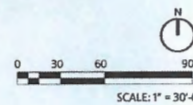


Building Relationships with Every Project



QUALITY OF LIFE AQUATIC CENTER

- 1 Indoor Pool Entrance
- 2 Competition Certified Indoor Lap Pool
- 3 Therapy Pools for Individual Use and Group Classes
- 4 Snack Bar
- 5 Restroom Building
- 6 Party Room
- 7 Entrance Building with Change Rooms
- 8 Lazy River
- 9 Lounge Seating with Umbrellas
- 10 Shaded Seating Area
- 11 Shaded Toddler Swim Area
- 12 Zero-Entry Pool
- 13 Tower and Slides



REQUEST FOR QUALIFICATIONS DESIGN and CONSTRUCTION SERVICES

DECEMBER 21, 2023

Submitted by

carrothers
construction company, l.l.c.

401 W. Wea
Paola, Kansas 66071
913.294.2361
carrothersconstruction.com

MCE McCLELLAND
CONSULTING
ENGINEERS, INC.
DESIGNED TO SERVE

7302 Kanis Road
Little Rock, Arkansas 72204
501.371.0272
mce.us.com

December 21, 2023

Mr. Cody Shreve
City of Osceola
303 W. Hale
Osceola, AR 72370

RE: **CITY OF OSCEOLA, ARKANSAS –QUALITY OF LIFE AQUATIC CENTER— REQUEST FOR QUALIFICATIONS**

On behalf of Carrothers Construction Company, LLC and in response to your advertised Request for Qualifications (RFQ), we are pleased to provide the enclosed information with regard to our company and our approach to providing the absolute finest state-of-the-art aquatic centers with unparalleled customer service, quality and preservation of budget. Upon review of our information, you will very likely find our information is different than what you may receive from any other respondent, that is not unexpected; **our Partnering approach to the Design – Build process of Municipal Aquatic Facilities is unique and in a class all by itself.**

Very briefly, Carrothers is the premier Design – Build Aquatic Pool Contractor in the Midwest. Through our 100-year plus history we have built more than 100 hundred municipal aquatic centers, the earliest dating back to the 1930's, and, for the past twenty-five year years, **we have focused primarily on the Design – Build method of project delivery.** Both of our engineering design consultant/partners, McClelland Consulting Engineers, Inc., along with Lamp Rynearson (formerly Larkin Aquatics) are full-service Professional Engineering firms licensed in the State of Arkansas. Over just the past few years, our Team (specifically Carrothers / Lamp Rynearson) have partnered on over twenty-five Design – Build pools for communities throughout the region that are just like Osceola..

Because of our processes and experience, we can provide a customized, one-of-a-kind facility, with the features that the City and Community want and can support, at a fraction of the cost of the old design, bid and build method of delivery. With our approach, we work as a Team to develop the project with accurate budget values from the onset to avoid any surprises during the process. In the case of Osceola, we will work hand in hand with the City to review all aspects of the preliminary conceptual design that has been developed, address any concerns or desires, and determine and answer three very basic questions – **what does the City of Osceola want? What do they need? and, What will the budget allow?**

Concurrent with our design and pricing, we will also serve as an advocate and a source of information for any public awareness campaigns should the need arise. Through town hall style meetings to publishing pamphlets, we will assist in maintaining public support for the project when and where needed.

In the information packet we are providing you will find contact information for several communities where the Design – Build method of project delivery was utilized. For your own benefit, we strongly urge you to **contact any and all of those communities to find their opinion of their facility,** and find out about the Carrothers/Design Build Team and our approach to **working with them from start to finish.** We are confident in the information you will receive.

We would welcome the opportunity to meet in person to further discuss your project and the benefits that our team can provide to the City of Osceola. Your consideration is greatly appreciated.

Respectfully submitted,
CARROTHERS CONSTRUCTION CO., LLC



Robert A Caffarelli
President

City Staff
Osceola, Arkansas



Robert Caffarelli
President/CEO/Owner
Oversees management and operations of the company

McClelland Consulting Engineers, Inc.
Dan Beranek
Engineering and Design services

Fritz Caspar
Executive Vice President
Overall supervision of all aspects of the project and responsible for project

Lamp Rynearson
Andy Smith
Aquatic Engineering and Design services

Cherie Worden
Project Manager
Responsible for Owner-Contractor meetings and communications, scheduling, purchasing and subcontracting, overseeing the Project Superintendent, and keeping the project on budget

Kudzu Collective
Ryan Biles
Architectural Design services

Randy Floberg
General Superintendent
Oversees all construction projects to ensure every aspect of quality control



CB Construction Services, LLC
Robert A. Caffarelli, CEO
Joe Burch, President
General Contractor
"Building Structures"





OUR DESIGN BUILD PROCESS

Carrothers Construction Company, LLC, together with its design aquatic engineer partners, McClelland Consulting Engineers, Inc. and Lamp Rynearson, have been working together for more than 25 years completing 60 aquatic center/swimming pool projects.

Carrothers Construction takes great pride in our ability to **successfully manage all aspects** of our projects in a non-confrontational, team orientated approach. **Our 100 years plus** of success in the construction industry is due overwhelmingly to the relationships we foster and develop on each and every project.

We understand when building for an owner, that single project is of the utmost importance and we treat it as such. Our team will work as a partner with the assigned City of Osceola personnel as well as our subcontractors and suppliers to find solutions to any issues that may arise. We are committed to providing the highest level of quality in the most economical manner, **ALWAYS**. Our innovative, cutting edge, non-confrontational approach to construction has made Carrothers Construction an industry leader in aquatic facility construction and has led to our reputation of meeting and exceeding our client's expectations.

Our involvement with a project begins long before we physically begin construction—through our extensive pre-construction services we provide in-depth analysis of the project design and provide real-time budget information so that critical cost and time sensitive decisions can be identified, openly discussed and decided upon to the benefit of the owner.

As the company selected on the QUALITY OF LIFE AQUATIC CENTER Project, Carrothers Construction will provide consulting and estimating services during the design phase of the project and serve as the general contractor during construction, holding trade contracts and providing the management and construction services during the construction phase. We will work with the owner, our design consultants and construction team to develop an aesthetically pleasing, operationally functional, space-efficient project, utilizing low maintenance and life cycle systems, increasing efficiency for the benefit of all. We will challenge the entire project team to stay within budget by allowing for full and frank discussions of the cost and schedule implications of various design solutions, thereby allowing the owner to make informed cost-benefit decisions. We will also work to keep the design/pre-construction team on schedule to produce design documents in a reasonable timeframe while concurrently starting procurement and submittal approvals ("Fast-Track"). Through the Fast-Track process, preliminary work such as earthwork, demolition, utilities, foundations, etc., will be staged and ready to begin immediately upon final State approval of the design documents.

In addition to the above general process outline, Carrothers Construction has a long-standing reputation, history and track-record of working with all of our clients, regardless of the nature of the agreement, whether it be CMAR, Design – Build or Bid/Build, in a fair and reasonable manner. Our cost controls, budget values, scheduling processes, progress reporting, general condition values, and fee structures are all project specific and, in most cases, open-book – that is, we will share with our clients all pertinent information that is germane to a project in a real-time manner. Similarly, changes to the scope of work are treated in much the same manner; that is, whether it is the result of an owner upgrade or additional work, all information is provided in a transparent, open-book process.



KEYS TO SUCCESS

KEY FACTOR

HOW WE WILL ADDRESS

Aquatic Needs

Project planning starts with evaluating the potential and existing uses and programs for the proposed facility to identify current successful programming and areas for growth. Therefore, we will meet with the staff and key stakeholders to discuss both current and desired aquatics programs and anticipated enrollment and participation numbers. This evaluation will help define and guide the type and design of future facilities. A few areas that will require thorough evaluation will be staffing concerns, amenities, and programming needs.

