



CITY OF WEST WENDOVER **NEW FIRE STATION** AND COMMUNITY & RECREATION CENTER

DESIGN/BUILD QUALIFICATIONS
05 AUGUST 2021





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August 5, 2021

Chris Melville,
City Manager
City of West Wendover
1111 N. Gene L. Jones Way
West Wendover, NV 89883

RE: New Fire Station and Optional Community & Recreation Center
Design Build Qualifications

Dear Chris,

We are very excited to submit our qualifications to West Wendover City. The importance of this new fire station in terms of public safety, firefighter health and wellness, and service to your expanding community cannot be overstated. Additionally, the potential for the community recreation center and the certain value it will provide to the citizens of Wendover makes this for a very exciting project!

The Wadman Corporation + Babcock Design Team consists of proven leaders. Wadman understands West Wendover requires a highly qualified design-builder to lead the design and construction phases of the West Wendover Fire Station project to meet design, schedule, budget, quality and safety objectives—all while establishing positive public relations with the community. Wadman Corporation, a commercial general contractor with an impressive history of over 70 years with extensive public project and design-assist experience, is well-positioned to exceed the City's expectations. Babcock Design has completed countless civic projects in the Intermountain West over the last 36 years. They understand public buildings and have a strong reputation for designing projects that compliment their communities. Together, we will bring West Wendover a well-coordinated design and construction process that culminates in an operationally efficient fire station and a recreation center that meets budget goals, function and is aesthetically appropriate.

Our team is a highly integrated group of professionals. We are ready to provide the city with a highly elevated collaboration that will focus on a progressive design build between all parties involved. You will remain informed and in control of the projects throughout their duration. Our individual roles have been structured for clarity and to ensure we can accommodate West Wendover to the best of our ability. We know what needs to be done and we know where to begin. Thank you for considering our qualifications and the possibility of working with West Wendover City on this exciting project for your team and community.

Sincerely,

Rob Cottle, AIA
Senior Partner
BABCOCK DESIGN

Spencer Bradley
Vice President
WADMAN CORPORATION

DESIGN
Rob Cottle
Principal-in-Charge
801.201.6432
rob@babcockdesign.com

Babcock Design
S-Corporation
Nevada License No. 7150

BUILD
Spencer Bradley
Preconstruction Manager
801.791.6187
sbradley@wadman.com

Wadman Corporation
Corporation
Nevada License No. 26680



Dale Barton Agency
INSURANCE AND SURETY BONDS

1100 E 6600 South, Suite 400
Salt Lake City, UT 84121
tel. (801) 288-1600
fax. (801) 288-1944
www.dalebarton.com

July 28, 2021

Subject: Wadman Corporation
Contractor Prequalification and Surety Reference

Ladies and Gentlemen:

Wadman Corporation has successfully completed an enviable construction performance record on public and private projects. This company is well financed, adequately equipped and has significant experience in the construction industry.

We have enjoyed the privilege of providing bonds to Wadman Corporation for over 40 years. The surety is Travelers Casualty and Surety Company of America. Travelers is listed as an approved surety in the U.S. Treasury Circular 570 and maintains an A++ XV A.M. Best rating. A surety has never had to complete any of the contractor's work or pay a claim. We have never been contacted by a dissatisfied owner. Wadman's single-project bonding capacity exceeds \$125,000,000, with aggregate capacity over \$450,000,000. This level of surety capacity has been attained through integrity, performance and a financially stable position. We have bonded Wadman Corporation on many large, multi-million dollar, high-profile projects. Accordingly, we anticipate providing performance and payment bonds when your projects are awarded to Wadman Corporation. Naturally, issuance of bonds is subject to receipt of an acceptable contract and Wadman Corporation continuing to satisfy standard surety underwriting requirements. This letter is neither an assumption of liability nor a bid, performance, or payment bond. It is issued only as a bonding reference requested from us by our client.

We have frequently visited Wadman Corporation's jobsites. Safety and management are given high priority. Quality work and professional project management have been exceptional. This fine company is capable of providing the experience and personal attention your projects deserve. Our recommendation of this contractor is without reservation. Please call us if further information is required.

