

City of Osceola  
Attn: Cody Shreve  
303 W Hale  
Osceola AR, 72370

SUBJECT: RFQ 2023 - Quality of Golf Course/Nature Park

Mr. Shreve,

Mr. Shreve, on behalf of the Nabholz team, thank you for the opportunity to respond to your request for qualifications regarding the design-bulid of your Quality of Life Golf Course project. Let me take a moment to introduce our team.

**NABHOLZ:** With over seven decades of construction experience, including nearly two decades in Northeast Arkansas, our firm boasts an unparalleled track record of success. This ensures we possess the necessary resources and skills to complete your project successfully.

**ETFC:** Evans Taylor Foster Childress Architects, PC is the design portion of the team. They pride themselves on being one of the oldest continuously operating architectural firms in the Southeast Region of the United States that has consistently produced distinguished architectural design for over 111 years. Their project experience includes healthcare, justice and educational facilities; corporate headquarters; office buildings; banks; government facilities; religious; public buildings; multi-family housing; science and technology; retail and industrial projects.

**McCLELLAND CONSULTING ENGINEERS, INC.:** Their 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 these specialized design departments, along with 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.

Our team's dedication extends beyond just the construction phase. We offer comprehensive design, engineering, preconstruction services, value analysis, budgeting, constructability reviews, life-cycle costing, and scheduling. This ensures that your project is meticulously planned and executed.

Our team firmly believes in fostering trust and collaboration. In line with this principle, we practice open-book accounting, sharing cost information with the City of Osceola officials, reinforcing transparency and accountability throughout the project life-cycle.

Additionally, we are proud of our swift and effective emergency and warranty response team, available 24-7-365. This ensures that any unforeseen circumstances receive immediate attention and resolution.

Don't just take our word for it - feel free to contact any of our references who can vouch for our exceptional performance. We assure you that our current and future workload will not impact our ability to complete your job on schedule and with the utmost attention to detail. We have a solid and adaptable team.

Please do not hesitate to contact us if you have any questions or require additional information. We are eager to address any concerns and are genuinely excited about the prospect of working with you.

Respectfully Submitted,



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ARKANSAS

TENNESSEE

MISSISSIPPI

OKLAHOMA

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CONNECTICUT



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**Nabholz  
ETFC Architects  
McClelland Consulting Engineers**

## About Nabholz

Whatever your need, **Nabholz has the people, resources, and expertise** to get the job done.

Founded in Arkansas in 1949, Nabholz has grown from a small construction company into a national multi-service contractor with over \$1B in annual volume and an unmatched variety of services in construction, facility maintenance, industrial and specialty installation, energy efficiency, and excavation. Our team of more than 1,400 industry-leading professionals has extensive experience with projects of all sizes in aviation, industrial, manufacturing, education, healthcare, commercial, municipalities, and more client sectors. Our team spans across offices in seven states, and with licenses in over 40, we can work on your projects all over the country.

### PURPOSE

*How We Do It*

**Grow our people, serve our clients, build our communities.**

We grow our people by providing stable employment, offering training and advancement opportunities, and helping to improve individual health and wellness.

We serve our clients by helping them to thrive and achieve their goals — all by providing customer service unmatched in the industry.

We build our communities by sharing our blessings: giving our time, talent, and treasure to improving the cities and towns we live in and the lives of our neighbors.

### PRINCIPLES

*What We Stand For*

#### Safety

We will make the overall wellbeing of our employees, their families, and everyone we encounter our top priority. This focus will include physical safety on job sites, as well as our employees' health and general quality of life.

#### Quality

We will offer the highest possible quality for all our products and services.

#### Service

We will provide our customers with extraordinary service experiences, creating a competitive advantage.

#### Innovation

We will consistently explore avenues to improve our processes, services, products, and the experiences of our employees.

### HERE TO SERVE YOU

Our professionals include project managers, project engineers, preconstruction specialists, coordinators, superintendents, VDC technicians, crane and equipment operators, and skilled craft professionals. This depth of resources provides us the ability to both manage and build your project more effectively.

We're also dedicated to service after the sale. Our 24/7/365 emergency and warranty service guarantees you'll be able to reach us when you need to.

TEAM INTRO





## About EntegriTY

EntegriTY, a Nabholz company, is a sustainability and energy services company specializing in the implementation of energy conservation and renewable energy projects. We offer Energy Savings Performance Contracts, or projects in which the owner’s energy savings are guaranteed at no risk over a specified period. For those projects, we offer a one-stop shop for energy services, construction management, and creative financing options. EntegriTY is uniquely qualified to deliver innovative and sustainable solutions to optimize building performance.



### Energy Savings Performance Contracting (ESPC)

ESPC is a financing Tool that allows public entities to use guaranteed energy and operational savings as revenue. The ESPC approach will enable schools, universities, and state/local governments to fund comprehensive facility improvements on a revenue-neutral basis simply by re-directing existing and operational waste in the budgets. EntegriTY has a \$2 billion bonding capacity and an unlimited bid amount for public projects.



### Lighting

EntegriTY is a leader in LED technology and lighting retrofits, offering uncompromising quality and reliability. To help our clients maximize the benefits of a high-performance lighting system, Integrity offers a turn-key program that includes auditing, design, installation, commissioning, and performance measurement and verification services.



### Water

EntegriTY offers creative water conservation solutions for both supply-side and demand-side customers. From advanced metering infrastructure (AMI) to low-flow fixtures and accessories, our team of experts is skilled in identifying, developing, and implementing effective water solutions for your system or campus.



### Solar

EntegriTY specializes in developing, engineering, constructing, and financing high-quality solar projects. With the recent cost reductions in manufacturing, installation, and equipment, solar photovoltaic (PV) systems are more cost-effective than ever. EntegriTY is committed to delivering affordable and intelligent solar solutions to meet the sustainable goals of our education, municipal, and commercial customers.



### Energy Services

EntegriTY offers a menu of services designed to optimize building performance at the lowest possible cost for existing and new facilities. Our Energy Services include new building commissioning, retro-commissioning, building envelope commissioning, energy audits, building modeling, measurement and verification, net zero energy, indoor air quality testing, infrared thermal imaging, smoke tracer diagnostics, and water intrusion testing.



### Sustainability

Using LEED, WELL, LBC, ARC, and other certification programs, EntegriTY provides prescriptive or performance-based sustainability certification options. As a nationally recognized sustainability consultant, EntegriTY can support single, prototyped, and/or volume facilities at any design, construction, or operations building support phase.

TEAM INTRO

## About ETFC

Evans Taylor Foster Childress Architects is creating settings that enhance the human experience through creativity, vision and innovation. We design places to live, learn, heal, work and play.

Architecture reflects our time and culture as well as shapes it. It is our essential humanity that moves us to do good, creating places that facilitate activity and bring joy to the human spirit. **Evans Taylor Foster Childress Architects** is creating places that enhance the human experience through innovation, creativity and vision. We design settings to live, learn, heal, work and play.

### Vision

Our vision is to be a regional leader in professional design services, bringing value to clients through innovation while being committed to excellence, sustainability and sound business principles.

### Organization

In 2003, we evolved to continue our collaboration and form the current legacy firm **Evans Taylor Foster Childress Architects, PC**. We pride ourselves by being one of the oldest continuously operating architectural firms in the Southeast Region of the United States that has consistently produced distinguished architectural design for over 111 years. Our project experience includes healthcare, justice and educational facilities; corporate headquarters; office buildings; banks; government facilities; religious; public buildings; multi-family housing; science and technology; retail and industrial projects.

### Practice

The firm employs more than dedicated and experienced professionals with specialty experience as well as building-technology savvy. Integrating our in-house R&D teams, we grow your interests through in-depth, knowledge-based practices.

Our design process begins with active listening and open dialogue between you and the design team. As this process unfolds, we identify your overall needs and interpret them into a design response that establishes the building as an inspiring and integral part of the business at hand. We realize the relationship between the built and natural environments is unique to each situation. We offer a collaborative, integrated project delivery model that is focused on sustainability, value and quality.

Project management, honed through decades of experience, is our strong suit. Our project management process includes design-quality management reviews and consultant coordination, budget management, monthly reporting, design scheduling and design-fee cash flow forecasting and trending. Our technical expertise and construction administration background contribute to streamlined, on-time, within-budget projects that create memorable experiences.



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**AT OUR SOUL AND IN OUR DAILY PRACTICE, WE ARE A SERVICE COMPANY.** Our vast suite of capabilities intersect with one another, allowing us to involve experts at every level, express our clients' visions and improve each project we touch. A place is not merely a structure. It is a living, breathing element that resides in a larger environment, and must exist in a community and improve the experience of those who use it - as well as those who never will.

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No matter the sector, we analyze each client, their culture, work, business and brand, to strategically craft a tailored, effective and enhanced environment.

Our designs are not only aesthetically beautiful, but also purposeful. We create a physical space that truly supports the enterprise of each client.

**Disciplines Offered**

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- Architecture
- Interior Design
- Planning & Development
- Programming
- Project Management
- Master Planning
- Urban Design
- Sustainable Design
- Construction Oversight

**Project Types**

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- |                  |               |
|------------------|---------------|
| Assembly         | Manufacturing |
| Banking          | Multi-Family  |
| Business         | Public        |
| Corporate/Office | Research      |
| Educational      | Religious     |
| Government       | Retail        |
| Healthcare       | Science and   |
| Industrial       | Technology    |
| Institutional    | Sports        |
| Justice          |               |

**Building Information Modeling**

Walk down halls that have yet to be constructed. Gaze out windows that haven't taken shape. View artwork before it becomes reality. Advances in technology have taken our industry to the next level. We can create massive, detail-intensive complexes and view every 3D angle before it ever takes shape. It pushes us, making us better problem solvers and designers.

Since 2009, all of our newly awarded projects utilize BIM capabilities. Our firm currently has multiple projects in design and construction underway using Autodesk Revit, a BIM software. Revit allows us to explore complex architectural geometry with a realistic and intelligent model that is seamlessly integrated with coordinated construction documents.

BIM's 3D approach allows the owner and building team to see how the pieces of their project - from its threestory atrium to its door frames - fit together. Owners, architects, engineers and contractors are all seeing the advantages of Revit. ETFC continues to innovate project delivery by teaming with industry professionals throughout the design and construction process worldwide. As more projects enter the BIM world, the opportunities to improve design, schedule and quality continue to increase as a result of ETFC's commitment to its implementation.



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ETFC HAS COMPLETED PROJECTS THROUGHOUT THE SOUTHEAST REGION OF THE COUNTRY. Every place has its own purpose, meaning and culture. We design places that allow the people who live, work and experience them to thrive. Our work is regional, reaching across cultures and industries to create places that enhance the human experience.

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TEAM INTRO

## About ETFC Subconsultants



**EFI Global, Inc., - Structural Engineering Consultant:** is a full-service engineering, fire investigation, environmental, health and safety, and specialty consulting services firm serving a variety of industries in both the public and private sectors.

Over the last four decades, we have grown from a boutique firm specializing in handling insurance fraud and arson cases and providing expert witness testimony, to becoming a recognized leader in engineering failure analysis, origin and cause investigations, environmental consulting, laboratory testing and specialty consulting.

Each member of our multi-disciplinary team of more than 500 professional engineers, fire investigators and scientists were selected for his or her technical proficiency, in-depth industry knowledge and commitment to professional integrity. Together, our diverse backgrounds and collective insights empower clients to make better-informed business decisions.

This expertise, coupled with the extensive coverage of more than 50 national offices plus offices in Canada, the United Kingdom, South Africa and Brazil to provide global work abroad capability, has earned us a reputation for delivering timely responses that consistently meets our clients' expectations — anytime, anywhere.

The engineering design team at EFI Global combines a wealth of experience with the latest technology to turn innovative ideas into practical solutions. Our professional engineers specialize in environmentally responsible design and consulting in the public and commercial sectors.

Our structural group provides comprehensive design work, as well as analysis, inspection and evaluation services for all types of structural systems, including steel, concrete, masonry, tiltup, pre-cast and timber. We have experience with a wide variety of industrial, institutional, residential and commercial projects.

**Building Systems Group (BSG) - MEP/FP Consultant:** is a multi-disciplinary firm formed as an LLC, specializing in Mechanical, Plumbing, Fire Protection, Electrical and NET ZERO Engineering for educational, correction, commercial and health care facilities. They have over 75 years of combined engineering experience and focus our practice in the Mid- South area. BSG was formed on three principles: emphasizing a hands-on approach with principal involvement in project delivery; focusing on listening to the client in order to understand their objectives and meeting or exceeding their expectations with cost effective design solutions; and encouraging communication and efficiency in a team-oriented environment. BSG Engineering is committed to build their relationships with clients to be considered and extension to their staff and one of their trusted advisors.



# 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.





**NABHOLZ**





## **Specialized Experience and Technical Competence**

## Project Planning & Start Up

### Budget Accuracy

The team understands the critical nature of the overall project budget. We will immediately implement our Target Value Design (TVD) process. This integrated approach to design development and cost estimating allows us to align the project design to the City of Osceola budget without sacrificing the most essential elements. Our highly skilled preconstruction team will utilize the most innovative technology to update cost projections as the design progresses continually. Should the budget become challenged, the design will be adapted with no wasted time, effort, or rework. We will ensure that the project is streamlined, efficient, competitive, and constructible to fulfill the City of Osceola's vision best.

Our team will submit a design review packet including the following:

- Detailed budget broken down to provide a clear understanding of every projected cost
- Updated Overall Project Schedule (OPS) reflecting the impact of design development
- Detailed constructibility review
- Logistics safety plan
- Value analysis

While our team has extensive experience conducting value analysis, we will not engage in this project with any preconceived notions regarding the definition of value. To meet the unique needs of the City of Osceola, we will begin with developing a clear understanding of the goals and objectives of your project. From that point, our team is trained to analyze and systematically communicate the relationship between cost and function, considering quality, aesthetics, life cycle, constructibility, material availability, regional expertise, and schedule. Our efforts will be continuous, and our mission will be steadfast in providing information to facilitate educated and collaborative decisions.

### Master Plan For A Proposed Golf Course

This early step in a golf course development process in conjunction with a feasibility study can help the client determine whether the site has the potential to meet the financial expectations. The routing of the golf course is directly associated with the potential playability and aesthetics of the course as well as the eventual cost to build the course. Routing the course in relationship to the existing features of the site such as sun orientation, prevailing winds, topography, vegetative cover, wetlands, 100-year floodplain, and soil types is a crucial stage in determining the success and popularity of the future golf course.