Thorough evaluation of the programming needs will be critical. Our team will assess the needs for activities like swim team, swim lessons, recreation and water aerobics through conversations with staff and community stakeholders. The

Operation Costs

Through the planning process, we will work with City staff to quantify operating and maintenance costs as we investigate and develop the aquatics feasibility study. Revenue potential that helps offset operating costs will be a point of focus. Also, to ensure a sustainable operation, we will quantify and estimate the timing of long-term funds needed to cover equipment maintenance and replacement

Site & Building Optimization

Our team will creatively work our design into the spaces allotted. Residents of Osceola can be assured that their community history will be respected while incorporating new, state-of-the-art amenities.

The process will begin with consideration of the surrounding swimming pool site and other possible outsourced use activities for the planned building facility that may produce off-season, non-swim event income. The key objective will be to locate the new facility to maximize usage and benefit to the community, while also maximizing city income potential.

Public Engagement

With most of our projects being public facilities, our team has proven strategies for public engagement. A successful public campaign must reach the general public and connect with influential community partners. This is done by hosting townhall meetings, creating social media content and developing a project website. This conveys a transparent process for everyone involved.



PLANNING

Time Frame

4-6 Months

City Staff/Team

4-6 Meetings

Deliverables/ Outcomes

- Concept
- Construction Budget
- Operations/staffing budget
- Favorable response from community
- Approval from City Commission to Proceed
- Sustainable Strategy
- Transparency with the Community

The planning phase consists of a series of meetings with a group consisting of select City Staff, Mayor, and other decision makers as you deem necessary. Topics to be covered include concept development, estimation of construction and operating costs, staffing requirements, programming, revenue potential, general site considerations, and design/permitting concerns, to name a few.

We will work with the group to evaluate the key questions concerning the site logistics and proposed concepts for the waterpark and buildings. We request this group agree to meet as needed but a minimum of four times (in person or as required via Zoom) to develop consensus on the various pool locations and sites, general concepts, building decisions, budget, and schedule.

The typical planning process will include regularly scheduled meetings (based on your availability) with homework completed by us in the interim between meetings. Over the course of 4 - 6 meetings, we achieve consensus on a plan that satisfies your capital budget, capacity and programming needs, operating and maintenance costs, and staffing requirements.

Throughout this process we plan to engage the City's team for input. The process varies with each of our projects. The strategies we have had the most success with are hosting public meetings, as needed, presenting at City Council meetings, preparing informational brochures, providing social media content, and creating a project website. We have found it is effective to provide local leaders with the information and graphic materials necessary.

OUR CARROTHERS/LAMP RYNEARSON PROJECTS 1996-2023

- Waverly Swimming Pool, Waverly, Nebraska
- Spearville Family Fun Center, Spearville, Kansas (DB)
- Tonkawa Family Fun Center, Tonkawa, Oklahoma (DB)
- Cameron Swimming Pool, Cameron, Missouri (CMAR)
- Hebron Swimming Pool, Hebron, Nebraska (CMAR)
- Friend Swimming Pool, Friend, Nebraska (CMAR)
- Smith Center Swimming Pool, Smith Center, Kansas
- Osborne Swimming Pool, Osborne, Kansas
- Ellis Swimming Pool, Ellis, Kansas
- Hennessey Family Fun Center, Hennessey, Oklahoma (DB)
- Hot Springs Village Pool, Hot Springs, Arkansas (DB)
- Montezuma Family Fun Center, Montezuma, Kansas (DB)
- Lennox Family Fun Center, Lennox, South Dakota (DB)
- Sweet Springs, Missouri (DB)
- Fairbury Swimming Pool, Fairbury, Nebraska
- Stafford Family Fun Center, Stafford, Kansas (DB)
- Cascio Swimming Pool, Bellevue, Nebraska (CMAR)
- Gilbert Swimming Pool, Bellevue, Nebraska (CMAR)
- Marceline Swimming Pool, Marceline, Missouri (CMAR)
- St. Francis Family Fun Center, St. Francis, Kansas (DB)
- Stockton Swimming Pool, Stockton, Kansas (CMAR)
- Shady Grove Park Pool: Lindsay, Oklahoma
- Belleville Family Fun Center, Belleville, Kansas (DB)
- Osawatomie Aquatic Park, Osawatomie, Kansas (CMAR)
- Oberlin Aquatic Facility: Oberlin, Kansas
- Medford Family Fun Center, Medford, Oklahoma (DB)
- Council Grove Aquatic Facility, Council Grove, Kansas (DB)
- Cimarron Aquatic Center, Cimarron, Kansas (DB)
- Monroe City Aquatic Center, Monroe City, Missouri
- Presidio Family Fun Aquatic Center, Presidio, Texas (DB)
- Fort Scott Aquatic Center, Fort Scott, Kansas
- Garfield Aquatic Center, Topeka, Kansas
- Neodesha Aquatic Center, Neodesha, Kansas
- Halstead Family Fun Center, Halstead, Kansas (DB)
- Willard Aquatic Center, Willard, Missouri (DB)
- Wathena Water Park, Wathena, Kansas
- Kingswood Indoor Pool and Spa, Kansas City, Missouri (DB)
- Longview Park Sprayground, Kansas City, Missouri
- Branson Aquatic Center, Branson, Missouri
- Kearney Pool Renovation, Kearney, Nebraska
- Salt City Splash Aquatic Center, Hutchinson, Kansas
- Wellington Swimming Pool, Wellington, Kansas
- Louisburg Swimming Pool, Louisburg, Kansas
- Paola Swimming Pool, Paola, Kansas

DESIGN-BUILD (DB)
CONSTRUCTION MANAGER AT RISK (CMAR)

Note: These projects were all completed
on time and within budget.

CRENSHAW SPRINGS AQUATIC CENTER

WHITE HALL, ARKANSAS



Project: Opened in 2014, Crenshaw Springs Aquatic Center, in White Hall, Arkansas, has become one of the leading outdoor waterpark facilities in the region. With nearly 14,200 square feet of water, a 40 foot tall tower with dual slides, zip line, climbing wall, lazy river and multiple other features designed to appeal to all ages, it is an aquatic center that is in a class by itself; designed for today and built to last for tomorrow.

Reference:

Noel Foster, Mayor
(816) 632-2177

COUNCIL GROVE AQUATIC CENTER

COUNCIL GROVE, KANSAS

DESIGN BUILD

Our Carrothers/Larkin team worked with the Pool Committee from the very beginning, taking the project from a blank sheet of paper to the opening of the new facility.



The City of Council Grove hired the Carrothers Construction/Larkin Aquatics team to oversee the design and construction of the Council Grove Aquatic Center. Carrothers began construction of the pool in December 2012 and completed the pool June 2013 (seven months). Features include an 8 lane competition swim area with starter's platforms, a 24' tall platform with an open flume fiberglass waterslide and a speed slide, five shade structures (one in-pool with a parents bench), a tot slide, raindrop "mushroom" water feature, basketball goal and a 1 meter and 3 meter diving board. Also included in a 3,000 square foot bathhouse with male and female changing are, concessions and storage.

Reference:

Mark Brooks
City of Council Grove, Kansas
(620) 767-5417

Year Completed: 2013

CAMERON SWIMMING POOL

CAMERON, MISSOURI

CMAR/DESIGN BUILD



The City of Cameron chose Carrothers as the Construction Manager at Risk (CMAR) contractor for their new city swimming pool. The new facility includes 9,298 sf of water surface with 19,000 sf of pool deck. There is a slide area with a speed slide and an open-flume waterslide, a diving well area with 2 diving boards and a water walk. The zero-depth area includes a play structure and raindrop water feature. The project also included renovation of the bathhouse.

Lamp Rynearson was the Aquatic Engineer on the project.