Sincerely,



Michael Murphy
Attorney-in-Fact
SB/pc

BUILDING POSITIVE SOLUTIONS SINCE 1948



South Jordan Fire Station 64

BONDING & INSURANCE STATEMENT

Wadman Corporation is capable of meeting all insurance and bonding requirements for the West Wendover Fire Station Project. Over the past 5 years Wadman Corporation's average annual revenue has been approximately \$150 million. Our bonding capacity is \$450 million aggregate and \$125 million single. We have never failed to complete a contract awarded to us and our financials are sound and strong. Attached is our bonding letter and liability certificate.

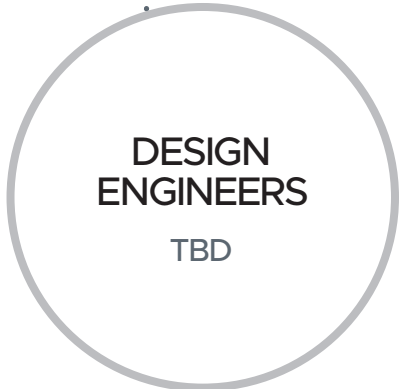
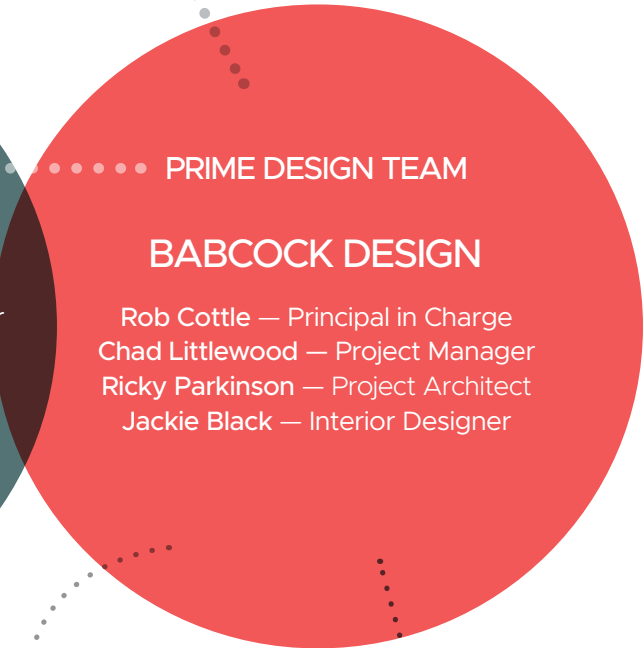


American Fork Tower

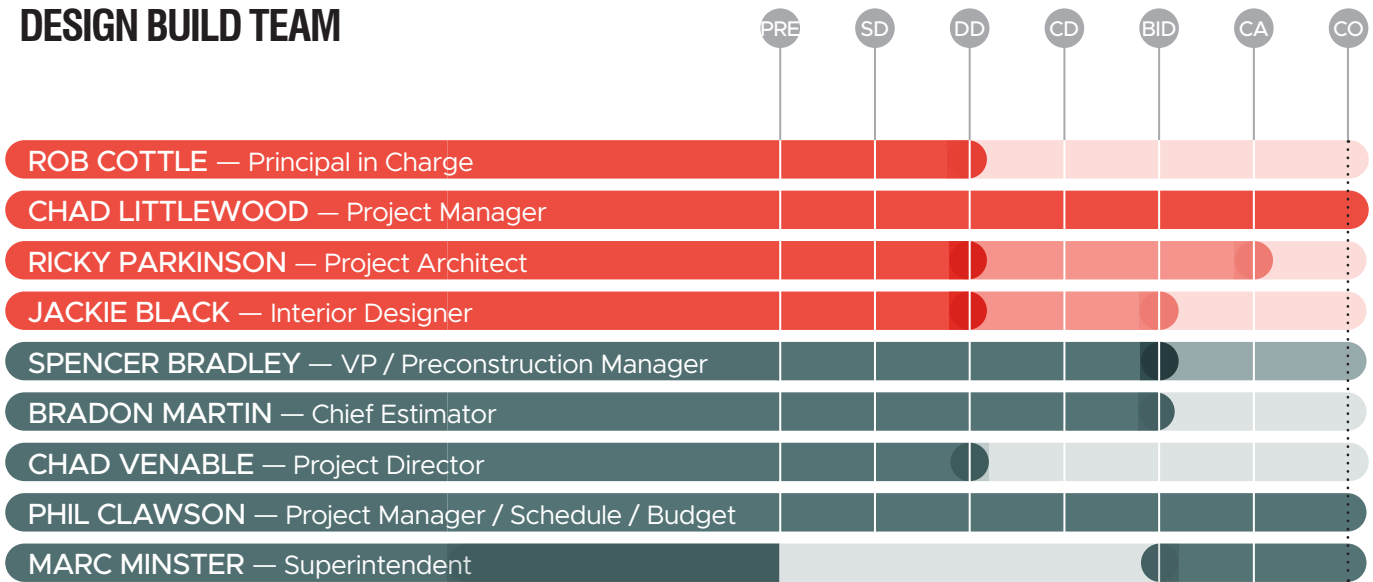
TECHNICAL & MANAGEMENT QUALIFICATIONS.