### Remodeling Master Plan For An Existing Golf Course

Factors such as new competition, deterioration of playability or aesthetics, poor drainage or air circulation and membership/customer desires often cause existing facilities to contemplate the need to upgrade their golf course to current standards in design and technology. The process of developing a remodeling master plan serves to consolidate all the needs and ideas associated with the golf course and to develop a consensus as to the scope and phasing of the remodeling.

### Rough Grading Plan

This procedure is associated with the permitting/ approval phase of golf course development. Solutions regarding rough grading, drainage systems, storm water management, water quality, sediment control, wetland mitigation, steep slopes, specimen trees, etc. are needed as part of the regulatory permitting process in some jurisdictions. In addition, this portion of the design process provides a stage to assess whether the construction budget goals are being met.

### Final Construction Documents

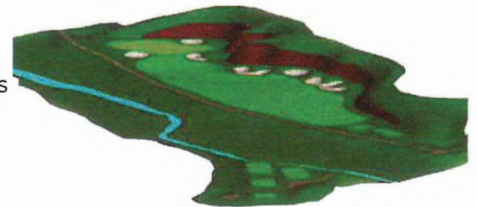
Specific plans, details, cost estimates, and specifications are developed for final grading, drainage systems, irrigation, irrigation pumping station, pump house, very refined green contouring, clearing limits, bunkers, tees, fairways, cart path, and practice facilities. These documents leave very little to the imagination and give the construction contractor exactly what he needs to build a quality golf course or remodel an existing golf course.

### Construction Inspection

These periodic visits give the client the peace of mind that the golf course is built in accordance with the plans and specification and within the construction schedule. These visits also provide the construction personnel with feedback in regard to the design intent for the golf course as construction progresses. Periodic meetings are usually associated with these visits to ensure that issues which develop during construction have a forum for discussion.

### Three-Dimensional Drawings

The ability to see a golf course, hole, or green design before it is built has a useful purpose in some instances. Marketing of a new golf course, presentations to potential investors, presentations to members of an existing golf club, and visualization of contouring for construction personnel are some of the benefits.



Our team’s project approach is structured around a process of discovery. We aim to uncover the personality of each project, revealing its unique principles and opportunities which then form the heart of our approach. With this as our starting point, we work with the detailed requirements of the client to form an integrated strategic plan which directs the creative design process. In this way our design process is founded on a rigorous assessment of relevant conditions and the client’s vision which underpins a particular project. We aim to deliver buildings and environments which resonate with both a sense of place and the identity of the client.

Our team has a design identity that is current, light and open. We work towards creating spaces that connect people with the surrounding environment - in both built and natural landscapes. Simultaneously we strive to create a sense of place, belonging and of shelter. Our hands-on approach begins with a strong research and development phase including the input of a range of specialist consultants who assess and evaluate the relevant demands of a project, all of which serve to inform the project vision. Innovation in the selection and integration of sustainable technologies, services and materials forms part of our design ethos. The crafting of the total built environment brings together planning, architecture, landscaping, interior design and purpose-made details into a rich crafted conceptual whole.

We are committed to engaging with principles of global sustainability. As design professionals we welcome this call for change and look for ways to integrate the principles of sustainability into our work. In this way we aim to strike a balance between local identity, diversity and global ecological imperatives. We use the concept of “touching the earth lightly” to guide our proposals, thus creating buildings that minimize the ecological impact of development and yet enhance its social and economic value. This low-impact approach is accompanied by our ongoing research into the use of renewable natural resources and energy, environmental control systems and natural materials in order to create a sustainable, contemporary architecture.

Collaboration along with developing close meaningful relationships is key to the success of all projects. Each project requires a group of people which includes clients, professionals, specialist consultants, and regulatory authorities. We assist in building an appropriate professional team to deliver the project as a whole. Part of our role is to coordinate the input of this team and to identify and engage with all relevant interest groups. Our strong communication drive and established network of specialists means we have become adept at putting the right people together to suit the needs of our clients and the particular demands of their projects.



## Project Planning & Start Up



Hightower Park - West Memphis, AR

TAB A

### Elements of the Project

One of the reasons for our projects' success is a good system of communication. We provide regular updates and consistent communication to keep you informed and to facilitate a strong understanding of the project's status. Your project will have many stakeholders including administration, facilities management staff, faculty, and students. To manage input from the various stakeholders, we will work closely with you to discern the appropriate time and level of involvement of each group. We will facilitate our interactions with:

- Interactive programming and design work sessions
- Regular communication with the Project Manager and other stakeholders
- Purposefully-timed meetings/work sessions with clearly outlined goals and agendas
- Clear graphics illustrating design options for discussion and input
- Research and analysis to support decision-making
- Meeting minutes documenting input and timeline goals

### Cost Control

A challenge of every project is achieving the appropriate level of design and function within the realities of market conditions and budget. Our team will work closely together with our consultants to carefully integrate building systems with architectural design, allowing us to accurately project cost implications at the earliest phases of the effort. Our team will work with the Owner to achieve first cost and life-cycle cost goals.

At the earliest stages of the project, our team will work to develop a Project Cost Model. This conceptual, pre-design estimate incorporates data from an extensive database of past projects with similar program types and elements, using the established project size and scope, proposed materials, and building components to establish an initial framework for project cost. The cost model helps the team to break the work down into its component parts, giving each discipline a budget that will allow them to realistically approach their portion of work.

### Project Schedule and Work Plan

During project mobilization, with input from the Owner, our team will develop an overall Project Schedule that will be regularly updated throughout the project. Each project phase is outlined in detail, clearly communicating key milestones and the activities necessary to achieve them. As such, the schedule not only monitors progress, but also proactively guides the project approach. To ensure the success of the project, we will establish a collaborative working process between the design team, the stakeholders, the Owner, and its end users. Developed by the leaders of each discipline, the team's detailed Work Plan represents a living document, shared with the team on a periodic basis and reviewed against actual progress.



### Building Information Modeling

The design team, including consultants, routinely use Autodesk's Revit™ software for Building Information Modeling (BIM) during the design process and for production of construction documents. Using BIM significantly increases our team's ability to understand complicated building forms and systems. Collaborating on the 3D model with consultants improves the entire team's understanding of the project and constructability issues, helping to expedite the schedule and manage the budget.

We leverage BIM at the front end of our projects by creating 3D "smart blocks," embedded with data relevant to particular items or space requirements. This process allows users to explore actual planning options within the BIM model. Users can then provide feedback that helps refine the spaces that best support their operations at an overall departmental blocking level, as well as room-by-room. This smart block approach also allows us to optimize mechanical systems by easily identifying and arranging rooms that require the same types of services. Upon completion of construction documents, we are able to export up-to-date drawings, space programs, equipment lists, room service lists, etc., to be used by the Contractor and Owner.



### Project Kick-Off

To fully understand the project's intricacies, we will begin with a kickoff meeting that provides a venue for our design team to meet and discuss the project with the Owner in an engaging and interactive working session. This customized visioning session allows the project team and the Owner to together identify the goals of the project, outline the known challenges, and to see all the opportunities. It is important for us to hear your needs and together identify the best solutions that fits those needs. The anticipated agenda includes:

- Introducing and explaining the roles and responsibilities of all team members
- Including a robust discussion of the project goals and review of your mission statement
- Reviewing and receiving feedback on the Basis of Design drawings
- Reviewing lines of communication and the communication process
- Summarizing the Owner's review and decision-making process
- Outlining the project schedule and milestones
- Reviewing the project budget



## Project Design

### Programming/Program Verification

Too often programming and planning exercises focus solely on numbers, without properly incorporating a discussion of key values. By pairing visioning sessions with a data-rich analysis of planning options, our process will allow the Owner to make consensus-based, informed decisions at each stage of design. These visioning exercises allow the project team and key stakeholders to step back from the known challenges associated with the project to creatively explore all its many opportunities.

Our planning and design solutions are developed collaboratively, with each user enriching the conversation to promote new discoveries. Our team will catalyze conversations with technically expert stakeholders of all types, listening to their unique knowledge and concerns, combining it with our nationwide expertise, and ultimately developing a visually exciting, programmatically adaptive Concept Design to support the Owner's experience.

### Schematic Design

The focus of the Schematic Design phase will be to further develop the Concept Design. This phase will conclude with the submission of a basis of design narrative and drawings that define the project scope and provide the basis for a more formal cost estimate (building on the previous Cost Model).

### Design Development

During Design Development, the designer, consultants, and Owner will have the greatest ability to influence and shape the details of the project. Basic building materials and systems will be studied and selected; detailed mechanical and structural systems will be coordinated with the architectural requirements of the project; and site materials and designs will be finalized. Our team will then submit the required design documents per the Owner's standards. A critical component of this phase will be effective systems integration, with attention to the Owner's specified energy goals. This will be the best time to consider the costs associated with the engineered systems, so ETFC Architects in conjunction with our engineering consultants, can perform a detailed analysis of the initial and life-cycle costs associated with all systems design alternatives.

### Working Drawings

Based on the approved Design Development documents, we will prepare the working drawings, and the specifications necessary to prepare the project for construction bidding or negotiation. Our team will incorporate the established standards to ensure a uniform approach to the production of these drawings. Periodic executive design reviews and peer reviews for technical details, constructability, specifications, cross discipline coordination, and codes will ensure that all of the Owner's requirements are properly integrated into the drawings.

### Bidding

The entire team will be an active participant in the bidding phase. Working with the Owner, we will assist with the preparation of bid documents, respond to bidder's questions and substitution requests, and assist with bid reviews.



**Construction Administration Phase**

The construction administration phase brings all the pre-design, design, documentation, and bidding services to realization. While one or more building contractors assume responsibility for the construction work, our design team will remain involved to:

- Observe the construction work for conformance to drawings and specifications
- Process the contractor’s shop drawings, product data, and samples
- Review the results of construction tests and inspections
- Evaluate contractor requests for payment
- Handle requests for changes during construction
- Administer the completion and closeout process for the owner

**Closeout/Occupancy**

Approximately three months before completion, we will begin to monitor and manage the transition process between construction and owner move-in. We will actively take steps to schedule and conduct information meetings to fully acquaint the facility user groups with the new facility. We will perform a final punch-list of items to be completed by the contractor and review the quality

of the work performed before certifying final payment. In addition, we will require a thorough test and balance of the HVAC to make sure that the systems are in proper working order. All other systems will be checked for proper operation.

**Activation and Occupancy**

We will work with designated officials to develop a phased “move in” plan to determine when and how staff and equipment will be transferred from existing buildings into the new Facility. This plan will assure the move operates as smoothly as possible on opening day and afterwards.

**Warranty Review**

Prior to the expiration of the warranties of various building components and systems (typically within the first year after completion), we will perform a Warranty Review of select items. Participants will include our design and construction staff and designated Owner personnel. The evaluators will assess the condition and performance of various components and systems in order to determine which should be attended to prior to warranty expiration. Following the meeting, we will prepare a detailed report of the findings and our recommendations.

TAB A



Armorel High School - Armorel, AR





### Quality Assurance/Quality Control

Great design begins with a high-performing team. Every member of the proposed team is committed to providing the highest quality service and deliverables throughout every phase of the work with the Owner. We integrate Quality Assurance / Quality Control (QA/QC) planning and activities in our project kickoff, when the entire team - including consultants - meets to identify potential issues and drivers; to define lines of communication, expectations, and governing codes; and to discuss the overall approach to the project. Based on the outcome of this discussion, we establish a training program for all design team members to assure that design criteria and processes are thoroughly understood and documented.

Our Quality Control Program during documentation includes:

- Experts who support our work, particularly in code review and cost estimating.
- Using BIM to minimize duplication and errors through clash detection.
- Energy analysis with a unique modeling software that enables us to maximize building energy performance and daylighting early in the design process.
- Clear and consistent communication channeled through the team's Project Principal and Project Manager
- Regular multidisciplinary meetings with consultants to coordinate efforts.
- Ongoing in-house reviews, manufacturer review of special building features and materials.

- Designated review periods prior to submission to the Owner.
- Documented involvement of all project stakeholders in all design decisions, applying the requirements to documentation.
- Peer review of drawings across disciplines throughout all phases, with a particular emphasis on technical quality.
- Tracking of project change orders through a Change Order Tabulation Form to evaluate project performance both as a whole, and by individual discipline.
- Continued review of the exterior envelope to meet the campus standards

Our Quality Control Program during construction includes:

- Assign experienced individuals to lead construction administration.
- Include 3D views in documents to enhance the design intent.
- Use BIM during overhead coordination to minimize errors and conflicts in overhead services and structure.
- Use mock-ups --stand alone and in place - to establish quality and detail expectations.
- Review work progress periodically, especially where complicated systems come together.
- Participate in preconstruction activities.

## Knowledge and Experience with State and Federal Requirements

### State & Federal Requirements

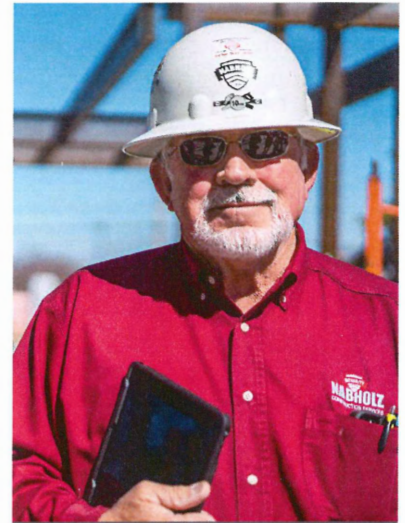
#### State & Federal Requirements

Our team is a trusted partner with the state, federal, and local agencies and shares their goal of satisfying clients' missions. Collectively, our team's experienced personnel brings over 200 years of industry expertise, allowing us to exceed client expectations in new construction, renovations, civil construction, and facilities maintenance.

The team is dedicated to building lasting partnerships with our clients by providing exceptional craftsmanship, responsive action, and service-oriented professionalism.

Our team hereby, expressly affirm, declare, confirm, certify, and assure ALL of the following:

- the laws of the State of Arkansas
- the Policies and Procedures of the State Building Commission and the Office of the State Architect
- Title VI of the federal Civil Rights Act of 1964
- the Equal Employment Opportunity Act and the regulations issued there under by the federal government and,
- Americans with Disabilities Act of 1990 and the regulations issued there under by the federal government.



We can take care of all your building construction, operations, and maintenance demands, allowing you to stop worrying about your building and get back to the work that matters most to you. Our diverse range of services and self-perform capabilities means you can take care of virtually any facility need with just one phone call to Nabholz.

TAB A

## Financial Management

We understand the best opportunity to get the most bang for your buck is in the earliest stages of a project. Every design decision has an impact on cost, safety, and schedule.