Reference:

Steve Garr
Parks & Recreation Superintendent
City of Cameron, Missouri
(816) 632-2177
sgarr@cameronmo.com

Year Completed: 2022

FAMILY AQUATICS PARK at the Ozone

OSAWATOMIE, KANSAS

DESIGN BUILD

Our Carrothers/Larkin team worked with the School District from the very beginning, taking the project from a blank sheet of paper to the opening of the new facility.



USD #367 hired the Design-Build Team of Carrothers Construction/Larkin Aquatics team to oversee the design and construction of the Osawatome Aquatic Center. Carrothers began construction of the pool the Fall of 2015 and completed in July 2016.

Reference:

USD 367
(913) 755-4172

City of Osawatome
(913) 755-2146

Year Completed: 2016

FORT SCOTT AQUATIC CENTER

FORT SCOTT, KANSAS



The City of Fort Scott hired Carrothers Construction Company to construct their new Aquatic Facility. Aquatic Center features a zero depth swim area with tot slide, tumble buckets and shaded in water seating; therapy jet area and shade structures around the pool deck. Swim-lanes, diving area and two speed slides are in the deeper end of the pool. New construction also included a concessions/administrative building and bathhouse building with masonry finish to complement the history of the original Fort. Carrothers is very proud to have built the Fort Scott Aquatic Facility.

Larkin Aquatics was the Aquatic Engineer on the project.

Reference:

City of Fort Scott, Kansas
(620) 223-0550

Year Completed: 2012

FAMILY FUN CENTER

BELLEVILLE, KANSAS

DESIGN BUILD

Our Carrothers/Larkin team worked with the City from the very beginning, taking the project from a blank sheet of paper to the opening of the new facility.



The City of Belleville hired our Carrothers/Larkin team as the Design-Build team for their new pool facility. The Family Fun Aquatic Center features include zero-depth entry with a tot slide and a play structure, a 99-foot open-flume water slide, 4-25yd lap lanes, two water basketball goals, multiple shade structures, and a bathhouse with changing areas and concessions. This facility has a place for everyone to enjoy!

Reference:

Brian Phillips
Parks Supervisor
City of Belleville
(785) 527-2288

Year Completed: 2016

MARCELINE SWIMMING POOL

MARCELINE , MISSOURI

DESIGN BUILD

Our Carrothers/Larkin team worked with the Pool Committee from the very beginning, taking the project from a blank sheet of paper to the opening of the new facility.



The City of Marceline chose the Carrothers/Larkin Design Build Team for their new swimming pool . Our Design Build services included:

- Initial planning meetings with the city council and staff to discuss general concept
- Development of several general concepts with budget costs / impact
- Narrowing of general concept for presentation to general public
- Prepare fliers and concept boards for public presentations
- Attend / conduct multiple town hall meetings to generate public interest
- Additional efforts for a dual election—bond issue and sales tax increase. One in the fall of 2015 and one in the spring of 2016. Both passed
- Post election: work with the city to finalize the project design to meet budget constraints
- Construction of the new pool and bathhouse

Reference:

Richard Hoon, City Manager
116 North Main Street
Marceline, MO 64658
Phone: 660-376-3528

Year Completed: 2017

Carrothers Construction Company, LLC began operations in 1921 as an organized partnership between the Carrothers Brothers and was so aptly named Carrothers Brothers Construction. Within two years, H. H. Carrothers took over operations from his brother and, in 1923, changed the name to Carrothers Construction Company. It was in 1923 that Carrothers also became a Charter Member of the Kansas Contractor's Association (KCA), an organization to which even today, Carrothers has maintained its Membership. Unlike many companies from that era, Carrothers Construction managed to survive the Great Depression and Dust Bowl through the 1930's and World War II into the next decade, and in 1945 relocated to Paola, Kansas where it has remained since. H. H. Carrothers maintained ownership of the Company and saw it through all of the incredible changes that took place during the 50's, 60's and into the 70's; he steered the Company through using draft horses and steam engines to diesel powered equipment.

In 1961, Denis Kurtenbach joined the Company as a Project Manager and, after working through various positions within the organization, acquired Carrothers from H. H. Carrothers in the mid 1970's. Maintaining the same core values and under the leadership of Denis Kurtenbach, Carrothers Construction continued to lead the industry throughout the 70's, 80's and 90's and expanded its market into multiple regions throughout the center portion of the United States; with projects from the Colorado Rockies to the Mississippi Delta, Carrothers developed its expertise at adapting to any region and climate.

With the added growth and markets, Michael Morrand, with a background in accounting, joined the organization and, in 2005, completed the acquisition of Carrothers from Denis Kurtenbach. Under Mike Morrand's leadership, Carrothers made a very key strategic decision to utilize our core competencies to focus primarily on Municipal Aquatic Facilities. In 2013 Robert A. Caffarelli, with a national commercial general contracting background and long list project experience, joined the Company and in 2015, completed his acquisition from Mike Morrand to become the sole and current owner of Carrothers Construction Company, LLC.

Since its beginning in 1921, while the Company has built a wide array of projects including bridges, commercial buildings and even sports stadiums, the vast majority of its work has always been centered around water treatment & water utility facilities and municipal swimming pool projects (the earliest known pool project dates back to 1938 but there may be some older, we're still looking!) – basically any type of commercial or heavy construction / industrial water project has always been our Core Competency. Although we have changed with the technology along with the times, as demonstrated over the course of staying in business for over 100 years, it is that Core Competency that is still utilized on every Aquatic Facility / Municipal Swimming Pool that we build today and that we will build tomorrow.

One more interesting bit of Carrothers History – Bob Caffarelli is only the Fifth Owner of Carrothers Construction Company, LLC – not too bad for a Company that's over 100 Years Old!!





ROBERT CAFFARELLI

PRESIDENT

Education

Bachelor of Arts
University of Kansas, Lawrence, KS

Professional Memberships

Associated General
Contractors of
America

Kansas Contractors Association

AGC of Kansas

The Builder's
Association

Associated Builders & Contractors

National Parks
and Recreation
Association

Kansas Parks
and Recreation
Association

Licenses & Certifications

LEED AP Certified

OSHA Certified

ACI Certified

Licensed in Ten States

Bob joined Carrothers in 2013 in the role of Operations Manager. Bob has been in the construction industry since 1983 and has substantial experience in all aspects of project management, estimating and overall operations and administration. Throughout his career, Bob has been an industry leader having managed hundreds of projects ranging up to \$60 million dollars. Through his leadership abilities and forward thinking team approach, he has been able to build a wide array of projects, including retail, hospitality, aquatic facilities, institutional, industrial, medical facilities and office buildings, on a national basis. Bob is most proud of the fact that he has been able to develop and maintain relationships with his clients—the owners of the various projects he has built—throughout his entire career. Bob takes great pride in that he has built multiple projects for the same clients over long periods of time; as he states "... to be able to create repeat customers in this industry is very difficult; it says volumes about the importance of taking a non-confrontational teamwork approach to construction."

Bob is passionate in all aspects of the construction process and extends that passion to those around him. He shows great operational skills and fundamentals by developing a positive relationship with owners, design consultants, subcontractors and fellow employees. His straight forward team approach to management and operations ensures the best possible results for each project.

