Fishing Point
⑧ Memorial Area	⑲ Bike Playground
⑨ Central Plaza	⑳ Natural Exploration Course
⑩ Pond Access	㉑ Constructed Wetlands
⑪ River Front	

In order to ensure the longterm safety and sustainability of the riverside park, a series of regulations are also recommended.

- The park area should be a bike dismount zone with the exception of the bike playground
- Dogs should be kept on leash
- Fishing in the Lions Ponds should follow regulations developed by Colorado Parks and Wildlife (CPW)
- No swimming in the Lions Ponds
- The park should be closed at dark with the exception of scheduled events



Birds-eye perspective of the new riverside park in the Lions Ponds area



Figure ES-2: Lions Pond Area Master Plan



# Master Plan Implementation



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Pedestrian bridge crossing the Fraser River to the Lions Ponds

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Increased ADA accessibility around the Lions Ponds

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Tree planting around the Lions Ponds

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Enhanced cross-county ski grooming

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Marianne's Loop Trail

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Bathrooms at the Lions Ponds

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Fraser Bike Park - partial opening Fall 2025/ Grand Opening Spring 2026!

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Conservation Easement- underway!



## Fraser River Corridor Master Plan: Cozens Ranch Open Space Reaches

### Reach 6: Activation of Recreational Amenities

### Reaches 3-5: Proposed Conservation Easement



LEGEND:

- FRASER DOWNTOWN
- LIONS PONDS AREA
- FRASER RIVER

LEGEND DOWNTOWN FRASER STRATEGIC PLAN (2017):

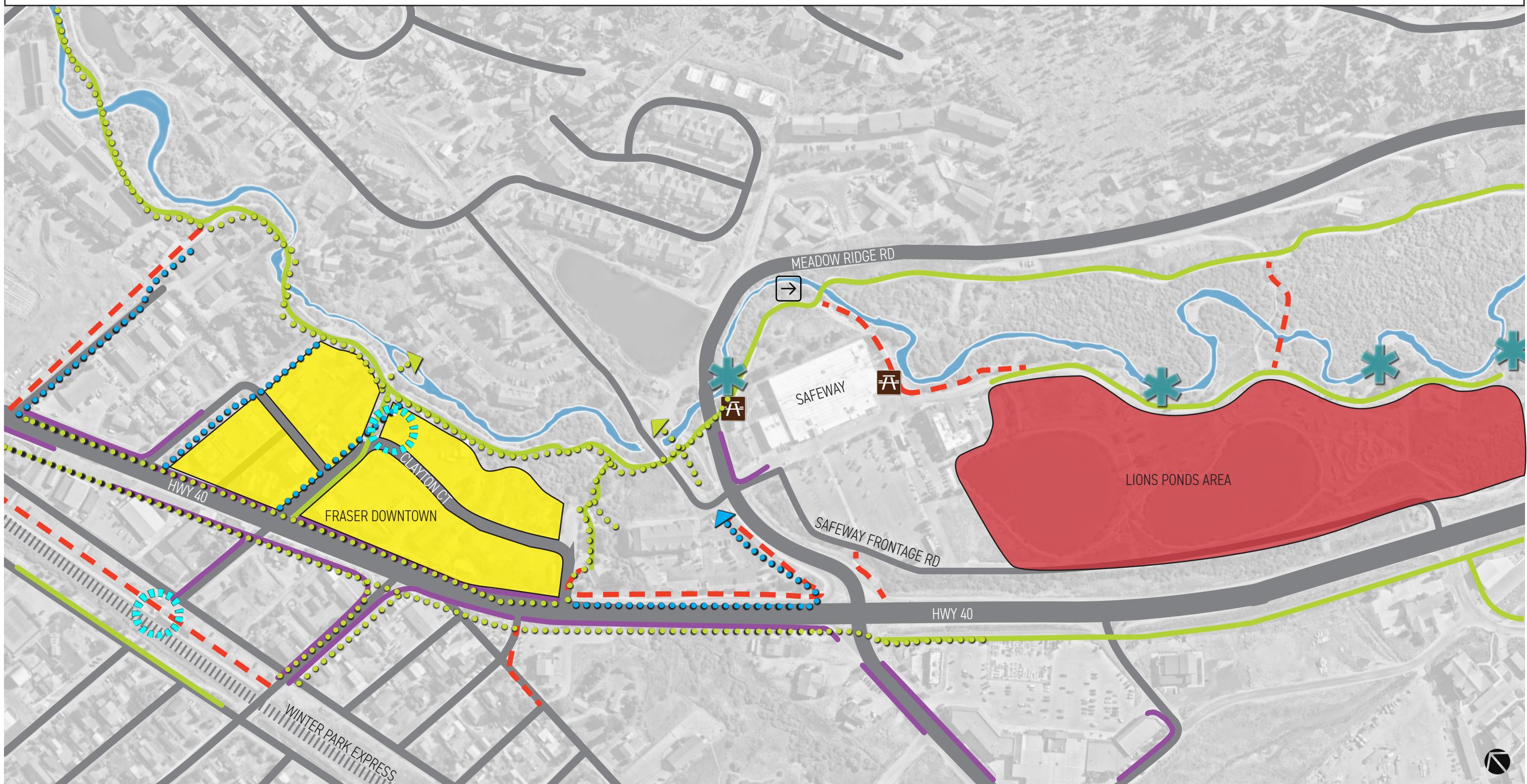
- EXISTING PEDESTRIAN ROUTE
- PROPOSED PEDESTRIAN
- FOCAL POINT

LEGEND COMMUNITY TRAILS PLAN (2014):

- EXISTING SIDEWALKS
- EXISTING TRAILS
- PLANNED TRAILS/WALKS

LEGEND FRASER RIVER CORRIDOR MASTERPLAN (2018):

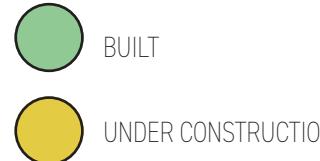
- FORMAL RIVER ACCESS POINT
- EXISTING PICNIC AREAS
- EXISTING WAYFINDING SIGNAGE



EXISTING MASTER PLAN STUDIES

LEGEND:

- FRASER DOWNTOWN
- LIONS PONDS AREA
- FRASER RIVER



LEGEND DOWNTOWN FRASER STRATEGIC PLAN (2017):

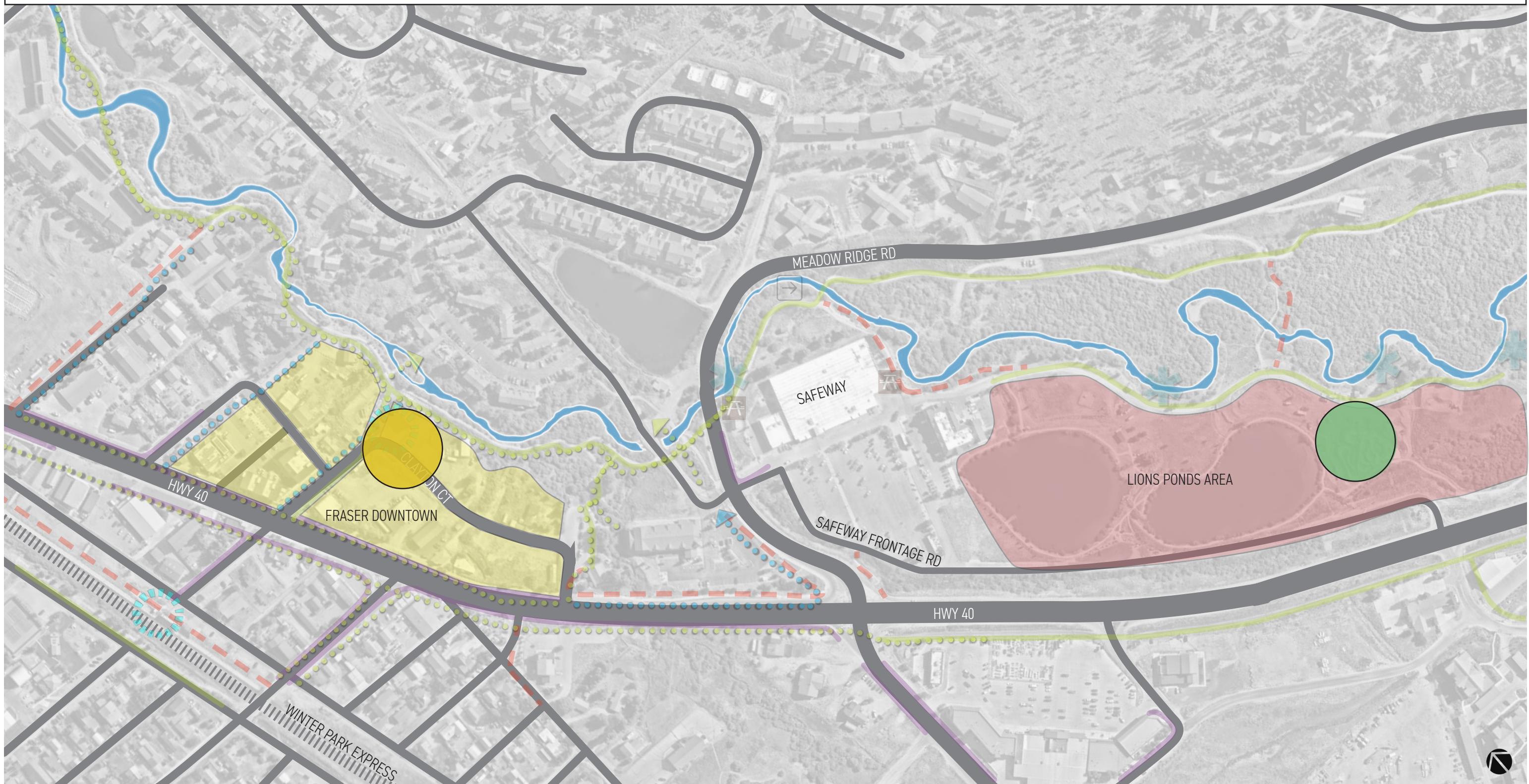
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LEGEND COMMUNITY TRAILS PLAN (2014):

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LEGEND FRASER RIVER CORRIDOR MASTERPLAN (2018):

- FORMAL RIVER ACCESS POINT
- EXISTING PICNIC AREAS
- EXISTING WAYFINDING SIGNAGE



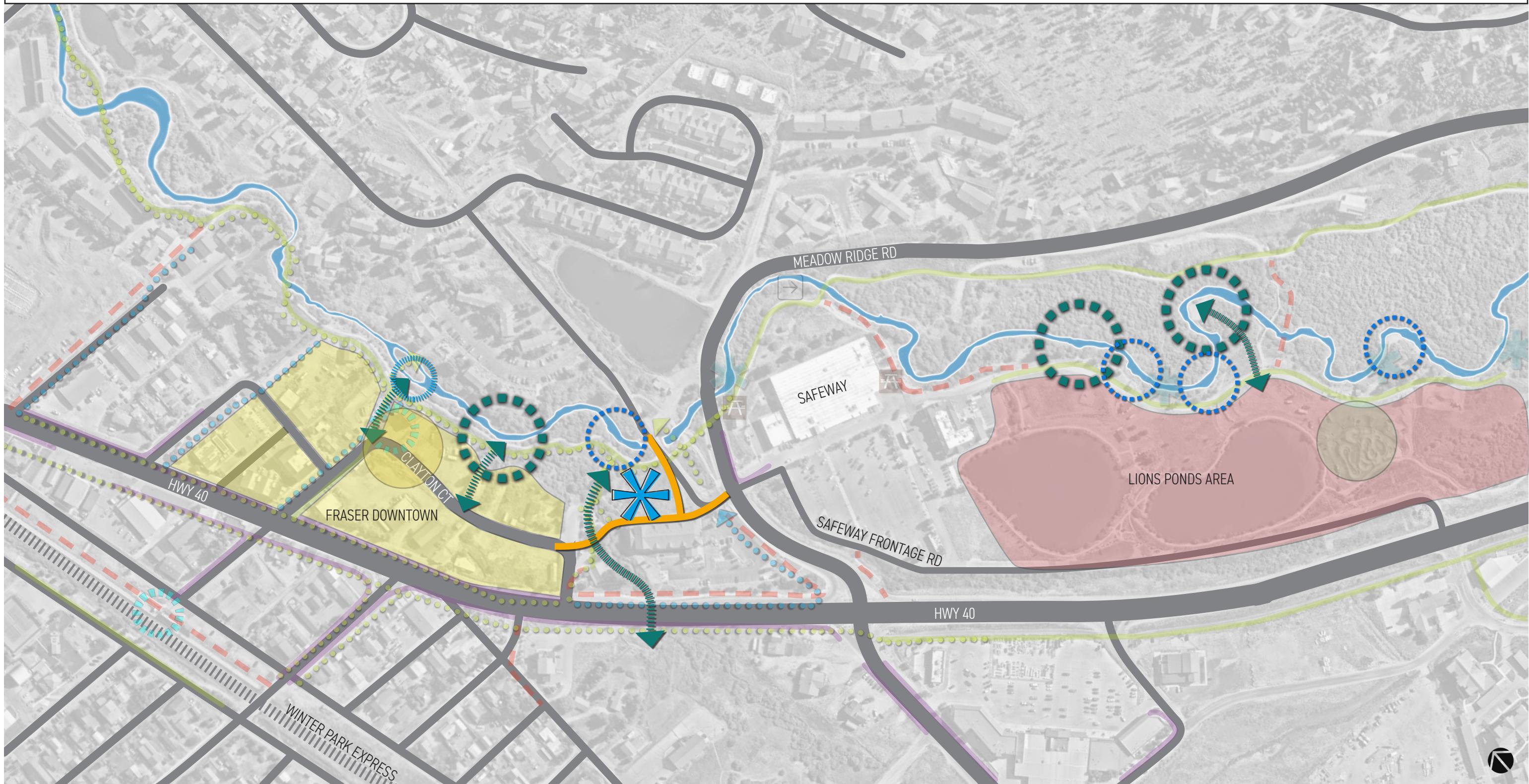
CURRENT MASTER PLAN CONDITIONS

LEGEND:

FRASER DOWNTOWN  
LIONS PONDS AREA  
FRASER RIVER

RIVER VIEW  
RIVER ACCESS SECONDARY  
RIVER ACCESS PRIMARY

PEDESTRIAN ACCESS  
POTENTIAL ROAD REALIGNMENT  
AREA OF OPPORTUNITY



OPPORTUNITIES & CONSTRAINTS



**FRASER BOARD OF TRUSTEES**  
**MINUTES**

**DATE:** December 3, 2025

**MEETING:** Board of Trustees Regular Meeting

**PLACE:** Fraser Town Hall Board Room and Virtually

**PRESENT**

**Board:** Mayor Brian Cerkvenik, Mayor Pro-Tem Peggy Smith, Trustees; Adam Cwiklin, Kaydee Fisher, Lewis Gregory, Katie Soles, and Julie White

**Staff:** Town Manager, Michael Brack; Town Clerk Pro Tem, Becky Allison; Deputy Clerk, Wendy Bourn; Assistant Town Manager, Sarah Catanzarite; Finance Director, Laurie Waters; Public Works Director, Paul Johnson; Town Planner, Garrett Scott; FWP Police Commander Donald Ransom.

**Others:** Parnell Quinn, Clark Lipscomb, Megan Ledin, Amy Hoover, Joseph Landen, Enoch Jeffs, BJ Knudson, Leroy Johnson, Wendell Barlow, Brandon Ivy Jung

Mayor Cerkvenik called the meeting to order at 6:01p.m.

1. **Rollcall:** Mayor Brian Cerkvenik, Mayor Pro-Tem Peggy Smith, Trustees; Adam Cwiklin, Kaydee Fisher, Lewis Gregory, Katie Soles and Julie White

2. **Approval of Agenda:**

Trustee Smith moved, and Trustee Soles seconded the **motion** to approve the agenda.  
**Motion carried: 7-0.**

3. **Consent Agenda:**

- a) Minutes November 19, 2025
- b) Resolution 2025-12-04 Rendezvous License Agreement
- c) Resolution 2025-12-05 Sharky's License Agreement

Trustee White moved, and Trustee Smith seconded the **motion** to approve the consent agenda. Trustee Fisher recused herself. **Motion carried: 6-0.**

4. **Open Forum:** Clark Lipscomb and Parnell Quinn spoke.

5. **Discussion and Possible Action:**

- a) Resolution 2025-12-01 Contract with Phaze Concrete for Clayton Ct Streetscape Presented by Public Works Director Paul Johnson.

Trustee Soles moved, and Trustee Smith seconded the **motion** to approve Resolution 2025-12-01 Contract with Phaze Concrete for Clayton Ct Streetscape. **Motion carried: 7-0.**

b) Resolution 2025-12-02 Town of Fraser Approving 2026 Donor Advised Funding Requests. Presented by Megan Ledin and Amy Hoover of the Grand Foundation.

Trustee Smith moved, and Trustee Cwiklin seconded the **motion** to approve Resolution 2025-12-02 Town of Fraser Approving 2026 Donor Advised Funding Requests **Motion carried: 7-0**.

c) Resolution 2025-12-03 Fraser Downtown Development Authority Intergovernmental Agreement. Presented by Assistant Town Manager Sarah Catanzarite.

Trustee Smith moved, and Trustee White seconded the **motion** to approve Resolution 2025-12-03 Fraser Downtown Development Authority Intergovernmental Agreement. **Motion carried: 7-0**.

d) Fraser Bike Park Logo presented by Assistant Town Manager Sarah Catanzarite.



Trustee Soles moved, and Trustee White seconded the **motion** to approve Fraser Bike Park Logo. **Motion carried: 7-0**.

**6. Public Hearing:**

2026 Budgets for Town of Fraser and Downtown Development Authority. Presented by Town Manager Michael Brack and Finance Director Laurie Waters.

Trustee Fisher moved to open the Public Hearing and Trustee Smith seconded the **motion. Motion carried: 7-0**.

- a) Resolution 2025-12-07 Summarizing Revenues and Expenditures for Each Fund
- b) Resolution 2025-12-08 Appropriating Sums of Money to Various Funds and Agencies
- c) Resolution 2025-12-09 Levying Property Taxes
- d) Resolution 2025-12-10 Approval of Fraser DDA 2026 Annual Budget
- e) Resolution 2025-12-11 Transit Services
- f) Resolution 2025-12-12 Building Department Budget
- g) Resolution 2025-12-13 Law Enforcement Budget
- h) Resolution 2025-12-14 Memorandum of Understanding and Lease Headwaters Trail Alliance
- i) Resolution 2025-12-15 GIS Contract with Northwest Colorado Council of Government

Trustee Soles moved to close the Public Hearing and Trustee Smith seconded the

**motion. Motion carried: 7-0.**

Trustee Smith moved, and Trustee Soles seconded the **motion** to approve the following budget resolutions. **Motion carried: 7-0.**

- a) Resolution 2025-12-07 Summarizing Revenues and Expenditures for Each Fund with amendment: General Fund Revenue \$18,264,984 and the Restricted Revenue Fund Expenditures \$1,767,530
- b) Resolution 2025-12-08 Appropriating Sums of Money to Various Funds and Agencies with amendment: General Fund \$18,264,984
- c) Resolution 2025-12-09 Levying Property Taxes with amendment: final assessed valuation certification of \$770,341.80.
- d) Resolution 2025-12-10 Approval of Fraser DDA 2026 Annual Budget
- e) Resolution 2025-12-11 Transit Services
- f) Resolution 2025-12-12 Building Department Budget
- g) Resolution 2025-12-13 Law Enforcement Budget
- h) Resolution 2025-12-14 Memorandum of Understanding and Lease Headwaters Trail Alliance
- i) Resolution 2025-12-15 GIS Contract with Northwest Colorado Council Of Government

**7. Public Hearing:**

- a) Ordinance No. 529 Amending Chapter 19 to Regulate Outdoor Storage and Vehicle Sales as Supplemental Uses/ Presented by Town Planner Garrett Scott.

Trustee Soles moved to open the Public Hearing and Trustee Cwiklin seconded the **motion. Motion carried: 6-0**, Trustee Fisher stepped out before the vote.

Public comment was made by Scott Emery, Parnell Quinn and Clark Lipscomb.

Trustee Cwiklin moved to close the Public Hearing and Trustee Smith seconded the **motion. Motion carried: 7-0.**

Trustee Soles moved, and Trustee Smith seconded the **motion** to approve Ordinance No. 529 Amending Chapter 19 to Regulate Outdoor Storage and Vehicle Sales as Supplemental Uses with the following changes:

**Sec. 19-2-445. – Outdoor storage.**

**Outdoor storage, where permitted, is subject to the following conditions:**

- (1) Non-residential properties may not place any property in outdoor storage if the stored materials, vehicles, or property are visible from a public street view unless the property owner obtains a conditional use permit from the Town of Fraser stating otherwise.**
- (2) Non-residential properties that place any vehicles or heavy equipment in outdoor storage must be registered to an owner of the property, or a tenant who is named in a valid lease, unless the property owner obtains a conditional use permit from the Town of Fraser stating otherwise.**

**Sec. 19-2-450. – The sale of vehicles and heavy equipment**

**The sale of vehicles and heavy equipment, where permitted, is subject to the following conditions:**

- (1) Residential properties may advertise one vehicle for sale on the property within a 6-month period. Advertising additional vehicles for sale on the property beyond this limit is prohibited.**
- (2) Non-residential properties may not hold vehicles for sale upon the property or advertise vehicles for sale on the property without a Conditional Use Permit from the Town of Fraser and a valid state license allowing for the sale of vehicles.**

Trustees Gregory, Smith, Soles and Mayor Cerkvenik voted Yea; Trustees Cwiklin, Fisher and White voted Nay. **Motion carried: 4-3.**

**8. Updates:**

- a) Committee Minutes: Presented by Town Manager Michael Brack.
- b) Cornerstone Lawsuit: Town Manager Michael Brack read the Sky Hi New press release and confirmed that the Town of Fraser won the lawsuit.

**9. Executive Session:**

- a) Annexation/Property Discussion

For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4).

- b) Town Manager Review

For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f)(I) and not involving any specific employees who have requested discussion of the matter in open session.

Trustee White moved, and Trustee Soles seconded the **motion** to open the executive sessions regarding Annexation/Property Discussion and Town Manager Review. **Motion carried: 7-0.**

Trustee Cwiklin moved, and Trustee White seconded the **motion** to close the executive sessions regarding Annexation/Property Discussion and Town Manager Review. **Motion carried: 7-0.**

**10. Discussion and Possible Action Regarding:**

- a) 2026 Town Manager Contract

Trustee Smith moved, and Trustee White seconded the **motion** to approve the Town Manager's Contract under the negotiated terms. **Motion carried: 7-0.**

**11. Adjourn:**

Trustee Cwiklin moved, and Trustee White seconded the **motion** to adjourn. Meeting adjourned at 10:24 p.m.

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Becky Allison, Town Clerk Pro-Tem

**FRASER BOARD OF TRUSTEES  
MINUTES**

**DATE:** January 7, 2026

**MEETING:** Board of Trustees Regular Meeting

**PLACE:** Fraser Town Hall Board Room and Virtually

**PRESENT**

**Board:** Mayor Brian Cerkvenik, Mayor Pro-Tem Peggy Smith, Trustees; Adam Cwiklin, Kaydee Fisher, Lewis Gregory, Katie Soles and Julie White

**Staff:** Town Manager, Michael Brack; Town Clerk, Antoinette McVeigh; Deputy Clerk, Wendy Bourn; Assistant Town Manager, Sarah Catanzarite; Marketing and Communications Director, Sarah Wieck; Police Chief, Glen Trainor

**Others:** See attached sign in sheet; Virtually – Jeff Boylan, Jeremy Wilson, Jessica Johnson, John Bye, Leah, Mark Ballard, Mike Miller, RGillis, Scott Lunardini, Weyman, 610-724-1661, Dariusz Rakowicz, Dave Nold, GA, Heather Crowe, Amanda Kenworthy, Bill Becker, BK from Texas, Brett Hoopes, Chris Schneck, Clark Lipscomb, Jonathan Noil, Allisons phone, George Vandyke, WTHome, Shaina, Patrick Krulik, Steven Watts, John K, Kevin Mathers, Ashley Schubert, Scott Ledin, Denise McClellan, Christopher Newman, GCRHN Pamela Flor Stat, Rod Cartensen, Heather Crown, Jeremy

Mayor Cerkvenik called the meeting to order at 6:01 p.m.

1. **Rollcall:** Mayor Brian Cerkvenik, Mayor Pro-Tem Peggy Smith, Trustees; Adam Cwiklin, Kaydee Fisher, Lewis Gregory, Katie Soles and Julie White

2. **Approval of Agenda:**

Trustee Soles moved, and Trustee White seconded the **motion** to approve the agenda.

**Motion carried: 7-0.**

3. **Consent Agenda:**

- a) Minutes December 3, 2025
- b) Minutes December 10, 2025
- c) Resolution 2026-01-01 Official Posting
- d) Resolution 2026-01-03 On-Site Distribution Extension (Gas) Xcel Energy

Trustee Smith moved, and Trustee Cwiklin seconded the **motion** to approve the consent agenda. **Motion carried: 7-0.**

4. **Open Forum:**

5. **Discussion and Possible Action:**

- a) Marketing Update

Marketing and Communications Manager Sarah Wieck presented.

b) Emerald Line Transit Options –

Winter Park Interim Town Manager Sara Ott, Transit Manager Chuck McCarthy answered questions.

Public comments were made by Brandon Jung, Mark Ballard, Jonathan, Christopher Newman, Bill Becker, Denise McClellan, RGillis, Mark Johnson, Hugo Smergos, Roger Black, Clark Lipscomb, Weyman, Brittney (BK from Texas)

Trustee Smith moved, and Trustee Soles seconded the **motion** to include an additional early morning stop on the Emerald Line. **Motion carried: 6-1.** Trustee Gregory-Nay

c) Resolution 2026-01-02 Certificates of Participation for Public Works Facility, Butler Snow Engagement Letter

Mattie and Dalton from Butler Snow presented.

Trustee Soles moved, and Trustee White seconded the **motion** to approve Resolution 2026-01-02 Certificates of Participation for Public Works Facility, Butler Snow Engagement Letter. **Motion carried: 7-0.**

**6. Fraser Housing Authority:**

Trustee White moved, and Trustee Cwiklin seconded the **motion** to suspend the Board of Trustees meeting and open the Fraser Housing Authority. **Motion carried: 7-0.**

a) FHA Resolution 2026-01-01 Prop 123 Equity Recipient

Mattie and Dalton from Butler Snow presented.

Trustee Soles moved, and Trustee White seconded the **motion** to approve FHA Resolution 2026-01-01 Prop 123 Equity Recipient. **Motion carried: 7-0.**

b) FHA Resolution 2026-01-02 Supporting Housing Development Grant Funding Application and Signatory Authority

Trustee Smith moved, and Trustee White seconded the **motion** to approve FHA Resolution 2026-01-02 Supporting Housing Development Grant Funding Application and Signatory Authority. **Motion carried: 7-0.**

c) FHA Resolution 2026-01-03 1st Amendment to FRVHP Grant Agreement

Trustee White moved, and Trustee Soles seconded the **motion** to approve FHA Resolution 2026-01-03 1st Amendment to FRVHP Grant Agreement. **Motion carried: 7-0.**

Trustee Soles moved, and Trustee Fisher seconded the **motion** to close the Fraser Housing Authority and resume the Board of Trustees meeting. **Motion carried: 7-0.**

7. **Updates:**

- a) Town Manager Brack, purchase of 360 Railroad Ave for transit station.
- b) Trustee Soles, expressed gratitude for more than 4 decades of Byers Peak Veterinarian Shauna Sutton and well wishes.
- c) Mayor Cerkvenik, Town Manager Brack, and Trustee Smith toured Springhill Suites, set to open November 2026.
- d) Trustee Soles requested a sign for St. Louis Landing to announce the project.
- e) Assistant Town Manager Catanzarite announced Business Enhancement Grants are now being accepted for priority consideration by February 1, 2026.

8. **Adjourn:**

Trustee Soles moved, and Trustee White seconded the **motion** to adjourn. **Motion carried: 7-0.** Meeting adjourned at 8:24 p.m.

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Antoinette McVeigh, Town Clerk



## TOWN BOARD REGULAR MEETING REGISTRATION SHEET January 7, 2026

The Public Forum is an opportunity for the public to present their concerns and recommendations regarding Town Government issues to the Town Board. Those wishing to address the Town Board will be allowed a three-minute presentation. If a topic that you wish to discuss has been scheduled for a formal Town Board Meeting, we would ask that you reserve your remarks for that specific date and time. Topics that are in litigation with the Town will not be heard during this forum. All presenters are urged to: (1) state the concern; and (2) list possible solutions. Please keep the following guidelines in mind:

- Remarks that discriminate against anyone or adversely reflect upon the race, color, ancestry, religious creed, national origin, political affiliation, disability, sex, or marital status of any person are *out of order* and may end the speaker's privilege to address the Board.
- Defamatory or abusive remarks or profanity are *out of order* and will not be tolerated.

Anyone attending Town Board meetings must sign in to ensure accurate records and minutes. Sign your name, address, and email on the sign in sheet. Thank you for your cooperation.

NAME	PHYSICAL ADDRESS	EMAIL
Roger Black	16 Bluestem Ct Fraser CO 80442	rogerblack55@gmail.com
Mattie Prodanovic	8306 825 PTufts Ave, Denver, CO	mattie.prodanovic@hilltopcounties.com
Dalton Kelly	1801 California St., Denver CO	dalton.Kelly@butterstew.com
Anne Hagaan	209 6CRbbz Bl	annehg3@gmail.com
Greg Steen	1920 <del>1900</del> 1887 1/2 E Fort Collins	gsteen133@gmail.com





January 21, 2026

The Honorable Sean Duffy  
US Department of Transportation  
1200 New Jersey Ave, SE  
Washington, DC 20590

RE: CDOT Submission to the FY 2024-2025 Notice of Funding Opportunity - National Railroad Partnership Program (NRPP) / Federal-State Partnership (FSP) for Intercity Passenger Rail Program

Dear Secretary Duffy,

I am writing to express my strong support of the Colorado Department of Transportation (CDOT) and the Safe, Agile, Fast, and Efficient Rail Travel (SAFER Travel) Project: Rockfall Mitigation, Hazmat Safety, and Grade Crossing Improvements on the Western Slope.

The Moffat rail corridor that crosses through the Rocky Mountains in Colorado experiences regular delays due to rockfall, landslide, and hazardous material (hazmat) incidents. The mountainous terrain creates a windy and steep alignment that makes access for hazmat crews difficult and lengthens the time of ongoing and emergency maintenance. The pressures on the corridor continue to grow as corridor freight volumes increasingly transport oil and coal, which when spilled or discharged could pose a potential harm to nearby communities and the integrity of the region. Additionally, unprotected grade crossings pose risk of crashes and injury from existing passenger rail and freight services.