Our preconstruction team is comprised of the best professionals in the industry. Further, our team offers a superior depth of experience informed by our broad self-perform capabilities and supported by the latest estimating and construction technology. Holding vital certifications, and engaging in ongoing education, the preconstruction team is your strategic partner during this critical phase.

In short, the earlier you hire us, the more control you have managing the overall cost of your building, and on ensuring your construction dollars are directed toward your priorities.

### Collaboration

It is vital that the entire project team hears and understands the owner's goals, and that all stakeholders are working together to fulfil those goals. For us, this ongoing process includes periodic team meetings where we clearly define expectations, assign individual roles, develop lines of communication, and respond to challenges as they are discovered.

### Virtual Design

Our team utilizes the latest in virtual design and construction (VDC) technology to increase the efficiency and effectiveness of our project analysis. Our model-based estimating capabilities allow for a full understanding of a building and its components even at the early stages of design, resulting in a more accurate cost baseline.

### Preconstruction Scheduling

The team will develop a milestone schedule where items that require immediate design attention or building materials that have lengthy delivery periods are identified and given priority, thus preventing any negative impact on the project timeline.

### Estimating & Cost Control

An accurate budget serves as a baseline for all future decision making. Experience, expertise, and technological resources allow the team to provide a reliable Target Value Design (TVD) budget. The owner remains in control of the process, adjusting based on value decisions.

### Systems Analysis

With the increased sophistication of mechanical, electrical, and technological systems, it is vital to review mechanical and control designs during the preconstruction phase. We look at initial costs, long-term operation costs, maintenance costs, and performance criteria, as well as evaluate various system alternatives.

### Constructability Reviews

Our team will conduct a thorough review of the construction process in partnership with the design team. This review allows us to identify potential defects before a project begins, and to ensure the quality, comfort, and safety of the building.

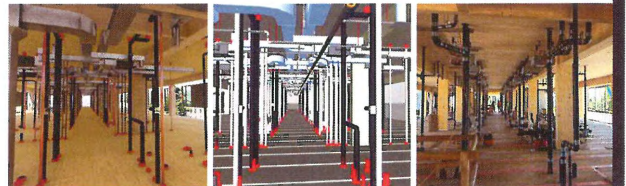
### Bid Package Development

Our team develops bid packages that delineate the responsibility of each trade. We ensure that these packages play to the strengths of the local contractors, so they in turn are encouraged to provide their best pricing. This process sets the parameters for a successful competitive bidding phase where there is no overlap between trades while it also ensures that all the components of the project are included in the final cost.

## VIRTUAL DESIGN

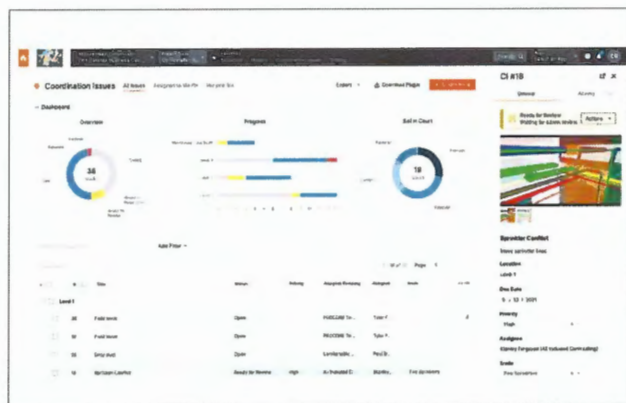
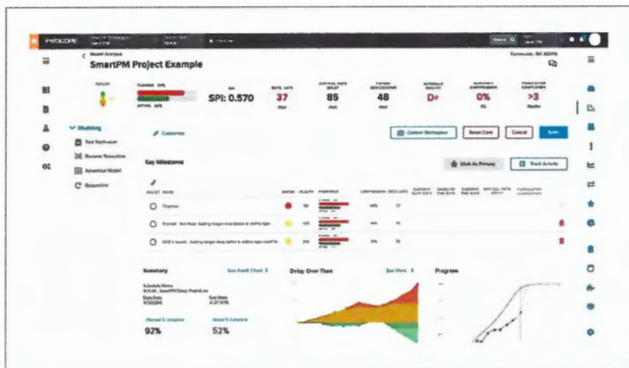
Virtual design and construction (VDC) technology increases the efficiency and effectiveness of project analysis. Our model-based estimating capabilities allow for a full understanding of a building and its components at the early stages of design, resulting in a more accurate cost baseline through:

- Clash detection and coordination between all structures and systems
- Site logistics planning
- "What-if" scenarios using various sequencing and phasing alternatives
- Project visualization prior to mobilization
- Complete model development for walk-throughs and room "mock-ups"
- Reduced RFI's
- Expedited design and construction process



## Reporting

The team prides itself on utilizing the most up-to-date and efficient software programs available to construction professionals. We believe that the ability to effectively communicate with both design professionals and clients is key to a successful project, regardless of whether that communication is face-to-face or electronic. Our use of technology does not stop in the office but is also carried out to the jobsite on a daily basis. From our usage of simple smart phone technology to the application of sophisticated 3D Virtual Design and Construction (VDC), technology is another valuable tool that uses to meet all of our client's expectations of a quality project, finished on time and within budget.



List of Software Programs Currently in Use:

### Preconstruction

- Primavera P6 Scheduler (100 licenses)
- Microsoft Project (50 licenses)
- Plan Swift
- BlueBeam
- Autodesk Revit (Architectural, MEP and Structural)
- Autodesk Autocad
- Autodesk NavisWorks
- Autodesk Takeoff
- Assemble
- SageEstimating
- BuildingConnected

### VDC Tools

- Autodesk Revit (Architectural, MEP and Structural)
- Autodesk Autocad
- Autodesk NavisWorks
- Assemble

### Autodesk Model Management

- SketchUp
- Rhino
- Lumion
- Drone Photos and Mapping
- Bluebeam

### Construction Project Management (General)

- Procore
- Microsoft Word
- Microsoft Excel
- Bluebeam
- Sage/Timberline Accounting
- Sage Paperless

### Project Management (Scheduling)

- Microsoft Project
- Primavera P6 Scheduler

### Project Closeout

- Procore
- Microsoft Excel
- BlueBeam
- Project Closeout Website

### Field Management

- Procore
- Microsoft Excel
- Autodesk NavisWorks
- OpenSpace/Structionsite/Holobuilder

### Job Accounting

- Sage/Timberline Accounting

### Other

- Microsoft Sharepoint
- Microsoft Office
- Microsoft Teams (Web Conferencing)

# Competitive Bidding Process

## Change Order Management

Our project team will control your project costs by thoroughly reviewing and analyzing all change order requests, whether generated by the owner or in the field. With the detailed scoping and estimates Nabholz provides, we eliminate a vast amount of trade partner changes. Each change order will be properly identified and incorporated into our change order log.

Any changes will be analyzed and estimated by our project team, taking into account field conditions or coordination work which might impact the price. All estimates will undergo a thorough review by our project team and estimating support, and all backup estimates will accompany each change request forwarded to you, including an itemized breakdown of the change order cost.

## Trade Partner & Supplier Purchasing

Due to our team’s large volume of work and solid reputation throughout the region, we have an extensive network of trade partners and suppliers to draw from. In addition to following local procurement codes and regulations, Nabholz manages a bidding process that is transparent and highly ethical to promote true competitiveness among trade partners.

To select the right trade partners, Nabholz focuses on cost, performance on previous similar projects, safety records, and current workloads to build a solid and reliable construction team.

## Competitive Bidding Process

To generate trade partner and supplier interest in your project, the team will review information from past projects completed in the area and then visit with potential partners in local markets. During pre-bid meetings, invited trade partners and suppliers can ask questions and learn more about your project, your organization, and our requirements. This leads to a better understanding of the scope of work, leading to more accurate bids.

Due to our large volume of work and a solid reputation throughout our region, we have an extensive network of trade partners and suppliers to draw from — companies we know and trust and who know and trust our team. In addition, we actively seek to build new relationships with trade contractors to promote competition, innovation, and diversity within our supply chain.

Before working with our team, trade partners, and suppliers must undergo a stringent pre-qualification process, during which we evaluate several criteria, including but not limited to the following:

- Locality of the project
- Current workload and ability to adequately staff the project
- Knowledge and experience relevant to the specific scope of the project
- Ability to meet Nabholz’ high quality and safety standards
- Financial capacity to complete the project
- Past performance with Nabholz
- Ability to provide competitive pricing
- Ability to meet the project schedule

TAB A



## Management Approach

Our team has extensive experience in providing management for a variety of projects of all sizes. Our services start during preconstruction, with our team delivering detailed analysis, planning, scheduling, and communication. These concepts continue through the construction phase, where regular meetings with trade partners, suppliers, and owners are integral, as are weekly safety meetings. Our team carries the same level of attention to detail into the warranty phase, with detailed closeout processes, a 24/7/365 warranty service, and a six-month and 11-month walk-through. Regardless of the contract type, **The team is prepared to work under the arrangement that provides clients with the most value.**

### Preconstruction

- Develop an overall construction management plan
- Develop accurate and multiple project budgets
- Develop detailed value & systems analysis
- Develop early project schedule
- Perform thorough constructability reviews and utilize Virtual Design and Construction (VDC) technology
- Begin early cultivation of the subcontracting community
- Begin bid package developments
- Hold pre-bid conference

### Construction

- Complete development of Critical Path Method (CPM) schedule
- Develop project specific safety plan
- Hold preconstruction conference with all trade partners & suppliers
- Weekly safety meetings
- Weekly trade partner and supplier coordination meetings
- Three week look-ahead schedules completed by superintendent every week
- Bi-weekly owner, architect, and contractor coordination meetings
- Pre-installation quality control meetings for major installations or disciplines
- A substantial completion planning meeting will be held 60 days prior to project completion and a follow-up meeting will be held 30 days thereafter
- The team construction work list process, prior to architect punch list
- Assembly of all owner operation and maintenance manuals

### Warranty

- Punch list – 60-days prior to closeout, a meeting will be held to go over the punch list and a follow-up meeting will be held 30 days thereafter
- 24/7/365 warranty service
- Six-month walk-through and 11-month walk-through
- VDC helps streamline building maintenance and operation after a project is complete

# Construction Management and Observation

TAB A

**0.77**

EXPERIENCE  
MODIFICATION RATE (EMR)  
INDUSTRY METRIC: 1.00

**1.33**

RECORDABLE  
INCIDENT RATE (RIR)  
INDUSTRY AVERAGE: 3.2

**0.22**

LOST TIME INCIDENT RATE  
(LTIR)  
INDUSTRY AVERAGE 1.6

**2.7M**

MAN-HOURS WORKED IN  
2022

**1,400+**

NABHOLZ EMPLOYEES  
COMPANY WIDE

The importance of safety ranks at the top of our list and we will never compromise on that. As a company, we place the safety and quality of our jobs above our bottom-line. We understand and appreciate that your people and our people are our most important assets.

### Philosophy

Identifying and addressing your specific challenges early in the process will ensure the overall success of your project. Our team will create a comprehensive plan of action in conjunction with your leadership, as well as your selected design team. We also know the success of any plan relies on the communication and understanding of what will be impacted. Our team will make sure to inform all necessary parties where our forces will be, what safety measures are being implemented, and any planned disruptions, all well in advance of any work taking place.

Many of our projects involve constructing or renovating facilities that house critical components. We are experienced at coordinating construction activity around a client's ongoing operations while protecting the safety of all parties and machinery and safe guarding clients' production methods.

### Approach to Jobsite Safety

There are three basic ideas behind the team's safety program.

- 1 The support of our management and executive teams reflect the fact that jobsite safety is not only important, but a requirement for employment.
- 2 We use safe construction techniques in conjunction with extensive training and enforcement.
- 3 We foster a team attitude; every worker knows they are responsible for jobsite safety. Together, these ideas lead us towards our goal of eliminating jobsite accidents.



**DANNY MAHAN**  
Corporate Safety Director



**RAY CARDIEL**  
Regional Safety Director



**RUSTY BARNUM**  
Regional Safety Director



**ZACH BROWNE**  
Regional Safety Director



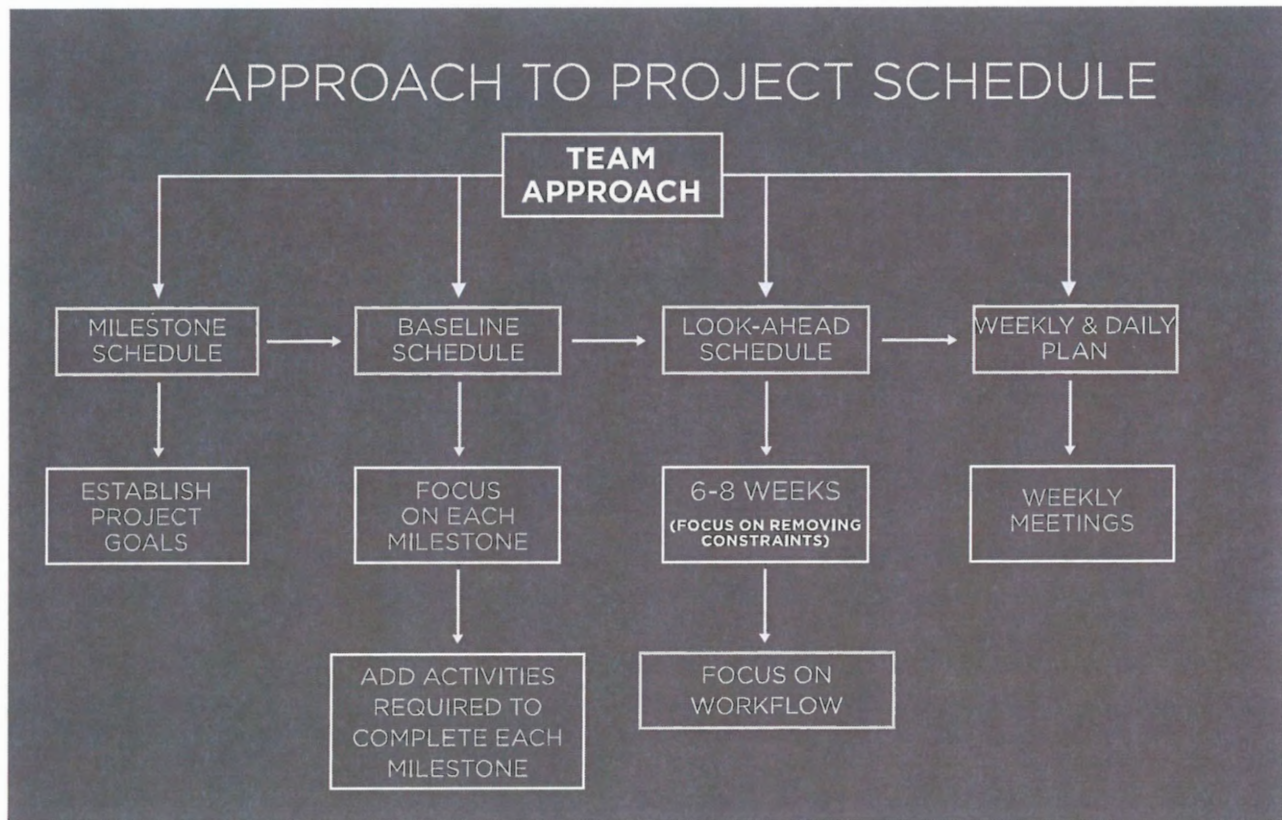
## Scheduling

The team will establish a significant project milestone schedule that will be posted in the job trailer. With input from major trade partners and suppliers, baseline activities with agreed-upon durations will be created for each milestone.