DESIGN-BUILD Projects of Note

Swimming Pool
Council Grove, Kansas

Family Fun Center Pool
Hennessey, Oklahoma

Family Fun Center Pool
Belleville, Kansas

Swimming Pool
Cimarron, Kansas

Family Fun Center Pool
St. Francis, Kansas

Swimming Pool
Friend, Nebraska

Cascio Swimming Pool
Bellevue, Nebraska

Gilbert Swimming Pool
Bellevue, Nebraska

Swimming Pool
Cameron, Missouri

Family Fun Center Pool
Stafford, Kansas

Family Fun Center Pool
Tonkawa, Oklahoma

Family Fun Center
Medford, Oklahoma

Swimming Pool
Stockton, Kansas

Family Fun Center Pool
Stafford, Kansas

Family Fun Center Pool
Belleville, Kansas

Swimming Pool
Marceline, Missouri





FRITZ CASPAR

EXECUTIVE VICE PRESIDENT/
CHIEF ESTIMATOR

Education

Bachelor of Science
Construction Management
Kansas State University,
Manhattan, Kansas

Professional Memberships

Associated General
Contractors of America

Kansas Contractors Association

National Parks
and Recreation
Association

Kansas Parks
and Recreation
Association

Fritz has been in the construction industry since 1988 and became part of the Estimating Department of Carrothers since 1993. As Chief Estimator, Fritz is primarily responsible for initiating and maintaining client contact on developing projects; to schedule estimating resources performing quantity survey and equipment and subcontractor scoping; to review and evaluate all labor production units and pricing and to assure quality control of the estimates down to timely delivery of our proposals. Fritz initiates the transition meetings for all successful awards to smoothly enter the construction stage. Dedication, attention to detail and a proper sense of urgency, describe his work ethic. Clients, engineers, superintendents, peers, and suppliers alike appreciate Fritz's knowledge, common sense approach, integrity and professionalism.

DESIGN-BUILD Projects of Note

Swimming Pool
Council Grove, Kansas

Swimming Pool
Cameron, Missouri

Family Fun Center Pool
Hennessey, Oklahoma

Family Fun Center Pool
Stafford, Kansas

Family Fun Center Pool
Belleville, Kansas

Family Fun Center Pool
Tonkawa, Oklahoma

Swimming Pool
Cimarron, Kansas

Family Fun Center
Medford, Oklahoma

Family Fun Center Pool
St. Francis, Kansas

Swimming Pool
Stockton, Kansas

Swimming Pool
Friend, Nebraska

Family Fun Center Pool
Stafford, Kansas

Cascio Swimming Pool
Bellevue, Nebraska

Family Fun Center Pool
Belleville, Kansas

Gilbert Swimming Pool
Bellevue, Nebraska

Swimming Pool
Marceline, Missouri



Cherie Worden, Project Manager

Cherie has been with Carrothers for more than 20 years. She will be your point of contact on project management. Cherie will provide support to the project team by monitoring construction activities and resolving any issues that may arise, especially pertaining to schedule, changes, deficiencies and/or subcontractor performance.



Kris Young, Estimating/Purchasing

Kris has been with Carrothers for over 20 years. He provides support for detailed estimates and quantity takeoff. Kris is responsible for purchasing many critical path materials to ensure accuracy and timely delivery while keeping project costs in line with the budget..



Randy Floberg, General Superintendent

Randy has been a project superintendent for Carrothers for over 20 years. He will be responsible for your project construction coordination and quality control/quality assurance.



Company Overview

McClelland Consulting Engineers, Inc. is a multidisciplined engineering firm specializing in civil engineering, landscape architecture, surveying, geotechnical engineering, construction management and observation, laboratory and field analysis. Established in Fayetteville, Arkansas in 1963, MCE has grown to a regionally recognized firm of approximately 139 qualified individuals with offices in Fayetteville, Fort Smith, and Little Rock, in Arkansas. A positive result of our size and ownership structure is that we have the ability to expedite the negotiation of contracts, match funding schedules with professional costs, schedule all work, and respond quickly to the needs of our clients.

Our design professionals are assigned to specific departments, depending on their design specialization (transportation and stormwater management, civil/site design, aviation, and water/wastewater), assuring our clients get the expertise necessary for their specific project(s). By virtue of our specialized design departments, along with our survey, landscape architecture, geotechnical, and materials testing professionals being all in-house, MCE is capable of providing timely responses to requests, improved client communications, and cost-effective project coordination from project conception through site acquisition, engineering, to construction observation and close-out.



Multidisciplined Services

 <p>Airports & Aviation</p>	 <p>Civil/Site Design</p>	 <p>Construction Observation</p>
 <p>Drainage & Stormwater Management</p>	 <p>Geotechnical Engineering</p>	 <p>Construction Materials Testing Environmental Laboratory Testing</p>
 <p>Parks & Recreation Land Development</p>	 <p>Topographic & Boundary Surveys</p>	 <p>LEED® Accredited Professionals</p>
 <p>Structural Engineering</p>	 <p>Roadway Design & Signalization Vehicular & Pedestrian Bridges</p>	 <p>Water Supply, Treatment & Distribution Wastewater Collection & Treatment</p>

By The Numbers



Company Name
McClelland Consulting
Engineers, Inc.



CEO
Byron Hicks, PE



Ownership
Third Generation
Ownership



Founded
March 1963
Fayetteville, Arkansas

Other Partners

Mitch Rose
Dan Beranek, PE
Daniel Barnes, PE
Kevin Beaumont, C Eng MICE
Adam Triche, PE
Matthew Vinyard, PE
Steven Head, PE
Alex Smith, PE

Specialty Disciplines

Civil Engineering
Environmental Engineering
Geotechnical Engineering
Structural Engineering
Landscape Architecture
Mapping
Computer-Aided Drafting
Boundary Surveys
Topographic Surveys
Construction Staking
Geotechnical Exploration
Geotechnical Reporting
Construction Observation
Construction Administration
Construction Materials Testing

MCE EMPLOYEES	FAYETTEVILLE	FORT SMITH	LITTLE ROCK	TOTALS
PROFESSIONAL CIVIL ENGINEERS	12	3	8	23
GEOTECHNICAL ENGINEER	1	0	0	1
EIS/DESIGNERS/PMS	19	1	21	41
PROFESSIONAL GEOLOGIST	1	0	1	2
PROFESSIONAL LANDSCAPE ARCHITECTS	3	0	2	5
PROFESSIONAL LAND SURVEYORS	4	0	1	5
SURVEY CREW/TECHS	5	0	7	12
SOILS LAB TECHS	9	0	2	11
MATERIALS LAB STAFF	4	0	4	8
DRILLERS	5	0	0	5
SPECIFICATIONS WRITERS	1	0	1	2
CONSTRUCTION OBSERVERS	7	0	6	13
ADMINISTRATION	3	0	8	11
TOTALS	74	4	61	139

Little Rock

7302 Kanis Road
Little Rock, AR 72204
501.371.0272

Fort Smith

2120 Waldron Road,
Building A, Suite 5
Fort Smith, AR 72903
479.434.5333

Fayetteville

1580 East Stearns Street
Fayetteville, AR 72703
479.443.2377

Rogers

54514 W. Pinnacle Point
Dr. (TWR2), Suite 203
Rogers, AR 72785
Coming Soon!

Crenshaw Springs Aquatic Center



MCE assisted the City of White Hall with a master plan, design, and development of a 37-acre city park. The previously undeveloped property is now the site of a 30,000 square foot community center, an aquatic center, tennis courts, volleyball courts, playground equipment, and a parking facility.

MCE worked closely with the city guiding them in the planning for the future growth of the park and aquatic center. Designed with four pools, the aquatic center, now named Crenshaw Springs Water Park, currently houses two pools. The 8,800 square foot larger pool consists of areas of varying depth including 25-meter lap lanes, a side area with small slides and a water-train, a lazy river, and a zero-depth entry area with water features specifically for toddler children. The second pool is split into two areas, the first area being a deep-water pool with two diving boards and a water climbing wall, the other end of the pool is where two 25-foot tall water slides are located.

The \$2.7 million water park officially opened in summer 2014.



Location

White Hall, AR

Scope of Work

Master Planning, Survey,
Engineering Design,
Construction Observation

Client

Noel Foster, Mayor
City of White Hall
PO Box 20100
White Hall, AR 71612
(870) 247.3999

Alma Aquatic Park



In 2004, MCE began assisting the City of Alma with improvements to its existing aquatic park. MCE's role included the design, inspection and materials testing for the installation of the splash bowl slide, more popularly referred to as the toilet bowl slide by Splashtacular of La Quinta, CA. MCE also designed the additional zero entry kiddy pool, which was added to the park to alleviate overcrowding of the existing kiddy pool. The new kiddy pool goes from zero to three feet and is 80 feet long and 30 feet wide. The improved park was opened to the public on Memorial Day weekend in 2005. The project cost was approximately \$500,000.