The Project will implement a multi-pronged approach to improving the corridor. The first is to manage and mitigate rockfall through countermeasures such as barriers, fencing, and attenuators along the railroad corridor. The second is to install hazmat and emergency management caches available to both the rail and highway corridors that can be quickly deployed to resolve crashes in difficult mountain terrain. Other safety improvements, such as converting grade crossings from passive to active in numerous locations along these rail corridors, will help ensure safer travel for railroad passengers, crew, and motorists.

These activities will improve safety, travel times, and reliability for freight service operated by Union Pacific Railroad (UPRR) and BNSF Railway on UPRR-owned tracks; and well as intercity passenger rail passengers on Amtrak's California Zephyr and Winter Park Express lines, future extensions of Mountain Rail passenger rail service, and the Rocky Mountaineer's Rockies to the Red Rocks route.

With FY24 - 25 NRPP/FSP funding, this new infrastructure will support the movement of current and future intercity passenger rail through the Rocky Mountains while supporting national commerce and movement of goods. With the increase in passenger rail slotted for Fraser and the surrounding areas, the Town of Fraser wholeheartedly supports this project and requests USDOT to prioritize NRPP/FSP funds for this worthy proposal.

Sincerely,

Brian Cerkvenik  
Mayor  
Town of Fraser



# TREASURER'S REPORT

Laurie Waters

Finance Director

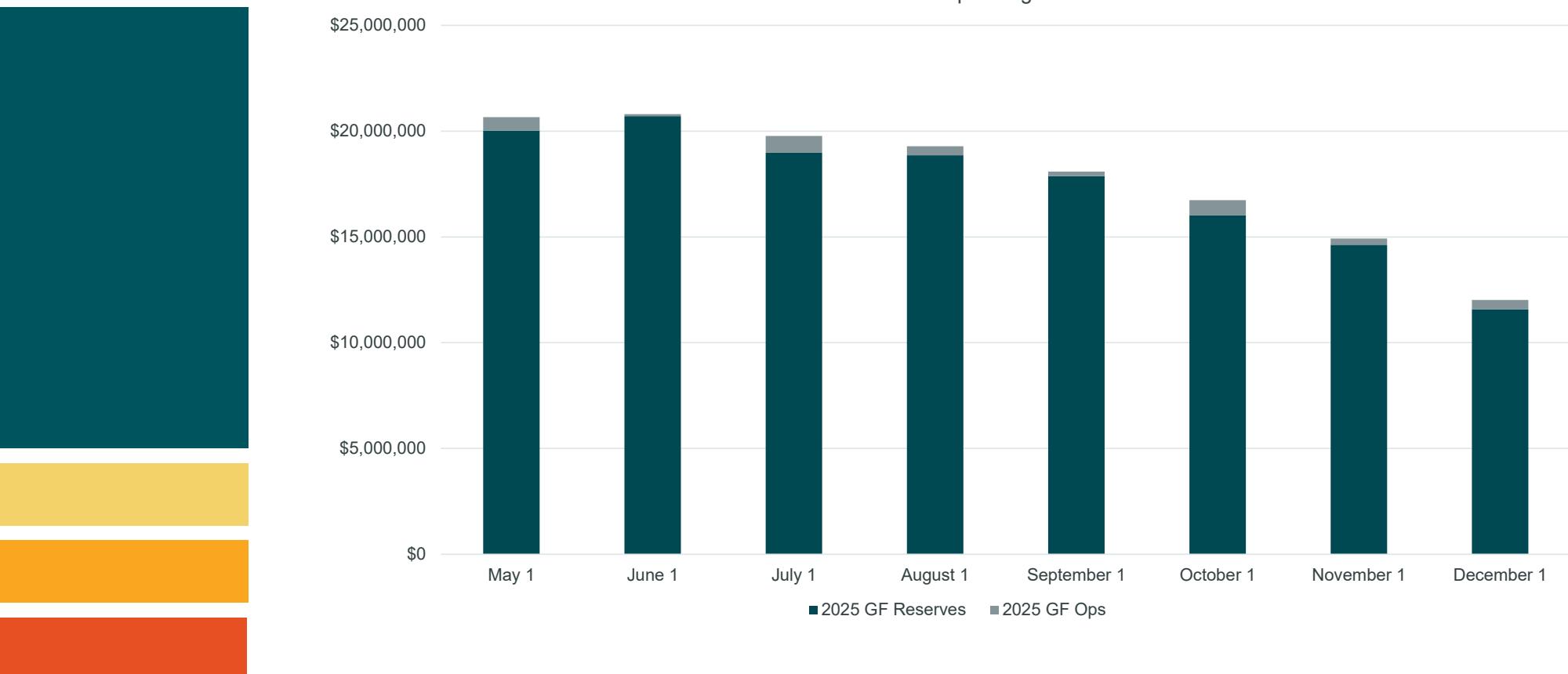


## OVERVIEW

- Statement of Funds
- Sales Tax Revenue
- STR Tax Revenue
- Remote Sellers
- Budget Expenditure Analysis



# 2025 GF Reserves & Operating Cash Position





## Fund Account Balances

**December 31, 2025**



December 31, 2025			
Account	Fund	Cash Allocation	% of Cash Allocation
10-10100	General Fund	\$9,082,682.44	47.03%
12-10100	Restricted Revenue Fund	\$2,257,416.67	11.69%
20-10-100	Conservation Trust Fund	\$61,173.59	0.32%
30-10-100	Capital Equipment Fund	\$336,354.18	1.74%
32-10-100	Capital Asset Fund	(\$1,480,764.32)	-7.67%
35-10-100	CROS Fund	\$792,959.48	4.11%
40-10-100	Debt Service Fund	\$41,356.92	0.21%
50-10-100	Water Fund	\$2,838,672.53	14.70%
55-10-100	Wastewater Fund	\$5,381,936.73	27.87%
70-13010	DDA	\$33,885.09	0.18%
		\$19,311,788.22	100%



# REVIEW & LOOKING FORWARD

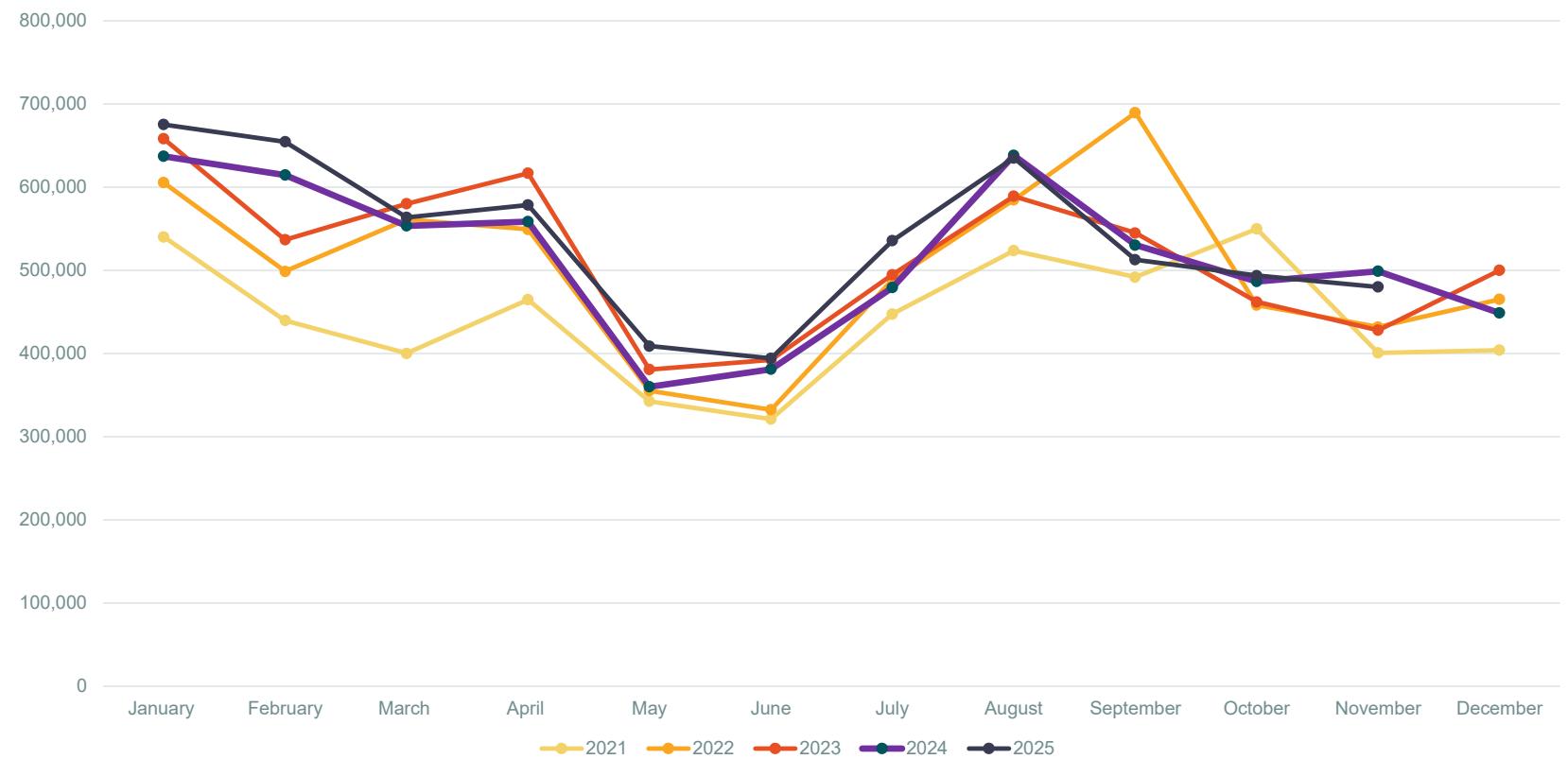


- **St Louis Landing is moving along, when the bond funds become available this will help the General Fund to increase.**
- **The Bike Park has the GOCO grant funds that will offset the output from 2025.**



# Sales Tax Revenue By Month

## 2021 - 2025





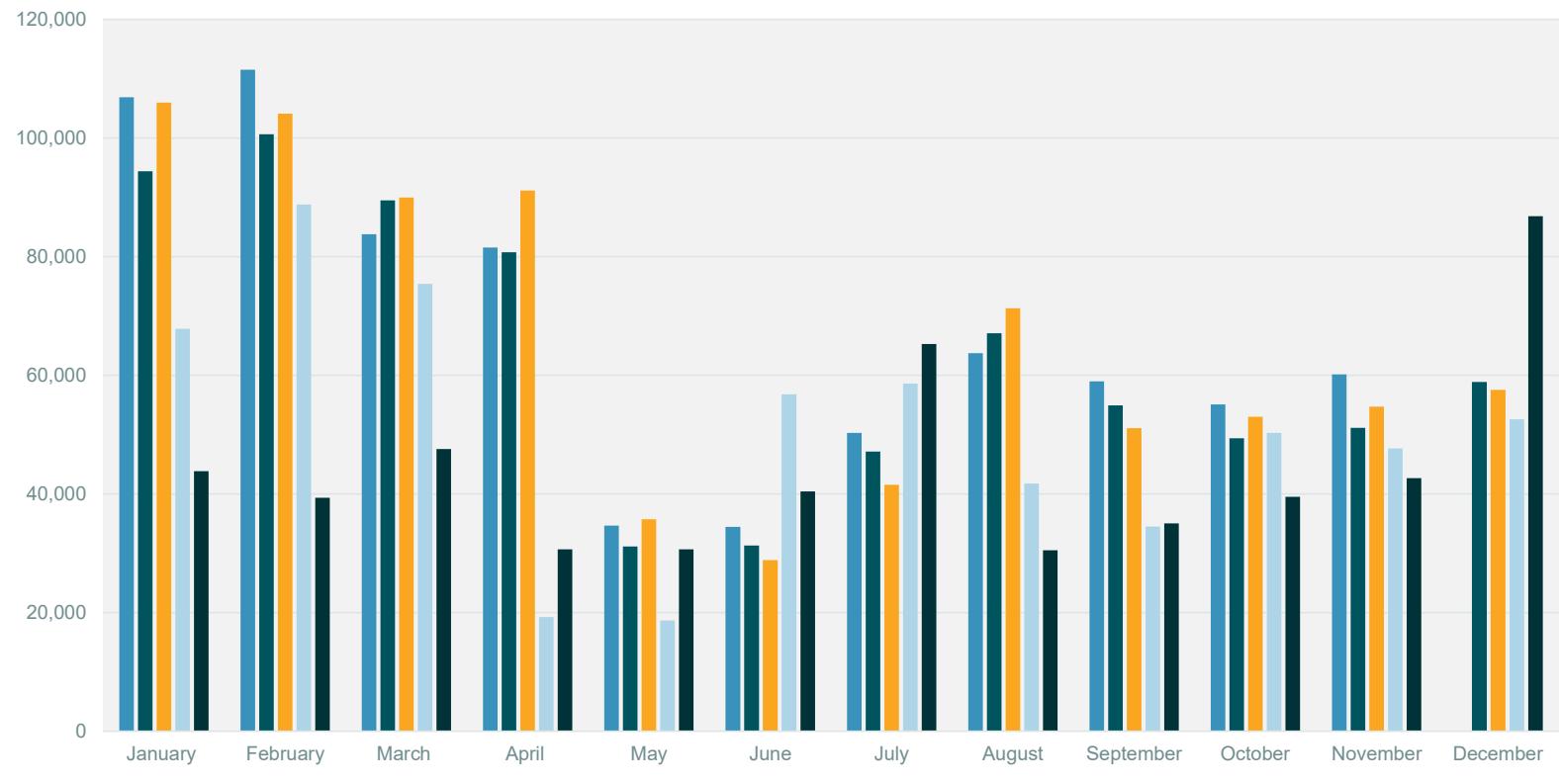
# REVIEW & LOOKING FORWARD



- **January sales tax revenue is the December collection of November sales taxes**
- **November sales tax collection was \$18,890 lower than prior year.**
- **November is 3.9% lower than November 2024.**



## 2021 – 2025 STR Tax Revenue





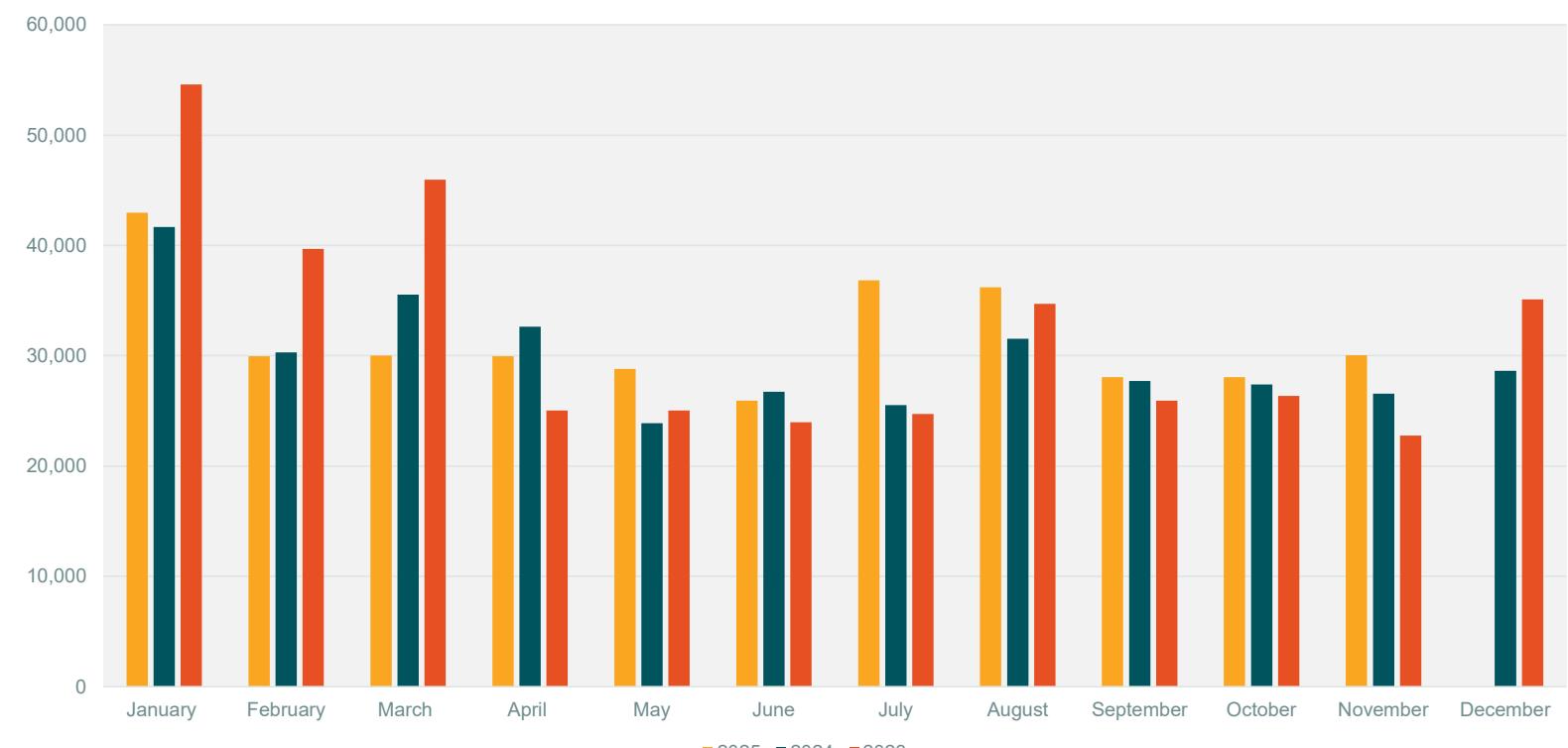
# REVIEW & LOOKING FORWARD



- Short Term Rental Tax revenue is 13% of total revenue.
- November 2025 STR increased by 17.70% over November 2024.



## Remote Sellers





# REVIEW & LOOKING FORWARD



- Remote sellers are online purchases
- The sales are 6% of total revenue totaling \$30,030.49 which is \$3,465 higher than the prior year
- November revenue is 13.05% higher than November 2024



# Budget Expenditure Analysis

## December 31, 2025



Budget Analysis December 31, 2025

	2025 Budget	Actual	%
	12/31/2025		
General Fund Expenditures	16,281,118.00	16,094,753.00	98.9%
Restricted Revenue	1,475,983.00	1,338,244.00	90.7%
Capital Equip Replacement	105,000.00	47,195.00	44.9%
Capital Asset Fund	800,000.00	576,138.00	72.0%
Cozens Ranch Open Space	554,000.00	977,550.00	176.5%
Debt Service Fund	0.00	0.00	
Water Fund	2,687,746.00	1,876,735.00	69.8%
Wastewater Fund	1,813,346.00	1,464,270.00	80.7%
Fraser Housing Authority (Loan)	5,541,360.00	3,854,638.00	69.6%



MEMO TO: Mayor Cerkvenik and Board of Trustees  
FROM: Paul Johnson, Director of Public Works  
DATE: January 21, 2026  
SUBJECT: Fraser Connectivity Study

**Matter before the Board:**

Proposal from Kimley-Horn to perform a connectivity study in Downtown Fraser around Sun River Drive and Wapiti to S. Wapiti.

**Background:**

The potential to open possible public rights-of-way to improve traffic circulation to and from core residential and commercial areas within the Downtown area has been discussed in the past

**Recommendation:**

Staff recommends proceeding the proposal to study the ability to open a right-of-way along Sun River and to evaluate the possible connection of Wapiti Dr to S. Wapiti Dr. for traffic circulation within the Downtown area.

**Attachment:**

Kimley-Horn Proposal



October 6, 2025

Mr. Paul Johnson  
Town of Fraser Public Works Director  
153 Fraser Avenue  
Fraser, CO 80442

Re: **Letter Agreement for Professional Services for  
Sun River Drive Corridor and Wapiti Drive Corridor Access/Connectivity Concepts  
Fraser, Colorado**

Dear Mr. Johnson:

**Kimley-Horn and Associates, Inc.** ("Kimley-Horn" or "Consultant") is pleased to submit this Letter Agreement ("Agreement") to the **Town of Fraser** ("Town" or "Client") for providing professional traffic engineering services. The purpose of these services is to prepare concept exhibits, and *if authorized* a traffic memorandum, for potential access/connectivity changes to the Sun River Drive and Wapiti Drive corridors in Fraser, Colorado. Our scope of services, schedule, and fee and billing are as follows.

## Project Understanding

This project involves the development of conceptual exhibits to aid in the Town's consideration of access changes along two corridors within the Town, Sun River Drive and Wapiti Drive. The Town can experience seasonal peaks in traffic volumes that lead to heavy traffic volumes along Zerex Street, also designated as United State Highway 40, making it difficult for residents and visitors to turn on and off of stop controlled side streets. The Town has been exploring ways to provide alternative north/south routes, with the goal of improving vehicular mobility within the Town, east of Zerex Street.

The Town has identified an existing 26 foot wide right of way for Sun River Drive, between Park Avenue and Eastom Avenue. This segment of Sun River Drive is currently accessible at Park Avenue but only serves as access to the nearby residential parking lot, as a chain barrier exists just north of the Eastom Avenue and Doc Susie Avenue intersection. Pavement for Sun River Drive does not exist between this barrier and Eastom Avenue. The Town would like to explore the potential of removing this barrier and operating Sun River Drive as a single lane, southbound one-way roadway, between Park Avenue and Eastom Avenue. The roadway will still need to maintain access to the residential development parking lot.

The Town is also exploring a through access along either Quail Drive or Wapiti Drive, between Grand County Road 8 (GCR-8) and Waterside Drive. Quail Drive is currently accessible at GCR-8 but it does not operate as a through roadway due to an existing chain barrier at its southern limits, approximately 200 feet north of Willow Lane. South of the existing barrier the roadway alignment is designated as Mercy Drive, and currently only serves as access to a residential development parking lot. The Town is researching whether this segment of Mercy Drive is currently within Town right of way. Wapiti Drive is also currently accessible at GCR-8, but it does not provide direct through access south to Waterside Drive. The Town is researching whether an extension of the existing Wapiti Drive would be within Town right of way.

## Scope of Services

Kimley-Horn will provide the services specifically set forth below.

### **TASK 1: SUN RIVER DRIVE CONCEPT**

Kimley-Horn will deliver one (1) exhibit for the Town's use in consideration of converting Sun River Drive to a southbound one-way roadway between Park Avenue and Eastom Avenue. The exhibit will feature aerial imagery of the project area, a conceptual roadway alignment for Sun River Drive, recommended signing and pavement markings along Sun River Drive and at its intersections with Park Avenue and Eastom Avenue, recommended pavement markings for the existing parking along the east side of Sun River Drive, just north of Eastom Avenue and any property limit linework provided by the Town.

### **TASK 2: WAPITI DRIVE CONCEPT**

Kimley-Horn will deliver two (2) exhibits for the Town's use in consideration of providing a through access along either Quail Drive or Wapiti Drive, between Grand County Road 8 (GCR-8) and Waterside Drive. One (1) exhibit will consider the removal of the existing barrier that separates Quail Drive and Mercy Drive, currently preventing through access between GCR-8 and Waterside Drive. The other exhibit will consider the construction of a new segment of roadway, connecting Wapiti Drive north of Waterside Drive. Both exhibits will feature aerial imagery of the project area, a conceptual roadway alignment, recommended signing and pavement markings, and any property limit linework provided by the Town.

### **TASK 3: PROJECT MANAGEMENT, MEETINGS AND COORDINATION**

Kimley-Horn will participate in and attend project meetings and coordinate with the Town. This task is intended to capture the effort for meetings, conference calls, coordination, and project management and administration necessary for this project. We have accounted for attending up to two (2) coordination meetings with the Town for this task. Additional project management, meetings, and coordination effort may be provided as an additional service.

### **TASK 4: TRAFFIC MEMO (IF AUTHORIZED)**

**If authorized** by the Town, Kimley-Horn will deliver a traffic memo documenting the assumptions, conclusions, and recommendations arrived at during the development of the Sun River Drive and Wapiti Drive Concepts. The memo will include a summary of the anticipated traffic impacts associated with each concept, and, if necessary, identify the need for additional analysis.

## Schedule

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule after receiving an executed agreement and notice to proceed. Additional services will be completed in a timely manner after they are authorized.

## Fee and Billing

Kimley-Horn will perform the services in Tasks 1-3 for a total lump sum fee of **\$8,500**. **If authorized** by the Town, Kimley-Horn will perform the services in Task 4 for a total lump sum fee of **\$2,600**. Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

## Additional Services

Kimley-Horn will, upon your request and authorization, conduct additional traffic engineering services that may be desired. These services may include collecting survey data, preparing construction plans, collecting existing traffic data including vehicle counts, conducting traffic operational analyses, providing additional concept exhibits, and attending project and public meetings not specified in the scope of services.

## Closure

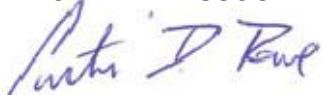
In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to the Town of Fraser.

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

By:   
Curtis D. Rowe, P.E., PTOE  
Senior Vice President

By:   
Erick W. Berry, P.E., PTOE, RSP1  
Project Manager

## Town of Fraser

SIGNED: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Attachment – Standard Provisions

KIMLEY-HORN AND ASSOCIATES, INC.

STANDARD PROVISIONS

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
  - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
  - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
  - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
  - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its services.
  - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
  - f. Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
  - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
  - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's services or any defect or noncompliance in any aspect of the project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
  - a. Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
  - b. The Client will remit all payments electronically to:

Account Name: KIMLEY-HORN AND ASSOCIATES, INC.  
Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104  
Account Number: 2073089159554  
ABA#: 121000248
  - c. The Client will send the project number, invoice number and other remittance information by e-mail to [payments@kimley-horn.com](mailto:payments@kimley-horn.com) at the time of payment.
  - d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
  - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
  - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings.

Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

- g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
- 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Unless explicitly agreed to in writing by both parties to the contrary, Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no interest, ownership, license to use, or any other rights in the Intellectual Property to Client. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the terms of the Software License Agreement set forth at <https://www.kimley-horn.com/khts-software-license-agreement> ("the License Agreement") which terms are incorporated herein by reference.
- 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
- 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.
- 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
- 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims,

losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

- 11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.
- 12) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
- 13) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.
- 14) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.
- 15) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its services until the hazardous substance or condition is eliminated.
- 16) **Construction Phase Services.**
  - a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
  - b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
  - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 17) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the

performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

- 18) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.
- 19) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State where the Project is located. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

**TOWN OF FRASER, COLORADO**  
**RESOLUTION NO. 2026-01-05**

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE TOWN OF WINTER PARK REGARDING BUILDING DIVISION SERVICES**

WHEREAS, pursuant to Article XIV, § 18 of the Colorado Constitution and C.R.S. § 29-1-203, governments may cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each; and

WHEREAS, the Town of Winter Park ("Winter Park"), the Town of Granby ("Granby"), and the Town of Fraser ("Fraser") previously entered into an Intergovernmental Agreement for Building Inspection and Plan Review Services on June 3, 2020, and approved pursuant to Town of Fraser Resolution 2020-06-02 (the "Previous Agreement"); and

WHEREAS, Granby sent its notice to terminate the Previous Agreement on October 7, 2025; and

WHEREAS, pursuant to Section 11 of the Previous Agreement, in the event of termination by one party, the other two parties may choose to cooperate by separate agreement; and

WHEREAS, Fraser and Winter Park desire to terminate the Previous Agreement and enter into this separate agreement to continue building inspection, plan review and building related services, attached hereto (the "Agreement"); and

WHEREAS, Winter Park agrees to operate a building services division to provide plan review, building permitting, inspection and administrative services to Fraser, and Winter Park will be compensated for providing these services; and

WHEREAS, the Agreement allows Winter Park to maintain up to a two-year operating reserve within the Division Fund and clarifies the oversight and coordination of employees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO THAT:

1. The Board of Trustees hereby approves the Intergovernmental Agreement concerning Building Inspection and Plan Review Services in substantially the form attached hereto and authorizes the Mayor to execute the same on behalf of the Town.

READ, PASSED ON ROLL CALL VOTE, AND ADOPTED BY THE BOARD OF TRUSTEES THIS 21<sup>ST</sup> DAY OF JANUARY, 2026.

Votes in favor:         
Votes opposed:         
Abstained:       

BOARD OF TRUSTEES OF THE  
TOWN OF FRASER, COLORADO

BY: \_\_\_\_\_  
Mayor

(S E A L)

ATTEST:

---

Town Clerk



**MEMO TO:** Board of Trustees  
**FROM:** Garrett Scott, Town Planner  
**CC:** Michael Brack, Town Manager  
**DATE:** January 21, 2025  
**SUBJECT:** Building Division Services  
Intergovernmental Agreement (IGA)

---

**Matter before the Board of Trustees:**

Action of Resolution 2026-01-05 to authorize the Mayor to execute a new Intergovernmental Agreement (IGA) with the Town of Winter Park for Building Inspection and Plan Review Services, referred to as Building Division Services.

**Background:**

Since 2007, the Town of Fraser and Town of Winter Park have operated under a shared Building Division that provides plan review, building permitting, building inspection, and administrative services to both towns. In January of 2010, this shared Building Division was expanded to also include the Town of Granby, and the three towns entered into an IGA that established the mutual rights and obligations of this arrangement. This IGA was approved by Town of Fraser Resolution 2010-01-02. Subsequently, the Building Division IGA was amended in June of 2020 and approved by Resolution 2020-06-02. The executed version of this IGA from 2020 is provided in the Board packet for reference.

Under this IGA, Section 11 allows for any party to terminate the agreement with a written notice to the other parties with at least 90 days' notice. On October 7, 2025, Granby sent its notice to terminate the IGA, which will be effective as of January 31, 2026. The IGA states that "in the event of termination by one Party, the other two Parties may choose to continue to cooperate by separate agreement." Therefore, a new IGA has been prepared that only includes Fraser and Winter Park but maintains all the terms of the prior agreement from 2020.

The Town Attorney has reviewed the current 2026 IGA and has no concerns given that the terms remain the same, except for the removal of the Town of Granby from the agreement. This IGA will be brought to the Winter Park Town Council for their approval on January 20, 2026 and is anticipated to be approved. Because of the long history and success of a shared Building Division between the Town of Fraser and the Town of Winter Park, staff recommends that the Board of Trustees approve the IGA as presented.