When a baseline activity is six weeks from the scheduled start date, it will fall into the six-week look ahead schedule. If any constraints remain that will keep this activity from starting, they will be identified and mitigated.

A weekly work plan meeting will be conducted to discuss work completed during the previous week and what will be completed in the upcoming week. Trade partners must have their foreman in attendance and participating. Trade partners will be required to make commitments based on what they truly believe can be achieved in the upcoming five-day period. The rate of success will be measured so patterns can be identified.

The entire project team will be able to view and measure progress in real-time. This process aims to create a continuous and reliable flow of work that will benefit everyone.





During the construction phase, our role is to implement your plan through a series of tested project management systems. Our processes ensure your project is on time, within budget and — most importantly — SAFE.

### **Critical Path Methods**

Our team's ability to meet or exceed project schedules is well documented. This comes from our proactive approach to managing trade partners, as well as any issues that arise.

The team's scheduling system incorporates a computerized Critical Path Method (CPM) program through the use of Primavera P6. We develop several schedules throughout the life of the project, all of which work together to meet the master schedule. The preliminary schedule during the preconstruction phase is key to planning for long lead items and unnecessary delays in the project. As the project becomes more defined, a detailed CPM construction schedule is developed and updated weekly to ensure adherence to the completion date. Once the project is underway, our superintendent develops a twelve-week look-ahead schedule that outlines the specific tasks that will take place each day. This is communicated with the trade partners during mandatory weekly coordination meetings to ensure manpower, equipment, and materials are properly scheduled and delays are minimized.

### **Cost Control And Cost Forecasting**

Cost control begins immediately after being selected. Our objective is to understand what your project should cost and then evaluate the trade partner bids and material supplier quotes to ensure they reflect the requirements specified. Through careful scope reviews, we can determine if subs and suppliers understand project requirements and are prepared to provide the services.

During construction, we evaluate any changes requested by the owner to determine impact on either the project schedule or the project cost. Accordingly, we verify that involved subs and suppliers understand the change to ensure that cost, if any, is complete, fair, and appropriate.

Under the building team approach, detailed cost information is shared with you in a format and frequency that you determine. Each monthly pay application will be submitted with a schedule of values and a detailed cost report. We believe in operating with the highest level of integrity and we take our role as stewards of your money very seriously. Our OPEN BOOK accounting policy will give you the information necessary to support all pay applications.

### **Contractor Coordination**

We produce a significant amount of construction projects — this purchasing power allows us to deliver the most competitive pricing and highest quality to the owner.

The team views our trade partners and specialty suppliers as partners. We believe that each team member has a stake in the overall success of your project and as such, the trade partners will be involved in the initial and detailed scheduling effort.

Each trade partner will produce a listing of all critical deliveries affecting your project to be incorporated into the overall project schedule. The team will maintain top-management communications with trade partners so any problems can be resolved promptly.

## Trade Partner Management

The team is proud of our relationships and reputation with our trade partners over our 70-plus-year history. This gives us the advantage of preferred pricing and increased bidder turnout. We set our partners up for success, and in turn, they show up and perform to the expectations our clients deserve.

Our database gives us access to over 17,000 trade partners. It helps us better identify and track each of our trade partners' skills, services, and capabilities. It provides us with a dynamic profile of every trade partner and supplier bidding to and contracting with our team.

Our team also understands the importance of a thorough "buyout" phase. We will conduct meetings before bidding and introduce this project to local and national trade partners. We will then write specific scopes of work for each construction discipline to ensure all trade partners understand what they are to bid to minimize scope gaps.

After bidding, we will conduct post-bid interviews with all the responsible bidders to ensure their bid encompasses the intent of the drawings. Our team understands that this due diligence will lead to success in construction with limited use of contingency.

Given the current construction labor shortage across Arkansas (and the nation), trade partners are being forced to be more selective with the projects they pursue. The team's reputation, proactive approach to project management, and collaborative culture make our projects attractive to the subcontracting community.



**\$263M**

GOVERNMENTAL  
CONSTRUCTION  
COMPLETED IN  
PAST 5 YEARS

**#53**

2023 BUILDING DESIGN +  
CONSTRUCTION  
TOP 100 GOVERNMENT CM  
FIRMS + CONTRACTORS

Because we believe buildings should stand the test of time, we strive to achieve the utmost quality in all we do, implementing quality-control plans specifically tailored to each project.

# Project Closeout

TAB A



BETH MARIS  
Closeout Manager



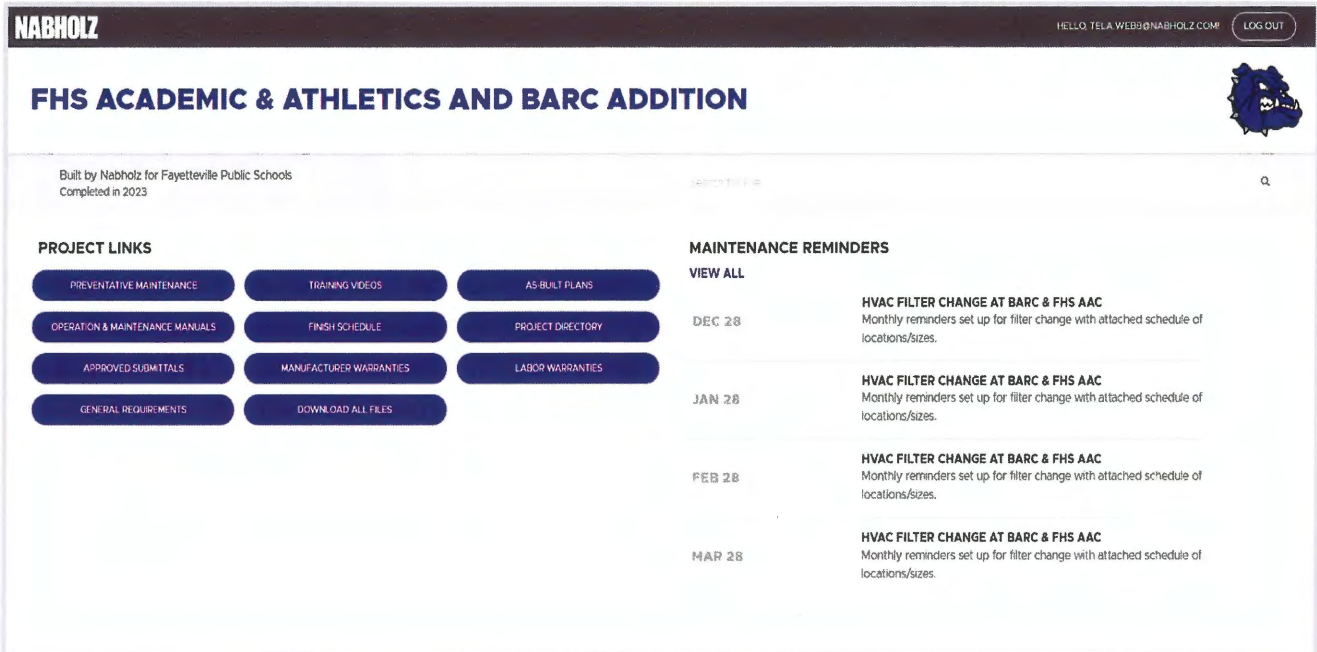
KERA BRITTON  
Closeout Specialist

## Warranty Program

We are proud to offer our clients a 24/7 warranty service that is unmatched in our market. At the completion of this project, all warranty issues will be addressed by the project manager during regular business hours. However, in the event a warranty issue occurs outside normal business hours or on weekends or holidays, you will have access to an emergency number that can be used 24/7 for any warranty need or emergency. By calling this one number, you will have multi-skilled craft professionals respond expeditiously from our nearest service center to address your warranty issue. However, our program differs from our competitors in that we take a proactive approach to identifying potential warranty issues by conducting a 6-month walk-through of the building after final completion. This is in addition to the 11-month walk-through that is required by contract.

## Dedicated Closeout Team

The team's extensive closeout process is led by our team of dedicated closeout specialists in conjunction with each project team, starting in preconstruction, well before construction begins. We strive to identify each client's needs and expectations regarding the closeout process and prepare them to occupy their new facility, train them in its proper use and care, and transfer any special knowledge of the building systems and materials. In addition to live training demonstrations, we provide our clients with thorough documentation of special warranties, special instructions, lien waivers, as-built drawings, operation and maintenance manuals, and a record of their project experience with our team.



**NABHOLZ** HELLO TELA WEB@NABHOLZ.COM LOG OUT

## FHS ACADEMIC & ATHLETICS AND BARC ADDITION

Built by Nabholz for Fayetteville Public Schools  
Completed in 2023

SEARCH THIS SITE

### PROJECT LINKS

- PREVENTATIVE MAINTENANCE
- TRAINING VIDEOS
- AS-BUILT PLANS
- OPERATION & MAINTENANCE MANUALS
- FINISH SCHEDULE
- PROJECT DIRECTORY
- APPROVED SUBMITTALS
- MANUFACTURER WARRANTIES
- LABOR WARRANTIES
- GENERAL REQUIREMENTS
- DOWNLOAD ALL FILES

### MAINTENANCE REMINDERS

VIEW ALL

DEC 28	<b>HVAC FILTER CHANGE AT BARC &amp; FHS AAC</b> Monthly reminders set up for filter change with attached schedule of locations/sizes.
JAN 28	<b>HVAC FILTER CHANGE AT BARC &amp; FHS AAC</b> Monthly reminders set up for filter change with attached schedule of locations/sizes.
FEB 28	<b>HVAC FILTER CHANGE AT BARC &amp; FHS AAC</b> Monthly reminders set up for filter change with attached schedule of locations/sizes.
MAR 28	<b>HVAC FILTER CHANGE AT BARC &amp; FHS AAC</b> Monthly reminders set up for filter change with attached schedule of locations/sizes.

Example of a project closeout website



All documentation is given to the client through a project specific website that is accessible from anywhere with an internet connection. The project website offers several advantages that cannot be matched by a traditional hard copy or electronic version of the documentation:

- Website links provided within the as-built drawings to important equipment information
- Maintenance lists and calendar reminders
- Early owner input on maintenance and warranty needs
- Faster delivery of the closeout and training process, including important operation and maintenance material which could help prevent potential performance and/or warranty issues
- Better training of client staff with easy to access videos for future reference
- Ability to update as-built and maintenance information with changes

**Close Out Process Timeline**

Nabholz’ extensive closeout process is led by our team of dedicated closeout specialists in conjunction with each Nabholz project team, starting in preconstruction, well before construction begins.

**Preconstruction:**

- We meet with our clients to identify and understand their project closeout needs and expectations.
- Nabholz watches for special warranties, maintenance requirements, and critical training as design develops.
- Potential client experience opportunities are identified, such as special events and memorable moments to capture.

**Day 1 of Construction:**

- Nabholz will begin collecting and organizing preventative maintenance, cleaning, and care instructions.
- The Nabholz superintendent will begin accurately recording and collecting data from trade partners and specialty contractors for the record set (as-built) drawings.

**Construction at 50% Complete:**

- Nabholz will work with the client to refine closeout needs and expectations.
- We will begin coordinating and planning for critical systems training that will occur when systems are fully operational.
- We issue a notice to all trade partners to begin collecting warranty letters, final shop drawings, and operations and maintenance manuals.

**60 Days Prior to Substantial Completion Date:**

- The Nabholz superintendent will begin finalizing data from trade partners and specialty contractors for the record set (as-built) drawings.
- We will format closeout documents for the final closeout package.
- We will produce client experience deliverables (if applicable).
- Nabholz will plan and schedule work list procedures for the project.

# Project Closeout

TAB A

## 30 Days Prior to Substantial Completion Date:

- Nabholz will plan and schedule punch list procedures with the client and the architect.
- Nabholz will issue cover letters and final lien waivers to be signed and returned by specialty contractors that have achieved substantial completion of their scope of work.
- We will finalize and stamp set of record drawings.
- We will schedule systems training sessions for HVAC, electrical, etc. with the client, the architect, and other appropriate parties. We will film this training for future reference.
- We will turn over attic stock and spare parts.
- Nabholz will follow up on work list progress, confirming responsibilities and completion dates.



## 14 Days Prior to Substantial Completion Date:

- We will schedule State Health Department approval (if required).
- We will schedule final City inspections to obtain a Certificate of Occupancy (if required).
- We will schedule a meeting date with our client to explain the warranty program and take final project photos.
- We will schedule closeout turnover meetings with the client and architect to provide training for accessing the closeout documents through a project-specific website, and to identify who will receive preventative maintenance reminders.



## Upon Substantial Completion:

- The architect or Nabholz will prepare Certificate of Substantial Completion.
- Nabholz will collect specialty warranties that are dependent on the date of substantial completion.
- We will finalize retainage release for specialty contractors.
- Nabholz will obtain applicable certificates of occupancy.
- We will prepare and submit final pay request, lien waiver, and surety release (if applicable).
- Final cleaning is completed.
- We will follow up with the client and architect regarding use of the closeout website.



## Performance

## Performance

### Ability to Meet Schedules and Control Costs

Our team has the experience and the resources to begin working immediately with the City of Osceola to provide you with accurate budget and schedule information. Our track record of successfully completing projects on or ahead of schedule and on or under budget is key to meeting the City's expectations, as evidenced in the table below.