TEAM STRUCTURE & BENEFITS

Wadman and Babcock Design are no strangers to the design build process. We have utilized this method on many projects – most recently we collaborated on the American Fork Tower Office project south of Salt Lake City. Budget was paramount and we knew the design had to be in line while also delivering to the owner a project that met the needs of class A office and the growing business in the Silicon Slopes area. The project was a success because Wadman and Babcock worked together, created a plan, and executed it. We will carry that same work ethic forward for West Wendover. By having us both in the room from the start of the project – we are able to equally hear what your success factors are, constraints, and goals for the project. This will inform our plan, as design begins Wadman will be available for continual input on not only budget, but also constructability, procurement information, and scheduling. Meetings with Wendover will be ongoing, but we'll also hold regular offline meetings between Wadman and design team to verify that all elements of the project are captured in the most effective way.



DESIGN BUILD TEAM



PRE — KICK-OFF / PRE-DESIGN

Our team likes to hit the ground running. We recommend a beginning kick-off meeting known as a “charette” which is an intensive design and idea session to discuss and establish all the parameters of the project with our team and all the stakeholders of West Wendover City. This will get the entire team moving in the same direction with the same goals.

SD — SCHEMATIC DESIGN

Schematic Design is an exciting time for our team. We use this as information gathering. Our team will engage the City in discussions about your standard operating procedures / guidelines (SOP/SOG)s and how the built environment can support safer and more efficient operations. These discussions will help guide the design. A first response for project schedule will be developed and presented to Wendover for review - this will include time frame for estimating, reconciliation, and owner reviews.

Preliminary budget estimate will be established based upon early Schematic Documents to track where we stand with the budget. This continuous check of the budget will continue to happen throughout the entire process.

DD — DESIGN DEVELOPMENT

With the basic floorplan and primary design elements established, we now dive deeper into the details to verify that design assumptions are correct and modify the design accordingly. Discussions of construction means and methods are had to ensure that design decisions conform to budgets.

CD — CONSTRUCTION DOCUMENTS

Construction Documents are our time to fully dial in the drawings. It is here that we fine tune our documents to capture all previous decision making. Both Babcock and Wadman will review the drawings internally to ensure elements have been captured and errors minimized. This will result in a more consistent future phases, both in construction and cost management.

BID — BIDDING

Bidding during a CMGC process is considerably smoother than a traditional project delivery method. At this time, the design team will be working with the jurisdiction to ensure our permitting process goes smoothly, while Wadman will work with their prospective sub-contractors to validate their estimates made during design. Collectively, we will work together to deliver a final cost to West Wendover that meets all your fiscal needs.