**Recommendation:**

Town staff recommends that the Board of Trustees APPROVE Resolution 2026-01-05 Approving an Intergovernmental Agreement with the Town of Winter Park Regarding Building Division Services

**Attachments:**

- 01 Building Division Services IGA\_2026
- 02 Executed Building Division Services IGA\_2020

Board of Trustees Resolution 2026-01-05

Building Division Services  
Intergovernmental Agreement (IGA)

## **INTERGOVERNMENTAL AGREEMENT FOR BUILDING DIVISION SERVICES**

THIS INTERGOVERNMENTAL AGREEMENT for Building Inspection and Plan Review Services (the "Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 (the "Effective Date"), by and between the Town of Winter Park, a Colorado home rule municipality with an address of P.O. Box 3327, 50 Vasquez Road, Winter Park, Colorado 80482 ("Winter Park"), and the Town of Fraser, a Colorado municipal corporation with an address of P.O. Box 370, Fraser, Colorado 80442 ("Fraser") (each a "Party" and collectively the "Parties").

WHEREAS, Winter Park provides building inspection, plan review and building related services within its jurisdiction;

WHEREAS, the Parties have both adopted the 2021 editions of the International Building, Residential, Plumbing (most current edition adopted by the State of Colorado), Mechanical, Fuel Gas, Existing Building, Energy Conservation, Fire Codes and the National Electrical Code (most current edition adopted by the State of Colorado), and the Parties acknowledge that such adoptions contained various specific amendments the Parties desire to be enforced;

WHEREAS, Fraser has requested Winter Park provide building services to provide one-stop customer service to the building industry;

WHEREAS, Winter Park and Fraser have operated a similar department since 2010;

WHEREAS, the Parties believe such an arrangement results in financial savings;

WHEREAS, Winter Park, Fraser, and the Town of Granby ("Granby") previously entered into an Intergovernmental Agreement for Building Inspection and Plan Review Services (the "Previous Agreement") on June 3, 2020;

WHEREAS, Granby sent its notice to terminate the Previous Agreement on October 7, 2025;

WHEREAS, pursuant to Section 11 of the Previous Agreement, in the event of termination by one party, the other two parties may choose to cooperate by separate agreement;

WHEREAS, Winter Park and Fraser desire to terminate the Previous Agreement and enter into this separate Agreement; and

WHEREAS, the Parties have the authority to enter into this intergovernmental agreement pursuant to Article XIV, § 18 of the Colorado Constitution and C.R.S. § 29-1-203, which allows governments to cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting jurisdictions.

NOW, THEREFORE, in consideration of their mutual rights and obligations set forth below, Winter Park and Fraser agree as follows:

1. Single Building Agency. Winter Park agrees to operate a building services division to provide plan review, building permitting, inspection and administrative services to each of the

Parties. Winter Park shall employ a building official (the "Building Official"), inspectors and support staff to provide services as required by this Agreement, and Winter Park shall be compensated for providing these services as required by this Agreement. The division shall be known as the Building Division within the Winter Park Community Development Department (the "Division").

2. Common Building Codes. The Parties agree to concurrently adopt and maintain the same edition of building and construction codes. Each Party agrees to consult with the Building Official before adopting local amendments to these codes to assure such adoption can be efficiently enforced and administered by the Division. The applicable Party shall be responsible for application and enforcement of any local amendment to an adopted building or construction code not expressly approved by the Building Official.

3. One-Stop Building Services.

a. To establish one-stop service, the Division shall be located in the Winter Park Town Hall.

b. Winter Park shall serve as the managing agency of the Division, including employment and management of qualified staff, provision of offices, reception and conference space, revenue collection, accounting, supplies, equipment, vehicles, insurance, administrative support and overhead. Winter Park has a duty to collaborate and serve all Parties so as to operate an efficient, shared organization, and Winter Park agrees to establish, review, and revise administrative processes as needed for the benefit of all Parties.

c. The personnel employed under the terms of this Agreement shall at all times be considered Winter Park employees and not employees of Fraser, and they shall not be entitled to any employment benefit, pension, unemployment compensation or other status or right relating to Fraser employees. Winter Park shall be solely responsible for the payment of compensation, insurance, employee benefits, and taxes of its own personnel.

d. The Building Official shall report directly to the Winter Park Community Development Director. Communications regarding employee performance or other operational issues shall be exclusively by and between the Fraser Town Manager and the Winter Park Town Manager. The Parties acknowledge the Building Official has autonomy in making routine decisions; however, the Town Manager of each respective jurisdiction may confer with the Building Official regarding substantive building administration concerns.

e. Winter Park's provision of plan review, building permit issuance, building inspection, fee collection and certificates of occupancy, records and reports, and code violation investigation services for the Division are as set forth below (referred to collectively herein as the "Services").

4. Plan Review. The Division shall review all building applications for compliance with the adopted building codes as amended by each Party.

5. Building Permit Issuance.

a. The Division shall issue permits pursuant to the procedures agreed upon from time to time by the Parties and as required by the applicable codes.

b. The Division shall not issue a building permit until approval by the applicable Town Manager or designee.

c. Concerns or inquiries regarding building permits shall follow the same communication process as permit issuance.

6. Building Inspections and Certificates of Occupancy. The Division shall schedule and conduct appropriate inspections and upon satisfactory compliance with adopted codes shall issue a certificate of occupancy ("C.O."). The Division shall not issue a C.O. until the appropriate Party has authorized such.

7. Records and Reports.

a. The Division shall provide the appropriate Party with a complete set of each building permit and associated materials for the Party's permanent records.

b. The Division shall track all permits and provide the Parties with monthly reports of building permit activity and fees collected by jurisdiction.

8. Code Violations.

a. The Building Official shall promptly notify and consult with the applicable Town Manager of any violations of the building codes observed by Division personnel. The Division shall cooperate in reporting any observed zoning and other violations.

b. The Division shall assist each Party in investigating alleged violations of the building codes, furnishing technical advice and testimony as necessary. Each Party shall be solely responsible for any legal action necessary to enforce or prosecute such violations.

9. Financial Arrangements.

a. Winter Park shall prepare an annual Division budget, which shall be submitted for consideration and approval to each of the Parties' governing bodies not later than October 1st of the year prior to the budget year. The Parties each shall adopt and amend an annual budget as required by law.

b. Winter Park shall maintain the Division fund by collecting all fees and charges, and accounting for costs and expenses (the "Division Fund"). Winter Park shall prepare and submit an annual Division Fund report to the Parties. The Parties shall agree upon the appropriate values and expenses to be charged to each Party for the Division's provision of Services. The Parties shall agree upon the appropriate values and expenses to be charged to the Division Fund for depreciated assets Winter Park provides the Division.

c. Winter Park may maintain up to a two-year operating reserve within the Division Fund. If at any time the reserve exceeds a two-year operating reserve, actions will be taken to

either reduce fees for services or disperse excess reserves to the Parties. Upon the termination of the Agreement by any Party, the operating reserve shall be distributed to the Parties on an equitable basis.

d. **Year-end adjustment:** Winter Park shall prepare and submit an annual Division Fund report of actual Division finances and activities by March 1 following the year-end. The Parties agree that an equitable allocation of actual costs shall be based on each Party's pro rata share of permit revenues. Nothing in this Agreement shall preclude any Party from making payments to Winter Park to offset the annual allocated costs for their respective Services following the year-end adjustment. After the required reserve is met, as established in this Agreement, a year end adjustment will be calculated by deducting each Party's allocated expenses from the Party's generated revenues. Payment of the year-end adjustment, if any, is due and payable 30 days after the annual audit of Winter Park for the prior year has been completed and provided to the other Parties.

e. **Separation and Damages:** In the event any of the Parties determines that continuation of a joint Building Division is no longer in its best interest, and upon notice of termination of this Agreement as allowed herein, any outstanding balance owed by the terminating Party for Services rendered over the course of this Agreement shall be due and payable to Winter Park within 30 days.

10. **Term.** This Agreement shall take effect on the Effective Date, and shall remain in effect until December 31, 2026. This Agreement shall automatically renew for additional one-year terms beginning January 1, 2027, unless: 1) any Party notifies the other, in writing at least 90 days prior to the annual expiration date, of its decision not to renew the Agreement for the ensuing year; 2) any Party has terminated this Agreement, as permitted herein; or 3) any Party fails to budget and appropriate funds for its share of expenses.

11. **Termination.** This Agreement may be terminated by either Party, with or without cause, upon 90 days prior written notice to the other Party. Upon termination, all Division equipment and materials shall remain the property of Winter Park, except materials specifically prepared for and paid for by Fraser.

12. **Liability.** To the extent permitted by the Colorado Constitution and statutes, each Party indemnifies the other from or against all claims, causes of action, damages, awards, and attorney fees arising out of each Party's performance of its duties pursuant to this Agreement. Services performed for only one Party shall, for liability purposes, be solely the responsibility of that Party, and the other Party shall be without responsibility or liability for the actions or inactions of the Division regarding those Services.

13. **Insurance.** Throughout the term of this Agreement, each Party agrees to maintain, at its own expense, public entity liability insurance coverage applicable to its premises and operations, which shall include coverage for bodily injury and property damage arising from such Party's premises and operations, and which shall provide such amount of coverage as is necessary to meet liabilities set forth under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.* The Parties further agree to maintain, at their own expense, workers' compensation insurance to the extent required by applicable federal and state law. Upon request, a Party shall provide to any

other Party certificates of insurance evidencing the Party maintains liability and workers' compensation coverages, which certificates shall identify the types of insurance and coverage limits then in effect.

14. General Provisions.

a. *Notice.* All notices permitted or required under this Agreement shall be in writing, signed by the Party giving the same, and shall be deemed properly given when actually placed in the United States Postal Service, first-class postage prepaid, or personally delivered to the other Party, addressed to them at the address first set forth above. Each Party, by written notice to the other Party, may specify any other addresses for the receipt of such notices.

b. *Applicable law and venue.* This Agreement shall be interpreted in all respects in accordance with the laws of the State of Colorado. Venue for any court proceedings related to this Agreement shall be properly and exclusive in the District Court for Grand County, Colorado. The Parties by mutual agreement may resolve disputes by mediation or arbitration.

c. *Entire agreement.* This Agreement constitutes the entire Agreement and understanding between the Parties on the subjects contained herein, superseding all prior oral or written communications. This Agreement may be modified or amended only by a duly authorized written instrument executed by all Parties hereto.

d. *No waiver.* Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement shall not constitute a waiver of any of the other terms or obligation of this Agreement.

e. *Approvals; Binding effect.* In accordance with C.R.S. § 29-1-203(1), this Agreement shall not become effective unless and until it has been approved by the governing bodies of Fraser and Winter Park. Upon such approval, this Agreement shall be binding upon and shall inure to the benefit of the Parties and their successor governing bodies.

f. *No joint venture; No agency.* This is an Agreement for the provision of services. This Agreement does not create a joint venture between the Parties, nor does it constitute any Party as an agent of the others. The Parties agree that their relationship hereunder is in the nature of independent contractors. No Party shall be deemed to be the agent, partner, joint venturer, nor employee of another Party, and no Party has any authority to make any agreements or representations on another Party's behalf.

g. *Annual appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of Winter Park not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

h. *Governmental immunity.* The Parties and their officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Parties and their officers, attorneys or employees.

i. *Third parties.* There are no intended third-party beneficiaries to this Agreement.

j. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

k. *Modification.* This Agreement may only be modified upon written agreement of the Parties.

l. *Assignment.* Neither this Agreement nor any of the rights or obligations of the Parties hereto shall be assigned by any Party without the written consent of the other Parties.

IN WITNESS WHEREOF, and intending to be legally bound hereby, in accordance with proper ordinance of each of the governing bodies of the Parties, we have hereunto caused this instrument to be executed on the Effective Date.

**TOWN OF WINTER PARK,  
COLORADO**

---

Nick Kutrumbos, Mayor

ATTEST:

---

Danielle Jardee, Town Clerk

**TOWN OF FRASER, COLORADO**

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Brian Cerkvenik, Mayor

ATTEST:

---

Antoinette McVeigh, Town Clerk

**INTERGOVERNMENTAL AGREEMENT FOR**  
**BUILDING DIVISION SERVICES**

THIS INTERGOVERNMENTAL AGREEMENT for Building Inspection and Plan Review Services ("Agreement") is entered into as of the 3 day of June, 2020 (the "Effective Date") by and among the Town of Winter Park, a Colorado home rule municipality with an address of P.O. Box 3327, 50 Vasquez Road, Winter Park, Colorado 80482 ("Winter Park"), the Town of Fraser, a Colorado municipal corporation with an address of P.O. Box 370, Fraser, Colorado 80442 ("Fraser"), and the Town of Granby, a Colorado municipal corporation with an address of P.O. Box 440, Zero Jasper Avenue, Granby, Colorado 80446 ("Granby") (each a "Party" and together referred to herein as the "Parties").

WHEREAS, Winter Park provides building inspection, plan review and building related services within its jurisdiction;

WHEREAS, the Parties have all adopted the 2015 editions of the International Building, Residential, Plumbing (most current edition adopted by the State of Colorado), Mechanical, Fuel Gas, Existing Building, Energy Conservation, Fire Codes and the National Electrical Code (most current edition adopted by the State of Colorado) and the Parties acknowledge that such adoptions contained various specific amendments the Parties desire to be enforced;

WHEREAS, Fraser and Granby have requested Winter Park provide building services to provide one-stop customer service to the building industry;

WHEREAS, Winter Park, Fraser, and Granby have operated a similar department since 2010;

WHEREAS, the Parties believe such an arrangement results in financial savings to all; and

WHEREAS, the Parties have the authority to enter into this intergovernmental agreement pursuant to Article XIV, Section 18, of the Colorado Constitution and Colorado Revised Statutes § 29-1-203, which allows governments to cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting jurisdictions.

NOW, THEREFORE, in consideration of their mutual rights and obligations set forth below, the Towns of Winter Park, Fraser and Granby agree as follows:

1. Single building agency. Winter Park agrees to operate a building services division to provide plan review, building permitting, inspection and administrative services to each of the Parties. Winter Park will employ a Building Official (the "Building Official"), inspectors and support staff to provide services as required by this Agreement, and Winter Park will be compensated for providing these services as required by this Agreement. The division shall be

known as the Building Division within the Winter Park Community Development Department (the "Division").

2. Common building codes. The Parties agree to concurrently adopt and maintain the same edition of building and construction codes. Each Party agrees to consult with the Building Official before adopting local amendments to these codes to assure such adoption can be efficiently enforced and administered by the Division. The applicable Party will be responsible for application and enforcement of any local amendment to an adopted building or construction codes not expressly approved by the Building Official.

3. One-stop building services.

a. To establish one-stop service, the Division will be located in the Winter Park Town Hall.

b. Winter Park shall serve as the managing agency of the Division, including employment and management of qualified staff, provision of offices, reception and conference space, revenue collection, accounting, supplies, equipment, vehicles, insurance, administrative support and overhead. Winter Park has a duty to collaborate and serve all Parties so as to operate an efficient, shared organization, and Winter Park agrees to establish, review, and revise administrative processes as needed for the benefit of all Parties.

c. The personnel employed under the terms of this Agreement shall at all times be considered Winter Park employees and not employees of Fraser or Granby, and they shall not be entitled to any employment benefit, pension, unemployment compensation or other status or right relating to Fraser or Granby employees. Winter Park shall be solely responsible for the payment of compensation, insurance, employee benefits, and taxes of its own personnel.

d. The Building Official shall report directly to the Winter Park Community Development Director. Communications regarding employee performance or other operational issues will be exclusively by and between the Fraser or Granby Town Manager and the Winter Park Town Manager. The Parties acknowledge the Building Official has autonomy in making routine decisions; however, the Town Manager of each respective jurisdiction may confer with the Building Official regarding substantive building administration concerns.

e. Winter Park's provision of plan review, building permit issuance, building inspection, fee collection and certificates of occupancy, records and reports, and code violation investigation services for the Division as set forth below, are referred to collectively herein as the "Services."

4. Plan review. The Division will review all building applications for compliance with the adopted building codes as amended by each Party.

5. Building permit issuance.

a. The Division will issue permits pursuant to the procedures agreed upon from time to time by the Parties and as required by the applicable codes.

b. The Division shall not issue a building permit until approval of the applicable Town Manager or designee.

c. Concerns or inquiries regarding building permits shall follow the same communication process as permit issuance.

6. Building inspections and certificates of occupancy. The Division will schedule and conduct appropriate inspections and upon satisfactory compliance with adopted codes will issue a certificate of occupancy ("C.O."). The Division will not issue a C.O. until the appropriate Party has authorized such.

7. Records and reports.

a. The Division shall provide the appropriate Party a complete set of each building permit and associated materials for the Party's permanent records.

b. The Division will track all permits and provide the Parties monthly reports of building permit activity and fees collected by jurisdiction.

8. Code violations.

a. The Building Official will promptly notify and consult with the applicable Town Manager of any violations of the building codes observed by Division personnel. The Division will cooperate in reporting any observed zoning and other violations.

b. The Division shall assist each Party in investigating alleged violations of the building codes, furnishing technical advice and testimony as necessary. Each Party shall be solely responsible for any legal action necessary to enforce or prosecute such violations.

9. Financial arrangements.

a. Winter Park shall prepare an annual Division budget, which shall be submitted for consideration and approval to each of the Parties' governing bodies not later than October 1st of the year prior to the budget year. The Parties each shall adopt and amend an annual budget as required by law.

b. Winter Park shall maintain the Division fund by collecting all fees and charges, and accounting for costs and expenses (the "Division Fund"). Winter Park shall prepare and submit

an annual Division Fund report to the Parties. The Parties shall agree upon the appropriate values and expenses to be charged to each Party for the Division's provision of Services. The Parties shall agree upon the appropriate values and expenses to be charged to the Division Fund for depreciated assets Winter Park provides the Division.

c. Winter Park may maintain up to a two-year operating reserve within the Division Fund. If at any time the reserve exceeds a two-year operating reserve, actions will be taken to either reduce fees for services or disperse excess reserves to the Parties. Upon the termination of the Agreement by any Party, the operating reserve will be distributed to the Parties on an equitable basis.

d. Year-end adjustment: Winter Park shall prepare and submit an annual Division Fund report of actual Division finances and activities by March 1 following the year-end. The Parties agree that an equitable allocation of actual costs shall be based on each Party's pro rata share of permit revenues. Nothing in this Agreement shall preclude any Party from making payments to Winter Park to offset the annual allocated costs for their respective Services following the year-end adjustment. After the required reserve is met, as established in this agreement, a year end adjustment will be calculated by deducting each Party's allocated expenses from the Party's generated revenues. Payment of the year-end adjustment if any is due and payable 30 days after the annual audit of Winter Park for the prior year has been completed and provided to the other Parties.

e. Separation and Damages: In the event any of the Parties determines that continuation of a joint Building Division is no longer in its best interest, and upon notice of termination of this Agreement as allowed herein, any outstanding balance owed by the terminating Party for Services rendered over the course of this Agreement shall be due and payable to Winter Park within 30 days.

10. Term. This Agreement shall take effect on April 1, 2020 and shall remain in effect until December 31, 2020. This Agreement shall automatically renew for additional one-year terms beginning January 1, 2021, unless: 1) any Party notifies the other, in writing at least 90 days prior to the annual expiration date, of its decision not to renew the Agreement for the ensuing year; 2) any Party has terminated this Agreement, as permitted herein; or 3) any Party fails to budget and appropriate funds for its share of expenses.

11. Termination. This Agreement may be terminated by any Party, with or without cause upon 90 days prior written notice to the other Parties. In the event of termination by one Party, the other two Parties may choose to continue to cooperate by separate agreement. Upon termination, all Division equipment and materials shall remain the property of Winter Park, except materials specifically prepared for and paid for by Fraser or Granby.

12. Liability. To the extent permitted by the Colorado constitution and statutes, each Party indemnifies the other from or against all claims, cases of action, damages, awards, and attorney

fees arising out of each Party's performance of its duties pursuant to this Agreement. Services performed for only one Party shall, for liability purposes, be solely the responsibility of that Party, and the other Parties shall be without responsibility or liability for the actions or inactions of the Division regarding those Services.

13. Insurance. Throughout the term of this Agreement, each Party agrees to maintain, at its own expense, public entity liability insurance coverage applicable to its premises and operations, which shall include coverage for bodily injury and property damage arising from such Party's premises and operations, and which shall provide such amount of coverage as is necessary to meet liabilities set forth under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.* The Parties further agree to maintain, at their own expense, workers' compensation insurance to the extent required by applicable federal and state law. Upon request, a Party shall provide to any other Party certificates of insurance evidencing the Party maintains liability and workers' compensation coverages, which certificates shall identify the types of insurance and coverage limits then in effect.

14. General provisions.

a. Notice. All notices permitted or required under this Agreement shall be in writing, signed by the Party giving the same, and shall be deemed properly given when actually placed in the United States Postal Service's first-class postage prepaid, or personally delivered to the other Party, addressed to them at the address first set forth above. Each Party, by written notice to the other Parties, may specify any other addresses for the receipt of such notices.

b. Applicable law and venue. This Agreement shall be interpreted in all respects in accordance with the laws of the State of Colorado. Venue for any court proceedings related to this Agreement shall be properly and exclusive in the District Court for Grand County, Colorado. The Parties by mutual agreement may resolve disputes by mediation or arbitration.

c. Entire agreement. This Agreement constitutes the entire Agreement and understanding between the Parties on the subjects contained herein, superseding all prior oral or written communications. This Agreement may be modified or amended only by a duly authorized written instrument executed by all Parties hereto.

d. No waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement shall not constitute a waiver of any of the other terms or obligation of this Agreement.

e. Approvals; binding effect. In accordance with C.R.S. § 29-1-203(1), this Agreement shall not become effective unless and until it has been approved by the governing bodies of Fraser, Granby and Winter Park. Upon such approval, this Agreement shall be binding upon and shall inure to the benefit of the Parties and their successor governing bodies.

f. No joint venture; no agency. This is an Agreement for the provision of services. This Agreement does not create a joint venture between the Parties, nor does it constitute any Party as an agent of the others. The Parties agree that their relationship hereunder is in the nature of independent contractors. No Party shall be deemed to be the agent, partner, joint venturer, nor employee of another Party, and no Party has any authority to make any agreements or representations on another Party's behalf.

g. Annual appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

h. Governmental immunity. The Parties and their officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Parties and their officers, attorneys or employees.

i. Third parties. There are no intended third-party beneficiaries to this Agreement.

j. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

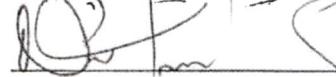
k. Modification. This Agreement may only be modified upon written agreement of the Parties.

l. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties hereto shall be assigned by any Party without the written consent of the other Parties.

IN WITNESS WHEREOF, and intending to be legally bound hereby, in accordance with proper ordinance of each of the governing bodies of the Parties, we have hereunto caused this instrument to be executed on the effective Date.



TOWN OF WINTER PARK,  
COLORADO



Nick Kutrumbos, Mayor

ATTEST:



Danielle Jardee, Town Clerk



TOWN OF FRASER, COLORADO



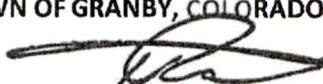
Philip Vandernail, Mayor

ATTEST:



Antoinette McVeigh, Town Clerk

TOWN OF GRANBY, COLORADO



Paul Chavouste, Mayor

ATTEST:



Deborah K. Hess, CMC, Town Clerk



**TOWN OF FRASER**  
**RESOLUTION NO. 2026-01-04**

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO ENTER INTO CONTRACT WITH BIG VALLEY CONSTRUCTION, LLC FOR PRECONSTRUCTION DESIGN OF THE NEW PUBLIC WORKS FACILITY AND DRAFT A GUARANTEED MAXIMUM PRICE (GMP) CONSTRUCTION CONTRACT FOR FUTURE TOWN BOARD APPROVAL

WHEREAS, the Town of Fraser has planned for and intends to pursue Certificates of Participation to fund the construction of the Public Works Facility; and

WHEREAS, in order to issue Certificates of Participation to fund the construction of new Public Works Facilities, completion of construction plans and a draft Guaranteed Maximum Price Construction Contract are required before final financial closing documents can be presented to the Town Board for approval; and

WHEREAS, the Town of Fraser received six submissions of qualifications and fees for this project and has chosen the best qualified, lowest bidder to complete the work.

BE IT HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO THAT:

1. The Town of Fraser Trustees authorizes the Town Manager to enter into contract with Big Valley Construction, LLC to complete preconstruction design of the new public works facility draft a guaranteed maximum price (GMP) construction contract that will be presented to the Town Board for future consideration.

READ, PASSED ON ROLL CALL VOTE, AND ADOPTED BY THE BOARD OF TRUSTEES  
THIS 21st DAY OF JANUARY 2026.

Votes in favor:         
Votes opposed:         
Abstained:       

BOARD OF TRUSTEES OF THE  
TOWN OF FRASER, COLORADO

BY: \_\_\_\_\_  
Mayor

(S E A L)

ATTEST:

\_\_\_\_\_  
Town Clerk



MEMO TO: Mayor Cerkvenik and Board of Trustees  
FROM: Paul Johnson, Director of Public Works  
DATE: January 21, 2026  
SUBJECT: Public Works Facility

**Matter before the Board:**

Resolution 2026-01-04 Authorizing the Town Manager to enter into a contract with Big Valley Construction, LLC that includes milestones for preconstruction design of the new public works facility in order to arrive at a guaranteed maximum price (GMP) and a subsequent milestone for construction of the public works facility per the submitted fees that is subject to Town Board approval of construction financing.

**Background:**

Resolution 2025-11-03 approved proceeding to 100% design and issuance of an Request for Qualifications (RFQ) to bring on a Construction Manager/General Contractor (CMGC) to ensure constructability of final plans under a guaranteed maximum price (GPM) arrangement.

**Recommendation:**

Based on the open RFQ bid process, Big Valley Construction, LLC has submitted the best qualified bid to complete the work out of six submittals and three short list interviews.

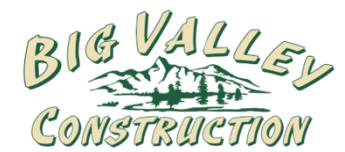
**Attachment:**

Big Valley Construction Qualification & Presentation Documents  
Bid Analysis



Friday, January 9, 2026

**Town of Fraser**  
**Public Works Operations Facility**  
CMAR Services Interview



# Meet The Team

## ADDITIONAL RESOURCES



Dave Purdy  
Asst. Superintendent



Heather Gutierrez  
Safety Manager



Randy Totsch  
Quality Manager  
*Public Works Facility Expert*



**MERRICK®**



**D2C**  
ARCHITECTS



Rob Neiberger  
Principal In Charge



Will Valkner  
Sr. Preconstruction  
Manager



Sam Griffith  
Project Manager

**CORE TEAM**



Nate Lucht  
General Superintendent



Grayson Long  
Superintendent

# Your *Trusted* Partner

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# Your *Trusted* Partner

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## *Best of Both Worlds:* *Big Valley Led, JHL Supported Partnership*

- ✓ 25 Years of Relationships & Trust
- ✓ Additional Capacity with JHL
  - ✓ A Big Valley Led Team with JHL Support & Resources at No Additional Cost – *Actual Savings*
- ✓ Experience Building in Fraser Valley, Plus Technical Knowledge of Municipal Projects
- ✓ Commitment to Community Values
- ✓ Stewardship of Our Word & Long Term Commitment

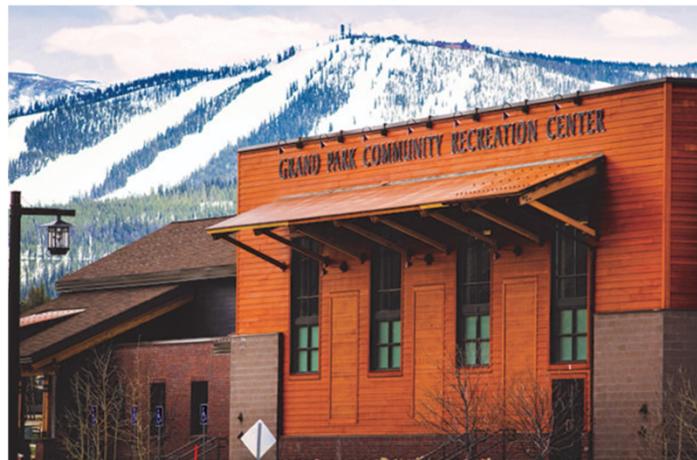
# Mountain Construction Expertise

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# Key Benefits of Big Valley —

## ***LOCAL MONEY STAYS LOCAL***



# Key Benefits of Big Valley / JHL Partnership



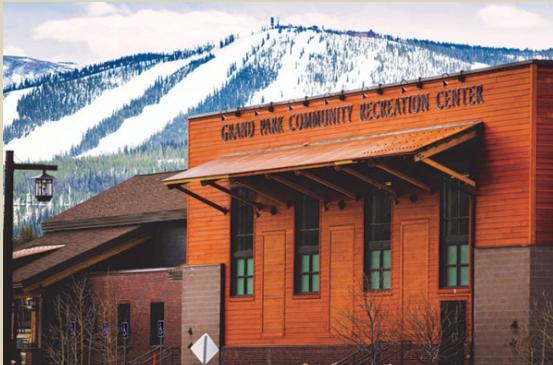
- ✓ Self Perform Capabilities
- ✓ NUCOR PEMB Dealer
- ✓ Trade Partner Relationships in the Valley
- ✓ Local AHJ Presence
- ✓ Experience with D2C on Multiple Projects



## Similar Projects

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### *25 Years of Big Valley Construction*



*Fraser Recreation Center*



*Granby Town Hall*



*Grand County Judicial Center*

# Similar Projects

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*Grand County EMS*



*East Grand Fire South Station*

*Certainty of Outcome*

# Similar Projects



2025 Project  
of the Year



## Salt Barn



*During Construction*



*After Construction*

## E-470 Central Maintenance Facility

### Maintenance Building



### Admin Space



### Fuel Island



### Cold Storage



# Approach to Collaboration



**Fraser Public Works**  
*Scope Adjustment Log*  
8/25/2025

Current Base Cost Model Value	\$28,846,549
Value of Accepted Scope Adjustments	\$0
<b>Total Value w/ Accepted Scope Adjustments</b>	<b>\$28,846,549</b>