# NABHOLZ

OWNER - PROJECT NAME	YEAR	PROJECT COMPLETED ON OR AHEAD OF SCHEDULE	PROJECT COMPLETED ON OR UNDER BUDGET
St. Bernards Medical Center Health & Wellness Institute	2011	Yes	Yes
<b>Reference:</b> Kevin Hodges, Sr. VP of Admin. Services 870.897.6200 khodges@sbrmc.org			
YMCA of Greater Tulsa Herman & Kate Kaiser Campus	2021	Yes	Yes
<b>Reference:</b> Ricki Wimmer, CEO 918.583.9622 rwimmer@ymcatulsa.org			
YMCA of Greater Tulsa R.C. Dickenson/Kneale Aquatic Center	2020	Yes	Yes
<b>Reference:</b> Ricki Wimmer, CEO 918.583.9622 rwimmer@ymcatulsa.org			
Diventure Scuba & Swim Center	2012	Yes	Yes
<b>Reference:</b> Dean Hollis, Founder 402.933.6251 dean.hollis@diventures.com			

## Performance

Ability to Meet Schedules and Control Costs



OWNER - PROJECT NAME	YEAR	PROJECT COMPLETED ON OR AHEAD OF SCHEDULE	PROJECT COMPLETED ON OR UNDER BUDGET
Rivercrest School District Baseball-Softball Complex	2023	Yes	Yes
<b>Reference:</b> Michael Cox, Superintendent 870.655.8633 mike.cox@smccolts.com			
Armored School District K-4 Building Addition & Renovations	2020	Yes	Yes
<b>Reference:</b> Tiffany Morgan, Superintendent 870.763.6639 tmorgan@armored.k12.ar.us			
City of West Memphis Hightower Park Improvements Tilden Rodgers Park Improvements	2023	Currently Under Construction	
<b>Reference:</b> Mayor Marco McClendon 870.732.7500 mmclendon@WestMemphisar.gov			
City of West Memphis Eugene Woods Civic Center Improvements	2023	Currently in Design Phase	
<b>Reference:</b> Jim Jackson, Director of Tourism 870.732.7597 jackson@westmemphis.com			

TAB B

## Performance Quality of Work



**JEFF CUMPSTON**  
Corporate Quality  
Director



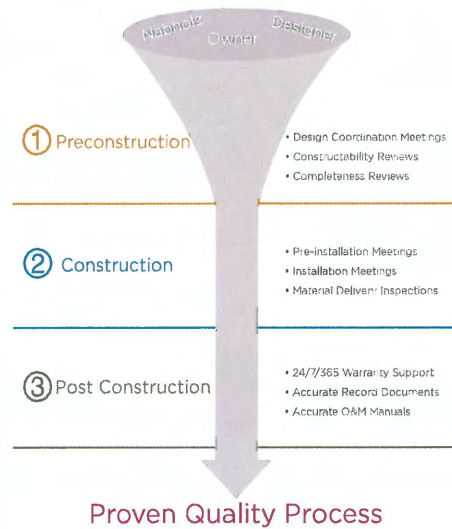
**BURT BROWNING**  
Quality Management  
Director



**BART BUTLER**  
Quality Management  
Director



**MIKE COOK**  
Quality Management  
Director



We are committed to quality construction practices that result in zero construction defects. This commitment doesn't begin during the warranty phase, but rather the moment we are selected for your project.

We utilize a formal and comprehensive Quality Management System (QMS). The backbone of this system is a series of required meetings focused on collaboration with all team members. The QMS works through all project phases:

### Preconstruction Phase

- Formulate a mitigation plan to effectively identify potential areas of risk.
- Conduct routine coordination meetings with designers on issues that could potentially impact overall project quality, schedule, and/or budget.
- Perform constructability review of contract documents to assure that the team is provided with complete and necessary information.
- Maintain and reference historical data for estimate accuracy including trade partner pricing, self-perform work, and overall project budget for each type of building and market sector.

### Construction Phase

There are three basic ideas behind the team's safety program.

- Pre-installation meetings
- First work and follow-up inspections
- Pre-closure inspections
- When finalized, the QMS incorporates inspections, tests, quality checklists, and trade partner input for each definable feature of work

### Post-Construction (Warranty) Phase

- At the completion of this project, your project manager will address all warranty issues during regular business hours.
- In the event a warranty issue occurs outside normal business hours, on weekends, or on holidays, you will have access to an emergency number that can be used 24/7. By calling this one number, you will have multi-skilled craft professionals respond expeditiously to address your warranty issue.
- We proactively work to identify potential warranty issues by conducting a six-month walk-through of the building after final completion.
- Additionally, our contract includes an 11-month walk-through, so you will never feel as if we leave town after the ribbon-cutting.



## Capacity and Capability of Firm to Perform Work



**NABHOLZ**



**MCE** McCLELLAND  
CONSULTING  
DESIGNED TO SERVE ENGINEERS, INC.



**JON FOLSOM**  
CHC  
Nabholz Senior Project Manager



**ERIC EULER**  
AC  
Nabholz Project Manager

**Profile**

Jon will be responsible for managing the overall on-site production including scheduling and coordinating craft professionals, trade partners, construction equipment, and material deliveries and storage. Jon will also be responsible for implementing quality control, site safety and production risk management procedures, and schedule development and adherence.

**Education | Certifications**

Years of Experience  
Industry - 25 | Nabholz - 8

Arkansas State University  
Master's Degree - Business Administration

OSHA 30-Hour Construction Safety and Health Certificate

**Relevant Experience**

- Jonesboro Sportsplex (preconstruction phase)
- \*Arkansas State Veterans Cemetery - Birdeye, AR
- \*Arkansas Welcome Center - West Memphis, AR
- \*Arkansas Welcome Center - Blytheville, AR
- \*Jim Gaston Information Center - Bull Shoals, MO
- \*Greene County Jail - Paragould, AR
- St. Bernards Medical Center - Jonesboro, AR
  - Surgery & CCU Tower
  - Admissions Remodel
  - Ben E. Owens Cancer Center Addition & Renos.
  - Clopton Clinic Remodel
  - CT 1 Renovation
  - Dermatology Clinic Renovation
  - Dialysis Room Renovation
  - ED & Ambulance Entrance K-580
  - Endoscopy Suite Relocation
  - Heart Care Renovations
  - Home Health Roof Repairs
  - Lepanto Primary Care Clinic I & II

*\*Denotes experience gained while associated with another firm*

**Profile**

Eric will be responsible for the overall coordination, management, and administrative functions from project development to project completion.

**Education | Certifications**

Years of Experience  
Industry - 19 | Nabholz - 2

University of Arkansas - Little Rock  
Bachelor of Science - Construction Management

OSHA 30-Hour Construction Safety and Health Certificate

**Relevant Experience**

- Osceola School District - Osceola, AR
  - Air Quality Projects
  - Middle School Cafeteria Addition
  - Re-roof Projects
  - \*ARRA Projects
  - \*Alternative Center for Edu. School Media Ctr.
  - \*Carroll Smith Elementary
  - \* High School Greenhouse
  - \*Kindergarten Building
  - \*New High School Gymnasium
- Rivercrest School District - Wilson, AR
  - Baseball & Softball Complex
  - HVAC Upgrades
  - \*Locker Room
  - \*New Concession Stand
  - \*New Maintenance Building
- Riverview School District - Searcy, AR
  - Exterior Improvements
  - HVAC Replacement
- Clarendon School District - Clarendon, AR
  - Elementary School HVAC
  - \*Auditorium HVAC Replacement

*\*Denotes experience gained while associated with another firm*

TABC

# Capacity and Capability of Firm to Perform Work

Resume



**BENTLEY GRISSOM**  
Nabholz Superintendent



**LADD GAREY**  
AIA, NCARB  
**ETFC** Vice President,  
Principal-In-Charge

TABC

## Profile

Bentley will be responsible for managing the overall onsite production including scheduling and coordinating craftsmen, subcontractors, construction equipment and material deliveries and storage. Bentley will also be responsible for implementing quality control, site safety, and production risk management procedures, and assisting the project manager with schedule development and adherence.

## Education | Certifications

Years of Experience  
Industry - 23 | Nabholz - 4

- OSHA 30 Hour Construction Safety and Health Certificate
- OSHA 24 Hour Fall Protection Competent Person Trained
- OSHA 10 Hour Construction Safety and Health Certificate
- OSHA 5 Hour Trenching & Excavation for the Competent Person Trained
- OSHA 4 Hour Scaffold for the Competent Person Trained
- First Aid / CPR Certificate

## Relevant Experience

- City of Blytheville, AR - Blytheville Waste Water  
New Sediment Basin Reactor
- McClelland Engineers  
\*Benton WWTP & EQ Basin - Benton, AR
- Crist Engineers  
\*Pine Street Booster Pump Station  
\*Wynne Equalization Basin  
\*Sherwood North WWTP Improvements  
\*Pocahontas Waste Water Plant & EQ Basin
- Clarksville CWL - Clarksville, AR  
\*Ray Road Sewer Improvements  
\*Clarksville Chlorine Contact Chamber  
\*Rogers Street Water Improvements  
\*Jamestown Sewer
- Bond Engineering - Dell, AR  
\*Dell Water Plant
- DeClerk-Throesch  
\*Pocahontas Sewer Pump Station

*\*Denotes experience gained while associated with another firm*

## Profile

Ladd Garey is a senior project manager and Principal in the firm. With 26 years of experience, he has been responsible for many different types of projects including: Education, Justice, Administrative, Municipal and Industrial Facilities. His experience includes programming, design, code compliance, contract documents, cost estimating and contract administration. His memberships include the American Institute of Architects, NCARB and Rotary International.

## Education | Certifications

Years of Experience  
Industry - 26 | **ETFC** - 17

University of Arkansas  
Bachelor of Architecture

Registered Architect NCARB: Tennessee, Arkansas, and Oklahoma

## Relevant Experience

- Osceola Housing Authority - Osceola, AR
- Osceola School District - Osceola, AR
- Millsaps College Swimming Pool - Jackson, MS
- Tilden Rodgers Park Splash Pads - West Memphis, AR
- Armored School District - Armored, AR
- Collierville Community Center - Collierville, TN
- Whitehaven Community Center - Memphis, TN
- Mississippi County Law Enforcement Center - Luxora, AR
- University of Memphis  
Basketball Practice Facility  
Penny Hardaway Sports Hall of Fame  
FedEx Park Baseball Facility  
Football Training Facility
- UT Martin Student and Phys. Ed Buildings - Martin, TN
- West Memphis Civic Center - West Memphis, AR



**MATT SIHVONEN**  
AIA, NCARB  
ETFC Project Manager



**NICHOLAS PIRANI**  
AIA, LEED AP, Assoc. Principal  
ETFC BIM/CAD Coordinator

**Profile**

Matt Sihvonen is a project manager who has served on projects across the country with roles ranging from project manager, lead designer and BIM specialist to construction administrator. Matt graduated with a Master of Architecture in 2014, picking up multiple honors and awards including the AIA Henry Adams Medal of Excellence.

**Education | Certifications**

Years of Experience  
Industry - 13 | ETFC - 7

University of Memphis  
Masters and Bachelor of Fine Arts  
Architecture

Registered Architect: Arkansas and Texas

**Relevant Experience**

- Osceola Housing Authority - Osceola, AR
- Osceola School District - Osceola, AR
- Millsaps College Swimming Pool - Jackson, MS
- Tilden Rodgers Park Splash Pads - West Memphis, AR
- Armored School District - Armored, AR
- Collierville Community Center - Collierville, TN
- Whitehaven Community Center - Memphis, TN
- Mississippi County Law Enforcement Center - Luxora, AR
- Univeristy of Memphis
  - Basketball Practice Facility
  - Penny Hardaway Sports Hall of Fame
  - FedEx Park Baseball Facility
  - Football Training Facility
- UT Martin Student and Phys. Ed Buildings - Martin, TN
- West Memphis Civic Center - West Memphis, AR

**Profile**

Nicholas Pirani is a project manager and one of our specialists in LEED design. He has been involved in the production of many of the firm's projects. His background includes contract documents, specifications, and contract administration. He has a degree from the University of Memphis. Nick's memberships include the American Institute of Architects, United State Green Building Council and Leadership in Energy and Environmental Design.

**Education | Certifications**

Years of Experience  
Industry - 19 | ETFC - 19

University of Memphis  
Bachelor of Architecture

Registered Architect NCARB: Tennessee and Arkansas

**Relevant Experience**

- Osceola Housing Authority - Osceola, AR
- Osceola School District - Osceola, AR
- Millsaps College Swimming Pool - Jackson, MS
- Tilden Rodgers Park Splash Pads - West Memphis, AR
- Armored School District - Armored, AR
- Collierville Community Center - Collierville, TN
- Whitehaven Community Center - Memphis, TN
- Mississippi County Law Enforcement Center - Luxora, AR
- Univeristy of Memphis
  - Basketball Practice Facility
  - Penny Hardaway Sports Hall of Fame
  - FedEx Park Baseball Facility
  - Football Training Facility
- UT Martin Student and Phys. Ed Buildings - Martin, TN
- West Memphis Civic Center - West Memphis, AR



# Capacity and Capability of Firm to Perform Work

## Resume



**BRIAN COOPER**  
LEED AP, Assoc. Principal  
**ETFC** Senior Project  
Manager & Coordinator



**KATHRYN WESTERVELT**  
NCIDQ: 35687  
**ETFC** Interior Designer

### Profile

Brian Cooper is a senior project manager and one of our specialists in LEED Design. He has been responsible for production of many of the firm's projects. His background includes contract documents, specification, and contract administration. Brian graduated from Southern Illinois University at Carbondale. His memberships include the American Institute of Architects, United States Green Building Council and Leadership in Energy and Environmental Design.

### Education | Certifications

Years of Experience  
Industry - 25 | **ETFC** - 17

Southern Illinois University - Carbondale  
Bachelor of Architecture

Organizations: NCARB and AIA

### Relevant Experience

- Osceola Housing Authority - Osceola, AR
- Osceola School District - Osceola, AR
- Millsaps College Swimming Pool - Jackson, MS
- Tilden Rodgers Park Splash Pads - West Memphis, AR
- Armored School District - Armored, AR
- Collierville Community Center - Collierville, TN
- Whitehaven Community Center - Memphis, TN
- Mississippi County Law Enforcement Center - Luxora, AR
- Univeristy of Memphis
  - Basketball Practice Facility
  - Penny Hardaway Sports Hall of Fame
  - FedEx Park Baseball Facility
  - Football Training Facility
- UT Martin Student and Phys. Ed Buildings - Martin, TN
- West Memphis Civic Center - West Memphis, AR

### Profile

Kathryn Westervelt is an Interior Designer with a creative eye and attention to detail. Her background includes conceptual programming, design, contract documents, and specifications. Kathryn is a registered Interior Designer in the State of Tennessee and has obtained the National Council for interior Design Qualification Certification. She is knowledgeable of sustainable practices and materials and also trend identifications. Kathryn's main objective is to enhance not only the quality of interior spaces, but also the function of that space.