In 2007, MCE undertook the addition of a flume slide utilizing the existing tower used for the splash bowl slide. The 32 inch diameter enclosed body slide transitions to a 42 inch wide open-body slide with a total center line length of over 250 feet that transitions to a fiberglass runout. The project cost for this portion of the project was \$300,000.

In 2010, MCE again assisted the City of Alma with design, construction observation and materials testing services for the installation of two 40-foot-tall Turbo Tunnel Extreme body sliding rides by Proslide Technology Inc. These slides, popularly referred to as wedgie slides, are nearly 200 feet in length with an approximate 26% grade and 25-foot drop. These slides opened to the public on June 5, 2010. The project cost for this portion of the project was \$550,000.

Location

Alma, AR

Scope of Work

Engineering Design/
Coordination, Concrete &
Soils Testing, Construction
Observation

Client

Mark Yardley
Public Works Director
City of Alma
811 Fayetteville Avenue
(479) 632.2254

Atkins Splash Pad



Located in the core of Atkins, northwest of the Main and Church intersection, local children will soon enjoy a refreshing opportunity to play in their town. Taking advantage of the undeveloped City owned property adjacent to the JW Mathews Civil Center, the City will soon break ground on a 2,500 square foot splash pad and 2,000 square foot playground. The splash pad will feature a variety of fountains and water features designed for inclusion of all age groups. Several shade canopies with picnic tables and benches are located around the perimeter of the splash pad to provide the entire family a comfortable space to relax. The playground will feature several pieces of play equipment appealing to children of all ages and physical abilities. Poured in place rubber will be installed around the equipment, providing a safe and ADA accessible surface. The park will include a two-stall restroom, ornamental fence, and landscaping. The project budget is \$530,000. Construction has completed on this project and it is open to the public.

Location

Atkins, AR

Scope of Work

Landscape Architecture,
Parks/Open Space, Master
Planning, Civil/Site Design,
Survey

Client

Rowdy Sweet, Mayor
PO Box 128
Atkins, AR 72823
(479) 641.2900
mayorsweet19@gmail.com



Boys & Girls Club Indoor Aquatic Center



MCE provided engineering design services for the Fayetteville Boys & Girls Club's new Indoor Aquatic Center. Included in the scope of work was the design for the pool, pumps, water filtration, and chemical addition systems, structural shell, and recreational accessories. The accessories included a two-story slide, a raindrop mini shower tunnel, lemon drop water sprayers, lap lanes, and a zero-entry pool. The facilities at the club serve more than 8,000 members annually.

Location

Fayetteville, AR

Scope of Work

Engineering Design for Pool, Pumps, Filtration Systems, Structural Shell, Recreational Accessories

Client

Jeff Koenig, Former Board of Directors Member
Fayetteville Boys & Girls Club
(479) 263.1121



Aquatic Center Improvements



MCE was retained to perform an engineering evaluation, scope of work creation, direct contractor procurement RFQ, coordination with the city for contractor selection, and services during construction for an expansion and renovation project to the existing Prairie Grove Aquatic Center. Upgrades include a new ADA accessible children's splash pad, new pool deck shade structure, an expanded equipment yard, new UV disinfection treatment system and electrical controls. The renovation included replacement of all above ground piping, replacement of significant portions of the underground yard piping system, rehab to concrete sidewalks and pool deck, new coatings for the existing slide features, main pool structural repair, all new paint for all pools, all new pumps and control equipment, new chlorine feed system, new filter media and completely new filters at the wade pool, and other minor repairs. Work included compliance with updated pool rules and regulations including adding safety baffles to intake sumps, adding local electrical disconnects to all pumps, and replacing some electrical gear in the electrical building.

Location

Prairie Grove, AR

Scope of Work

Survey, Engineering Design,
Environmental Compliance,
Services During Construction

Client

Chuck Wiley
City of Prairie Grove
(479) 646.2961
chuckwiley@pgtc.com



DAN BERANEK, PE, LEED AP

President, MCE-Little Rock / Partner / Project Director



Qualifications Summary

Mr. Beranek is president of the Little Rock office and a project director for MCE. He oversees the Little Rock staff and is responsible for overseeing a wide variety of projects. His work entails contracting, scheduling, budgeting, expediting the engineers, surveying, and project design. He has more than 20 years of civil and environmental engineering experience and has served as a project engineer and project manager for roadway design, site development, water and wastewater, drainage, and recreational projects. Dan's expertise includes project planning, funding assistance, project design, plans and specifications, and services during construction. He has developed numerous projects for state, municipal, and private sector clients throughout the time with MCE.

Relevant Experience

Robinson Center Auditorium Renovation, Little Rock, AR

Project director for the \$68 million renovations of the historic Robinson Auditorium in downtown Little Rock. Civil design included site work around the existing building including paving, the extension of new utilities, and relocation of existing utilities to accommodate a new loading dock and service entrance off of the La Harpe Boulevard side of the building.

W.J. Clinton Presidential Center and Park, Little Rock, AR

As a part of a large team, MCE served as the lead site civil engineering firm for the Clinton Presidential Center in Little Rock. The Center was accredited as a LEED Silver building after construction and has recently obtained a LEED platinum rating on the existing building rating system. MCE's portion of the work included erosion control, utility improvements, slope stabilization, paving plans, and storm drainage designs. The MCE team was also responsible for obtaining numerous local, state, and national permits from regulatory organizations and coordinating utility relocations on and around the site.

Heifer International World Headquarters, Little Rock, AR

Project manager for the LEED Platinum, 25,000 square foot Heifer International World Headquarters building in Central Arkansas. The site was designed with sustainability and conservation in mind. The property covers approximately 22-acres of previously developed warehouses in East downtown Little Rock. MCE was the lead civil engineer on this project and worked specifically on layout, grading, drainage, parking, and utility plans.

Education

B.S., Civil Engineering, Marquette University, 1995

Professional Registration & Affiliations

- Professional Engineer, State of Arkansas #12713
- Officer, United States Army, Corps of Engineer - 1995-1999
- Graduate of the Greater Little Rock Chamber of Commerce Leadership Program Class of XX
- Arkansas Chapter American Society of Civil Engineers
- Past President of the Arkansas Chapter American Public Work Association, National Society of Professional Engineers
- LEED Accredited Professional
- Rotarian
- Graduate of the Arkansas Chamber of Commerce Leadership Program Class of XIII

Joined MCE

09/1999

MITCH ROSE

Executive VP / Partner / Department Head / Treasurer



Qualifications Summary

Mr. Rose is an Executive Vice President and an owner of MCE. He has over 20 years of consulting service experience. While Mr. Rose spends a portion of his time in design and project administration, he also helps the owners in the planning, development and grant administration of projects. Mr. Rose stays in contact with the regulatory/funding agencies on upcoming changes and important issues. His knowledge allows MCE and its clients to fully develop projects from beginning to completion. He, along with all MCE employees, prides himself in delivering projects on time and within budget.

Relevant Experience

Downtown Streetscape, Pine Bluff, AR

Project Director for the Phase I, masterplan study and Phase II, redesign and improvements, of 13 city blocks in downtown Pine Bluff. MCE inventoried and reviewed existing roadways, building inventory, drainage issues and collected historic documents in order to provide an analysis and guideline of a streetscape plan. In Phase II, MCE is redesigning the roadways and creating wider sidewalks, improved street lighting and pedestrian amenities.