Item #	Description	Value	Code	(1) Pending Deduct	(2) Pending Add	(3) Accepted Value	(4) Rejected Value	Decision Date	Comments
<b>1-Multi-Trade Options</b>									
1-1	Eliminate (1) Bay from Vehicle Cold Storage	\$ (56,569)	1	-\$56,569	\$0	\$0	\$0		
1-2	Eliminate (1) Maintenance Bay	\$ (230,619)	1	-\$230,619	\$0	\$0	\$0		
1-3	Eliminate (1) Bay from Heated Vehicle Storage	\$ (124,461)	1	-\$124,461	\$0	\$0	\$0		
1-4		\$ -		\$0	\$0	\$0	\$0		
<b>8.2-Overhead Doors</b>									
8.2-1	Eliminate (1) of the Salt Barn Overhead Doors	\$ (75,296)	1	-\$75,296	\$0	\$0	\$0		
8.2-2		\$ -		\$0	\$0	\$0	\$0		
<b>8.3-Storefronts and Windows</b>									
8.3-1	Change the Kallwall Translucent Panels to Uniquad Panels by Kingspan	\$ (73,848)	1	-\$73,848	\$0	\$0	\$0		
8.3-2		\$ -		\$0	\$0	\$0	\$0		
<b>9.4-Flooring</b>									
	Change the Burnished, Densified, and Sealed Concrete Floors to Only Sealed Concrete Floors	\$ (82,884)	1	-\$82,884	\$0	\$0	\$0		
9.4-1	Sealed Concrete Floors	\$ -		\$0	\$0	\$0	\$0		
9.4-2		\$ -		\$0	\$0	\$0	\$0		
<b>9.5-Painting and Wallcovering</b>									
9.5-1		\$ -		\$0	\$0	\$0	\$0		
9.5-2		\$ -		\$0	\$0	\$0	\$0		
<b>10-Specialties</b>									
10-1	Eliminate Monument Sign (Only Building Mounted Signage)	\$ (86,880)	1	-\$86,880	\$0	\$0	\$0		
10-2		\$ -		\$0	\$0	\$0	\$0		
<b>21-Fire Suppression</b>									
21-1	Eliminate Fire Suppression System in Salt Barn	\$ (59,658)	1	-\$59,658	\$0	\$0	\$0		
21-2		\$ -		\$0	\$0	\$0	\$0		
<b>22-Plumbing</b>									
22-1		\$ -		\$0	\$0	\$0	\$0		
22-2		\$ -		\$0	\$0	\$0	\$0		
<b>23-HVAC</b>									
23-1	Eliminate Dust Collector	\$ (347,520)	1	-\$347,520	\$0	\$0	\$0		
23-2		\$ -		\$0	\$0	\$0	\$0		
<b>26-Electrical</b>									
26-1		\$ -		\$0	\$0	\$0	\$0		
26-2		\$ -		\$0	\$0	\$0	\$0		
<b>32.1-Asphalt Paving</b>									
32.1-1		\$ (888,782)	1	-\$888,782	\$0	\$0	\$0		
32.1-2		\$ -		\$0	\$0	\$0	\$0		
<b>32.2-Site Concrete</b>									
	Change the Material Storage Bin from Cast-In Place Concrete to Stacked Concrete Blocks	\$ (53,414)	1	-\$53,414	\$0	\$0	\$0		
32.2-1	Concrete Blocks	\$ -		\$0	\$0	\$0	\$0		
32.2-2		\$ -		\$0	\$0	\$0	\$0		
<b>33-Utilities</b>									
33-1		\$ -		\$0	\$0	\$0	\$0		
33-2		\$ -		\$0	\$0	\$0	\$0		
				<b>-\$2,079,931</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>		

# Approach to Collaboration

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# Key Team Members Availability

---



**Rob Neiberger**  
Principal In Charge

*Fully Committed  
to Team Success*



**Davis Carey**  
Construction  
Manager

*Daily  
Involvement*



**Will Valkner**  
Sr. Preconstruction  
Manager

*Available  
Immediately for  
Precon Services*



**Nate Lucht**  
General  
Superintendent

*Daily  
Involvement*



**Grayson Long**  
Superintendent

*Ready Starting  
May 1st*



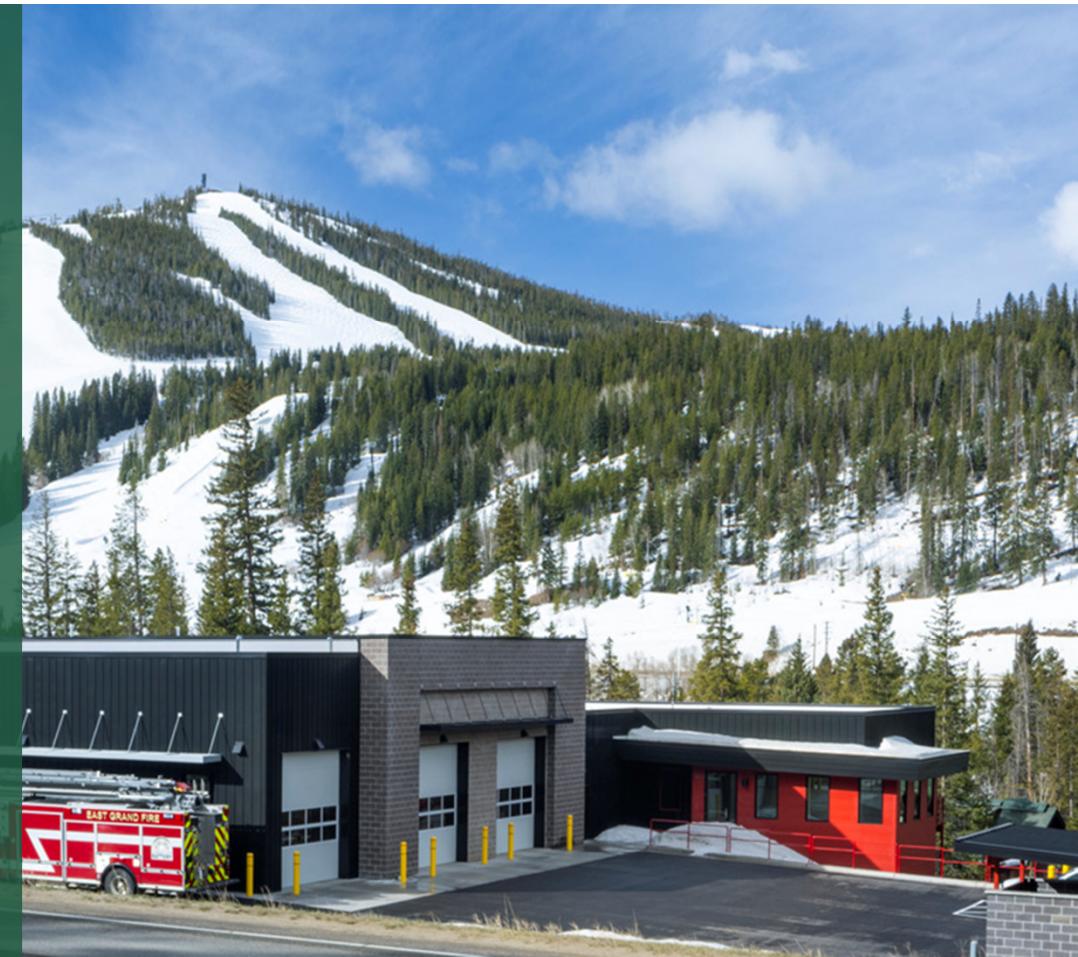
**Sam Griffith**  
Project Manager

*Perfect Timing  
After Summit  
County Transit*

***We Are 100% Committed to the Success of the  
Fraser Public Works Operations Facility***

## Why Big Valley?

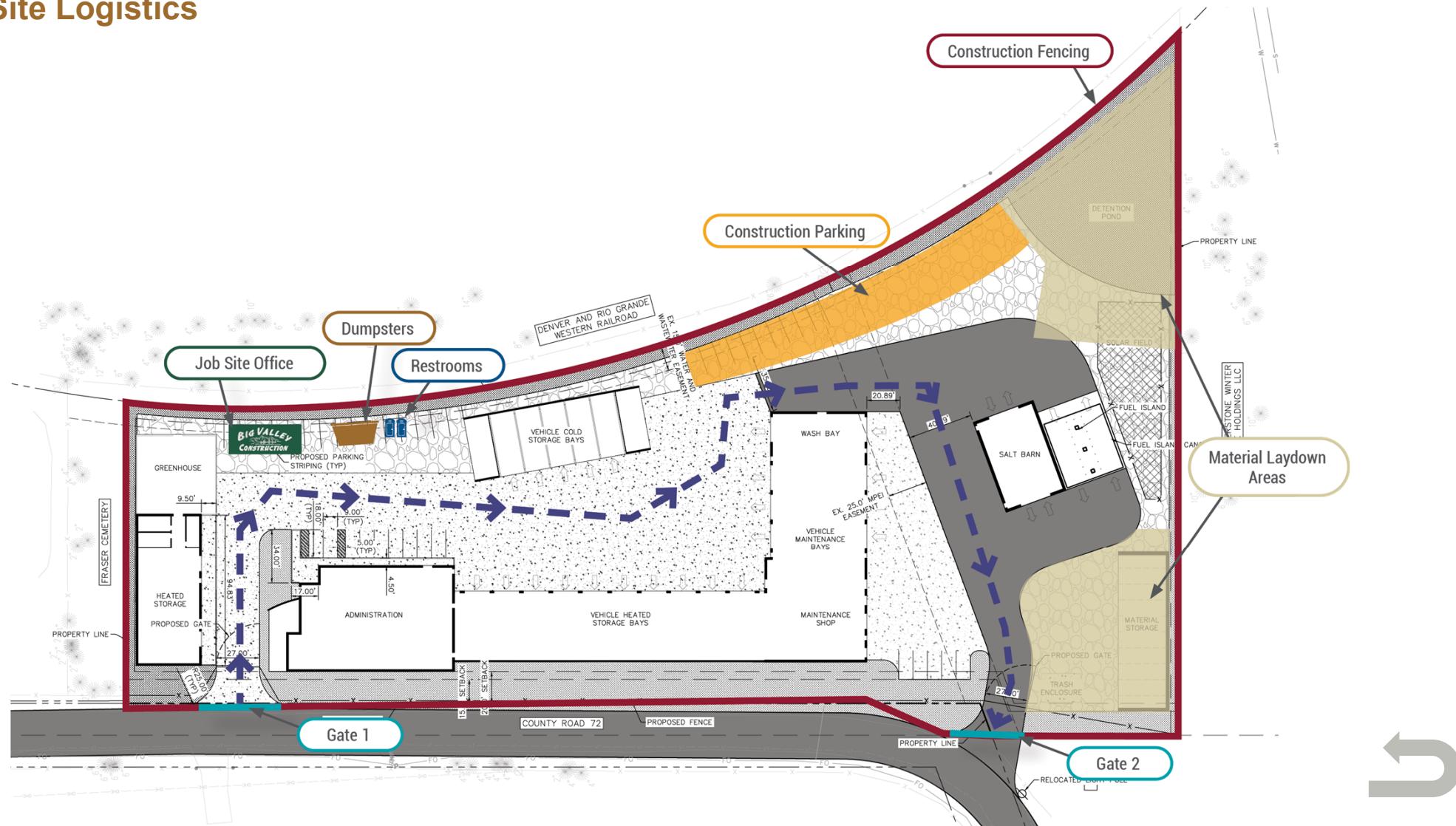
- Yes We're Local – But Not a Given to Us
  - Anything but **Complete Success** is Not an Option
- The Perfect Partner for This Project:
  - Technical Expertise
  - The Perfect Size – Gets our Full Attention
- We're Here for the Long Haul



# THANK YOU!

**BIG VALLEY**  
CONSTRUCTION

## Site Logistics





DECEMBER 15, 2025

# PUBLIC WORKS OPERATIONS FACILITY

Proposal for CMAR Services





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

## RELATIONSHIPS

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

## VERSATILITY

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

## EXECUTION

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

## KNOWLEDGE

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

## LEGACY

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

## OWNERSHIP

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



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**Appendix**



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

62543 US Highway 40, Unit I  
Granby, CO 80446

P.O. Box 1879, Granby, CO 80446



P | 970.887.1533

F | 970.887.1535



bigvalleyconstruction.com

Dear Paul Johnson and Selection Committee Members,

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

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

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

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

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

Sincerely,

Rob Neiberger / Principal In Charge  
970.531.4044 / [robn@bigvalleyconstruction.com](mailto:robn@bigvalleyconstruction.com)

We acknowledge receipt of addendum #1 and #2.

# B. Qualifications Statement Form



A scenic view of a mountain town, likely Breckenridge, Colorado, during autumn. The foreground shows a modern building with a balcony and a parking lot with several vehicles. The middle ground is filled with houses and trees displaying vibrant yellow and orange foliage. In the background, a range of mountains is visible under a clear blue sky.

# **BIG VALLEY CONSTRUCTION QUALIFICATIONS STATEMENT FORM**

## B. QUALIFICATIONS STATEMENT FORM BIG VALLEY CONSTRUCTION

### ARTICLE 1 - GENERAL INFORMATION

#### 1.01. PROVIDE CONTACT INFORMATION FOR THE BUSINESS:

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

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

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

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

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

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

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

### ARTICLE 2 - LICENSING

#### 2.01. PROVIDE INFORMATION REGARDING LICENSURE FOR BUSINESS:

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

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

### ARTICLE 3 - DIVERSE BUSINESS CERTIFICATIONS

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

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

### ARTICLE 4 - SAFETY

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

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

## B. QUALIFICATIONS STATEMENT FORM BIG VALLEY CONSTRUCTION

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

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

### ARTICLE 5 - FINANCIAL

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

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

### ARTICLE 6 - SURETY INFORMATION

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

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

### ARTICLE 7 - INSURANCE

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

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

### ARTICLE 8 - CONSTRUCTION EXPERIENCE

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

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

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

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

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

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

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

**SCHEDULE A - CURRENT PROJECTS**

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



**DELIVERY METHOD CMAR**

**WHY RELEVANT?**

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



**TEAM MEMBERS INVOLVED**



Rob  
Neiberger



Nate  
Lucht

**SCHEDULE A - CURRENT PROJECTS**

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



**DELIVERY METHOD CMAR**

**WHY RELEVANT?**

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

**TEAM MEMBERS INVOLVED**



Davis  
Carey



Nate  
Lucht

## SCHEDULE A - CURRENT PROJECTS

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



### DELIVERY METHOD CMAR

#### WHY RELEVANT?

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

#### TEAM MEMBERS INVOLVED



Davis  
Carey



Nate  
Lucht



Grayson  
Long  
Structures  
Superintendent



Dave  
Purdy

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

**SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS**

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



**DELIVERY METHOD CMAR**

**WHY RELEVANT?**

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

**TEAM MEMBERS INVOLVED**



Rob  
Neiberger



Nate  
Lucht

**SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS**

<b>Name of Organization:</b>	Big Valley Construction & JHL Constructors						
<b>Project Owner:</b>	East Grand School District		<b>Project Name:</b>	East Grand School District 2021 Bond Program			
<b>General Description of Project:</b>	This project consists of the renovation of the following four schools within the district: Granby Elementary School; Approximately 70,000 SF pk-5 replacement school on newly acquired district property near the middle school. East Grand Middle School; Interior renovations including fire alarm replacement, roofing and site work improvements. Middle Park High School; 11,000 SF addition for CTE, Interior renovations, HVAC and site improvements. Fraser Valley Elementary School; Addition of six classrooms, interior renovation, and site improvements.						
<b>Project Cost:</b>	\$85M	<b>Date Project:</b>	Completed in August 2024				
<b>Key Project Personnel</b>	<b>Project Manager</b>	<b>Project Superintendent</b>	<b>Safety Manager</b>	<b>Quality Control Manager</b>			
<b>Name</b>	Tyler Short	Nate Lucht	Heather Gutierrez	Elmer Waldschmidt			

**Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)**

	<b>Name</b>	<b>Title/Position</b>	<b>Organization</b>	<b>Telephone</b>	<b>Email</b>
<b>Owner</b>	Hans Haberkorn	Director of Facilities	East Grand School District	970.887.2581	hans.haberkorn@egsd.org
<b>Designer</b>	Adele Willson	Principal	Hord Coplan Macht	303.378.9663	AWillson@hcm2.com
<b>Construction Manager</b>	Colleen Kaneda	Principal	Dynamic Program Management	970.390.0312	colleen.kaneda@dynamicpm.com



**DELIVERY METHOD CM/GC**

**WHY RELEVANT?**

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

**TEAM MEMBERS INVOLVED**



Rob  
Neiberger



Nate  
Lucht



Will  
Valkner  
Heather  
Gutierrez



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

## B. QUALIFICATIONS STATEMENT FORM BIG VALLEY CONSTRUCTION

### SCHEDULE C - KEY INDIVIDUALS

Project Role: Executive-in-Charge (Principal In Charge)			
Name of Individual		Rob Neiberger	
Years of experience in this role		23 years	
Years of experience with this organization		23 years	
Number of similar projects in this role		6 projects	
Number of similar projects in other positions		6 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Grand County EMS		20%	October 2026
St. Louis Landing		20%	February 2027
Reference Contact Information			
Name	Chip Besse	Name	Todd Mohr
Title/Position	Owner / Developer	Title/Position	Owner's Rep / Developer
Organization	1111 Enterprises LLC	Organization	Windham Project Services
Telephone	970.531.3174	Telephone	303.681.7527
Email	chipbesse1@gmail.com	Email	mohrt@mtn-dev.com
Project	Timber Fox Condos	Project	St. Louis Landing
Candidate's role on project	Vice President	Candidate's role on project	Vice President
Project Role: Construction Manager			
Name of Individual	Davis Carey		
Years of experience in this role	17 years		
Years of experience with this organization	8 years		
Number of similar projects in this role	6 projects		
Number of similar projects in other positions	10 projects		
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Nuche Village		20%	January 2026
St. Louis Landing		20%	February 2027
Reference Contact Information			
Name	Rob Price	Name	Aime Drucker, PE
Title/Position	Asst. Superintendent, Operations	Title/Position	Senior Engineer
Organization	Boulder Valley School District	Organization	Aurora Water - Planning & Engineering
Telephone	970.214.0110	Telephone	720.951.5245
Email	rob.price@bvsd.org	Email	adrucker@auroragov.org
Project	Bus Maintenance & Transportation Facility Central Kitchen & Ed. Center	Project	Binney Water Purification Facility
Candidate's role on project	Project Manager	Candidate's role on project	Senior Project Manager

Project Role: General Superintendent			
Name of Individual		Nate Lucht	
Years of experience in this role		4 years	
Years of experience with this organization		11 years	
Number of similar projects in this role		8 projects	
Number of similar projects in other positions		10 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Nuche Village		20%	January 2026
Grand County EMS		20%	October 2026
St. Louis Landing Phase 1		20%	February 2027
Reference Contact Information			
Name	Hans Haberkorn	Name	Michael Hall
Title/Position	Director of Facilities	Title/Position	Advisor
Organization	East Grand School District	Organization	KOP Management LLC
Telephone	970.531.8328	Telephone	720.203.5181
Email	hans.haberkorn@egsd.org	Email	mhall@prestigepoolspa.com
Project	East Grand School District 2021 Bond Program	Project	Denver Academy
Candidate's role on project	Superintendent	Candidate's role on project	Superintendent
Project Role: Project Superintendent			
Name of Individual	Grayson Long		
Years of experience in this role	8 years		
Years of experience with this organization	8 years		
Number of similar projects in this role	2 projects		
Number of similar projects in other positions	5 projects		
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
St. Louis Landing Phase 1		100% Until Spring/Summer 2026	Summer 2026 (Structures Completion)
Reference Contact Information			
Name	Nicholas Mohr	Name	Chris Scanlan
Title/Position	Program Manager	Title/Position	Director of Construction & Development
Organization	Windham Advisors	Organization	Shea Properties
Telephone	303.919.6665	Telephone	303.910.8967
Email	nmohr@windhamltd.com	Email	Chris.Scanlan@sheaproPERTIES.com
Project	St. Louis Landing	Project	The Sophia
Candidate's role on project	Superintendent	Candidate's role on project	Superintendent

**ARTICLE 9 - REQUIRED ATTACHMENTS**

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

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

**B. DIVERSE BUSINESS CERTIFICATIONS IF REQUIRED BY PARAGRAPH 3.01.**

N/A

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

See page 16.

**D. FINANCIAL STATEMENTS AS REQUIRED BY PARAGRAPH 5.01.**

See page 17.

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

N/A

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

See page 9-11.

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

See page 12-13.

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

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

**I. ADDITIONAL ITEMS AS PERTINENT.**

See additional relevant projects on page 18-20.



ARTICLE 9 - REQUIRED ATTACHMENTS

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



December 11, 2025

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

RE: Experience Modification History

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

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

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

Sincerely,

Daniella Fernandes  
Account Specialist  
IMA, Inc.  
[Daniella.Fernandes@imacorp.com](mailto:Daniella.Fernandes@imacorp.com)

## ARTICLE 9-I. ADDITIONAL ITEMS AS PERTINENT

### ADDITIONAL RELEVANT PROJECTS



### Fraser Recreation Center

Fraser, CO

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

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

### DELIVERY METHOD CMAR

### WHY RELEVANT?

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

ADDITIONAL RELEVANT PROJECTS



**Granby Town Hall & Police Department**

Granby, CO

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

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

**DELIVERY METHOD** CMAR

**WHY RELEVANT?**

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

ADDITIONAL RELEVANT PROJECTS



**Grand County Judicial Center**

Granby, CO

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

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

**DELIVERY METHOD** CMAR

**WHY RELEVANT?**

- Mountain Conditions
- Municipal Project

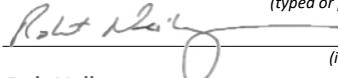
## B. QUALIFICATIONS STATEMENT FORM BIG VALLEY CONSTRUCTION

This Statement of Qualifications is offered by:

Business: Big Valley Construction, LLC

(typed or printed name of organization)

By:



(individual's signature)

Name: Rob Neiberger

(typed or printed)

Title: Vice President

(typed or printed)

Date: December 15, 2025

(date signed)

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

Attest:



(individual's signature)

Name: Troy Neiberger

(typed or printed)

Title: President

(typed or printed)

Address for giving notices:

PO. Box 1879

Granby, CO 80446

Designated Representative:

Name: Rob Neiberger

(typed or printed)

Title: Vice President

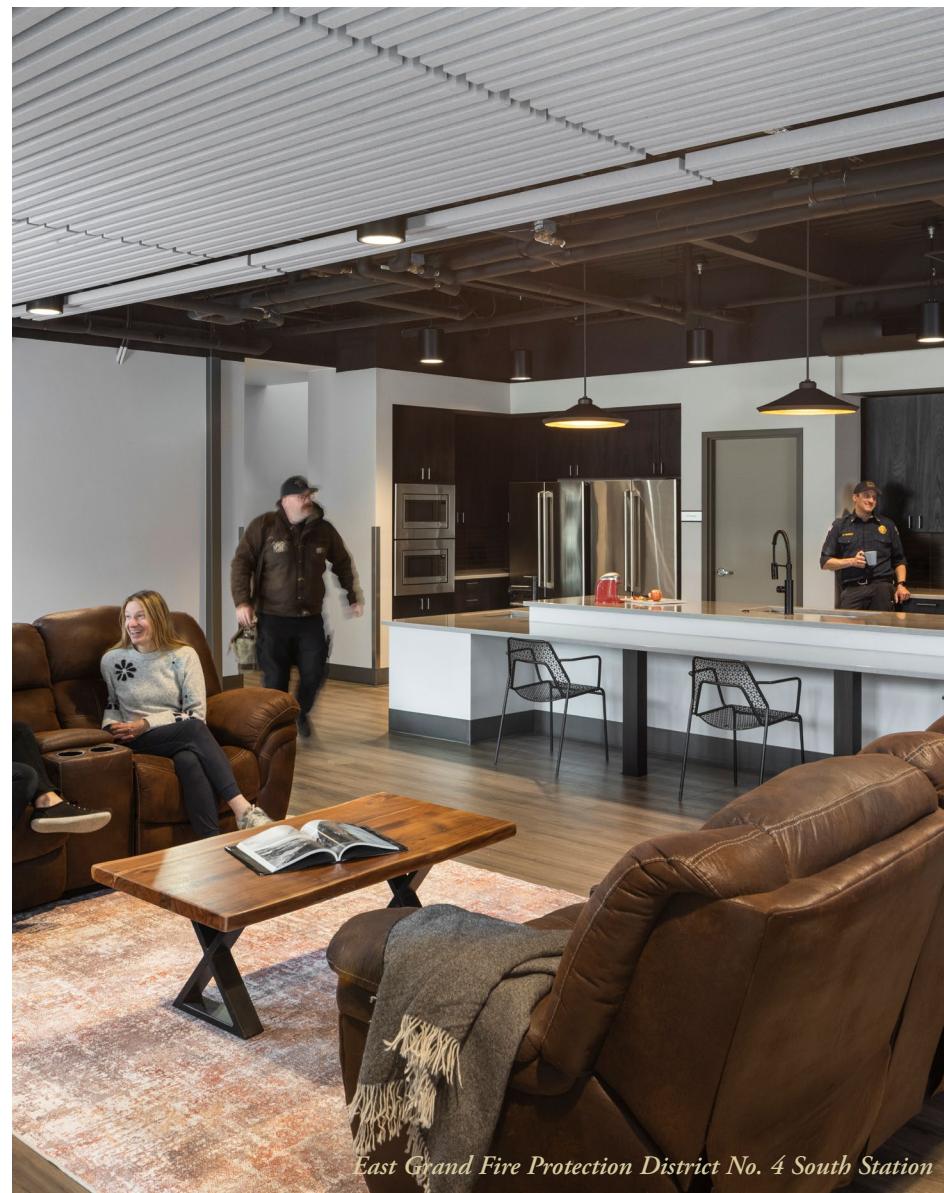
(typed or printed)

Address:

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

Phone: 970.887.1533

Email: robn@bigvalleyconstruction.com



A photograph of a modern, two-story public works facility at dusk. The building features a combination of dark grey and light grey panels, large glass windows, and illuminated entrance areas. The sky is a gradient of blue and orange. In the foreground, a paved area with a curved curb is visible.

# JHL CONSTRUCTORS QUALIFICATIONS STATEMENT FORM

## B. QUALIFICATION STATEMENT FORM

### JHL CONSTRUCTORS

#### ARTICLE 1 - GENERAL INFORMATION

##### 1.01. PROVIDE CONTACT INFORMATION FOR THE BUSINESS:

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

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

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

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

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

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

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

#### ARTICLE 2 - LICENSING

##### 2.01. PROVIDE INFORMATION REGARDING LICENSURE FOR BUSINESS:

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

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

#### ARTICLE 3 - DIVERSE BUSINESS CERTIFICATIONS

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

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

#### ARTICLE 4 - SAFETY

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

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

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

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

## ARTICLE 5 - FINANCIAL

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

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

## ARTICLE 6 - SURETY INFORMATION

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

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

## B. QUALIFICATION STATEMENT FORM

### JHL CONSTRUCTORS

#### ARTICLE 7 - INSURANCE

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

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

#### ARTICLE 8 - CONSTRUCTION EXPERIENCE

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

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

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

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

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

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

## SCHEDULE A - CURRENT PROJECTS

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



### DELIVERY METHOD CM/GC

### WHY RELEVANT?

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

### TEAM MEMBERS INVOLVED



Davis  
Carey



Will  
Valkner



Sam  
Griffith



Heather  
Gutierrez

## SCHEDULE A - CURRENT PROJECTS

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



### DELIVERY METHOD CM/GC

### WHY RELEVANT?

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

### TEAM MEMBERS INVOLVED



Will  
Valkner



Heather  
Gutierrez

## SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

Name of Organization:	JHL Constructors				
Project Owner:	E-470 Public Highway Authority	Project Name:		E-470 Central Maintenance Facility	
General Description of Project:	This new 62,000 SF Central Maintenance Facility Campus is on a 13-acre campus. The 20,557 SF Fleet Maintenance buildings includes three drive-through service bays, a truck wash bay, and an office area. Other campus buildings include the 22,543 SF Salt Barn with a five-tank mag chloride tank farm. The Vehicle Storage and Combined Storage Building provide the site with 18,269 SF of storage capacity for the Highway Authority's vehicles and other critical materials to maintain their highways and toll stations. This campus is also supported with two 5,000 gas fuel tanks and dispensers for feed to maintenance and plow trucks; plus three electrical vehicle charging stations.				
Project Cost:	\$37.7M	Date Project:		Completed in July 2024	
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name	Sam Griffith	Randy Totsch		Heather Gutierrez	Randy Totsch

## Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Derek Slack	Roadway Maintenance Manager	E-470 Public Highway Authority	303.828.8311	dslack@e-470.com
Designer	Brian Duggan	Principal	D2C Architects	303.903.2640	bduggan@d2carchitects.com
Construction Manager	N/A	N/A	N/A	N/A	N/A



## DELIVERY METHOD CM/GC

## WHY RELEVANT?

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

## TEAM MEMBERS INVOLVED



Davis Carey

Sam Griffith

Will Valkner

Heather Gutierrez

Randy Totsch

## SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

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



## DELIVERY METHOD Competitive Bid

## WHY RELEVANT?

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

## TEAM MEMBERS INVOLVED



Davis Carey



Will Valkner



Heather Gutierrez



Randy Totsch

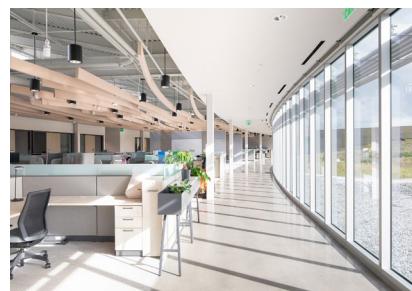
## SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

## B. QUALIFICATION STATEMENT FORM JHL CONSTRUCTORS

Name of Organization:	JHL Constructors				
Project Owner:	Parker Water and Sanitation District	Project Name:		Parker Water & Sanitation District Headquarters	
General Description of Project:	A two-story, 130,000 gsf building will co-locate a total of 180 administrative and maintenance professionals across 2 curved (segmented) levels that share a center point marked by the highest point of the site. The program is roughly split 60:30:10 between maintenance bays, open plan workplace, and a high-performance water quality laboratory. The project has undertaken an immersive workplace strategy initiative – combining both administrative and maintenance staff into a shared departmental, flexible modular office environment for different groups to work together for the first time. The administrative and maintenance-focused new facility will serve as the home for PWSD's projected 20-year growth. The unified relocation will provide unique environmental resources fostering collaborative efforts in the application of celebrating and promoting regional water innovation to solve real-world problems, including the advocacy of sustainable water harvesting and strategies to balance energy and climate for a more sustainable future.				
Project Cost:	\$54.1M	Date Project:		Completed in August 2023	
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name	Davis Carey	Dan Rabon		Heather Gutierrez	Tim Cornellia

### Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Stephanie Sansom	Engineering Manager	Parker Water and Sanitation District	720.469.9345	ssansom@pwsd.org
Designer	Robin Ault	Design Director	Perkins + Will (formerly with)	720.985.8076	Rault@fentressarchitects.com
Construction Manager	N/A	N/A	N/A	N/A	N/A