### Education | Certifications

Years of Experience  
Industry - 8 | **ETFC** - 8

Southeast Missouri State University  
Bachelor of Housing & Interior Design

Registered: Tennessee

### Relevant Experience

- Osceola Housing Authority - Osceola, AR
- Osceola School District - Osceola, AR
- Millsaps College Swimming Pool - Jackson, MS
- Tilden Rodgers Park Splash Pads - West Memphis, AR
- Armored School District - Armored, AR
- Collierville Community Center - Collierville, TN
- Whitehaven Community Center - Memphis, TN
- Mississippi County Law Enforcement Center - Luxora, AR
- Univeristy of Memphist
  - Basketball Practice Facility
  - Penny Hardaway Sports Hall of Fame
  - FedEx Park Baseball Facility
  - Football Training Facility
- UT Martin Student and Phys. Ed Buildings - Martin, TN
- West Memphis Civic Center - West Memphis, AR



**RODNEY L. GAREY**  
AIA, NCARB  
**ETFC Specifications & Construction Administrator**



**ERIC CRISWELL**  
PE, SECB, CPESC, LEED AP  
**EFI Global Consultant of ETFC Structural Engineer**

**Profile**

Rodney Garey is a senior architect and will be involved with Specifications and Construction Administration on this project. With 48 years of experience, he has been responsible for many different types of projects and all phases of projects. Rodney’s experience includes programming, design, contract documents, and contract administration.

**Education | Certifications**

Years of Experience  
Industry - 48 | **ETFC** - 28

William R. Moore Memphis Art Academy  
School of Technology

Registered: Tennessee, Arkansas, and Mississippi

**Relevant Experience**

- Osceola Housing Authority - Osceola, AR
- Osceola School District - Osceola, AR
- Millsaps College Swimming Pool - Jackson, MS
- Tilden Rodgers Park Splash Pads - West Memphis, AR
- Armored School District - Armored, AR
- Collierville Community Center - Collierville, TN
- Whitehaven Community Center - Memphis, TN
- Mississippi County Law Enforcement Center - Luxora, AR
- University of Memphis
  - Basketball Practice Facility
  - Penny Hardaway Sports Hall of Fame
  - FedEx Park Baseball Facility
  - Football Training Facility
- UT Martin Student and Phys. Ed Buildings - Martin, TN
- West Memphis Civic Center - West Memphis, AR

**Profile**

Eric’s responsibilities include the structural engineering design of commercial, residential, & industrial structures with extensive experience in various market sectors including office, hospitality, education, retail, religious, storage, government, financial, & medical. Performed structural layout, design, rough budgeting, coordination and observation. Lead inspector on commercial & residential structural framing & foundation inspections. Performed structural forensic observations on residential & commercial facilities. Design experience with various building materials including masonry, wood, steel, & concrete on various foundation types including shallow foundations, aggregate piers, piles, mat, & waffle slabs.

**Education | Certifications**

Years of Experience  
Industry - 24 | **EFI Global** - 17

Christian Brothers University, BSCE

Registered: Tennessee, Arkansas, Mississippi, Alabama, Kentucky, Indiana, Massachusetts, Washington, Rhode Island, and Colorado

**Relevant Experience**

- Tupelo Aquatics Center - Tupelo, MS
- YMCA Lakeland - Lakeland, TN
- Georgette and Cato Johnson YMCA - Memphis, TN
- Community Center Expansion - Sevierville, TN
- Westin Resort - Punta Cana Dominican Republic
- Holiday Inn Express - Cape Canaveral, FL
- La Quinta Inn & Suites - Bartlett, TN
- Springhill Suites - Fort Walton Beach, FL
- Margaritaville Beach Cottage Resort - Panama City, FL
- Hampton Inn and Suites - Ponte Vedra, FL
- Town Place Suites - Brentwood, TN
- Residence Inn - San Antonio, TX
- Hampton Inn Historic District - Columbia, SC
- Home 2 Suites - Murrels Inlet, SC

TAB C

# Capacity and Capability of Firm to Perform Work

## Resume



**TED NEEDHAM**  
PE, Partner

**Building Systems Group**  
*Consultant of ETFC*  
Electrical Engineer



**JASON C. NEEDHAM**  
PE, LEED AP, Partner

**Building Systems Group**  
*Consultant of ETFC*  
Mechanical Engineer

### Profile

Tom has over 50 years of experience on Educational building projects as a designer, project manager, construction manager, and overall management of engineering firms. Tom has not only worked as an engineer but also as a building owner for Shelby County and a program manager on multiple projects with multiple stakeholders.

### Education | Certifications

Years of Experience

Industry - 52 | **Building Systems Group** · 4

Christian Brothers University

Bachelor of Science - Electrical Engineering

Registered: Tennessee, Arkansas, Mississippi, and Kentucky

### Relevant Experience

Bartlett Recreation & Aquatics Center - Bartlett, TN

Tupelo Aquatics Center - Tupelo, MS

University of Memphis

Aquatics Center

Recreation Pool Renovation

Germantown Athletic Club Aquatic Center - Germantown, TN

Lambuth University Aquatic Center - Jackson, TN

University of South Carolina Aquatic Center - Columbia, SC

The Venue Memphis - Memphis, TN

YMCA Downtown - Memphis, TN

YMCA Midtown - Memphis, TN

Aloft Hotel - Memphis, TN

Candlewood Hotel - Louisville, KY

Delta Hotel - Little Rock, AR

Combo Hotel - Nashville, TN

### Profile

Jason has over 27 years of experience on Educational building projects. He has designed over 100 K - 12 Educational buildings over the past 20 years and is a recognized leader in mechanical engineering, 21<sup>st</sup> Century K - 12 Design, project management, design, sustainability, and construction administration of educational facilities.

### Education | Certifications

Years of Experience

Industry - 27 | **Building Systems Group** · 4

University of Memphis

Bachelor of Science - Mechanical Engineering

Registered: Tennessee, Arkansas, and Mississippi

### Relevant Experience

Bartlett Recreation & Aquatics Center - Bartlett, TN

Tupelo Aquatics Center - Tupelo, MS

University of Memphis

Aquatics Center

Recreation Pool Renovation

Germantown Athletic Club Aquatic Center - Germantown, TN

Lambuth University Aquatic Center - Jackson, TN

University of South Carolina Aquatic Center - Columbia, SC

The Venue Memphis - Memphis, TN

YMCA Downtown - Memphis, TN

YMCA Midtown - Memphis, TN

Aloft Hotel - Memphis, TN

Candlewood Hotel - Louisville, KY

Delta Hotel - Little Rock, AR

Combo Hotel - Nashville, TN



DAN BERANEK  
PE, LEED AP

McClelland Consulting Engineers  
President | Project Director



MITCH ROSE

McClelland Consulting Engineers  
Executive VP

**Profile**

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.

**Education | Certifications**

Years of Experience  
MCE - 24

Marquette University  
Bachelor of Science - Civil Engineering

**Relevant Experience**

Robinson Center Auditorium Renovation - Little Rock, AR  
W.J. Clinton Presidential Center and Park - Little Rock, AR  
Heifer International World Headquarters - Little Rock, AR

**Profile**

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.

**Education | Certifications**

Years of Experience  
MCE - 28

Louisiana Tech University  
Bachelor of Science  
Construction Engineering Technology

**Relevant Experience**

Downtown Streetscape - Pine Bluff, AR  
King Street Drainage Improvements - Pine Bluff, AR  
Crossroads Subdivision - Pine Bluff, AR

# Capacity and Capability of Firm to Perform Work

## Resume



**STEVE HALES**  
PLA

McClelland Consulting Engineers  
Project Manager



**STEVEN HEAD**  
PE

McClelland Consulting Engineers  
Project Engineer

TAB C

### Profile

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.

### Education | Certifications

Years of Experience

MCE -- 2

Arkansas State University - BS - Business  
University of Arkansas - BS - Architecture

Registered: Arkansas

### Relevant Experience

- \*The Links at Gettysburg - Gettysburg, PA
- \*Walden County Club - Crofton, MD
- \*The Woodlands Golf Course - Windsor Mill, MD
- \*Queenstown Harbor Golf - Queenstown, MD

### Profile

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.

### Education | Certifications

Years of Experience

MCE -- 11

University of Arkansas - BS - Civil Engineering

Registered: Oklahoma

### Relevant Experience

- U of A Basketball Practice Facility - Fayetteville, AR
- Boys and Girls Club Addition - Fayetteville, AR
- Bentonville City Center, Ledger Building,  
and Parking Garage - Bentonville, AR
- Highway 72 Widening & Interchange Improvements -  
Northwest Arkansas

\*Denotes experience gained while associated with another firm



**AARON MUSICK**  
PS  
McClelland Consulting Engineers  
Survey Department Manager



**JESSIE PERRY**  
McClelland Consulting Engineers  
CADD Technician

**Profile**

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.

**Education | Certifications**

Years of Experience  
MCE - 1  
Gordon Military Academy and International  
Correspondence  
Registered: Arkansas and Illinois

**Profile**

Mrs. Perry joined MCE in 2022 with 9 years of experience working CADD. As an integral part of MCE's Land Development Department, Jessie works closely with project designers to increase design efficiency and insure adherence to drafting standards.

**Education | Certifications**

Years of Experience  
MCE - 1  
Trine University - BS - Design Engineering Technology

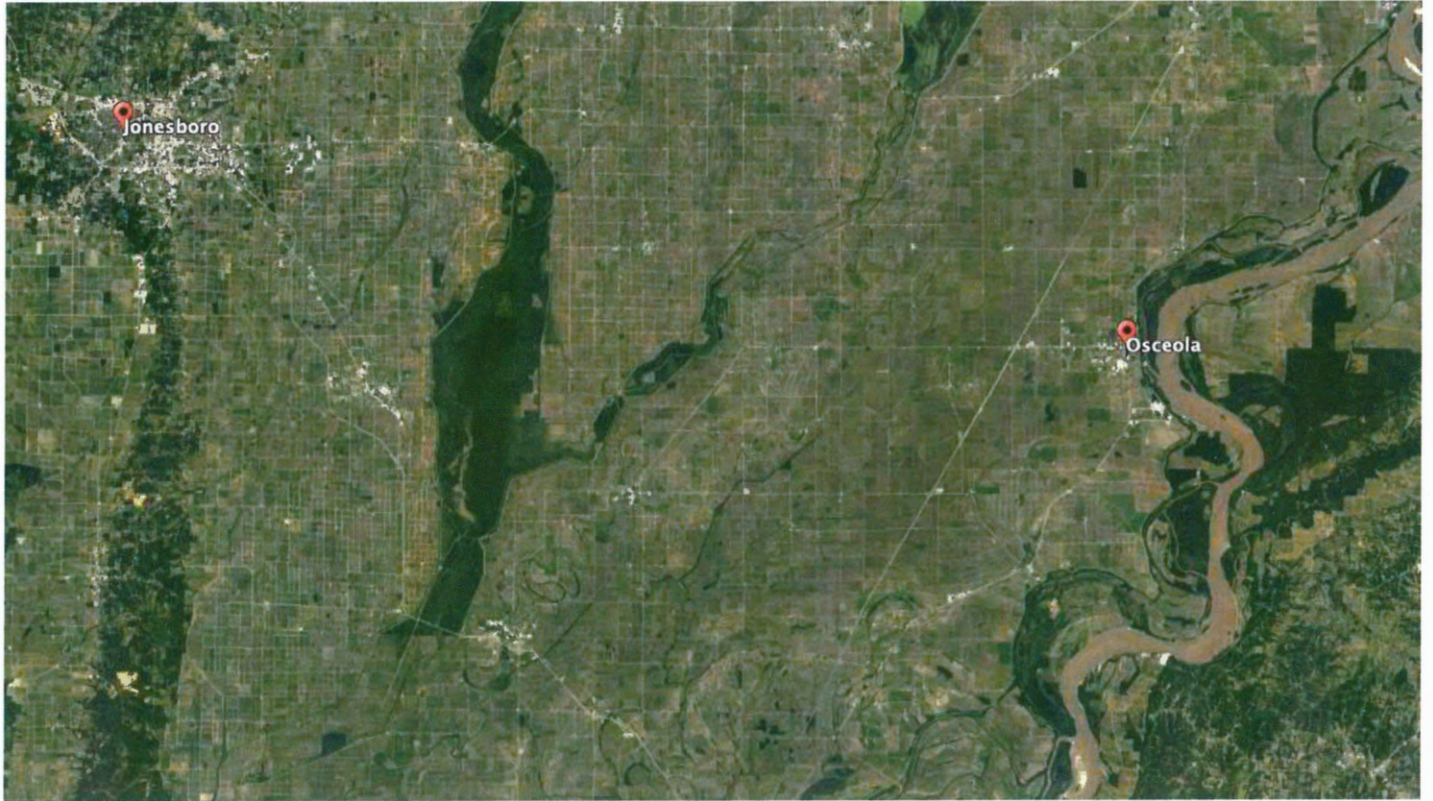
## Capacity and Capability of Firm to Perform Work

Weekly Allocation Time Table

### Estimated Time in Hours per Week

KEY PERSONNEL	HOURS PER WEEK <i>Design Phase</i>	HOURS PER WEEK <i>Preconstruction Phase</i>	HOURS PER WEEK <i>Construction Phase</i>	HOURS PER WEEK <i>Closeout</i>
Jon Folsom, Sr. Project Manager Nabholz	4	16	20	4
Eric Euler, Project Manager Nabholz	0	16	32	24
Mackenzie Scott, Project Engineer Nabholz	0	8	40	40
Bentley Grissom, Superintendent Nabholz	0	2	40	40
Ladd Garey, Principal-In-Charge ETFC	16	4	4	4
Matt Sihvonen, Project Manager ETFC	32	16	8	8
Nicholas Pirani, BIM/CAD Coordinator ETFC	24	8	4	2
Brian Cooper, Project Coordinator ETFC	28	8	2	2
Kathryn Westervelt, Interior Designer ETFC	24	6	2	2
Roddy Garey, Specifications and Construction Oversight   ETFC	16	16	24	24
Eric Criswell, Structural Engineer EFI Global Consultant for ETFC	24	8	4	2
Tom Needham, Electrical Engineer Building Systems Group (BSG) Consultant for ETFC	24	16	4	2
Jason Needham, Mechanical Engineer Building Systems Group (BSG) Consultant for ETFC	28	16	4	4
Dan Beranek, President McClelland Consulting Engineers	15	10	5	5
Mitch Rose, Executive VP McClelland Consulting Engineers	5	5	5	0
Steve Hales, Project Manager McClelland Consulting Engineers	30	30	30	20
Steven Head, Project Engineer McClelland Consulting Engineers	5	10	5	0
Aaron Musick, Surveyor McClelland Consulting Engineers	5	5	0	0
Jessie Perry, CADD Technician McClelland Consulting Engineers	30	30	15	15