CA — CONSTRUCTION ADMINISTRATION

The focus has now shifted, not just for the project, but the design team as well. Elements that were initially discussed are now becoming realities. Our primary goal through construction will be to ensure that West Wendover has an advocate for the implementation of the designed project. We will regularly observe and document the project in accordance with the expectations that we made previous promises on.

CO — CLOSEOUT

As closeout approaches, we will begin conversations with West Wendover to ensure final procedures are in place. The ongoing documentation throughout construction will aid us in this process. The full design team will be part of this process as stated previously to ensure that the final deliverable meets all the departments needs.

ATTACHMENT E
CORPORATE STRUCTURE QUESTIONNAIRE
CITY OF WEST WENDOVER
FIRE STATION AND OPTIONAL COMMUNITY AND RECREATION CENTER

1. Proposers shall complete the following information for the Proposed Design-Builder and all proposed Design-Build Team Members:

Legal Name	Wadman Corporation
Street Address	2920 South 925 West
Mailing Address	2920 South 925 West, Ogden Utah 84401
Point of Contact	Spencer Bradley
Position	Vice President - Business Development
Email	sbradley@wadman.com
Telephone Number	801.621.4185
Fax Number	801.621.7232
Type of Business	Corporation
Federal Tax Identification Number	87-0391113
Nevada Contractor's Registration Number	
Nevada Business License Number	26680

CORPORATE STRUCTURE OF PRIME DESIGN BUILDER

Wadman Corporation, nor any of its principals have lawsuits or claims in any court or public administrative body in which Wadman Corporation, or any company owned or controlled by Wadman Corporation, is a party asserting a claim on a design or construction contract. In the past 10 years, Wadman Corporation was not a party to any claims and/or lawsuits in the state of Nevada. Nor is Wadman Corporation a party to lawsuits and/or claims filed against our firm at this time.

ATTACHMENT E
CORPORATE STRUCTURE QUESTIONNAIRE
CITY OF WEST WENDOVER
FIRE STATION AND OPTIONAL COMMUNITY AND RECREATION CENTER

1. Proposers shall complete the following information for the Proposed Design-Builder and all proposed Design-Build Team Members:

Legal Name	BCDW, PC
Street Address	52 Exchange Place, Salt Lake City, Utah 84111
Mailing Address	52 Exchange Place, Salt Lake City, Utah 84111
Point of Contact	Rob Cottle
Position	Principal-in-Charge
Email	rob@babcockdesign.com
Telephone Number	801.433.4317 direct / 801.201.6432 mobile
Fax Number	None
Type of Business	S-Corporation
Federal Tax Identification Number	87-0630695
Nevada Contractor's Registration Number	n/a
Nevada Business License Number	7150

CORPORATE STRUCTURE OF PRIME DESIGN TEAM

Babcock Design was not a party to any claims and/or lawsuits in the state of Nevada. Nor is Babcock Design a party to lawsuits and/or claims filed against our firm at this time.

HISTORY OF SUCCESS.

DESIGN BUILD PROCESS

Having detailed, accurate, and timely information during the preconstruction process sets the stage for a successful project. Wadman Corporation, through 70+ design assist projects in the past 8 years, has developed a team and processes that will meet and exceed your expectations. As an integral team member to the process, Wadman will assist the design team and owners with all construction related issues. We will be your eyes and ears as it relates to construction means and methods, site conditions, cost management, and construction alternatives. Our team will be involved in every preconstruction meeting and will involve our project manager and superintendents as needed. We will also have major subcontractors heavily involved during this process.

Babcock is well versed in design build. In fact, it's a preferred method for most of our projects – specifically with public and government buildings. We understand that there is a limited amount of funds available for the project. Together with the help of Wadman we can put together a guaranteed maximum price (GMP) for the project – this helps the bidding process lose its volatility. With Wadman having engaged preferred sub-contractors through the design process – we can ensure that the bids match the estimates. The GC and architect win, but most importantly, the owner wins.