### DELIVERY METHOD CM/GC

### WHY RELEVANT?

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

### TEAM MEMBERS INVOLVED



Davis  
Carey



Heather  
Gutierrez



Will  
Valkner



Grayson  
Long

## SCHEDULE B - PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

Name of Organization:	Big Valley Construction & JHL Constructors						
Project Owner:	East Grand School District		Project Name:	East Grand School District 2021 Bond Program			
General Description of Project:	This project consists of the renovation of the following four schools within the district: Granby Elementary School; Approximately 70,000 SF pk-5 replacement school on newly acquired district property near the middle school. East Grand Middle School; Interior renovations including fire alarm replacement, roofing and site work improvements. Middle Park High School; 11,000 SF addition for CTE, Interior renovations, HVAC and site improvements. Fraser Valley Elementary School; Addition of six classrooms, interior renovation, and site improvements.						
Project Cost:	\$85M	Date Project:	Completed in August 2024				
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager			
Name	Tyler Short	Nate Lucht	Heather Gutierrez	Elmer Waldschmidt			

## Reference Contact Information (listing names indicates approval to contacting the name individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Hans Haberkorn	Director of Facilities	East Grand School District	970.887.2581	hans.haberkorn@egsd.org
Designer	Adele Willson	Principal	Hord Coplan Macht	303.378.9663	AWillson@hcm2.com
Construction Manager	Colleen Kaneda	Principal	Dynamic Program Management	970.390.0312	colleen.kaneda@dynamicpm.com



## DELIVERY METHOD CM/GC

## WHY RELEVANT?

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

## TEAM MEMBERS INVOLVED



Rob Neiberger



Nate Lucht



Will Valkner



Heather Gutierrez

## B. QUALIFICATION STATEMENT FORM

### JHL CONSTRUCTORS

#### SCHEDULE C - KEY INDIVIDUALS

Project Role: Preconstruction Manager			
Name of Individual		<b>Will Valkner</b>	
Years of experience in this role		25+ years	
Years of experience with this organization		12 years	
Number of similar projects in this role		10+ projects	
Number of similar projects in other positions		0 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Cherry Creek High School Phase 1		75%	May 2026
Reference Contact Information			
Name	Rob Price	Name	James Taylor
Title/Position	Asst. Superintendent, Operations	Title/Position	Principal
Organization	Boulder Valley School District	Organization	Anderson Mason Dale Architects
Telephone	970.214.0110	Telephone	303.294.9448
Email	rob.price@bvsd.org	Email	jtaylor@amdarchitects.com
Project	Broomfield High School	Project	Parker Town Hall
Candidate's role on project	Sr. Preconstruction Manager	Candidate's role on project	Sr. Preconstruction Manager
Project Role: Project Manager			
Name of Individual	<b>Sam Griffith</b>		
Years of experience in this role	4 years		
Years of experience with this organization	5 years		
Number of similar projects in this role	3 projects		
Number of similar projects in other positions	2 projects		
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Summit County Transit Headquarters		100%	July 2026
Reference Contact Information			
Name	Alyssa Sweet	Name	Derek Slack
Title/Position	Project Manager II	Title/Position	Director of Roadway Maintenance
Organization	City of Aurora	Organization	E-470 Public Highway Authority
Telephone	303.257.7530	Telephone	303.828.8311
Email	asweet@auroragov.org	Email	dslack@e-470.com
Project	Griswold Water Purification Facility	Project	E-470 Central Maintenance Facility
Candidate's role on project	Project Manager	Candidate's role on project	Project Manager

Project Role: Quality Manager			
Name of Individual		<b>Randy Totsch</b>	
Years of experience in this role		30 years	
Years of experience with this organization		11 years	
Number of similar projects in this role		4 projects	
Number of similar projects in other positions		3 projects	
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Platte Valley School District Weld Re-7 Middle School Replacement		100%	October 2026
Reference Contact Information			
Name	Jeremy Burmeister	Name	Derek Slack
Title/Position	Superintendent	Title/Position	Director of Roadway Maintenance
Organization	Platte Valley School District Weld RE-7	Organization	E-470 Public Highway Authority
Telephone	970.593.8750	Telephone	303.828.8311
Email	jburmeister@pvre7.org	Email	dslack@e-470.com
Project	Weld RE-7 Central Office and Middle School Replacement	Project	E-470 Central Maintenance Facility
Candidate's role on project	Superintendent	Candidate's role on project	Superintendent
Project Role: Safety Manager			
Name of Individual	<b>Heather Gutierrez</b>		
Years of experience in this role	19 years		
Years of experience with this organization	6 years		
Number of similar projects in this role	8 projects		
Number of similar projects in other positions	3 projects		
Current Project Assignments			
Name of Assignment		Percent of time used for this project	Estimated project completion date
Miscellaneous Projects As Assigned			
Reference Contact Information			
Name	Dale Robinson	Name	Chris Toomey
Title/Position	Instructor	Title/Position	Sr. Risk Control Consultant
Organization	Rocky Mountain Education Center	Organization	Travelers Insurance
Telephone	720.301.4999	Telephone	412.699.7969
Email	dale.robinson@hrsafety.com	Email	CJTOOMEY@travelers.com
Project	N/A	Project	N/A
Candidate's role on project	Director of Safety	Candidate's role on project	Director of Safety

## ARTICLE 9 - REQUIRED ATTACHMENTS

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

N/A

**B. DIVERSE BUSINESS CERTIFICATIONS IF REQUIRED BY PARAGRAPH 3.01.**

N/A

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

See page 33.

**D. FINANCIAL STATEMENTS AS REQUIRED BY PARAGRAPH 5.01.**

See page 34.

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

N/A

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

See page 25-26.

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

See page 27-30.

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

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

**I. ADDITIONAL ITEMS AS PERTINENT.**

See additional relevant project on page 35.



ARTICLE 9 - REQUIRED ATTACHMENTS

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



June 3, 2024

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

RE: Experience Modification Rates

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

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

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

Sincerely,

*Kelly McMaster*

Kelly McMaster  
Sr. Account Manager

Risk Management, Insurance,  
Surety, and Employee Benefits

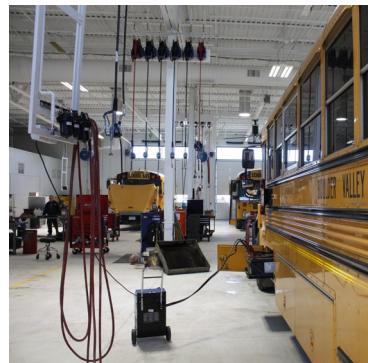
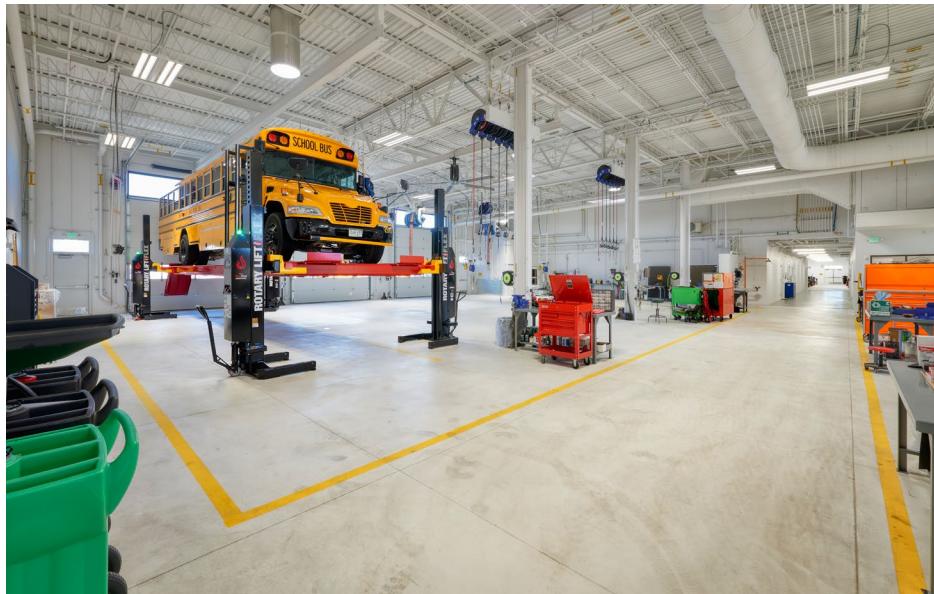
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Phone: 800-813-0203  
Fax: 303-534-0600

## ARTICLE 9-I. ADDITIONAL ITEMS AS PERTINENT

### ADDITIONAL RELEVANT PROJECTS



### Bus Maintenance & Transportation Facility

Boulder, CO

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

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

#### DELIVERY METHOD

Competitive Bid

#### WHY RELEVANT?

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

B. QUALIFICATION STATEMENT FORM  
**JHL CONSTRUCTORS**

This Statement of Qualifications is offered by:

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

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

Name: Ben Stellor  
(typed or printed)

Title: President and CEO  
(typed or printed)

Date: December 15, 2025  
(date signed)

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

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

Name: Mario Cappella  
(typed or printed)

Title: Vice President  
(typed or printed)

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

Designated Representative:

Name: Ben Stellor  
(typed or printed)

Title: President  
(typed or printed)

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

Phone: 303.435.1841

Email: bstellor@jhlconstructors.com



EJCDC C-451, Qualifications Statement.

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Page 7 of 7

# C. Project Team



## C. PROJECT TEAM

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

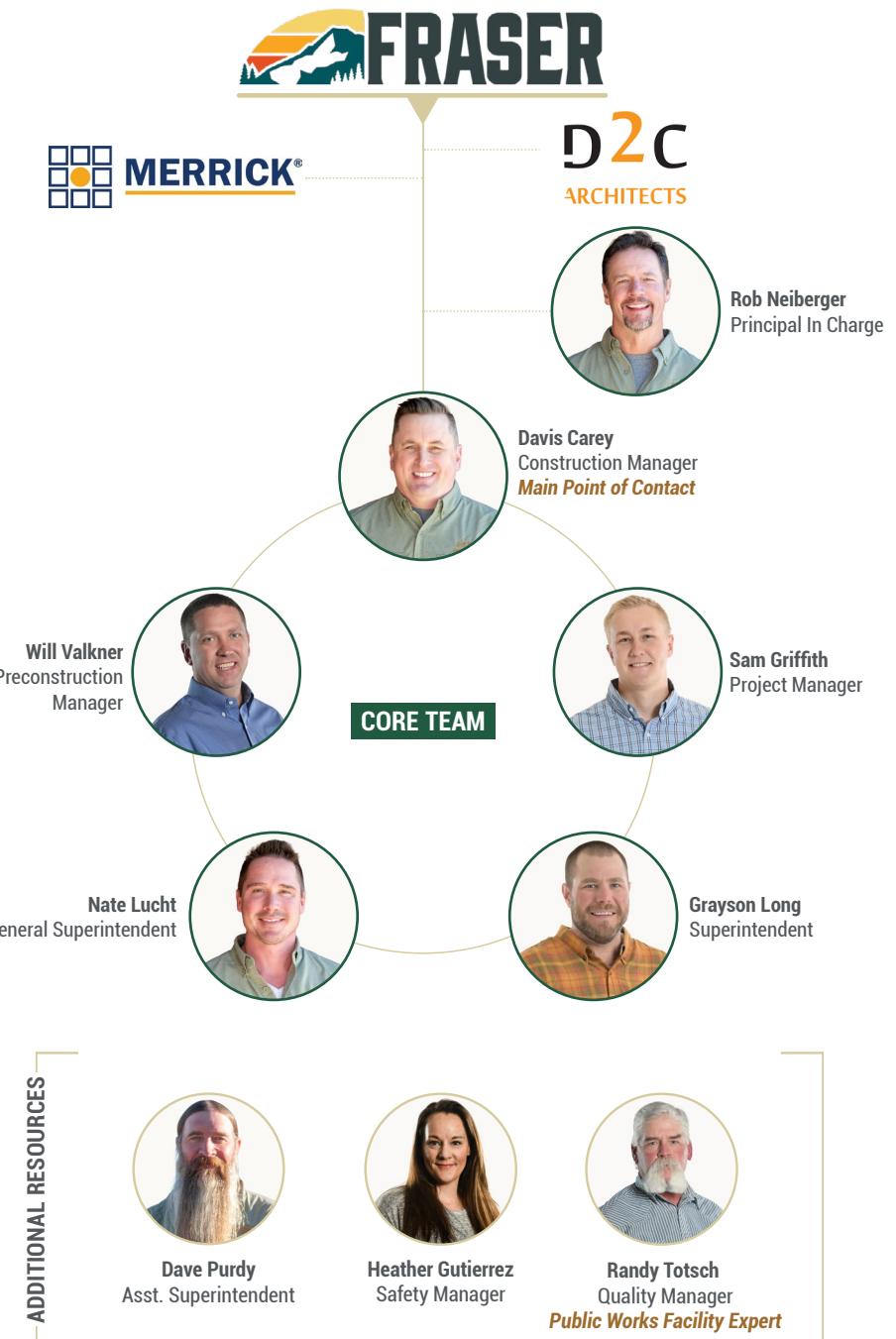
Our team lives and works in the mountain environment every day, giving us a firsthand understanding of the weather, logistics, subcontractor market, and seasonal constraints that define successful construction in Fraser. Big Valley has thoughtfully assembled an experienced and extremely qualified team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

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

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

### WHY THIS BIG VALLEY TEAM?

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





# ROB NEIBERGER

## *Principal In Charge*

### ABOUT

**29+**

Years in the Industry



Bachelor of Science  
Business Management  
*University of Northern Colorado*

### WHY ROB?

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

### REFERENCES

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



GRAND COUNTY RESIDENT

### SELECT RELEVANT PROJECT EXPERIENCE

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





# DAVIS CAREY

## *Construction Manager*

### ABOUT

17+

Years in the Industry



Bachelor of Science  
Construction Management  
*Georgia Southern University*

### WHY DAVIS?

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

### REFERENCES

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



GRAND COUNTY RESIDENT

### SELECT RELEVANT PROJECT EXPERIENCE

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





# WILL VALKNER

## *Sr. Preconstruction Manager*

### ABOUT

**28+**

Years in the Industry



Bachelor of Science  
Construction Management  
*University of Illinois*

### WHY WILL?

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

### REFERENCES

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



GRAND COUNTY RESIDENT

### SELECT RELEVANT PROJECT EXPERIENCE

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





# SAM GRIFFITH

## *Project Manager*

### ABOUT

9+

Years in the Industry



Bachelor of Science  
Construction Management  
*Colorado State University*

### WHY SAM?

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

### REFERENCES

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

### SELECT RELEVANT PROJECT EXPERIENCE

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





# NATE LUCHT

## *General Superintendent*

### ABOUT

17+

Years in the Industry



Bachelor of Science  
Construction Management  
*Colorado State University*

### WHY NATE?

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

### REFERENCES

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



GRAND COUNTY RESIDENT

### SELECT RELEVANT PROJECT EXPERIENCE

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





# GRAYSON LONG

## *Superintendent*

### ABOUT

8+

Years in the Industry



Bachelor of Science  
Natural Resource Management  
*Colorado State University*

### WHY GRAYSON?

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

### REFERENCES

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



GRAND COUNTY RESIDENT

### SELECT RELEVANT PROJECT EXPERIENCE

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



## ADDITIONAL RESOURCES

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

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

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

GRAND COUNTY RESIDENT

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

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

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

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

D.

# Project Approach



# D. PROJECT APPROACH

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

## PRECONSTRUCTION PROCESS

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





## ALIGN

CLEARLY DEFINED GOALS

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



## COLLABORATE

COMPLETE TRANSPARENCY

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

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

## W.I.N. TASKS

*(What's Important Now)*

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





## OPTIMIZE

REAL-TIME COST FEEDBACK

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



## DELIVER

SUCCESS WITHOUT LIMITATIONS

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



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

- Kelly Mace  
Winter Park Resort

## BUDGET MANAGEMENT & COST TRACKING

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

## VALUE ENGINEERING

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

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

## Fraser Public Works

### Scope Adjustment Log

8/25/2025

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

## PRECONSTRUCTION TOOLS

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

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

## IN OUR BACK YARD

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

## SUBCONTRACTORS QUALIFICATIONS AND BID PROCESS

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

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

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

## SUBCONTRACTORS INVOLVEMENT IN PRECONSTRUCTION

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

## SELF PERFORM CAPABILITIES

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



Concrete



Earthwork



Stormwater Management



Utilities



Mass Excavating &amp; Overlot Grading



Survey &amp; Site Layout

7  
TIME



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

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



## LEAD WITH LISTENING

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

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

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

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

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

### CASE STUDY



#### COLLABORATION WITH D2C

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

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

The project had clear goals:

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

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

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

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

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

## CONSTRUCTION MANAGEMENT PROCESS

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

## PROCESS

**PLAN**

## COMPREHENSIVE PLANNING

Identify Challenges  
Site Investigations  
Master Scheduling

*Preconstruction***Asta Powerproject**

## SCHEDULING SOFTWARE



## SCHEDULE MANAGEMENT



## SAFETY &amp; PRE-PLANNING



## SUBCONTRACTOR ENGAGEMENT



## SITE LOGISTICS

**COORDINATE**

## EFFECTIVE COMMUNICATION

Community & Project Stakeholders  
Permitting Authorities  
Utilities and Services

*Groundbreaking*

## PROJECT WEBSITE

PROCORE  
CONSTRUCTION  
MANAGEMENT  
SOFTWARECLOUD BASED  
PROJECT MANAGEMENT &  
COLLABORATION SOFTWARE

## BIM &amp; VDC

LONG LEAD  
PROCUREMENTSUBCONTRACTOR  
INPUT**EXECUTE**

## ABSOLUTE RELIABILITY

Safety & Security Management  
Schedule Management  
Cost Management  
Quality Control

*Construction*PROCORE   
PROCORE FINANCIALS &  
QUICKBOOKS  
CONSTRUCTION  
ACCOUNTING SOFTWARE

## QUALITY CONTROL



## COST MANAGEMENT



## BACKGROUND CHECKS



## COMMISSIONING

**SUPPORT**

## LONG TERM PARTNER

Warranty Coverage  
Proper Demobilization  
Stormwater Management & Close-Out

*Close-Out*WARRANTYCORE  
CONSTRUCTION WARRANTY  
MANAGEMENT PORTAL

## MAINTENANCE



## TRAINING



## WARRANTY

# PLAN

## COMPREHENSIVE PLANNING

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

# COORDINATE

## EFFECTIVE COMMUNICATION

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



The screenshot shows the website for the Fraser Public Works Operations Facility. The header includes the company logo, navigation links for Home, Who We Are, Our Work, and Contact Us, and a sub-header for Big Valley Construction. The main content area is titled "FRASER PUBLIC WORKS OPERATIONS FACILITY" and "COMMERCIAL CONSTRUCTION / FRASER, COLORADO". It features a detailed description of the project, mentioning its location at 510 GCR 72 on a 3.86-acre parcel in the Town of Fraser, Grand County, Colorado. The site is currently home to the Public Works Department, and the new facility will house all of the Public Works' staff. The project was designed by D2C Architects. The description includes a list of key features and dimensions:

- Two-story Administration and Maintenance Building: 27,500 sq. ft., sprinklered
- Green House: 2,600 sq. ft., non-sprinklered
- Utility Building: 3,000 sq. ft., non-sprinklered
- Fuel Island: 1,500 sq. ft., non-sprinklered
- Vehicle Cold Storage: 5,500 sq. ft., non-sprinklered
- Hot/Cold Storage: 1,000 sq. ft., non-sprinklered
- Solar Power Array: Field Mounted: 3,100 sq. ft.
- Gravel parking lot, asphalt entry drive, onsite stormwater detention, and site landscaping.

Below the text are two small images: one showing a large piece of construction equipment and another showing a smaller view of the site.

Sample project website.





## EXECUTE

ABSOLUTE RELIABILITY

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

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

## SUPPORT

LONG TERM PARTNER

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

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

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



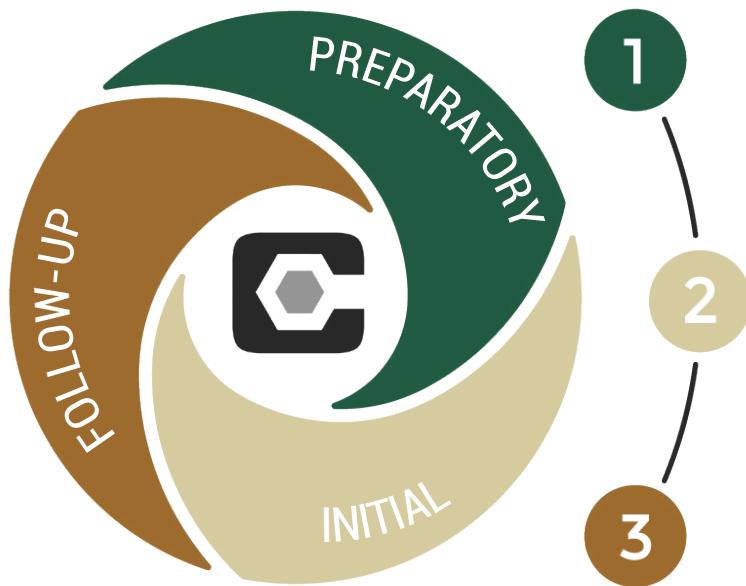
Summit County Transit Headquarters

## QUALITY MANAGEMENT PROCESS

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

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

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



### PREPARATORY

#### *Preconstruction*

- Review Project Submittals, Specifications, Construction Details, and Testing Requirements

### INITIAL

#### *During Construction*

- Review First Work-in-Place at 10% Complete
- Continue Periodic Inspections Using Project Specs & Trade Project Controls Checklists

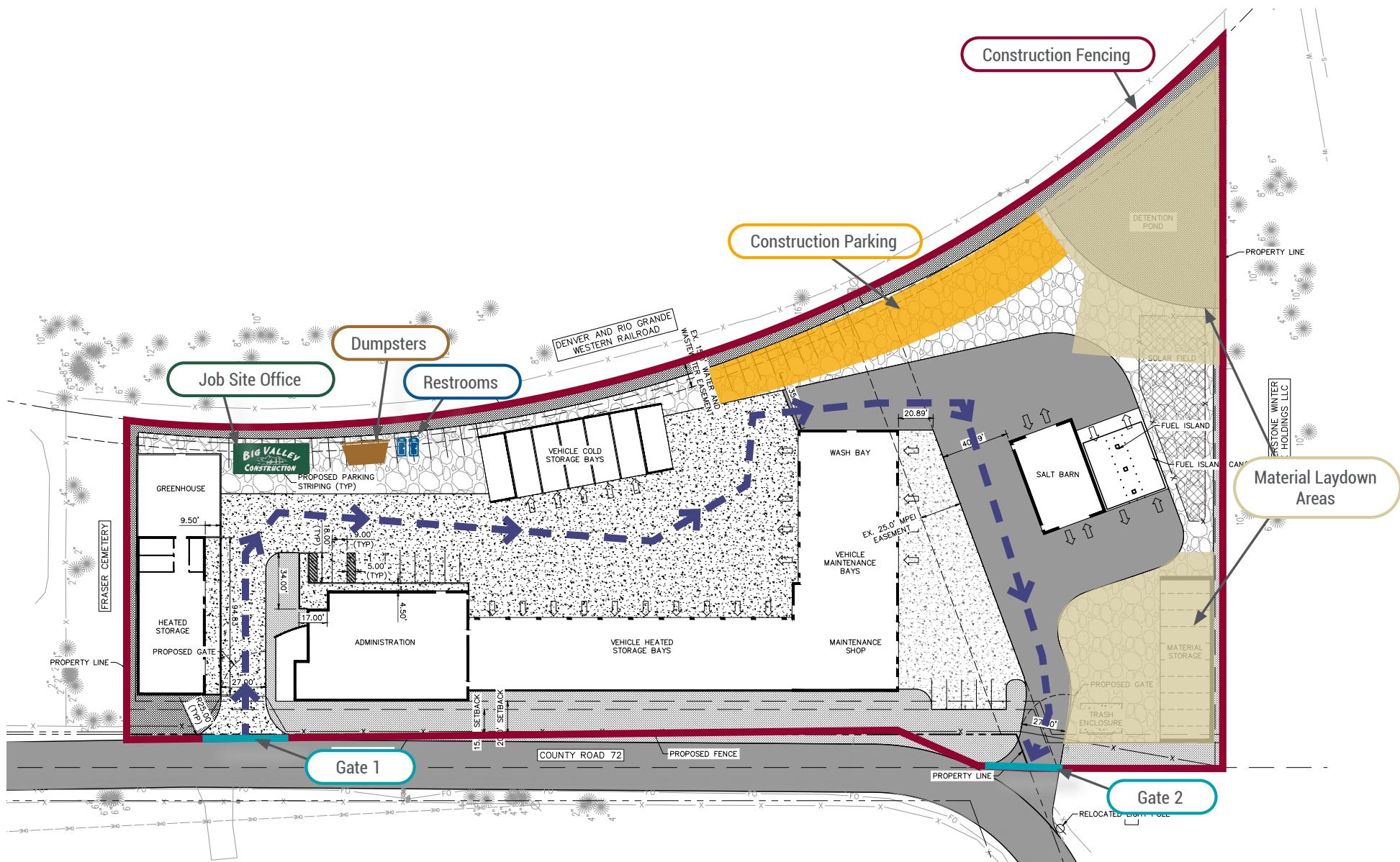
### FOLLOW-UP

#### *Construction Completion*

- Monitor Work Daily
- Pre-Punch Inspections For Accountability



## SITE LOGISTICS



## SITE SPECIFIC SAFETY PLAN

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

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

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



The badges serve two purposes.

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

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

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



*Public Works Operations Facility Site*

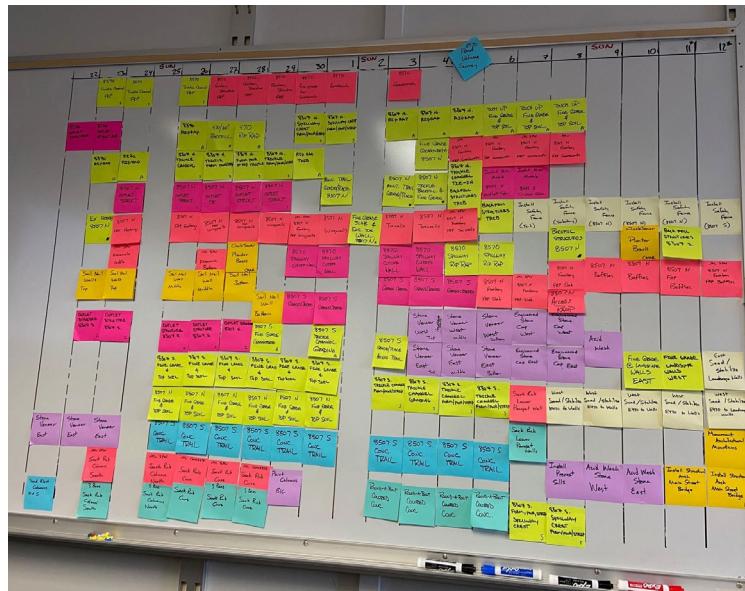


*Heather leading Quarterly Safety Stand Down*

## SCHEDULE MANAGEMENT

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

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



*Pull Planning Session*

Grand County EMS Station						
Construction Schedule - All Work						
Line	Name	OD	Start	Finish	Duration	Notes
<b>Project Summary</b>		<b>557d</b>	<b>Sep 03 24 A</b>	<b>Nov 10 26</b>		
<b>Project Milestones</b>		<b>557d</b>	<b>Sep 03 24 A</b>	<b>Nov 10 26</b>		
<b>Contract Milestones</b>		<b>557d</b>	<b>Sep 03 24 A</b>	<b>Nov 10 26</b>		
<b>4</b>	Notice-to-Proceed Received	0d	Apr 07 25 *	Apr 07 25		Notice-to-Proceed Received
<b>5</b>	CO Received	0d	Oct 13 26	Oct 13 26		CO Received
<b>6</b>	Final Completion	0d	Nov 10 26	Nov 10 26		Final Completion
<b>Design Summary</b>		<b>98d</b>	<b>Nov 22 24 A</b>	<b>Apr 14 25</b>		
<b>8</b>	Design Development - Building (DD)	67d	Nov 22 24 A	Feb 28 25		Design Development - Building (DD)
<b>9</b>	Deliver Early Grading/Civil Drawings	10d	Feb 03 25	Feb 14 25		Deliver Early Grading/Civil Drawings
<b>10</b>	Engineer Submit DD set to D2C for QA/QC	5d	Mar 03 25	Mar 07 25		Engineer Submit DD set to D2C for QA/QC
<b>11</b>	QA/QC comments to Engineer for updated drawings	5d	Mar 10 25	Mar 14 25		QA/QC comments to Engineer for updated drawings
<b>12</b>	Construction Documents (CD)	31d	Mar 03 25	Apr 14 25		Construction Documents (CD)
<b>13</b>	Construction Documents (CD) Complete	16d	Mar 24 25	Apr 14 25		Construction Documents (CD) Complete
<b>PreCon</b>		<b>123d</b>	<b>Nov 22 24 A</b>	<b>May 19 25</b>		
<b>15</b>	Grading/Civil Pricing Complete	15d	Feb 17 25	Mar 07 25		Grading/Civil Pricing Complete
<b>16</b>	DD/IGMP Pricing Complete	15d	Mar 03 25	Mar 21 25		DD/IGMP Pricing Complete
<b>17</b>	CD Pricing Complete	15d	Apr 15 25	May 05 25		CD Pricing Complete
<b>18</b>	Finalize GMP Pricing	10d	May 06 25	May 19 25		Finalize GMP Pricing
<b>Pre-Construction</b>		<b>137d</b>	<b>Nov 22 24 A</b>	<b>Jun 09 25</b>		
<b>21</b>	DRB Approval	47d	Nov 22 24 A	Jan 31 25		DRB Approval
<b>22</b>	Site Plan Review Process - TOG	40d	Feb 03 25	Mar 28 25		Site Plan Review Process - TOG
<b>23</b>	Town of Granby Early Grading/Utility Permit	10d	Mar 17 25	Mar 28 25		Town of Granby Early Grading/Utility Permit
<b>24</b>	Storm water Permit - Submit, Review & Receive	15d	Apr 07 25	Apr 22 25		Storm water Permit - Submit, Review & Receive
<b>25</b>	Building Permit - TOWP - Submit, Review & Receive	20d	Apr 15 25	May 12 25		Building Permit - TOWP - Submit, Review & Receive
<b>26</b>	Electrical Permit - Submit, Review & Receive	5d	May 06 25	May 12 25		Electrical Permit - Submit, Review & Receive
<b>27</b>	Fire Sprinkler Permit - Submit, Review & Receive	15d	May 19 25	Jun 09 25		Fire Sprinkler Permit - Submit, Review & Receive
<b>28</b>	Fire Alarm Permit - Submit, Review & Receive	15d	May 19 25	Jun 09 25		Fire Alarm Permit - Submit, Review & Receive
<b>Sub Contractor - Submittals</b>		<b>10d</b>	<b>Apr 07 25</b>	<b>Apr 18 25</b>		
<b>29</b>	RV Review Submittals	10d	Apr 21 25	May 02 25		RV Review Submittals
<b>30</b>	Design Team Review Submittals	10d	May 05 25	May 16 25		Design Team Review Submittals
<b>31</b>	Procurement	5d	May 19 25	May 23 25		Procurement
<b>Construction</b>		<b>399d</b>	<b>Apr 14 25</b>	<b>Nov 05 26</b>		
<b>32</b>	Mobilization	5d	Apr 14 25	Apr 18 25		Mobilization
<b>33</b>	Big Valley Mobilization to Site	5d	Apr 14 25 *	Apr 18 25		Big Valley Mobilization to Site
<b>34</b>	Existing Conditions Documented	5d	Apr 14 25	Apr 18 25		Existing Conditions Documented
<b>35</b>	Install Initial Erosion Control	5d	Apr 14 25	Apr 18 25		Install Initial Erosion Control
<b>36</b>	Temp-power Onsite	5d	Apr 14 25	Apr 18 25		Temp-power Onsite
<b>37</b>	Establish Layout Control and Benchmark Onsite	5d	Apr 14 25	Apr 18 25		Establish Layout Control and Benchmark Onsite
<b>38</b>	Pothole Existing Utilities	5d	Apr 14 25	Apr 18 25		Pothole Existing Utilities
<b>39</b>	Clear and Grub - Sitenework	6d	Apr 21 25	Apr 28 25		Clear and Grub - Sitenework
<b>40</b>	Install Underground Utilities - Sitenework	20d	Apr 29 25	May 27 25		Install Underground Utilities - Sitenework
<b>41</b>	Excavate for Footings/Foundation App Bay - Sitenework	5d	May 20 25	May 27 25		Excavate for Footings/Foundation App Bay - Sitenework
<b>42</b>	Name	OD	Start	Finish	Duration	Notes