TAB C

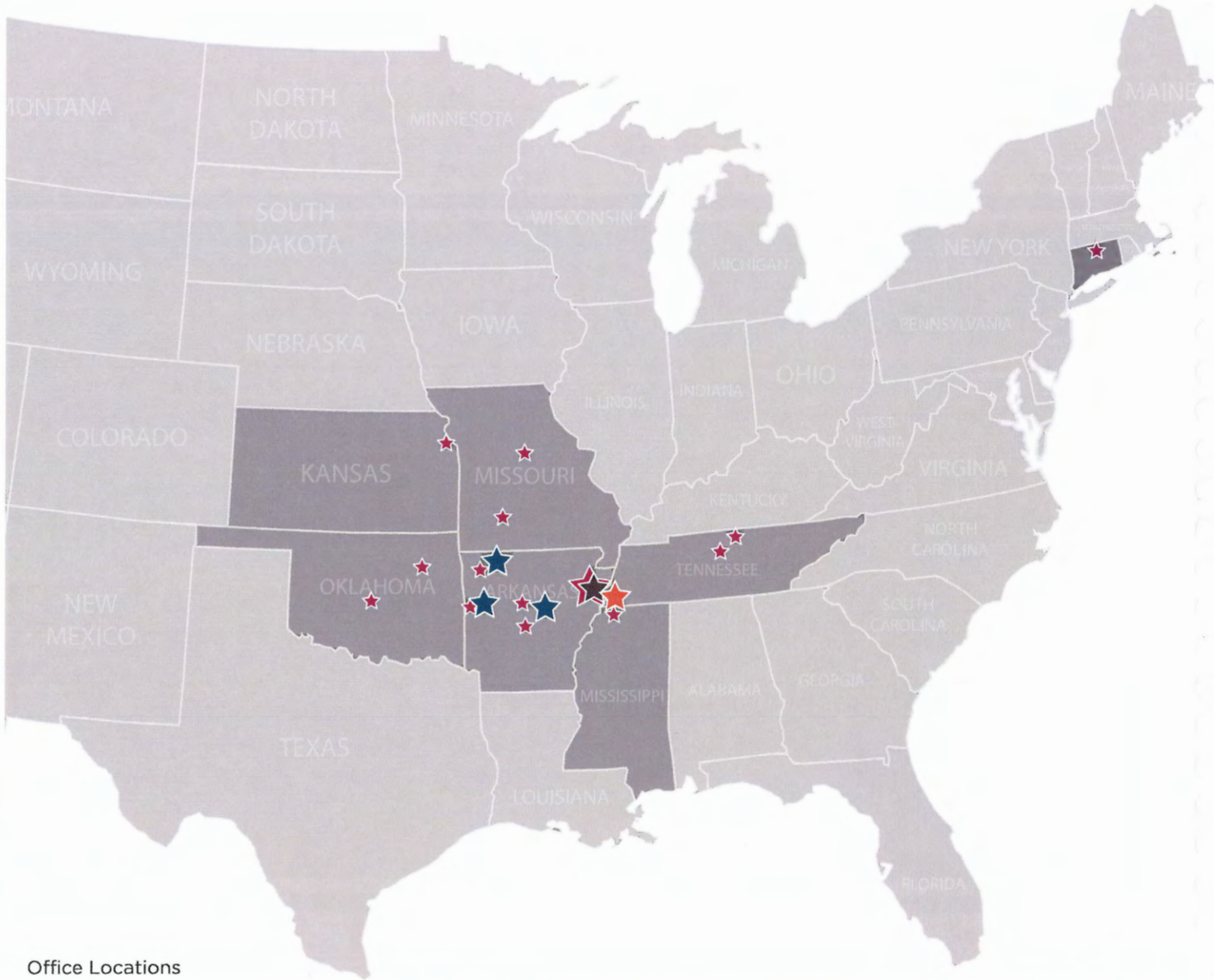


## Proximity to and Familiarity with Project Area

# Proximity to and Familiarity with Project Area

## Office Locations

TAB D



Office Locations

### Nabholz

- **ARKANSAS**  
Jonesboro - Principal  
Conway - Headquarters  
Little Rock  
North Little Rock  
Rogers  
Fort Smith
- **MISSISSIPPI**  
Hernando
- **KANSAS**  
Lenexa
- **OKLAHOMA**  
Tulsa  
Oklahoma City
- **MISSOURI**  
Springfield  
Columbia
- **TENNESSEE**  
Nashville  
Portland
- **CONNECTICUT**  
Oxford

### ETFC

- **343 North Main**  
**Memphis, TN**  
**38103**

### McClelland Consulting Engineers

- **7302 Kanis Rd**  
**Little Rock, AR**  
**72204**
- **1580 E Stearns St**  
**Fayetteville, AR**  
**72703**
- **2120 Waldron Rd**  
**Building A, Suite 5**  
**Fort Smith, AR**  
**72903**

## Proximity to and Familiarity with Project Area

Nabholz Client List for Mississippi County

### **Actagro, LLC**

1300 Richard E Prewitt Dr.  
Osceola, AR 72370

### **American Greetings Corporation**

1400 Ohlendorf Rd.  
Osceola, AR 72370

### **Armored School District**

4555 N State Highway 127  
Armored, AR 72310

### **ARVEST Bank**

709 W. Fleeman St.  
Manila, AR 72442

### **Aviation Repair Technologies**

2305 Texas St.  
Blytheville, AR 72315

### **Blytheville School District**

405 Park St.  
Blytheville, AR 72315

### **City of Blytheville**

124 W. Walnut  
Blytheville, AR 72315

### **DENSO Manufacturing Arkansas**

100 Denso Rd.  
Osceola, AR 72370

### **Gosnell School District**

600 State Highway 181  
Gosnell, AR 72315

### **Heritage Square Nursing & Rehabilitation Center**

710 N. Ruddle Rd.  
Blytheville, AR 72315

### **KIPP Delta Public Schools**

1124 W. Moutrie  
Blytheville, AR 72315

### **Kroger**

400 W. Moultrie Dr.  
Blytheville, AR 72315

### **Major Retail and Wholesaler**

Osceola, AR 72370  
Blytheville, AR 72315

### **Major Telecommunications Company**

Osceola, AR 72370  
Blytheville, AR 72315  
Wilson, AR 72395

### **Major Utilities Company**

Blytheville, AR 72315

### **Manila School District**

419 E Olympia Ave  
Manila, AR 72442

### **Northeast Arkansas Community Correction Center**

1351 E Co Rd 732  
Osceola, AR 72370

### **Northeast Arkansas Federal Credit Union**

211 N. Broadway  
Blytheville, AR 72315

### **Osceola School District**

2750 W Semmes Ave.  
Osceola, AR 72370

### **Rivercrest School District**

22 N Jefferson St.  
Wilson, AR 72395

### **Southern Bancorp Bank**

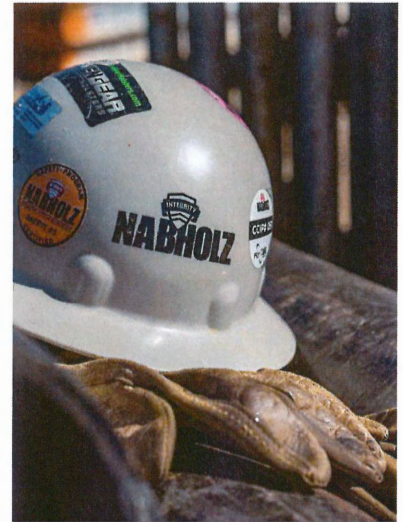
403 W. AR-18  
Manila, AR 72422

### **United States Postal Service**

101 E. Johnson Ave.  
Osceola, AR 72370

### **United States Postal Service**

600 N. Broadway St.  
Blytheville, AR 72315



We believe a combination of knowledge, experience, communication, integrity, and teamwork create the best construction management experience. That's why we know Nabholz is the right partner for your project. We have built facilities similar in size, scope, and complexity to your project, and will leverage over 70 years' experience to become not only your builder, but your partner.

TAB D

## Proximity to and Familiarity with Project Area

McClelland Consulting Engineers Client List for Mississippi County

TAB D



For 60 years, MCE has provided unprecedented service to our clients by providing reliable professional design and support for their projects. Our service continues well after project completion to ensure that you are satisfied and your project continues to meet your needs and goals

### Osceola Projects:

Aquatic Park Improvements  
Land Development

City of Osceola-On Call (General)  
Water/Wastewater

Florida Park Improvements  
Land Development

Summer Avenue Lift Station  
Water/Wastewater

Osceola Downtown Streetscape  
Land Development

Osceola Municipal Airport  
Aviation

Osceola Sewer Improvements  
Water/Wastewater

Osceola WWTP Effluent Pump Station  
Water/Wastewater

Osceola-CIPP  
Water/Wastewater

Osceola Water Treatment Plan  
Expansion  
Water/Wastewater

### Blytheville Projects:

Pipeline Replacement  
Geotechnical Investigation

Sudbury Property SIR & CSP  
Land Development

Blytheville Municipal Airport

**Proximity to and Familiarity with Project Area**  
Nabholz + McClelland Consulting Engineers Client References



**LITTLE ROCK DISTRICT**  
Southwest High School

**Owner Reference:**

Mike Ellis, Director of Maintenance & Operations  
501.447.1009  
Mike.Ellis@lrzd.org



**ARKANSAS ARTS CENTER**  
Renovation & Expansion

**Owner Reference:**

Victoria Ramirez, Executive Director  
501.372.4000  
vramirez@arkmfa.org



**ARKANSAS CHILDRENS**  
Northwest Arkansas

**Owner Reference:**

AnneMarie Witecki, Hospital Administrator  
501.364.2303  
witeckia@archildrens.org



TAB D

## Proximity to and Familiarity with Project Area

Nabholz + ETFC Client References



**ARMOREL SCHOOL DISTRICT**  
K-4 Building Addition & Renovations

**Owner Reference:**

Tiffany Morgan, Superintendent  
870.763.6639  
tmorgan@armorel.k12.ar.us



**RIVERCREST SCHOOL DISTRICT**  
Baseball-Softball Complex

**Owner Reference:**

Michael Cox, Superintendent  
870.655.8633  
mike.cox@smccolts.com

TAB D



**MANILA SCHOOL DISTRICT**  
High School Track

**Owner Reference:**

Jason Evers, Superintendent  
870.561.4419  
eversj@manilaschools.org



# Project Experience



TAB E

## Project Experience

Nabholz



**BIG CEDAR LODGE**  
Buffalo Ridge Springs Clubhouse  
Hollister, MO



**PAYNE VALLEY GOLF CLUB**  
Hole 19  
Ridgedale, MO



**TOP OF THE ROCK**  
Welcome Center  
Ridgedale, MO

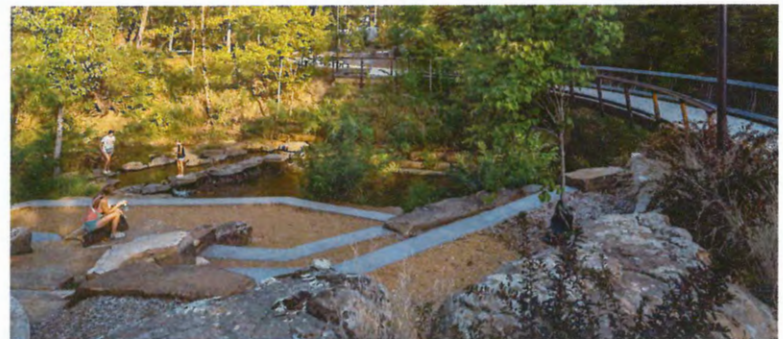
TAB E



**Location:**  
Fayetteville, Arkansas

**Contract Amount:**  
\$10 Million - Civic Space  
\$10 Million - Parking Deck  
\$10.8 Million - Fay Jones Park  
Street Scapes

**Designer:**  
Nelson Byrd Woltz  
Charlottesville, Virginia



## CITY OF FAYETTEVILLE Cultural Arts Corridor

**Features:**

The Cultural Arts Corridor is a dynamic new 50-acre outdoor public space that will help to revitalize Fayetteville’s downtown area and create a destination for residents and visitors alike. Linking the City’s key cultural institutions, the corridor will showcase and celebrate local arts culture. It will also enhance civic space and serve as a catalyst for additional development and density in the downtown area, increasing bike trails and connections, and improving streets and walkability.

# Project Experience

Nabholz

2022

Excellence in Construction Award  
Presented by Associated Builders and  
Contractors of Arkansas



**Location:**  
Rogers, Arkansas

**Contract Amount:**  
\$11.5 Million

**Size:**  
178,000 s.f.

**Designer:**  
Ross Barney Architects  
Chicago, Illinois



TAB E



## CITY OF ROGERS

### Railyard Park

**Features:**

Rogers, which is currently home to roughly 66,000 residents in the rapidly growing pocket of Northwest Arkansas, was once a prosperous railway water stop and cider production hub.

The design of the newly opened Railyard Park references this history throughout. Along with play structures largely designed by Ross Barney Architects, the Play Yard, a children’s recreational area, is populated by old freight containers repurposed as public washrooms and a retired gantry crane.

A trio of modernized water towers evoke a past time but also showcase contemporary art: murals by the Mexico City-born, Fayetteville-based Octavio Logo, French street artist Mantra, and London-based Lakwena wrap the exteriors of each reservoir. The Butterfield Stage—a spacious pavilion for gatherings and live events named after the 19th-century stagecoach line that once rolled through town—incorporates an old trackside industrial building.



🏆 2023 Regional and Urban Design Award by The American Institute of Architects



**Location:**  
Ozark, Missouri

**Contract Amount:**  
Confidential

**Designer:**  
Kinetic Design



TAB E



## THE OZARK MILL AT FINLEY FARMS

The transformation of the Ozark Mill at Finley Farms by the Nabholz | Kinetic team is truly remarkable, highlighting a deep commitment to preserving historical landmarks and revitalizing them for contemporary use.