King Street Drainage Improvements, Pine Bluff, AR

Project Director for the widening and drainage improvements to King Street. The roadway was widened from 17-foot-wide to 23-foot-wide making room for the expanding two-way traffic from Lake Saracen and Brump's Bayou Fishing Pier. Once widened, curb and gutters were added in order to move the drainage underground to accommodate the walking trail.

Crossroads Subdivision, Pine Bluff, AR

Project Director overseeing the survey and site design for a new 15-acre, residential development. The subdivision includes 65 individual lots ranging in footprint size from about 1,200 square feet to 1,600 square feet. Additionally, the project included the design of approximately 2,700 linear feet of asphalt concrete residential roadways with curb and gutter and 5-foot-wide concrete sidewalks. The estimated construction cost for the subdivision was \$1,811,657.

Education

BS Construction Engineering
Technology, Louisiana Tech
University, 1988

Professional Registration & Affiliations

- Southeast Arkansas Economic Development District-Board Member
- Arkansas Airport Operators Association

Joined MCE

04/1995

STEVEN J. HEAD, PE

Professional Engineer / Construction-Related Services Department Head / Partner



Qualifications Summary

Mr. Head has 15 years of experience in the geotechnical and construction materials testing industry. He manages a staff that performs geotechnical investigations and reports, construction materials testing, special inspection services, construction observation services, environmental phase I and phase II assessments, MS4 reports, and landfill annual engineering inspection reports. Mr. Head has overseen these services on a variety of projects including: athletic and academic facilities, businesses, parking garages, hospitals and medical facilities, oil and gas facilities, industrial facilities, streets, highways, interstates, bridges, retaining walls, drainage improvements, reservoirs and dams, water/waste water facilities, airports, parks, casinos, restaurants, hotels, religious facilities, zoos, trails, water parks/splash pads, and state parks.

Relevant Experience

University of Arkansas Basketball Practice Facility, Fayetteville

Geotechnical Investigation, Construction Materials Testing, and Special Inspections

Boys & Girls Club Additions, Fayetteville, AR

Mr. Head provided his professional services to the Boys and Girls Club of Fayetteville by way of geotechnical investigation, special inspections, and construction materials testing.

Bentonville City Center, Leger Building and Parking Garage

MCE did GEOT and CMT/Special Inspections on each of these projects. Large, multi-story structures. Parking Garage involved post-tension.

Highway 72 Widening & Interchange Improvements, Northwest Arkansas

Responsibilities on this project included interchange improvements to I-49 from Exit 86 in Rogers, to Exit 88 in Bentonville. This work included the widening of the existing Exit 86, I-49 bridge; the I-49 bridge over the railroad near mile marker 87; and the Highway 72 overpass bridge at Exit 88. Mr. Head provided geotechnical investigations and made recommendations regarding bridge bent foundations (AASHTO LRFD and ASD), pavement subgrade, embankments and backfill, cantilever walls, and MSE retaining walls. The contract amount as \$84,870.

Education

B.S., Civil Engineering, University of Arkansas, 2010

Professional Registration & Affiliations

- Professional Engineer, State of Arkansas # 16434; State of Oklahoma #29177
- Northwest Arkansas Branch ASCE - Vice President, 2016; President 2017
- American Council of Engineering Companies - Arkansas Engineering Emerging Leaders 2016-2017
- University of Arkansas College of Engineering 2020 Early Career Award
- NWA Business 40 Under 40 Class of 2018

Joined MCE

11/2012

STEVE HALES, PLA

Project Manager / Professional Landscape Architect



Qualifications Summary

Mr. Hales has diverse and extensive site development design and construction experience working as a team member within a multi-disciplinary environment. His career has been marked by the ability to provide soundly resolved solutions for complex projects. His involvement has encompassed all phases of site development from conception through the completion of construction. He has over 10 years of experience working as a Golf Course Architect.

Relevant Experience

The Links at Gettysburg, Gettysburg, PA *

Golf Course Architect for the semi-private 18 hole course. The project included: designing the layout, developing construction grading plans, mapping contour lines, and balancing a cut and fill volume of 400,000 cubic yards.

Walden County Club, Crofton, MD *

Worked with his project team as the Golf Course Architect. The original nine hole public golf course was named Golden Triangle designed by Robert Trent Jones and was in disrepair. The project consisted of remodeling the original holes, adding nine new holes, and new housing. The golf course served as stormwater and water quality control for the development of a new clubhouse area with a swimming pool, pool house, tennis courts, and a maintenance facility.

The Woodlands Golf Course, Windsor Mill, MD *

Golf Course Architect for the expansion of 18 holes, (The Woodlands), to an existing golf course named Diamond Ridge. Renovations and a revised layout for Diamond Ridge were completed in order to get a modern practice range, clubhouse, and maintenance facility on the property.

Queenstown Harbor Golf, Queenstown, MD *

Golf Course Architect for Queenstown, which was one of the first golf courses built in the 1,000 ft. critical area of the Chesapeake Bay. Over 30 public hearings to establish the golf course was appropriate for the area.

* Projects not associated with MCE

Education

- B.S., Business, Arkansas State University, 1983
- B.S., Landscape Architecture, University of Arkansas, 1991

Professional Registration/ Affiliations

Professional Landscape Architect, State of Arkansas #5077

Joined MCE 05/2021

AARON MUSICK, PS

Survey Department Manager



Qualifications Summary

Mr. Musick is a professional surveyor with more than 40 years of providing business management, program development and consulting services to a variety of private, corporate and government clients. He has held public office, served on professional state and local committees, presented professional seminars statewide, published monthly and quarterly technical articles and provided classroom and lab instruction for construction, engineering and surveying students and military installations. Skilled with computers including networking, operating systems, hardware, office applications, database development, GIS, CAD, COGO and survey/GPS related software. Mr. Musick has a demonstrated ability to independently manage multiple projects, incorporating a full range of surveying services, from concept to completion.

Relevant Experience

McClelland Consulting Engineers, Inc., Survey Department Manager

- Manage day-to-day survey operations
- Project development and coordination
- Projections and reporting

Hope Consulting Engineers, Survey Assistant Manager (Staff Surveyor)

- Project research and document retrieval
- CAD (Civil 3D)
- Database development and GIS land records
- Staff surveyor of record

Michael Baker International, Survey Manager

- Branch office start-up, team development, client relations
- Contract and proposal development, initial working agreements
- Secured company certifications for ARDOT Design and Control surveys

Infrastructure Engineering, Inc., Director of Survey

- Boundary, topographic, construction, inspection, ALTA surveys, & site surveys.
- Contract negotiations, title document inspections, research, permitting, contract and proposal preparation
- Scope development, cost estimates
- Scheduling and overall project logistics
- Equipment assessment

Education

- Gordon Military Academy
- International Correspondence School (ICS)

Professional Registration & Affiliations

- Registered Land Surveyor, State of Arkansas #1121 AR
- Licensed Professional Land Surveyor, State of Illinois #3500 IL
- US Army, Survey Instructor
- Arkansas Society of Professional Surveyors (ASPS)
- Illinois Professional Land Surveyors Association (IPLSA)
- National Society of Professional Surveyors (NSPS)
- American Congress on Survey and Mapping (ACSM)

Joined MCE

01/2022

LAMP RYNEARSON

Formerly Larkin Aquatics

Our Firm

Innovative. Attractive. Practical.

By choosing our firm, **Lamp Ryneerson** (formerly Larkin Aquatics), as your aquatics expert ensures that your project will not only be innovative and attractive, but viable, practical, enduring and manageable. We listen to our clients and serve their needs. Collaboration and teamwork will hold an important role in making your project successful.

Since designing our first swimming pool over 60 years ago, Lamp Ryneerson has successfully completed hundreds of aquatics projects throughout the Midwest and surrounding areas. From our offices in Kansas City, MO we assist communities in planning, designing, and constructing successful splash pads, swimming pools, aquatics parks, and community center facilities.