Project Owner: Grand County EMS

Progress Period (Data Date):  
12/01/2025

*Sample Asta Schedule from Grand County EMS*



## MUNICIPAL FACILITY CONSTRUCTION EXPERIENCE

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

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

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

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

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



### Complex Facilities Delivered:

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



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

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

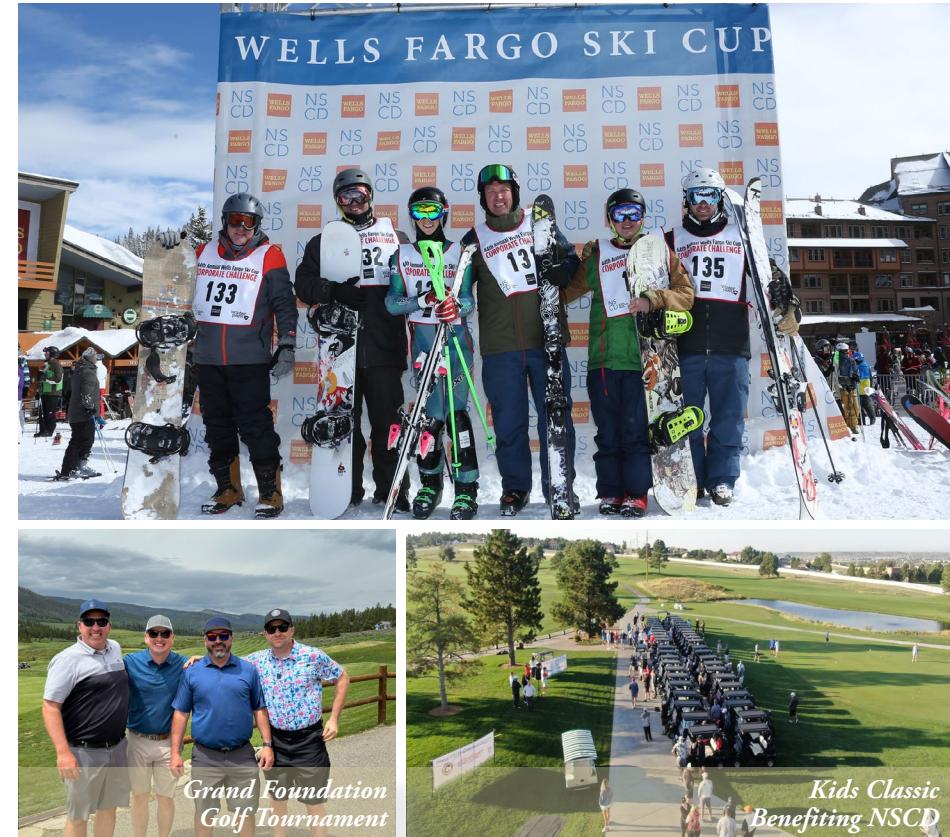
This combined expertise ensures the Town receives a partner capable of understanding the community values, municipal service needs, and high-alpine construction challenges; while also bringing the technical proficiency, innovation, and staffing depth required to deliver a modern Public Works Operations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

### MOUNTAIN EXPERIENCE

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

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

### ROOTED IN GRAND COUNTY, INVESTED IN THE FUTURE



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



E.

# Appendix

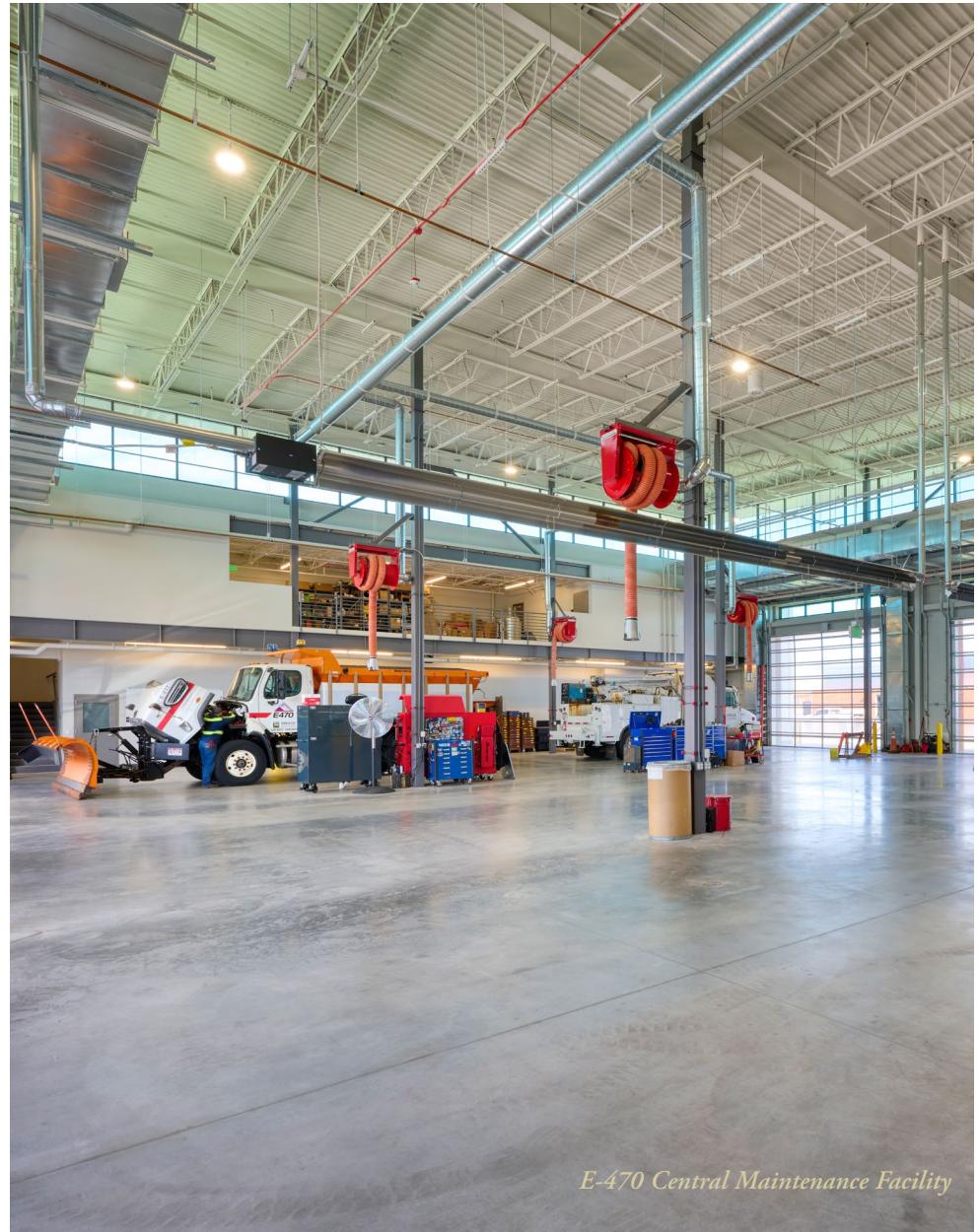


# E. APPENDIX

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## EVALUATION CRITERIA

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



*E-470 Central Maintenance Facility*

## SAMPLE DOCUMENTS

### OWNER-CONTRACTOR SCOPE COORDINATION DOCUMENT



Owner Name:  
Project Name:  
Total Project Budget:  
Date Last Updated:

OWNER / OTHER COST      BIG VALLEY COST

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



**RETURN TO PROJECT APPROACH**

## SAMPLE DOCUMENTS

## ESTIMATE SUMMARY

**BIG VALLEY CONSTRUCTION**

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

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

**Direct Building Costs Summary**

Division	System Description	Cost	Building Cost/sf	% of Costs
00	General Conditions	\$1,367,692	\$29.02 /sf	4.84% of Total Cost
01	General Requirements	\$638,644	\$13.55 /sf	2.26% of Total Cost
02	Existing Conditions	\$82,000	\$1.74 /sf	0.29% of Total Cost
03	Building Concrete	\$1,899,473	\$40.30 /sf	6.72% of Total Cost
04	Masonry	\$581,929	\$12.35 /sf	2.06% of Total Cost
05	Metals	\$964,462	\$20.46 /sf	3.41% of Total Cost
06.1	Rough Carpentry	\$111,827	\$2.37 /sf	0.40% of Total Cost
06.2	Finish Carpentry	\$67,950	\$1.44 /sf	0.24% of Total Cost
07.1	Foundation Insulation and Waterproofing	\$67,772	\$1.44 /sf	0.24% of Total Cost
07.2	Insulation and Air Barriers	\$0	\$0.00 /sf	0.00% of Total Cost
07.3	Siding & Soffit Panels	\$850,495	\$18.05 /sf	3.01% of Total Cost
07.4	Roofing	\$461,320	\$9.79 /sf	1.63% of Total Cost
07.5	Expansion Control & Joint Sealants	\$34,250	\$0.73 /sf	0.12% of Total Cost
08.1	Doors, Frames & Hardware	\$302,402	\$6.42 /sf	1.07% of Total Cost
08.2	Overhead Doors	\$545,000	\$11.56 /sf	1.93% of Total Cost
08.3	Storefronts & Windows	\$429,850	\$9.12 /sf	1.52% of Total Cost
08.4	Skylights	\$0	\$0.00 /sf	0.00% of Total Cost
09.1	Drywall and Framing	\$755,564	\$16.03 /sf	2.67% of Total Cost
09.2	Stucco Assemblies	\$0	\$0.00 /sf	0.00% of Total Cost
09.3	Acoustical Ceilings & Wall Panels	\$190,275	\$4.04 /sf	0.67% of Total Cost
09.4	Flooring	\$407,924	\$8.66 /sf	1.44% of Total Cost
09.5	Painting & Wallcoverings	\$130,413	\$2.77 /sf	0.46% of Total Cost
10	Specialties	\$139,860	\$2.97 /sf	0.49% of Total Cost
11	Equipment	\$88,222	\$1.87 /sf	0.31% of Total Cost
12	Furnishings	\$16,720	\$0.35 /sf	0.06% of Total Cost
13	Special Construction	\$1,859,694	\$39.46 /sf	6.58% of Total Cost
14	Conveying Equipment	\$140,000	\$2.97 /sf	0.50% of Total Cost
21	Fire Suppression Systems	\$240,950	\$5.11 /sf	0.85% of Total Cost
22	Plumbing	\$1,384,518	\$29.38 /sf	4.90% of Total Cost
23	Heating, Ventilation, & Air Conditioning	\$3,821,392	\$81.08 /sf	13.51% of Total Cost
26	Electrical	\$2,359,388	\$50.06 /sf	8.34% of Total Cost
27	Communications	\$216,040	\$4.58 /sf	0.76% of Total Cost
28	Electronic Safety and Security	\$94,260	\$2.00 /sf	0.33% of Total Cost
<b>Total Direct Building Costs</b>		<b>\$ 20,250,287.46</b>	<b>\$ 429.67 /sf</b>	<b>71.62% of Total Cost</b>
<b>Division</b>	<b>System Description</b>	<b>Cost</b>	<b>Building Cost/sf</b>	<b>% of Costs</b>
31	Earthwork	\$487,000	\$10.33 /sf	1.72% of Total Cost
32.1	Asphalt Paving	\$1,216,824	\$25.82 /sf	4.30% of Total Cost
32.2	Site Concrete	\$1,047,109	\$22.22 /sf	3.70% of Total Cost
32.3	Athletic Surfacing	\$0	\$0.00 /sf	0.00% of Total Cost
32.4	Fences & Gates	\$10,000	\$0.21 /sf	0.04% of Total Cost
32.5	Landscaping	\$294,300	\$6.24 /sf	1.04% of Total Cost
32.6	Site Furnishings	\$0	\$0.00 /sf	0.00% of Total Cost
33	Site Utilities	\$570,415	\$12.10 /sf	2.02% of Total Cost
<b>Total Direct Site Costs</b>		<b>\$ 3,625,648.25</b>	<b>\$ 76.93 /sf</b>	<b>12.82% of Total Cost</b>
<b>Indirect Costs Summary</b>				
#	System Description	Cost	Building Cost/SF	% of Costs
1	Preconstruction Services	\$25,000	\$0.53 /sf	0.09% of Total
2	Building Permit	\$0	\$0.00 /sf	0.00% of Total
3	Plan Review Fees	\$0	\$0.00 /sf	0.00% of Total
4	ROW Closure Permit Fees	\$0	\$0.00 /sf	0.00% of Total
5	City Use Tax	\$0	\$0.00 /sf	0.00% of Total
6	State Sales Tax	\$0	\$0.00 /sf	0.00% of Total
7	Subcontractor Default Insurance	\$322,325	\$6.84 /sf	1.14% of Total
8	Design and Construction Contingency (5%)	\$1,193,797	\$25.33 /sf	4.22% of Total
9	Construction Costs Escalation (0.75% / Month)	\$1,074,417	\$22.80 /sf	3.80% of Total
10	Payment and Performance Bond	\$178,592	\$3.79 /sf	0.63% of Total
11	Builder's Risk Insurance	\$861,178	\$1.83 /sf	0.30% of Total
12	General Liability Insurance	\$302,031	\$6.41 /sf	1.07% of Total
13	BVC Overhead and Profit (4.5%)	\$1,217,622	\$25.84 /sf	4.31% of Total
<b>Total Indirect Costs</b>		<b>\$ 4,399,962.19</b>	<b>\$ 93.36 /sf</b>	<b>0.15560822 of Costs</b>
<b>Total of Direct and Indirect Costs</b>				
<b>\$28,275,898</b>				



RETURN TO PROJECT APPROACH

## SAMPLE DOCUMENTS

## ESTIMATE DETAIL

**Fraser Public Works**  
Schematic Design  
*Estimate Detail*  
August 25, 2025

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



RETURN TO PROJECT APPROACH

## SAMPLE DOCUMENTS

## SCOPE ADJUSTMENT LOG

**Big Valley Construction**

Fraser Public Works  
Scope Adjustment Log  
8/25/2025

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



RETURN TO PROJECT APPROACH

**SAMPLE DOCUMENTS****PROCORE**

**Coordination Issues** [All Issues](#) [Assigned to Me \(0\)](#) [Recycle Bin](#) [Export](#) [Download Plugin](#) [+ Create Issue](#)

**Dashboard**

**Overview**: 12 ISSUES (Open)

**Progress** (Bar Chart):

Location	Progress
LEVEL 02>Area B	1
LEVEL 01>Area C	3
LEVEL 01>Area B	5
LEVEL 01>Area A	3

**Ball In Court**: 12 ISSUES (Unassigned)

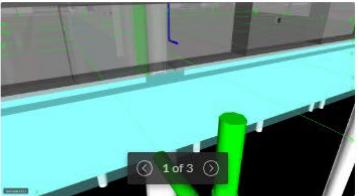
**Search by number or title...**  [Add Filter](#)

**Bulk Actions** [Bulk Actions](#) [Edit](#) [Delete](#) [Print](#) [Email](#) [Share](#) [Export](#) [Download Plugin](#) [+ Create Issue](#)

#	Title	Status	Assignee C...	Assignee	Due Date	Date Created	Source File
11	Storm Drain @ Grid 7:F	Open			05/05/20	05/05/20	SVVSD 28_COORD M...
10	Storm Drain @ Grid 1:F	Open			05/05/20	05/05/20	SVVSD 28_COORD M...

**CI #11** [Edit](#) [Delete](#)

**Open** This issue is unassigned. [Actions](#)



**Storm Drain @ Grid 7:F**  
Storm drain at Grid 7:F is running through a pilaster/grade beam.

**Location**: LEVEL 01 > Area B

**Assignee**: Select an assignee...

**Due Date**: mm / dd / yyyy

**Source File**: SVVSD 28\_COORD MODEL.nwf

**Created From**: Navisworks

**Date Created**

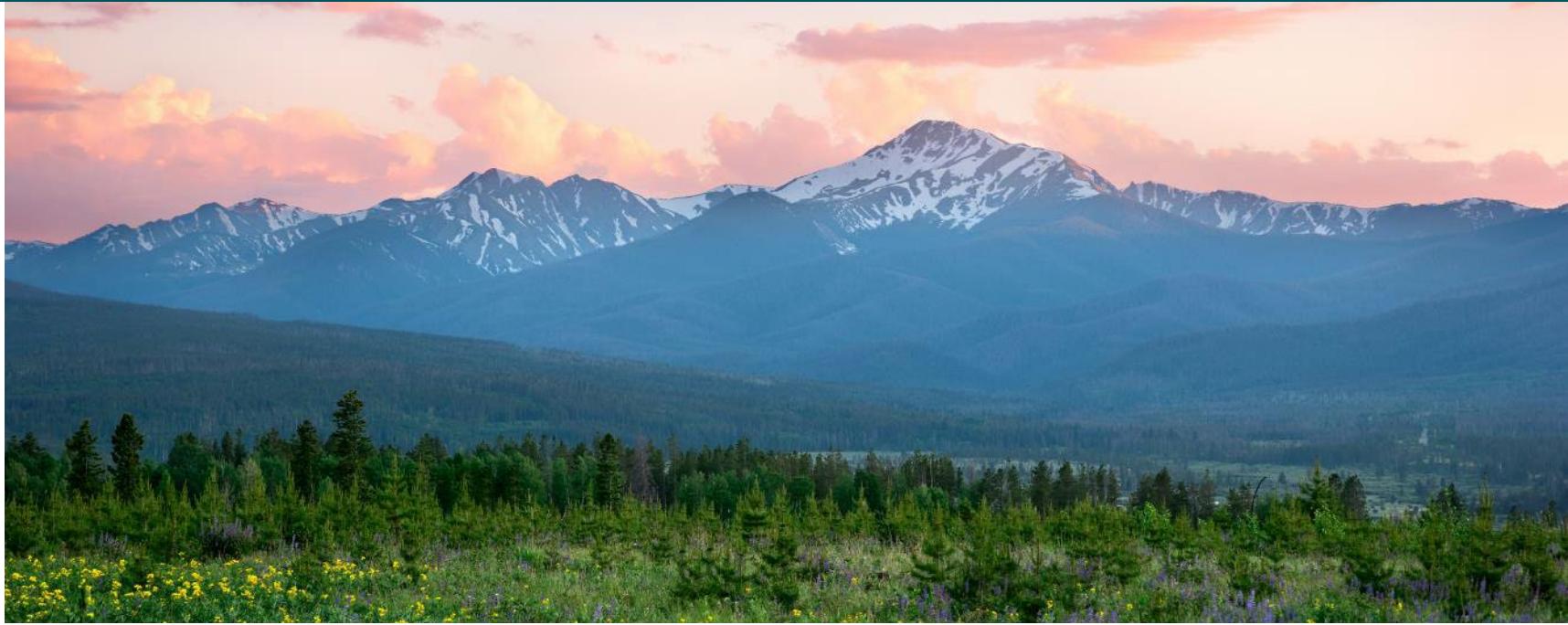


**RETURN TO PROJECT APPROACH**



**BIG VALLEY**  
CONSTRUCTION

62543 US Highway 40  
Granby, CO 80446  
970.887.1533  
[bigvalleyconstruction.com](http://bigvalleyconstruction.com)



# 2025 CAPITAL PROJECTS RECAP



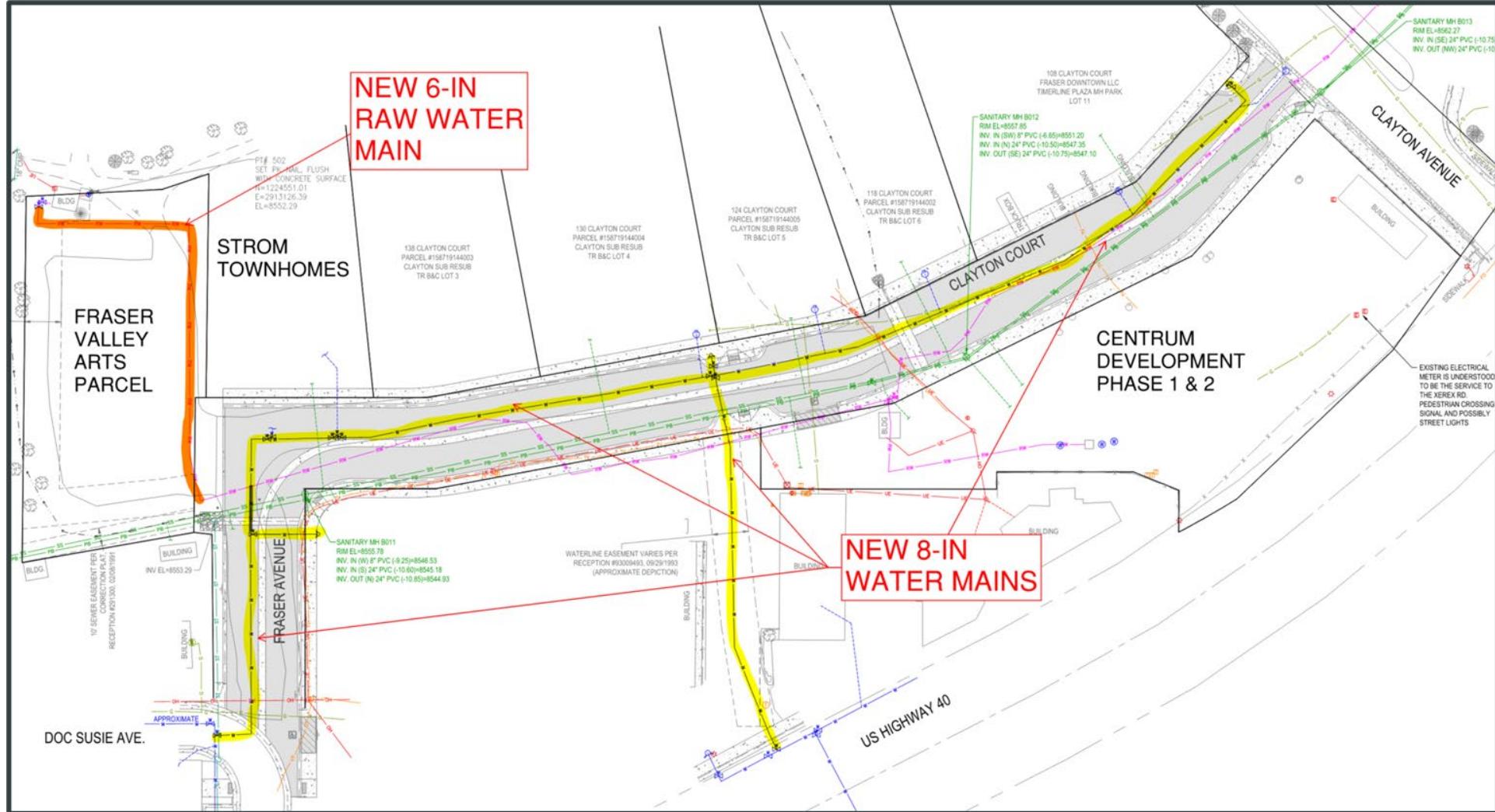
# 2025 Capital Projects Recap

- CLAYTON COURT
  - WATER MAIN CONSTRUCTION
  - UTILITIES COORDINATION
  - STREETSCAPE DESIGN AND BID
- SIDEWALKS: NORGRREN ROAD, EISENHOWER DRIVE & SELECT LOCATIONS
- TOWNHALL IMPROVEMENTS
- CHURCH RENOVATION
- S. WAPITI BRIDGE CULVERT REHABILITATION
- ELK RANCH ROAD INTERCONNECT VALVE
- QUAIL WATER MAIN LOOP



# CLAYTON COURT

Water Utilities Completed: New Water Main, Raw Water Main, Hydrant Relocations

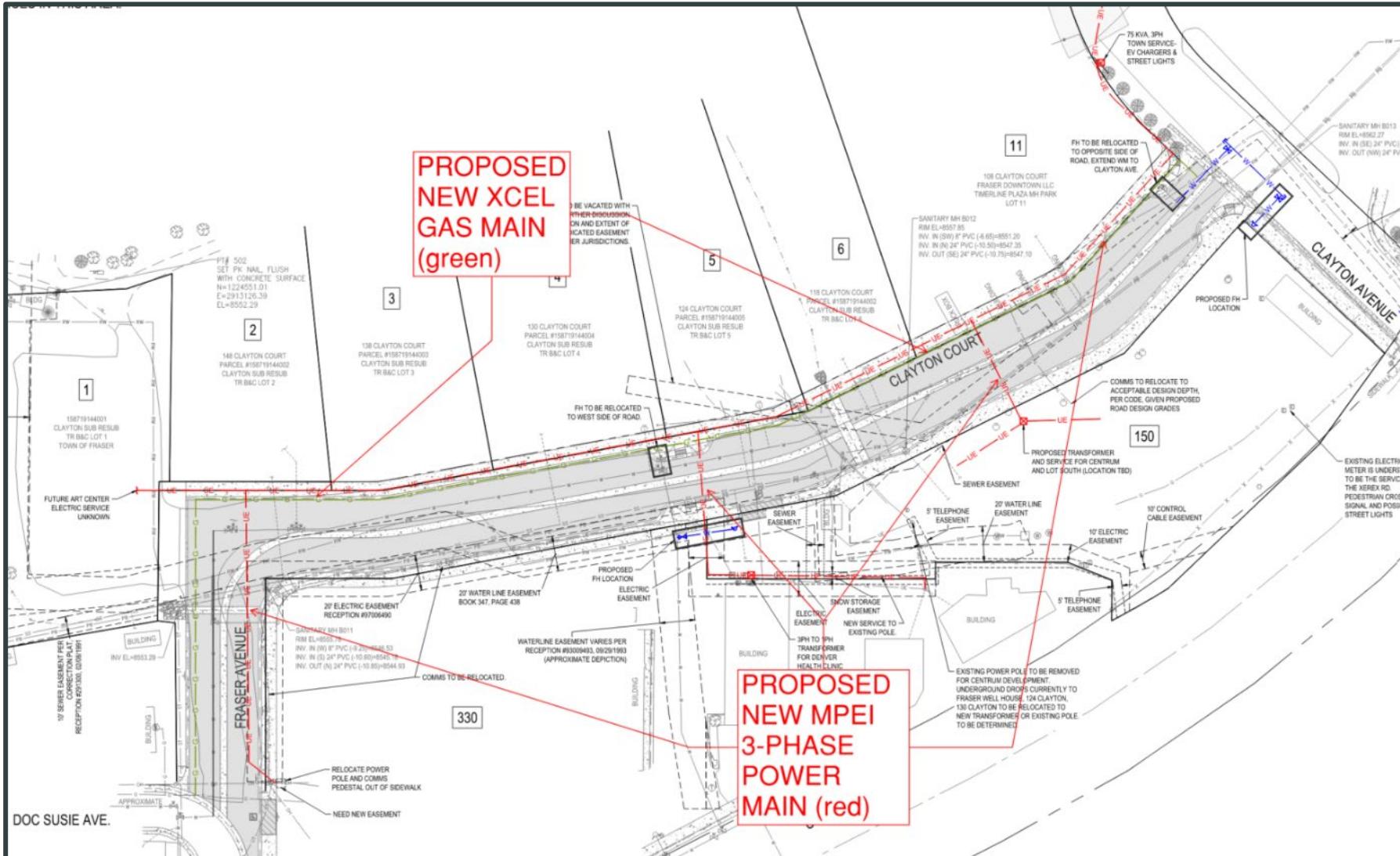




# CLAYTON COURT

## UTILITY RELOCATION AND UPGRADE

# MPEI, XCEL, COMCAST (April – May 2026)

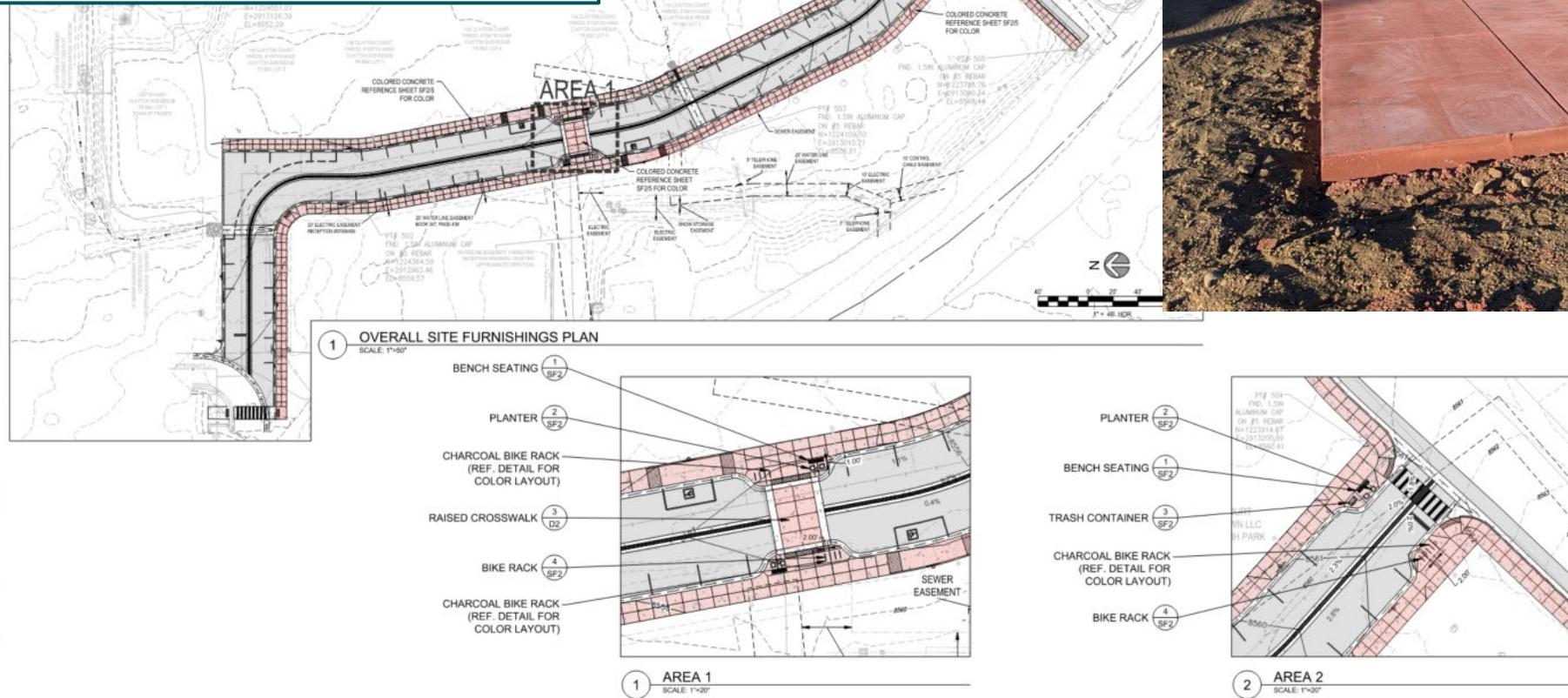




# CLAYTON COURT

## STREETSCAPE

- Design/Bid Completed in 2025
- Contract with Phaze Concrete
- Anticipated Start: Mid-May to June 2026
- Completion: Sept/Oct