The Ozark Mill, dating back to the early 1800s, adds significant historical value to the project. Its preservation honors the rich legacy of the Ozark community and parallels the historical significance of the Missouri State Fair.

The challenge of moving and securing the entire structure on a higher foundation, while maintaining its structural integrity and authenticity, is a testament to the skill and dedication of the Nabholz | Kinetic team. Such meticulous work requires a deep understanding of historical architecture and construction techniques to ensure the preservation of the over 100-year-old structure.

The inclusion of diverse spaces within the 30,000-square-foot facility, such as a restaurant, speakeasy bar, and event space. A chapel, an urban garden, and a restored historic landmark bridge on the grounds add layers of functionality and cultural richness to the site. This approach not only breathes new life into the mill but also makes it a versatile destination catering to various community needs.



## Project Experience

Nabholz



**Location:**

Lampe, Missouri

**Contract Amount:**

Confidential

**Size:**

30,000 s.f.

**Designer:**

Summerour & Associates

Atlanta, Georgia



## DOGWOOD CANYON NATURE PARK General Store and Mill

**Features:**

Built right on Indian Creek, this facility was built while preserving and protecting the canyon's natural plant and wildlife environment. Nabholz is proud to have been a part of this striking structure that incorporates the history of a 1865 antique barn and a working, timber-framed mill. Some features include:

- » Custom kitchen with 1,800 ticket capacity
- » Antique barn from Canada - dismantled, shipped and re-erected as the dining room
- » Education Center with bike barn
- » Antique mill that is fully functional and water powered
- » General store
- » Large fireplace created from natural stone
- » Bridge over Indian Creek with walls built from glass imported from France
- » Ancient Ozarks Natural History Museum



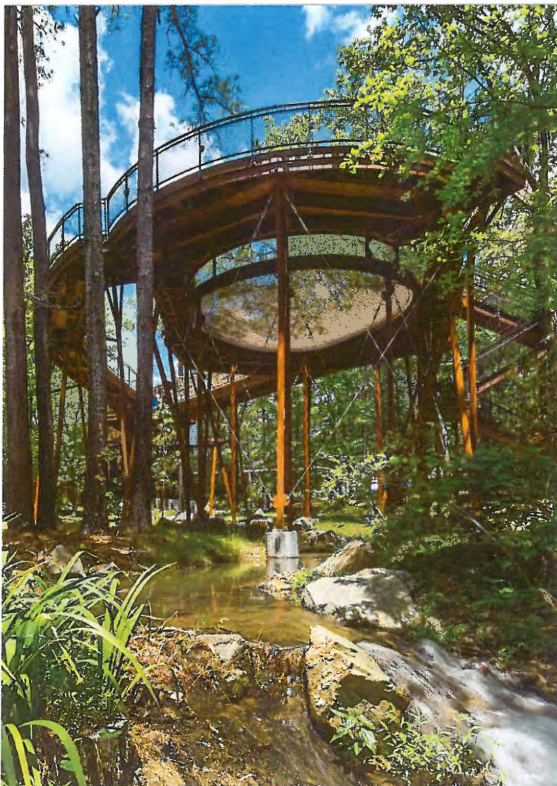


**Location:**  
Hot Springs, Arkansas

**Contract Amount:**  
\$3.5 Million

**Size:**  
40,500 s.f.

**Designer:**  
Wittenberg Delony & Davidson  
Little Rock, Arkansas



## MID-AMERICA SCIENCE MUSEUM Donald W. Reynolds Center Additions & Renovations

**Features:**

Nabholz served as general contractor for the original build of the Mid-America Science Museum in 1978. When the museum decided to undergo a complete remodel almost 40 years later, they called on Nabholz once again. This remodel to the existing facility includes:

» **Additions:**

- » 240-foot-long-skywalk
- » Rope bridge
- » Net circle
- » Treehouse

» **Renovations:**

- » Exhibit halls
- » Galleries
- » Legacy exhibits
- » Cafe'

# Project Experience

McClelland Consulting Engineers

TAB E



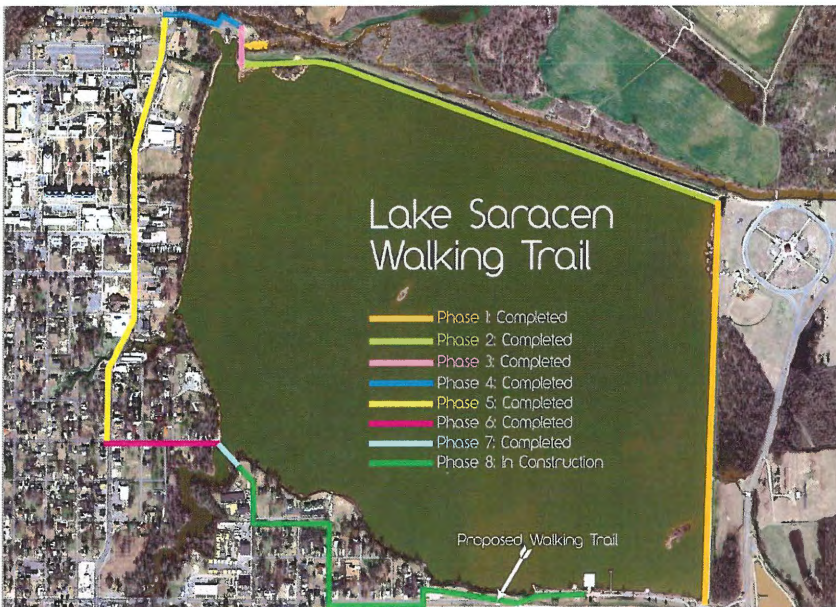
**Location:**  
Pine Bluff, Arkansas

**Reference:**  
Joy Blankenship  
Lake Saracen Committee  
101 N. Pine Street  
Pine Bluff, AR 71601  
870.536.8742

## LAKE SARACEN WALKING TRAIL

**Features:**

MCE designed Phases VI, VII and VIII of the walking trail at Lake Saracen. These phases of the five-mile loop trail begin at the southeast corner of King Street and University Drive and extends east down King Street to Brump’s Bayou. The trail is a six-foot-wide concrete walking surface. Phase VI of the trail provides access to the bank fishing area provided by Arkansas Game and Fish at Brump’s Bayou. This allows for fishing access to the neighborhoods to the south of the University of Arkansas at Pine Bluff. Phase VII involved constructing a 308 foot fishing pier and wildlife viewing area crossing Brump’s Bayou connecting to the Phase VIII trail. A new sidewalk along University Drive gives university students and faculty, as well as the surrounding neighborhoods, access to the trail. The trail is also ADA-accessible with ramps and hand rails.





**Location:**  
Springdale, Arkansas

**Reference:**  
Ben Peters, PE, City Engineer  
City of Springdale  
201 Spring Street  
Springdale, AR 72764  
479.750.8105  
bpeters@springdalear.gov

## SPRING CREEK TRAIL

**Features:**

The project involved extending the existing 12-foot-wide concrete Spring Creek Trail to the west. The newly designed trail spans 2,192 linear feet along the watercourse, traversing a combination of open fields and dense woodlands until it reaches an at-grade crossing at 40th Street. As it continues westward, it meanders alongside the southern bank of Spring Creek for 2,235 linear feet through the Arkansas Game and Fish Commission's JB and Johnelle Hunt Family Ozark Highlands Nature Center, concluding at its current termination/turnaround point.

The project's design scope encompassed topographic and geotechnical investigations, trail design, use of corten steel pedestrian bridges, bicycle and pedestrian pavement markings, signage, and coordination with franchise utilities. The construction was successfully completed at a cost of \$1.9 million, with funding provided by the City, and ARDOT TAP grant, and financial support from a local foundation.

MCE is currently designing Phase III, which involves a 0.5-mile extension, guiding the trail under I-49 alongside Spring Creek, concluding at Whittle Road. Much of this extension falls within the floodway/floodplain of Spring Creek. Advanced HEC-RAS modeling was employed for this trail section to ensure a No-Rise condition of the water level of Spring Creek upon completion of construction. The design will include specific erosion control measures due to the trail's location within the Spring Creek floodplain, in addition to standard design features typical of multiuse trails.

## Project Experience

McClelland Consulting Engineers



TAB E

### Location:

Osceola, Arkansas

### Reference:

Ray Fulmer

Osceola Municipal Airport

200 Airport Road

Osceola, AR 72370

479.552.1150

ray.fulmer@osceolalightandpower.com

## OSCEOLA MUNICIPAL AIRPORT

### Features:

MCE has worked with the Osceola Municipal Airport on numerous projects throughout the last 20 years. These projects included: updating the airport's Master plan, improving the runway safety area, widening the runway, installing a fuel farm, widening the taxiway, and rehabilitating the apron. MCE provided a Master Plan Update for Osceola Municipal Airport in 1999. The Master Plan Update included a comprehensive long-range plan for the development of the airport. The drawings in this report contained information for airspace use, property maps, future development, and inventory of the airspace.

Construction was completed in 2006 to widen and overlay Runway 1/19 from 50 feet to 75 feet wide. This project included a lime stabilized sub-grade, Class 7 base and asphalt surface course. The runway edge lights were also replaced. The airport lighting was designed for additional visual guidance to be installed in the future.

MCE made improvements to the airport's Runway Safety Area (RSA) by relocating the existing drainage ditches outside of the RSA. In addition, MCE provided topographic survey for the area around the runway. MCE designed the gradient to meet FAA standards for runway safety areas. The project was completed in 2011. A 3,000-gallon, double wall, above ground fuel system with a self-service credit card system including receipt printer, data logger, electric dispenser, interface, and network card was installed. MCE has completed two apron rehabilitation projects for the airport. The first included the full depth reconstruction of the asphalt pavement in 2012. The second occurred nine years later and included crack sealing, applying an asphalt surface treatment, and re-marking the pavement. This seal coat will extend the life of the pavement and protect it from fuel and chemical spills.

Currently, MCE is scheduled to work with the Osceola Municipal Airport on several upcoming projects such as the installation of the Precision Approach Path Indicator (PAPI), installation of a new windcone, the relocation of the airport's access road, and planning for the installation of a parallel taxiway.



APPENDIX

Arkansas Contractor License

Nabholz

License No. 0000020324

ID #1673

*State of Arkansas*  
*Commercial Contractors Licensing Board*

NABHOLZ CONSTRUCTION CORPORATION & DIVISIONS  
PO BOX 2090  
CONWAY, AR 72033

NABHOLZ CONSTRUCTION CORPORATION & DIVISIONS

**This is to Certify That**

is duly licensed under the provisions of Ark. Code Ann. § 17-25-101 et. seq. as amended and is entitled to practice Contracting in the State of Arkansas within the following classifications/specialties:

- BUILDING
- (COMMERCIAL & RESIDENTIAL)
- ELECTRICAL
- HIGHWAY, RAILROAD, AIRPORT CONSTRUCTION
- MUNICIPAL & UTILITY CONSTRUCTION
- SPECIALTY
  - Boiler Construction & Repair
  - Plumbing

**This contractor has an unlimited suggested bid limit.**

from April 14, 2023 until March 31, 2024 when this Certificate expires.

*Witness our hands of the Board, dated at North Little Rock, Arkansas:*



*Ray [Signature]*

CHAIRMAN

*Michelle [Signature]*

SECRETARY

April 14, 2023 - dsa

APPENDIX



**ASA HUTCHINSON**  
GOVERNOR

**DARYL E. BASSETT**  
SECRETARY OF LABOR  
AND LICENSING

**State of Arkansas**

Arkansas Department of Labor and Licensing  
Board of Architects, Landscape Architects,  
and Interior Designers  
900 W Capitol Ave, Suite 400  
Little Rock, AR 72201  
PH (501)-682-3171  
<https://www.asbalaid.arkansas.gov>

343 NORTH MAIN STREET  
MEMPHIS, TN 38103

**LICENSE #:**  
**C867**

**EVANS TAYLOR FOSTER CHILDRESS, PC**

IS LICENSED AS  
CERTIFICATE OF AUTHORIZATION

Given under our hand and seal on **02/01/2023**

This license expires: **01/31/2024**

SECRETARY OF LABOR AND LICENSING

DIRECTOR

McClelland Consulting Engineers



STATE BOARD OF LICENSURE  
FOR PROFESSIONAL ENGINEERS  
AND PROFESSIONAL SURVEYORS  
P.O. BOX 3750  
LITTLE ROCK, ARKANSAS 72203-3750  
[www.pels.arkansas.gov](http://www.pels.arkansas.gov)  
Phone (501) 682-2824  
Fax (501) 682-2827

Your license and cancelled check will serve as your receipt.

ARKANSAS BOARD OF LICENSURE  
FOR PE'S & PS'S  
P.O. Box 3750, Little Rock, AR 72203  
LICENSURE INVALID AFTER  
12/31/2024  
McClelland Consulting Engineers  
IS DULY LICENSED AS  
Certificate of Authorization  
COA Certificate Number : 24

McClelland Consulting Engineers  
7302 Kanis Road  
Little Rock, AR 72204-2409

  
Executive Director

APPENDIX

# Bonding Capacity

Nabholz

**Stephens**  
Stephens Insurance, LLC

Sherri Escovedo  
Bond Department Manager

December 18, 2023

To Whom It May Concern;

RE: Nabholz Construction Corporation

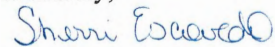
It is the privilege of The Hartford to provide surety bonds for Nabholz Construction Corporation on single projects in the \$500,000,000 range and an aggregate program of \$2,000,000,000.

It is our opinion that Nabholz Construction Corporation has demonstrated the necessary management abilities and organizational skills to meet and exceed the needs of their clients.

Hartford Fire Insurance Company is an approved surety by the US Bureau of the Fiscal Service and enjoys an A.M. Best Rating of A+ (Superior) and a Financial Size Category of XV (\$2 Billion or greater). Please understand that issuance of performance and payment bonds will be subject to a satisfactory review and approval of contract documents, bond forms, project financing arrangements, and usual underwriting information.

If you have any questions or need any additional information, please do not hesitate to contact me at 501-377-8220.

Sincerely,



Sherri Escovedo  
Attorney-in-Fact  
The Hartford

Bond Department Manager  
Stephens Insurance, LLC

P.O. Box 3507 | 111 Center Street Suite 1400 | 501-377-8220 t | sherri.escovedo@stephens.com  
Little Rock, AR 72203 | Little Rock, AR 72201 | 501-537-6031 f |





# THANK YOU

We appreciate the opportunity.