Wadman's 70+ design assist projects completed in the past 8 years involved projects ranging from \$2M - \$80M each. Our preconstruction manager and chief estimator provided design assist services on all of these projects including 35 public projects. Of these 35 public design assist projects, 20 were completed by our proposed project manager Phil Clawson including the Weber County 9-1-1 Dispatch Center under the design build method. This team is well versed in the requirements of design-assist projects and are very attuned to West Wendover's need for realistic estimating and budgeting with a finite budget. North View Fire Station completed under the design-build method is another testament to our ability to deliver a successful project to West Wendover.

Babcock Design recently completed South Jordan Fire Station 64 using a design build process. The project went great. By having a general contractor on board through the design process, not only were they able to be involved from a budgetary standpoint, but they also become more aware and invested in the project. Without having this early interactions, these seamless benefits to the owner can be lost.



South Jordan Public Safety Building

MUNICIPAL FACILITIES

Every public project we design is fundamentally unique. We believe that successful buildings result from the skillful integration of four primary factors: client, site, program, and culture. Because these influences vary on each project, the resulting solutions vary as well. We pride ourselves on truly listening to our clients' needs and understanding the larger goals from top to bottom.



Jackson Airport Landslide Project

MANAGING A GMP

Wadman's preconstruction team is committed to providing the very best preconstruction services for the West Wendover Fire Station project. Our focus will be providing accurate estimates which Wadman knows is critical to the project's success.

We always start with a quick schematic level budget as soon as we are awarded a project. This provides timely feedback to the owner and design team of where we feel like the current design is budget wise. This budget helps to course correct and get all stakeholders in the correct frame of mind when making future design / scope decisions. We update this budget as design progresses with more and more detail supplemented by professional input from trusted subcontractor partners. These partners are hand selected by our team based on past experience. Our process has allowed us to provide realistic budgets and decrease the chance of surprises when we go out for hard bid once construction documents are complete. Successful GMP projects for public entities include the North View Fire District Station #22 and the Weber County 9-1-1 Emergency Communications Center.

WADMAN CORPORATION

Public GMP Experience

North View Fire District Station #22
Weber County 9-1-1 Emergency Communications Center
U.S. Navy NRF Production Support Facility
Jackson Airport Landside Projects
North Park Police Department
National Museum of Wildlife Art Retrofit & Sculpture Trail
Davis School District Vista Education Campus
Utah State University Welcome Center
North Ogden Barker Park Amphitheater Phase 1
San Juan County Health Service Medical Clinic

Additional GMP Experience

American Fork Tower
255 State Street
The Exchange
LDS Layton Temple
LDS Syracuse Temple
Jordan Fields Apartments
Promenade Place Student Housing Phase 1
Project Open
Project Open Phase 2
Catholic Community Services Warehouse Addition
LDS Baton Rouge Louisiana Temple Renovation
LDS Ogden Family Search
WDG Quattro Apartments
Yigo Guam Temple
Yigo Guam Meetinghouse
Catholic Community Services New Building

BABCOCK DESIGN

Public GMP Experience

Days of '47 Rodeo Arena
Kane County Sheriff's Complex
Kane County Sheriff's Complex Booking Area Addition
Main Street Station - Valley Regional Transit
Nampa Library Square
Sanpete County Sheriff's Complex
South Jordan City Hall
South Jordan City Hall Remodel
South Jordan Fire Station 64, Admin Building & Police Substation
South Jordan Fitness & Aquatics Center
South Jordan Public Safety Building
Uintah Conference Center
Uintah County Library
Uintah County Public Safety Complex
Uintah Field House of Natural History State Park Museum Addition
Utah Children's Justice Center
Ute Indian Tribe Justice Center

Additional GMP Experience

American Fork Tower
Divvy Office Building
Edge by Ascential Interiors
Gold Standard Corporate Interiors
Okland Construction Corporate Interiors
Podium Office Building 2
Rasmussen Office Building and TI
Sotheby's 136 Center
Sotheby's Sugar House
Utah Technology Council Corporate Interiors





DESIGN AND PERMITTING.

All key members of our design-build team bring extensive design-build / design-assist experience and are committed to meeting West Wendover's intended objectives of the aesthetics, function, and efficiencies of the design, all while establishing budgets and schedules in a collaborative environment.