# NORGREN SIDEWALKS PROJECT



- Improved Old Town Walk-ability
  - Particularly to the school
- New Sidewalk at Brewery
- Replaced/New Sidewalk at Winery and Camber
- New Curb/Gutter at Rec. Center
- Stormwater Basin Improvement



# NORGREN SIDEWALKS PROJECT





# Town Hall Improvements

- ADA Compliant Ramp and Entrance
- Snow Shedding Roof Gable
  - (Bonus: Asbestos Abatement)
- Handrail
- Paving

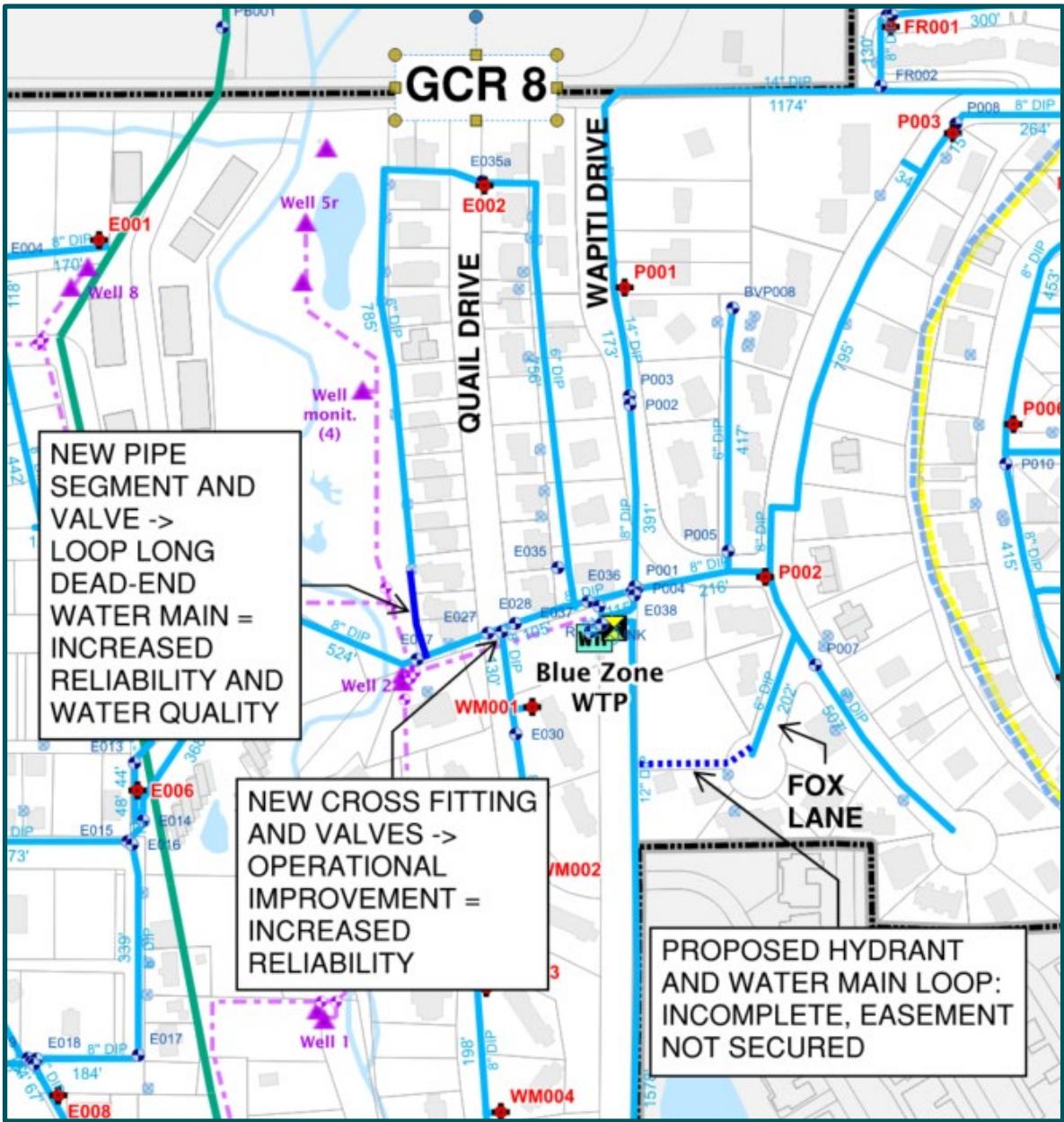


# Church Renovation

- Kitchen and Bathrooms Renovation
- Structural Roof Upgrades to Current Code
- Code Compliant Water Service Entrance
- Custodial Closet
- Storage Area
- Office Space
- Entrance Foyer



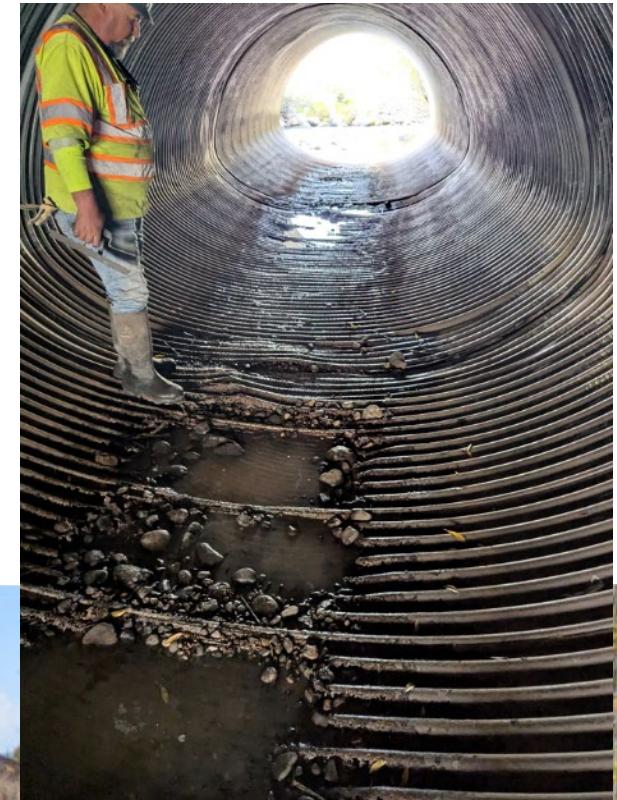
# QUAIL DR. WATER LOOP





## S. WAPITI CULVERT - BEFORE

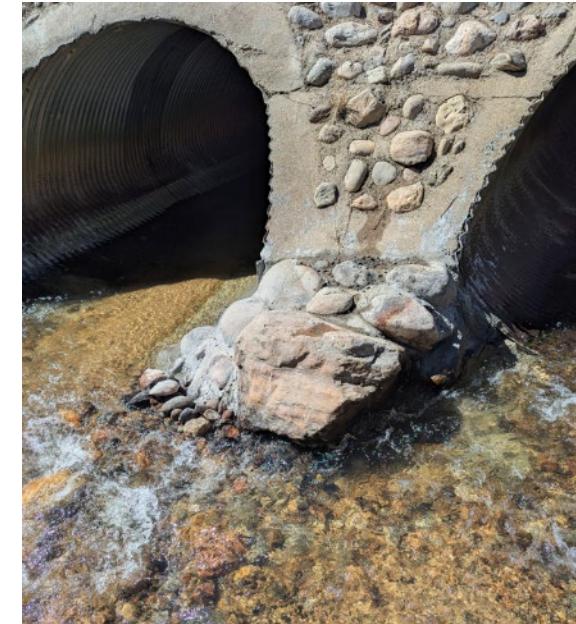
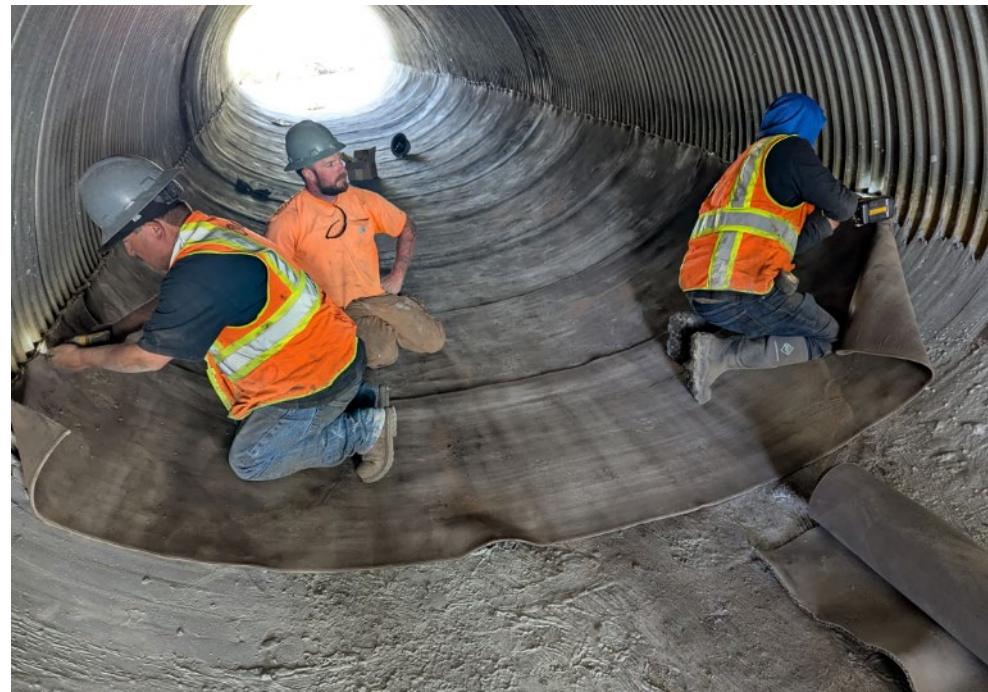
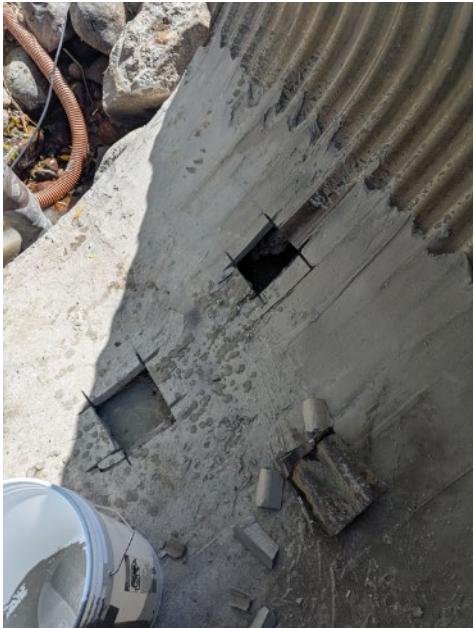
- Severe Corrosion
- Flow Bypassing
- Culvert Leaking
- Erosion
- CDOT Action List





# S. WAPITI CULVERT - DURING

- Redirect River
- Void Grouting
- Cement Mat/Liner (Culvert #3)
- Headwall Abutment Armoring





## S. WAPITI CULVERT - AFTER





# ELK RANCH RD PRV PROJECT

## PURPOSE:

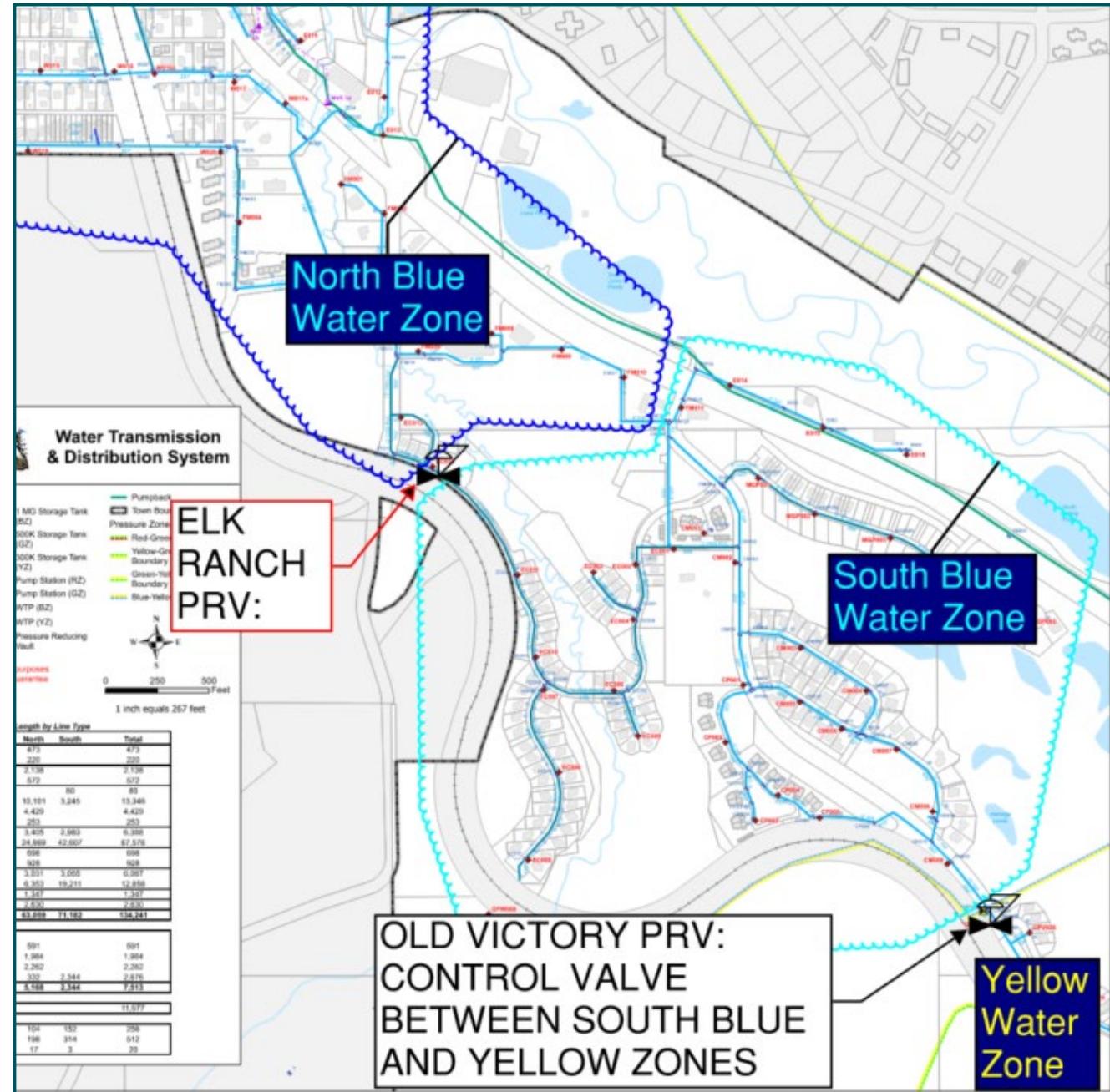
Provide water supply across normally separated pressure zones.

## SCOPE:

- Concrete Vault
- Isolation Valves
- Automatic Control Valve

## BENEFITS:

- Water Supply Reliability
- Separation of Water Rights Supply



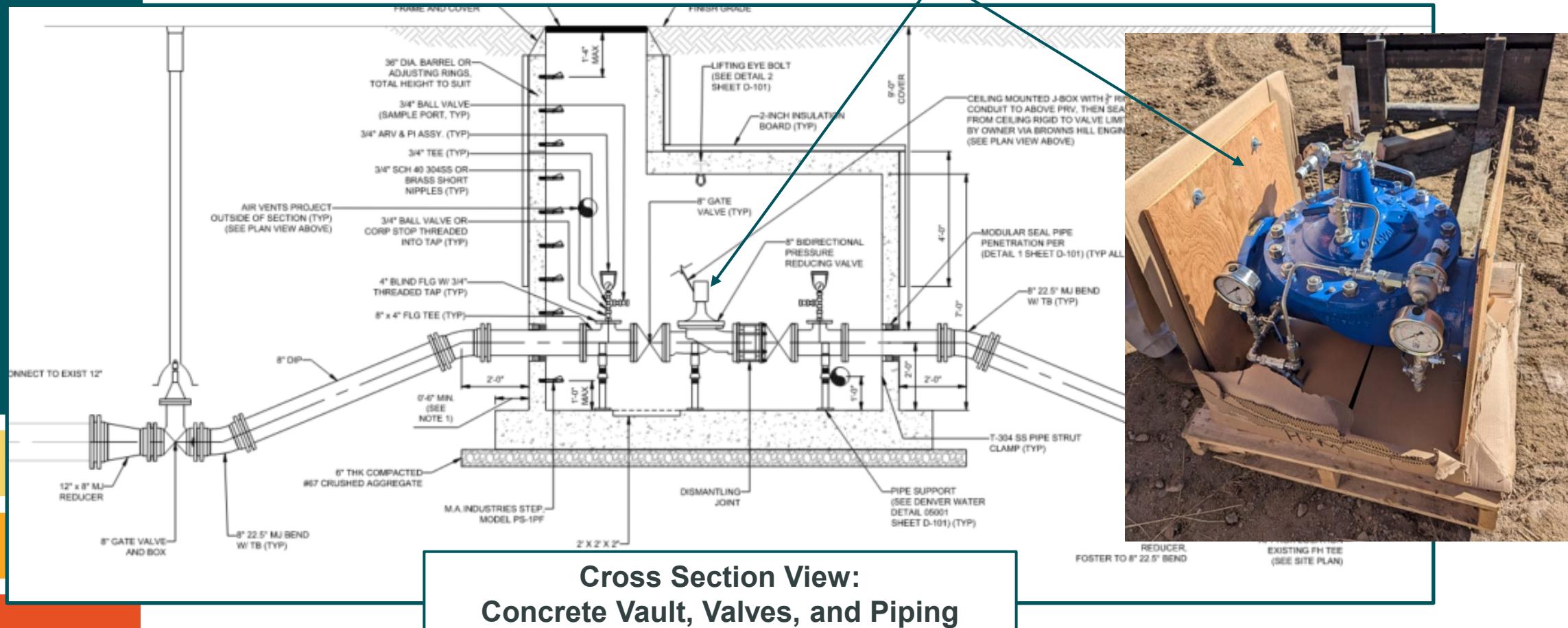


# ELK RANCH RD PRV PROJECT

## Bi-Directional, Pressure-Controlled, Automatic Valve:

Normally closed valve isolates/separates the South Blue and North Blue Water Zones.

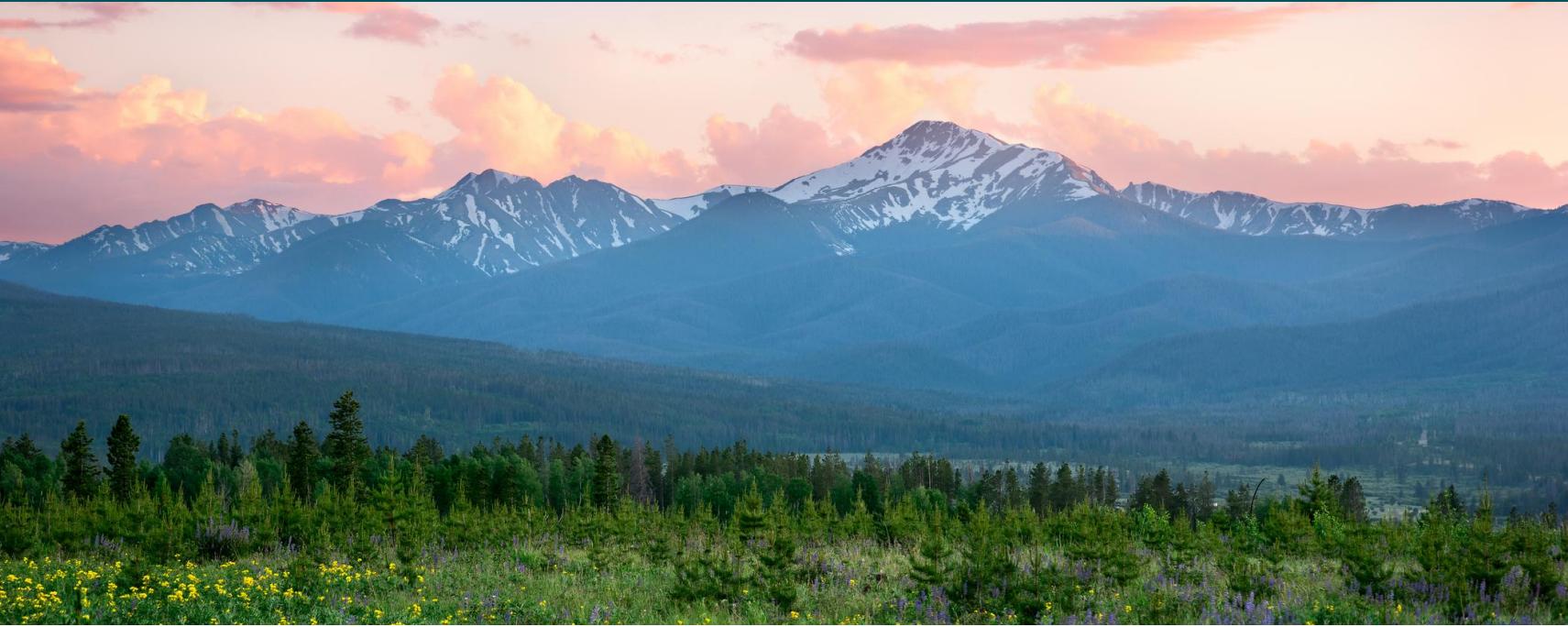
If either zone has a pressure drop, the valve will open to supply water from higher to lower pressure zone.





# ELK RANCH RD PRV PROJECT





# Planning Department 2025 Year in Review

Board of Trustees  
January 21, 2026

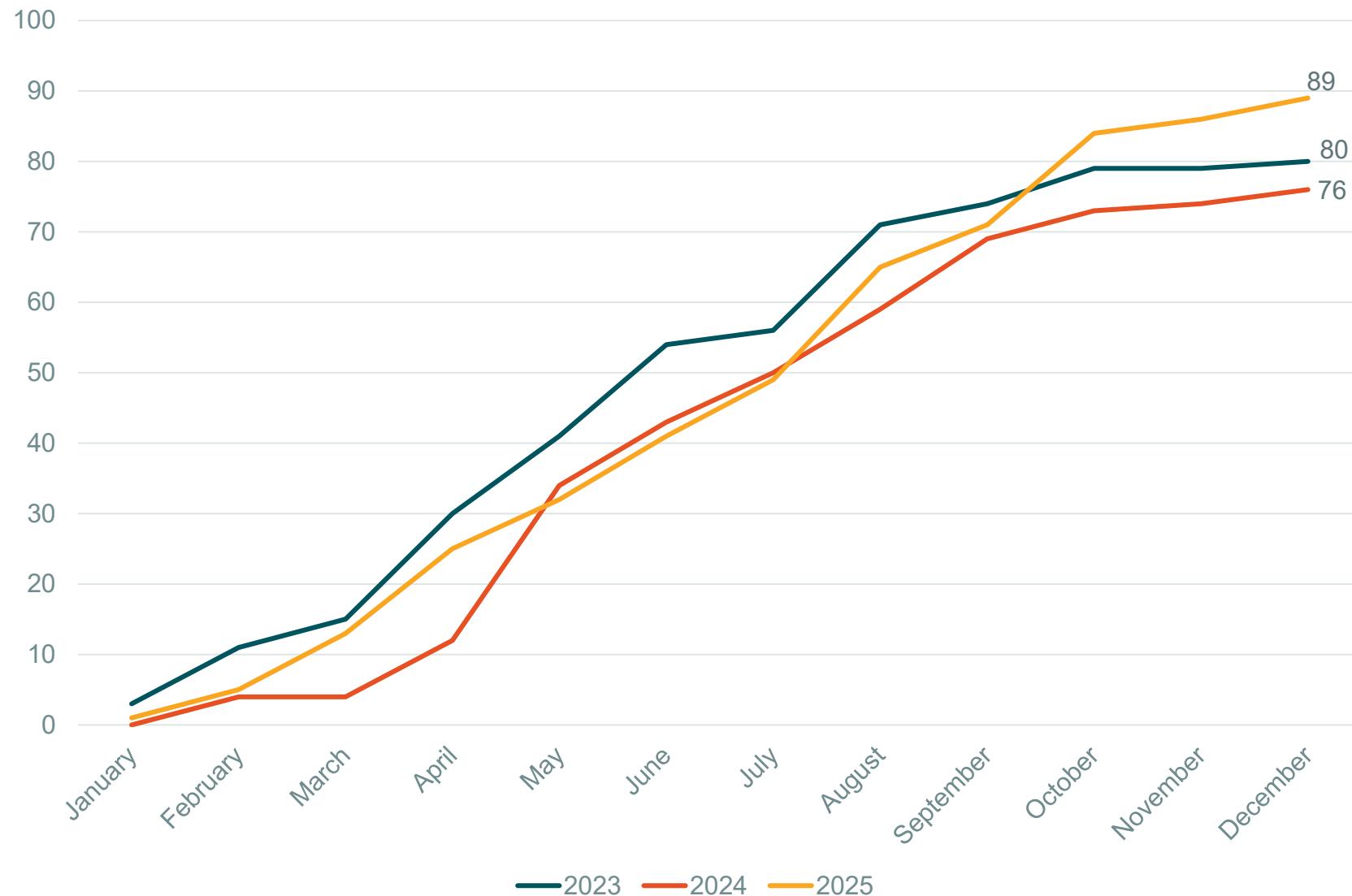


# Building Permit Activity

- 89 permits
  - 76 residential
  - 13 commercial
  - 6 new construction
  - 83 alterations or additions
    - 26 reroofs
    - 26 exterior/remodel
    - 14 HVAC/utility
    - 7 additions, decks, or accessory structures
    - 5 commercial signs
    - 3 solar
    - 2 demo
- 76 in 2024
- 80 in 2023

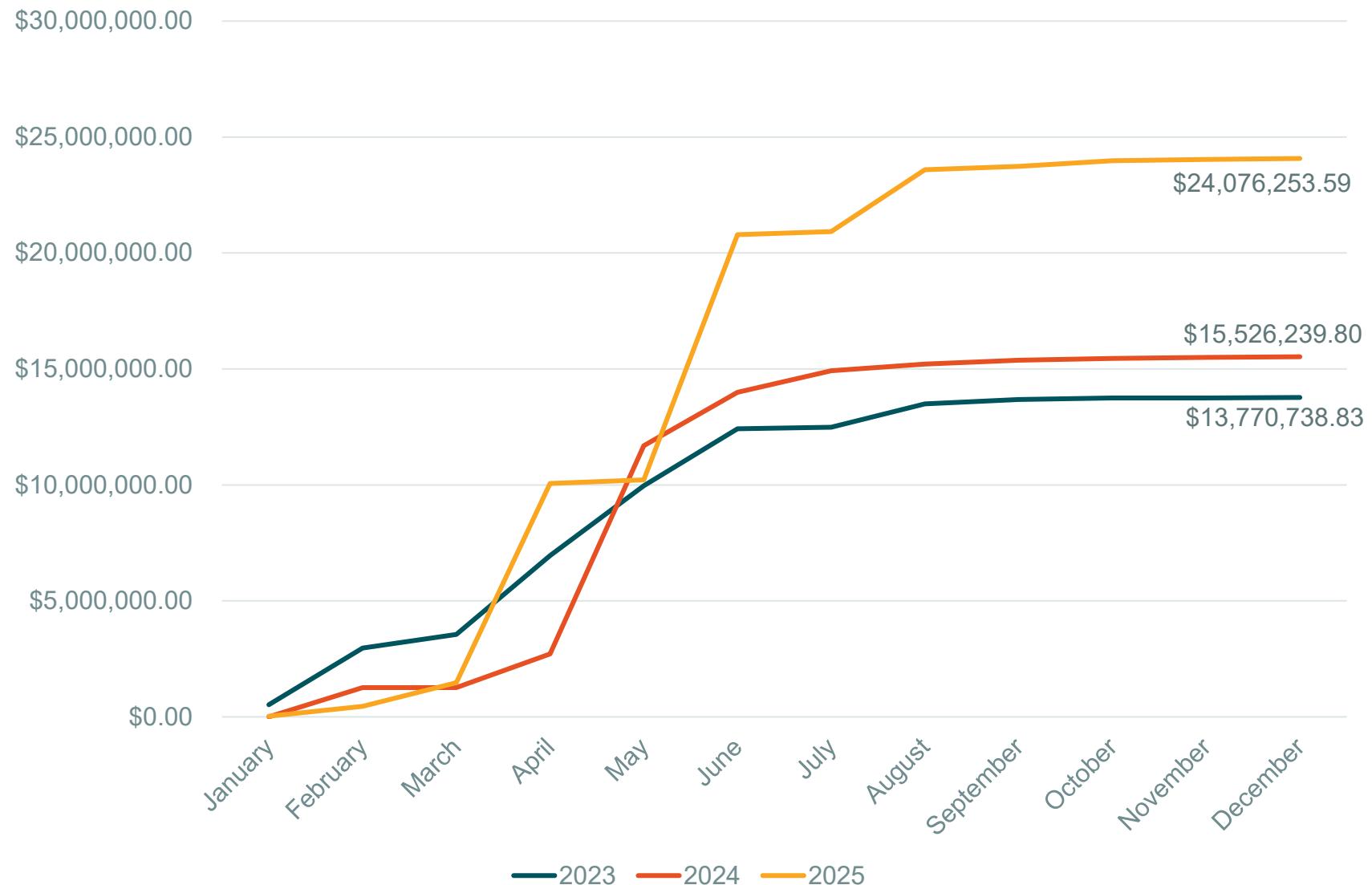


# Permit Applications by Month





# Permit Valuation by Month





# Land Use Application Activity

- 14 development applications received in 2025
  - 6 administrative review (minor site plans for single-family residential, residential additions, trash enclosures)
  - 3 Sketch Plans brought to PC for discussion
  - 5 applications require hearings with PC/BOA
    - TF25-01: The Village at Grand Park Filing 3 - Final Plat
    - TF25-02: Centrum - Variance
    - TF25-05: Grand Park West Mountain Filing 2 - Sketch Plan
    - TF25-07: Centrum - Major Site Plan and Final Plat
    - TF25-08: Grand Park West Mountain – FPDP (6 separate FPDP areas)
    - TF25-09: Meyer Lot 1 - Sketch Plan
    - TF25-10: Grand Park 2W.3 - Sketch Plan
    - TF25-11: Grand Park West Mtn Filing 2 - Preliminary Plat