Our dedicated Aquatics staff is made up of creative professionals experienced in all facets of aquatic design including water treatment, filtration, chemical treatment, coatings, pumps, geotechnical concerns, and lighting accent design. This experience positions us to satisfy your specific needs for an aquatic facility and our engineering expertise enables us to manage the complex technical demands of the design.

Project Management

Lamp Ryneerson team members are dedicated, experienced individuals who bring enthusiasm and a desire for excellence that has distinguished our work for many years. Our extensive history in working with city and local government on projects has resulted in effective processes to assist in managing projects from preliminary design through final acceptance

Andy Smith, PE, our **Project Principal**, is the Aquatics Group Leader for Lamp Ryneerson.

He has managed a multitude of aquatic projects including feasibility studies, concept development, final design, and construction administration. Projects under Andy's responsibility include repair strategies, rehabilitation of existing pools, and planning and design of new pools. These projects have included various clients: municipalities, private entities, school districts, and nonprofit organizations.

As project principal, Andy's role will be to provide the necessary staff and resources to successfully complete the project on schedule. He will provide oversight and quality control review for the project work and will participate with Kyle and other team members in brainstorming creative solutions to present for your consideration. He will always be available to address any questions or concerns you have with the project or project team.



ANDY SMITH

AQUATICS GROUP LEADER

Education

Bachelor of Science
Civil Engineering
Colorado School of Mines

Professional Memberships

National Parks
and Recreation
Association

American Society of Civil Engineers

American Public Works Association

Professional Registrations

Kansas
Missouri
Nebraska
Oklahoma
South Dakota
Arkansas
Texas

Andy Smith is the Aquatics Group Leader for Lamp Rynearson. He has managed a multitude of aquatic projects including feasibility studies, concept development, final design, and construction administration. Projects under Andy's responsibility include repair strategies, rehabilitation of existing pools, and construction of new pools. These projects have included various clients: municipalities, private entities, school districts, and nonprofit organizations.

In addition to aquatics, Andy has over 20 years of varied experience in stormwater management, flood control, water resources, wastewater, environmental planning, and site/civil design. This experience is significant for managing the challenges of any project.

DESIGN-BUILD Projects of Note

Swimming Pool
Council Grove, Kansas

Family Fun Center Pool
Hennessey, Oklahoma

Family Fun Center Pool
Belleville, Kansas

Swimming Pool
Cimarron, Kansas

Family Fun Center Pool
St. Francis, Kansas

Swimming Pool
Friend, Nebraska

Cascio Swimming Pool
Bellevue, Nebraska

Gilbert Swimming Pool
Bellevue, Nebraska

Swimming Pool
Cameron, Missouri

Family Fun Center Pool
Stafford, Kansas

Family Fun Center Pool
Tonkawa, Oklahoma

Family Fun Center
Medford, Oklahoma

Swimming Pool
Stockton, Kansas

Family Fun Center Pool
Stafford, Kansas

Family Fun Center Pool
Belleville, Kansas

Swimming Pool
Marceline, Missouri



Formerly Larkin Aquatics

Small and rural communities must think strategically in order to fully embrace their bright future ahead. Kudzu Collective has created a kit of tools that you can leverage to gather and analyze data and develop a tailored strategy to bring your projects to life. We assist with grant writing, historic tax credit applications, and financial models for historic real estate development, giving you capacity to lead your community's comeback.

Strategic Creativity

Every community should have access to the joy and vibrancy of good design. Because good design improves lives, Kudzu Collective considers each creative opportunity to be a stewardship moment that we are responsible for empowering with a dream. Our team is prepared to take enthusiastic action.

Design Excellence

A project's superpower is activated when your community is involved and engaged in the vision. The Kudzu Collective team is an outward-focused practice that brings a combination of skills in community development, civic engagement, and consensus building to the process of design. We intentionally include collaborators of diverse backgrounds and create dynamic environments where those you serve have a voice around the table.

Community Engagement

We guide community champions to create strategies and designs that revitalize small and rural communities throughout the region.



RYAN BILES | ARCHITECT

BUILDING PLACES
BUILDING BRANDS
BUILDING COMMUNITIES

Ryan Biles is an architect with a background in community development, branding and marketing, and historic preservation. Ryan believes that good design has the power to impact communities and create opportunity in our overlooked places.

A resident of the Delta, Ryan is available for speaking engagements, feature writing, and design collaborations.

(501) 590-5478
ryanwbiles@gmail.com
www.ryanwbiles.com

professional background

Licensed Architect

*Arkansas Reg. #4723, Mississippi Reg. #5663
NCARB Cert. #73667*

SCM Architects PLLC

19 yrs 8 mos

Roles:

Director of Media & Communication, Business Development, Project Architect for full-service architecture firm with two regional offices in Arkansas.

Associate / Jan 2014 – Dec 2019 (6 years)

Architect / Nov. 2011 – Dec 2013 (2 yrs 2 mos)

Intern / May 2000 – Nov 2011 (11 yrs 7 mos)

Thrive, Inc.

Roles:

Director of Development (since 2019), **Board of Directors member** (since 2017) for nonprofit graphic design firm based in the Delta, providing professional branding and marketing tools to communities, chambers of commerce and school districts throughout the region.

Gatehouse Media

2016-2018

Role:

Newspaper Columnist for *Lonoke Democrat* local publication. "Look at Lonoke" column archives are accessible at www.lookatlonoke.wordpress.com.

community leadership

Lonoke 2022

Member of Executive Committee that guides the implementation of the "Kick Start Lonoke" Strategic Action Plan for Lonoke, Arkansas
www.lonoke2022.wordpress.com

Board of Directors

George Washington Carver High School Alumni Association (Lonoke)
Lonoke County Council on Aging
Lonoke County Library System

Volunteer & Appointed Service

Main Street Lonoke President, 2021-2022
Lonoke High School Business & Education Cooperative
Lonoke Economic Advancement & Development (LEAD) Corp.
Lonoke Planning & Zoning Commission
Lonoke Industrial Development Commission

Alderman

Elected 2018
City of Lonoke, Representing Ward 4

education

B. Arch. 2003

University of Arkansas
Fay Jones School of Architecture

ryanwbiles.com

A SOLID FUTURE BUILT ON 60+ YEARS OF BUILDING RELATIONSHIPS WITH EVERY PROJECT

CB Construction Services, LLC is a commercial general contractor specializing in new construction and large-scale renovations and is related to Carrothers Construction Company, LLC. Where Carrothers, its sister company, has 100 plus years of experience building aquatic and water treatment facilities, CB Construction has over 60 years experience as a true general contractor. Since 1957, owners and architects across the United States have trusted us to safely deliver well-constructed buildings, on time and on budget.

Our expertise includes education, multi-family, hospitality and entertainment, retail, and fueling facilities. We've constructed millions of square feet of projects that have improved businesses, created new opportunities, and improved communities.

We're trusted by national brands, independent owners and developers, and government agencies to bring their projects to life, and we take that trust seriously. We're known in the industry for bringing proactive communication, attention to detail, and commitment to excellence to every project we deliver. We know each project is a chance to create a long-standing relationship that starts when we give you our word and continues because we deliver on what we promise.



Polar Bear Exhibit Entrance, Kansas City Zoo, Kansas City, MO

BUILDING RELATIONSHIPS WITH EVERY PROJECT

CB Construction Services delivers quality and value through industry-recognized expertise, knowledge and technical excellence. However, it is through our people and the experience we create for our clients that CB Construction Services truly differentiates itself in the industry.