# Land Use Application Activity

- 4 Sketch Plans reviewed and discussed this year
  - TF24-09: Centrum – Sketch Plan (2<sup>nd</sup> review)
    - Discussed by Planning Commission January 15
    - Major Site Plan and Final Plat submitted April 11, 2025. Recommendation of approval by Planning Commission on May 28, 2025. Continued by the Board until a resubmittal addressing staff comments and private utilities addressed
  - TF25-05: Grand Park West Mountain Filing 2 - Sketch Plan
    - Discussed by Planning Commission April 23
    - Complete FPDP application received May 21, currently awaiting resubmittal prior to bringing forward to Planning Commission
  - TF25-09: Meyer Lot 1 - Sketch Plan
    - Discussed by Planning Commission August 27
    - Major Site Plan application received October 27 (along with Meyer Lot 2), applications determined incomplete on November 3
  - TF25-10: Grand Park 2W.3 - Sketch Plan
    - Discussed by Planning Commission August 27



# Land Use Application Activity

- 4 Land use applications heard by Planning Commission this year
  - TF22-10: Grand Park West Mountain Filing 1 (PA 10W & 11W), revised FPDP and Final Plat
    - Recommendation of approval January 15
    - Approved by Board January 22
    - Currently working through remaining conditions of approval and review comments
  - TF24-12: The Ascent, Major Site Plan and Final Plat
    - Recommendation of approval February 26
    - Approved by Board April 3
    - Currently working through remaining conditions of approval and review comments
  - TF25-01: The Village at Grand Park Filing 3 - Final Plat
    - Recommendation of approval February 26
    - Approved by Board April 3
    - Currently working through remaining conditions of approval and review comments
  - TF25-02: Centrum - Major Site Plan and Final Plat
    - Recommendation of approval May 28
    - Pending resubmittal prior to review by the Board



# Development Construction Activity Completed / Wrapping Up

**Middle Park Health  
Fraser Medical  
Center:** opened to  
the public in June





# Development Construction Activity Completed / Wrapping Up

**Strom Townhomes:**  
final inspections  
underway; CO's  
issued for the 4  
townhome units



# Development Construction Activity Under Construction



Market Street  
Buildings: core &  
shell estimated  
completion in  
early 2026



# Development Construction Activity Under Construction



**Springhill Suites Hotel:** approved by  
Board of Trustees Jan. 22, 2025;  
estimated completion early 2027



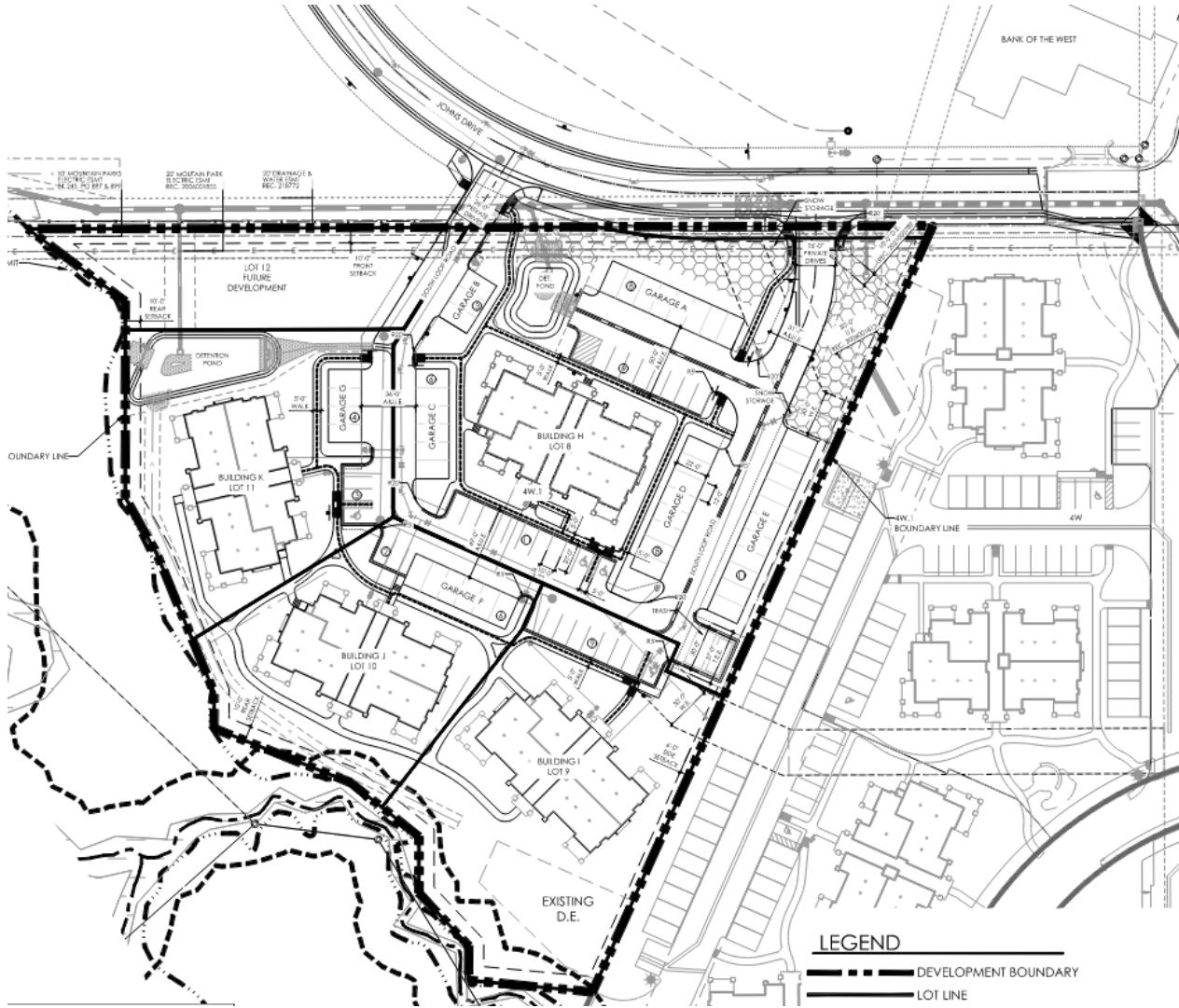
# Development Construction Activity Under Construction



**St. Louis Landing Phase 1:** approved by  
Board of Trustees July 31, 2024; estimated  
completion late 2026 / early 2027



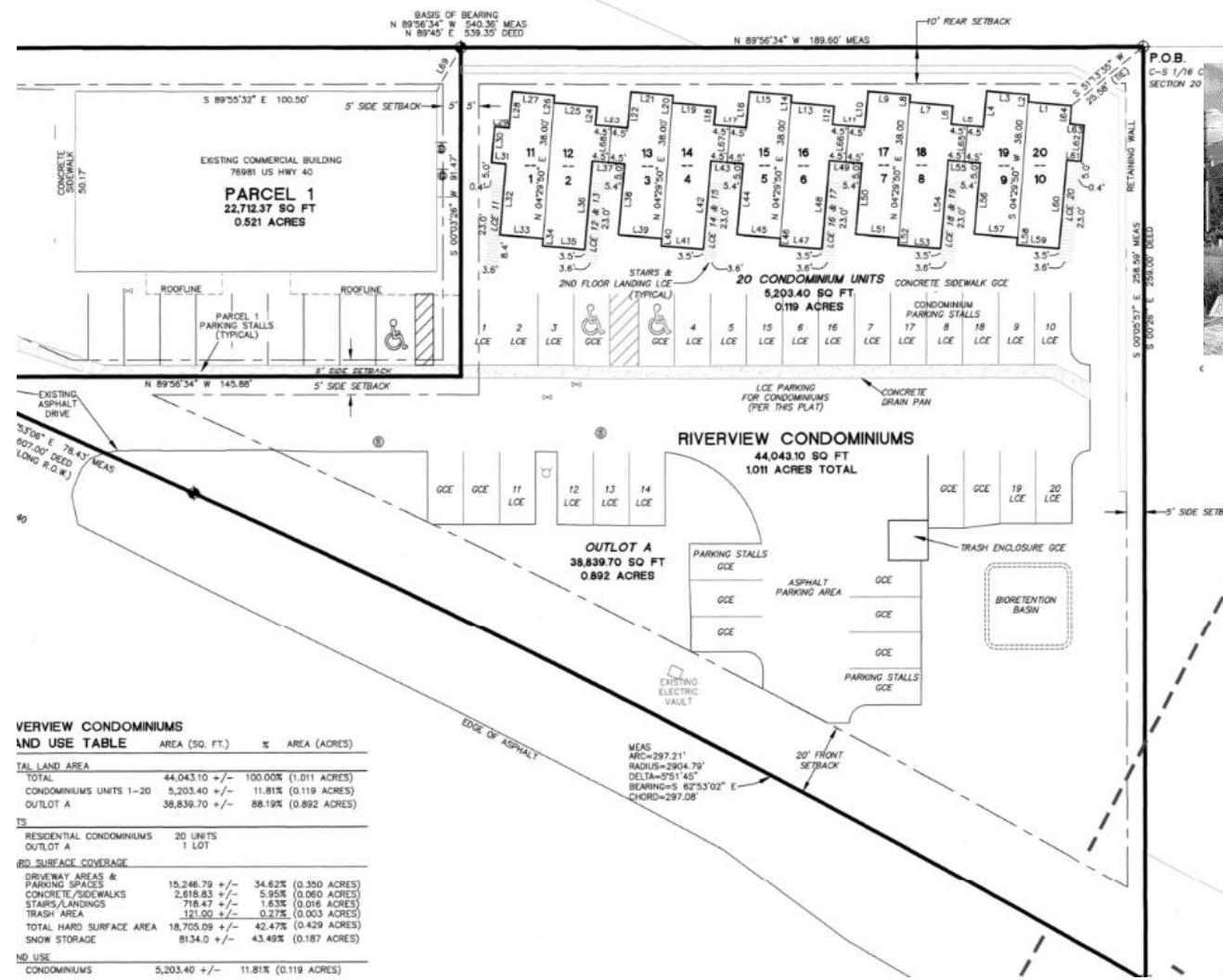
# Development Construction Activity Under Construction



**Grand Park Elk Creek  
Condos (4W.1): 46  
residential units;  
infrastructure broke  
ground in December 2025**



# Development Construction Activity Approved, Awaiting Construction

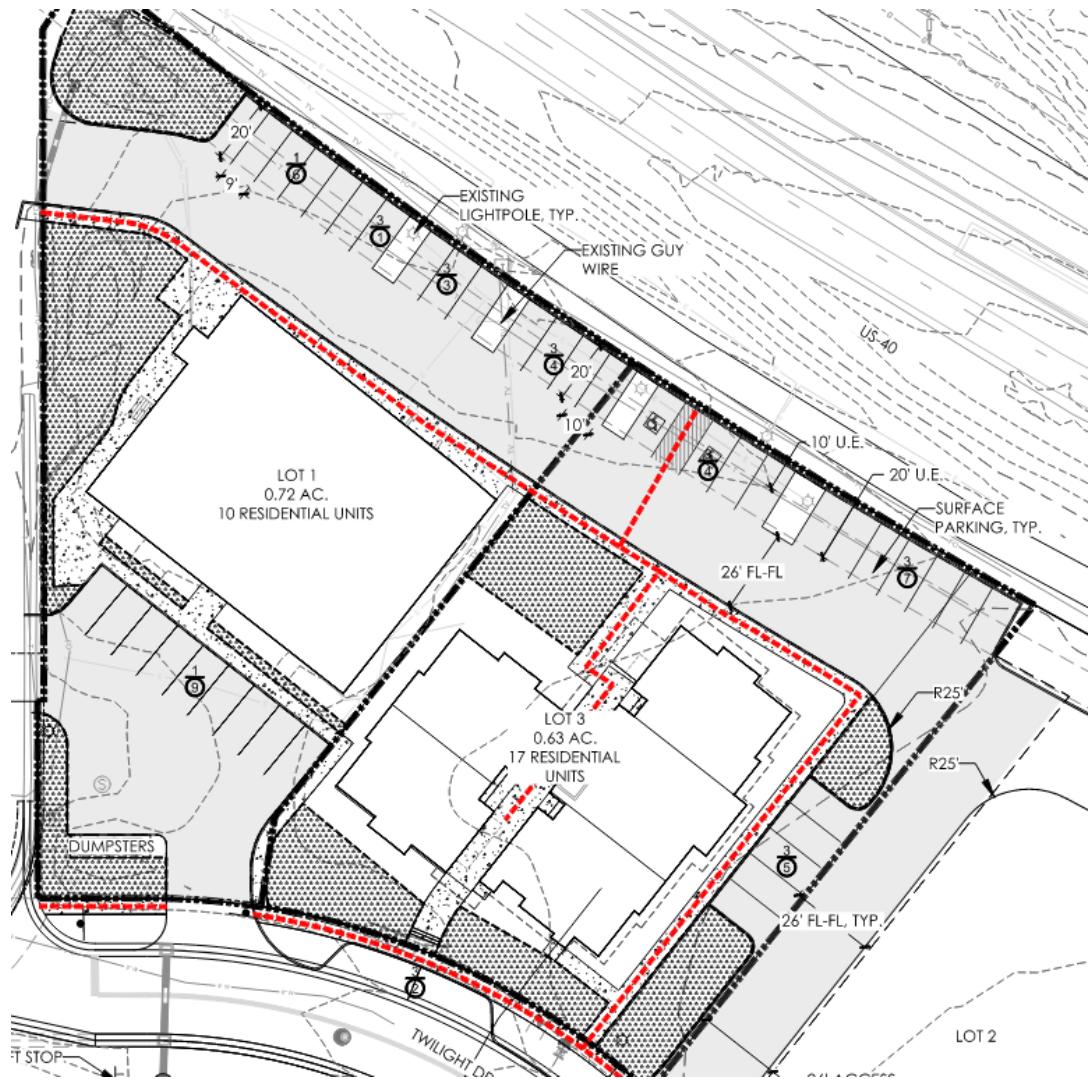


④ NORTHERN EDGE OF DEVELOPMENT

**Riverview Condos  
(76991 US 40):  
20 residential units**



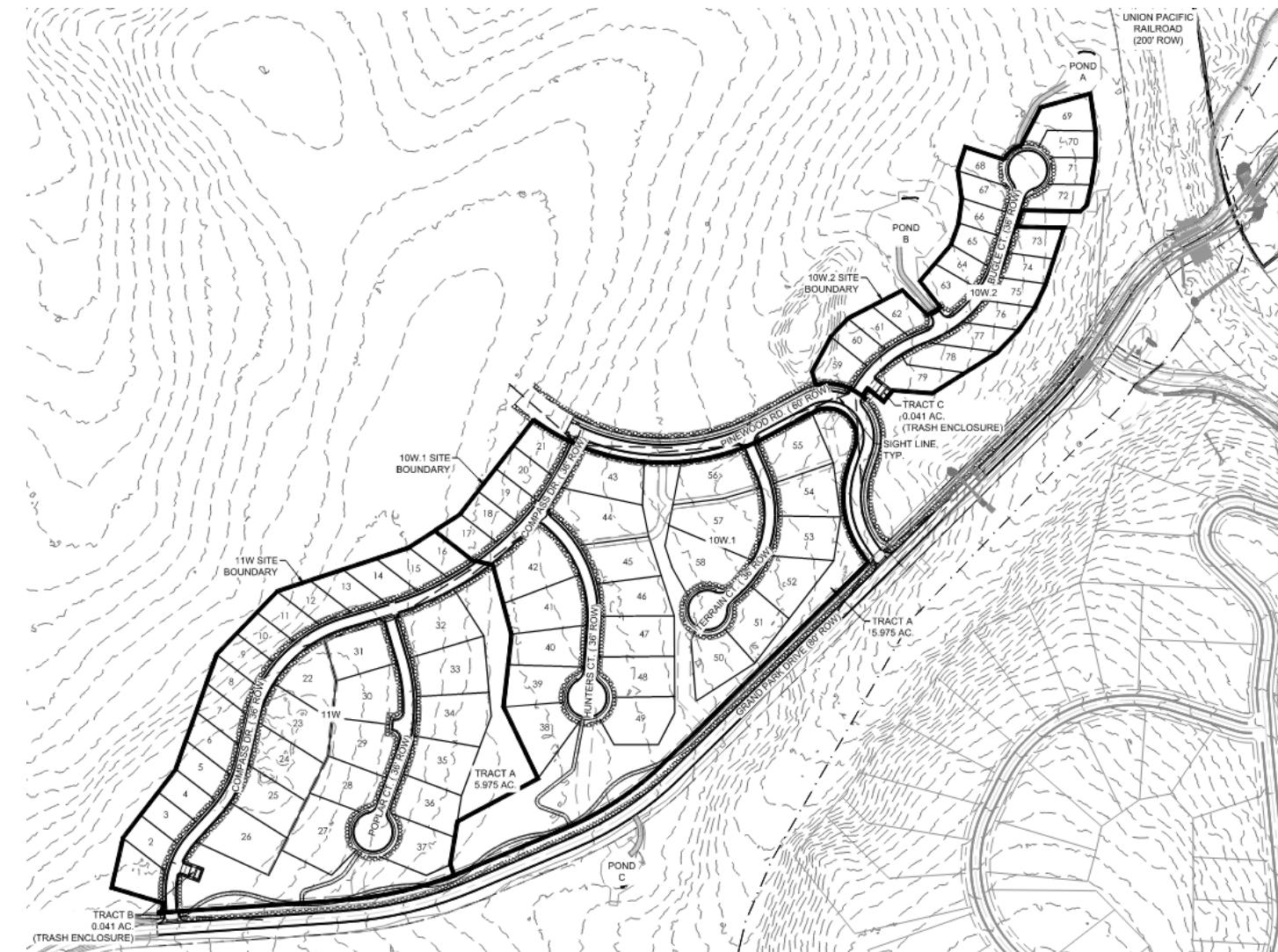
# Development Construction Activity Approved, Awaiting Construction



**The Ascent  
Condominiums:  
Conversion of X Sports  
property to 27  
residential units**



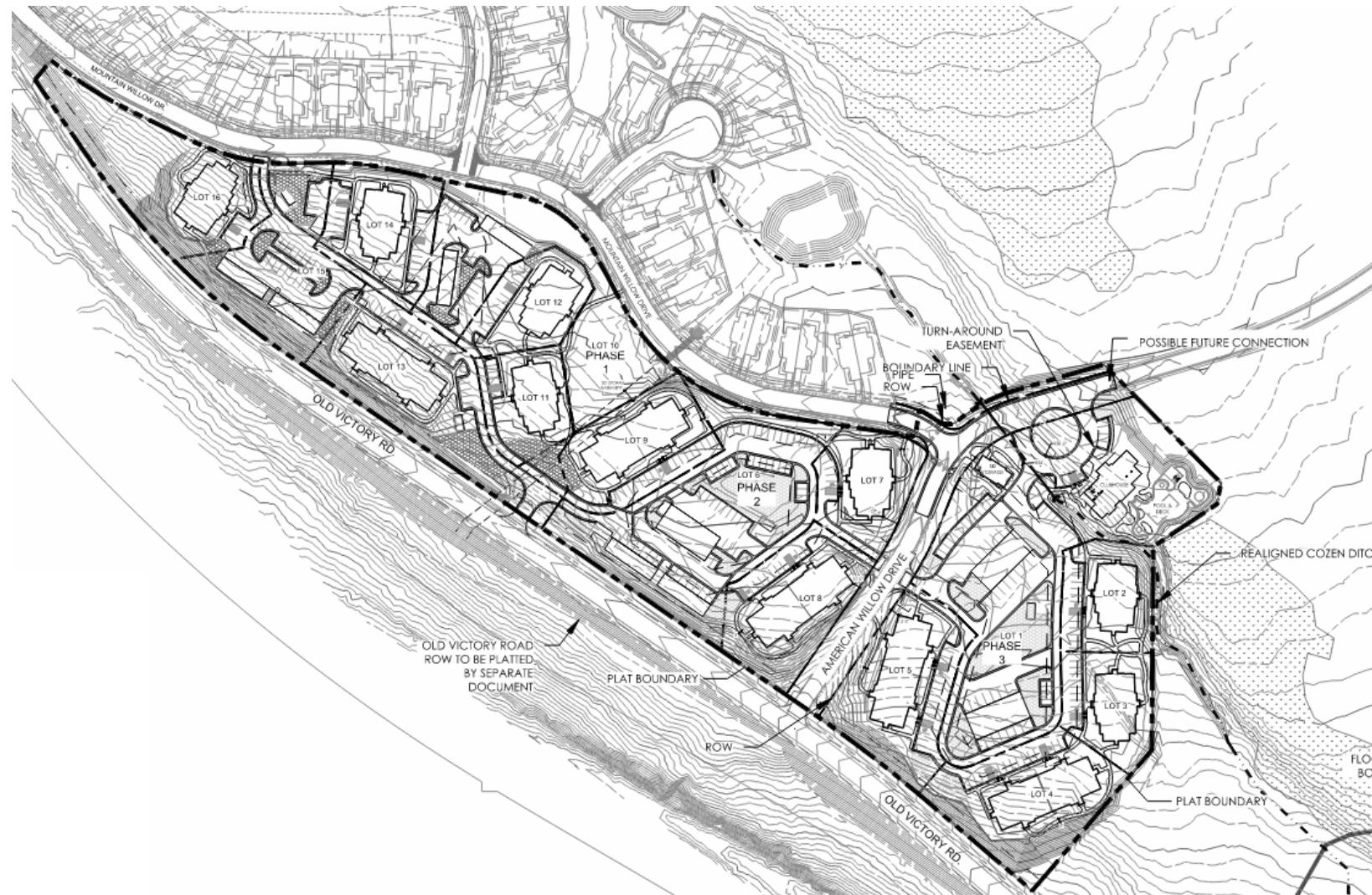
# Development Construction Activity Approved, Awaiting Construction



**Grand Park West  
Mountain Filing 1  
(10W & 11W): 79  
residential units**



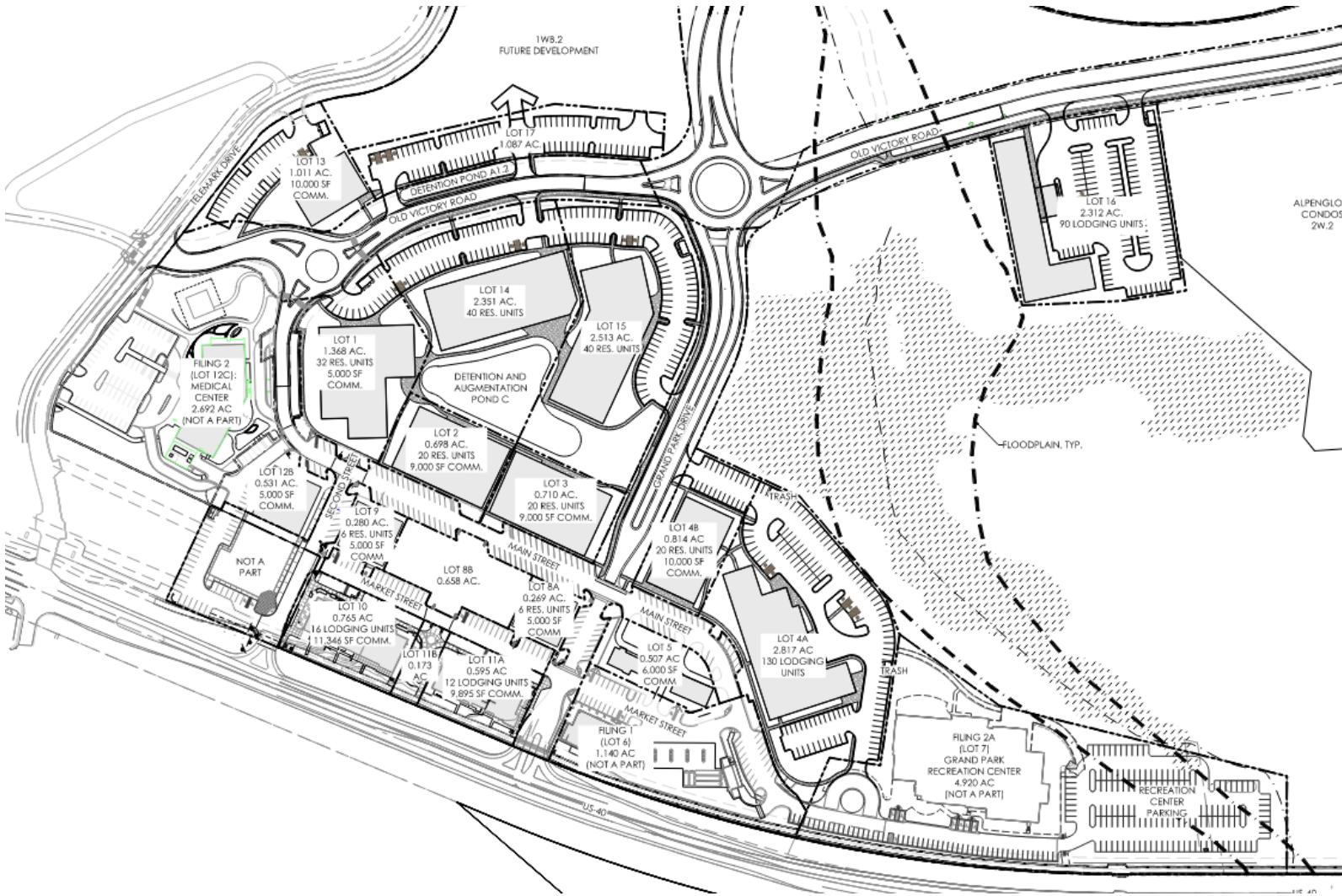
# Development Construction Activity Approved, Awaiting Construction



**Grand Park  
Alpenglow (2W):  
204 residential units**



# Development Construction Activity Approved, Awaiting Construction



**The Village at  
Grand Park (1Wa):**  
184 residential units  
248 lodging units  
123,584 SF of  
commercial space





# Chapter 19 Code Amendments

- 5 code amendments drafted, 2 additional discussed with PC
  - Discussion on possible Affordable Housing code amendments in March and April
  - Accessory Dwelling Units in the Low-Density Single-Family (LDSF) zone district
    - Heard by PC March 26, Approved by Board May 7
  - Affordable Housing Zoning Incentives
    - Heard by PC May 28, Approved by Board July 2
  - Short-Term Rental (STR) Regulations for ADUs
    - Heard by PC June 23, Approved by Board August 6
  - Nonfunctional Turf Prohibition
    - Heard by PC September 24, Approved by Board November 5
  - Vehicle Sales and Outdoor Storage Regulations
    - Heard by PC September 24, Scheduled with Board November 19
  - Discussion of Proposition 123 Affordable Housing Fast-Track Review Requirements and residential uses in the Business zone district in October



# Comprehensive Plan Activities

- **January 15:** Discussion with PC on Downtown Concept Plan and Future Land Use Map
- **January 22:** Workshop with Board on Downtown Conceptual Plan, Future Land Use Map
- **February 11:** Discussion with DDA on survey results and desired restaurant/retail uses
- **March 6:** Open House #1
- **May 7:** Open House recap and next steps update with Board
- **May 28:** Open House recap and next steps update with PC (rescheduled from April 23)
- **June 10:** Discussion with DDA on Downtown Vision
- **June 16-17:** Discussion of Downtown Vision at Board Retreat
- **July 8:** Continued discussion with DDA on Downtown Vision
- **July 23:** Review of draft Vision, Goals, and Strategies with PC
- **July 30:** Open House #2
- **October 14:** Discussion with DDA on Downtown Vision and Economic Development draft
- **November 12:** Review of final draft plan with PC
- **January 28, 2026:** Review of public comment and revised final draft, consideration of Adoption by PC
- **February 4:** Review of final draft during a Board of Trustees workshop
- **February 4 or 18:** Board to consider final approval of Comprehensive Plan



# 2026 Look-Ahead

- Anticipated and potential future agenda items:
  - Comprehensive Plan recommendation and adoption (January-February)
  - Prop 123 affordable housing fast track review process code amendment (1<sup>st</sup> Quarter)
  - Business zone permitted uses discussion, possible code amendment (1<sup>st</sup> Quarter)
  - Adoption of the 2025 Colorado Wildfire Resiliency code (1<sup>st</sup> Quarter)
  - New Public Works facility land use application (1<sup>st</sup> / 2<sup>nd</sup> Quarter)
  - Comprehensive Plan implementation priorities (specifics to-be determined)
  - Additional affordable housing strategies discussion and possible code amendments
  - Quality of life issues (noise, traffic, other) discussion and possible code amendment
  - School land dedication / fee-in-lieu discussion and possible code amendment
  - Development review fee schedule discussion and possible update
  - Development review process discussion and possible amendment
  - Architectural design standards discussion and possible amendment
  - Exterior lighting standards discussion and possible amendment
  - Downtown parking garage discussion