CODE OF CONDUCT AND COMMITMENT

Founded over 60 years ago, CB Construction Services started with the idea of a different type of construction service—one focused on the client first. We have built a team of professionals who believe in doing business transparently and who value building long-term relationships. From inception, it has been our mission and commitment to operate under the following principals:

- * Integrity** Soundness of Moral Character in All Activities; highest of Ethical Principals.
- * Competence** Possession of the required Skills, Knowledge & Qualifications to Perform all Work and Duties.
- * Proficiency** Well advanced Industry Expertise to allow for Efficient, Concise & Timely Communications and Completion of Duties and Work.
- * Honesty** Approaching all Activities in a Frank and Above-Board Manner, Working in a manner Free from Any Deceit or Fraud—we simply Tell The Truth.
- * Non-Confrontational** We conduct all Activities with the Mindset of Problem Solving rather than Fighting; we consider ourselves to be Teammates with our Owner and Design Consultants, as well as our Subcontractors.

CLIENT FOCUSED SERVICE

Our business is designed to deliver value through partnerships and offering an unmatched service for our clients. We deliver our work through an integrated process focused on relationships and team chemistry. Our goal is to manage a project through customer-focused lenses; simply put, we get to know you and that deepens our understanding of your needs. Then, we make it our mission to provide the results!



Legacy Park Community Center, Kansas City, MO



ROBERT CAFFARELLI

CHIEF EXECUTIVE OFFICER



PROJECTS OF NOTE

* = Design Build / CMAR projects

Bob has completed over **60 Educational Projects**, including Renovations, Additions and New Facilities, and over 40 in the Kansas City Metropolitan Area for multiple School Districts including Raytown C-2, Independence, Kansas City (MO), Blue Springs, Olathe USD 233, Shawnee Mission, Kansas City (KS), Bonner Springs USD 204, Carrollton R-VII and Clinton Co. R-III, many of which utilizing either a Design Build or CMAR method of delivery.

Education

Bachelor of Arts
University of Kansas, Lawrence, KS

Professional Memberships

Associated General Contractors of America

Kansas Contractors Association

AGC of Kansas

The Builder's Association

Associated Builders & Contractors

National Park and Recreation Association

Kansas Parks and Recreation Association

Licenses & Certifications

LEED AP Certified

OSHA Certified

ACI Certified

Licensed in Ten States

Carrollton Elementary School*

New 67,000 sf facility for grades K-6 with media center, band, choir, commons, food court, gymnasium, locker rooms and FEMA Shelter.
Carrollton, Missouri

Olathe South High School

New 165,000 sf facility, includes Classrooms, Administrative Offices, Gymnasiums, Theaters & Multi-Purpose Rooms, Public Facilities, Commercial Kitchen/Food Service and Site Improvement with Sports Facilities.
Olathe, Kansas

Moreland Ridge Middle School

New 115,000 sf facility includes Classrooms, Administrative Offices, Multiple Gymnasiums, Multiple Theaters & Multi-Purpose Rooms, Public Facilities, Commercial Kitchen/Food Service and Site Improvement with multiple Sports/Athletic Fields/Facilities.
Blue Springs, Missouri

Indian Trail Middle School

New 104,000 sf facility includes Classrooms, Administrative Offices, Gymnasiums, Theaters & Multi-Purpose Rooms, Public Facilities, Commercial Kitchen/Food Service and Site Improvement with Sports Facilities.
Olathe, Kansas

Raytown South High School

Interior renovations to the locker rooms, media center, band & choir rooms, little theater and flooring throughout the building.
Raytown, Missouri

Polar Bear Passage at the Kansas City Zoo*

New exhibit including a 144,000 gallon plunge pool, public viewing building, life safety building and amenities.
Kansas City, Missouri

Bob has been working in General Contracting for more than 40 years. Following graduation from the University of Kansas in 1983, Bob began his career in the construction industry and obtained substantial experience in all aspects of Project Management, Estimating and overall Operations and Administration. Throughout his career, Bob has been an industry leader having managed hundreds of projects on a national basis with individual project values that range up to \$60 million dollars. Through his leadership abilities and forward-thinking team approach, he has been able to build a wide array of projects that include retail, hospitality, aquatic facilities, recreational facilities, institutional, industrial, distribution, medical facilities and office buildings for both the private, public and military sector and on a local, regional and national basis. Bob is most proud of the fact that he has been able to develop and maintain longstanding relationships with many of his clients – the Owners of the various projects he has built – throughout his entire career. Bob takes great pride in that he has built multiple projects for the same clients over long periods of time, sometimes even shifting from one generation to the next; as he states “...to be able to create repeat customers in this industry is very difficult; it says volumes about the non-confrontational approach our team takes to the day-to-day activities and challenges we have to face and solve; it proves that a teamwork approach to construction works, and it works well for everyone!”

Bob is passionate in all aspects of the construction process and extends that passion to those around him. He shows great operational skills and fundamentals by developing a positive relationship with Owners, Design Consultants, Subcontractors, Vendors and fellow Employees and Associates. His straight forward Team-First approach to management and operations ensures the best possible outcome and result for each and every project.



JOE BURCH

PRESIDENT/CHIEF OPERATING OFFICER

PROJECTS OF NOTE

* = Design Build / CMAR projects

Maryville High School FEMA Gymnasium*

New 11,000 sf concrete pre-cast gymnasium and FEMA shelter
Maryville, Missouri

Polo Early Childhood Center*

New 8,500 sf learning facility complete with classrooms, kitchen, administrative offices and FEMA safe room.

Ellis Elementary Improvements and Secure Entry - Clinton Country R-III School District

Complete renovation of existing elementary school including classrooms, gymnasium, restrooms and secure entry doors.
Plattsburg, Missouri

Central High School Interior Improvements

Complete renovation of existing high school including gymnasium, kitchen, cafeteria, and ADA stair lifts.
Springfield, Missouri

High School & Middle School Improvements and Link Building - Clinton County R-III School District

Interior Renovations and new link building connecting the high school and middle schools.
Plattsburg, Missouri

Raytown South High School Interior Improvements

Interior renovations to the locker rooms, media center, band & choir rooms, little theater and flooring throughout the building.
Raytown, Missouri

Mr. Dell Foods*

New 20,000 sf warehouse space with line production and mechanical rooms; 15,000 sf freezer; 20,000 sf office space complete with full-service kitchen, board room and state of the art media center.
Kearney, Missouri

Carrollton Elementary School*

New 67,000 sf facility for grades K-6 with media center, band, choir, commons, food court, gymnasium, locker rooms and FEMA Shelter.
Carrollton, Missouri

DOCS Dental Facilities*

New dental facilities and operating suites, complete with vacuum, oxygen and med-gas systems.

Polar Bear Passage at the Kansas City Zoo*

New exhibit including a 144,000 gallon plunge pool, public viewing building, life safety building and amenities.
Kansas City, Missouri

Education

B.S. Construction Engineering Technology
Missouri Western State University, St. Joseph, MO

Professional Memberships

Associated General Contractors of America

Kansas Contractors Association

AGC of Kansas

The Builder's Association

Associated Builders & Contractors

National Park and Recreation Association

American Society of Professional Estimators (ASPE)

Licenses & Certifications

LEED AP Building Design + Construction

OSHA Safety Training Institute 30-Hour Safety Training

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CB Construction Services President, Joe Burch began his career in construction at an early age working for his family's general contracting business. He developed a passion not only for the physical construction of buildings, but also for the operational processes that make a project successful for the contractor, owner and architect.

After graduating, Joe worked in the field as an assistant superintendent and quickly moved up the company ranks holding positions as superintendent, project manager And operations manager. His territory soon expanded from the Kansas City area to most of the continental United States.

In his current role, Joe supervises and manages all company operations. He is actively involved in each phase of the firm's projects, from estimating through completion. Understanding that the success of a project is largely determined in the planning stages, Joe is closely involved in every aspect of CB's preconstruction process, regularly attending design meetings and working with the estimating department to prepare detailed and accurate budgets with value-engineered options if needed.

His innovative approach to team building and maintaining healthy customer and associate relationships has earned him the trust of clients across the country.



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