Wadman's role is to assist the owner and Babcock in planning, reviewing plans and specifications, determining construction feasibility, providing budget estimates, and creating bid packages to facilitate bidding and subcontractor award procedures.

With no contractual obligation to each other, the contractor and the architect have only one common goal – servicing the owner. When using a design-build process – this is simply put into place earlier in the project. It's a great benefit. When the owner can have more players on their bench, it's in our opinion more likely for the project to be successful – this doesn't start at bidding or construction; it starts at design.

When it comes time for the project to be issued for permitting and final bidding – we are able to capture additional time in the project schedule by submitting the project to the local jurisdiction while also having final numbers gathered from sub-contractors. This allows both processes to be on-going and reduces concerns of ensuring the GC (or multiple GC's in a traditional bidding scenario) receive any addenda that may arise during permit review. This allows groundbreaking to occur all the sooner.

FUNCTIONAL DESIGN WITHIN CONSTRAINED SPACES

During the design of Fire Station 64 for South Jordan City we collaborated with Daybreak – the local planned community which the project would be located in. As part of this, we found that the communities master plan preferred that the project be located on the site in such a way that it would about the entire street frontage. With the site conditions and programming indicating otherwise, we were able to successfully coordinate with Daybreak to ensure the building fronted the entire public way and still allowed functional site circulation for both public and fire apparatus travel.



SCHEDULING AND CONSTRUCTION.

It takes a strong preconstruction background to develop schedules for multiple projects on a single site with phased scheduling and Wadman is no stranger to complexities involved in this type of contract. Our approach is to look at each structure individually and marry the commonalities of the site to the variables of each structure to develop logical phasing plans. This is accomplished with a collaborative “all in” buy off from the owner, architect, engineers, and key subcontractors. Samples of our work includes:

THE EXCHANGE

Calculated planning went into the development of the Mya (4 story co-op workspace and micro-unit housing) and Avia (500 units in a 7 level over 2 podium parking structure) that make up The Exchange. Each structure was built under separate contracts on a constrained site along the 400 South corridor in Salt Lake City. Add to it the variables of one wood structure, one steel structure with the first ever infinity system in Utah, and a year of COVID to see that our preconstruction team (Spencer & Bradon) and PM Phil Clawson set new standards for phased project delivery under the CMGC method.

YIGO GUAM TEMPLE & MEETINGHOUSE

Not only did the preconstruction team develop a solid schedule under the CMGC method, they worked with local contracts in Guam to develop schedule commitments from subcontractors to meet the phasing of two separate projects on the same site so our proposed superintendent Marc Minster, was set up to succeed when his boots hit the ground 6,200 miles away.

JACKSON HOLE AIRPORT LANDSIDE PROJECT

11 projects on an airport campus, in a remote location delivered on time and within the GMP is a huge testament to the capabilities of our preconstruction and construction services but don't just take our word for it...

“All projects are substantially completed or on track to be completed within the mandated schedule and EVERY PROJECT IS WITHIN THE INITIAL GMP amount.”

— Mike Mahoney, KLJ

PROMENADE STUDENT HOUSING

Under the design build method, Wadman's preconstruction team along with proposed PM Phil Clawson developed a 4 structure phasing plan to deliver a complex student housing project by the move in date during a year when there was an extreme labor shortage when similar projects were missing move in dates. This is attributed to Phil's ability to drive subcontractor performance from our loyal base and develop realistic schedules during preconstruction.

DAVIS ADMINISTRATION, LIBRARY AND CHILDREN'S JUSTICE CENTER

Proposed project manager Phil Clawson worked closely with Davis County and the architect to meet the needs of numerous departments within 3 buildings that housed the county's administrative offices, library, and children's justice center under a low bid delivery method.



CONSTRUCTION MANAGEMENT

Wadman Corporation has a 70 year history of building throughout the Intermountain West including 203 projects in the state of Nevada since 2000. This success is attributed to our proven methods of construction management and repeat clients who appreciate our “hassle free” approach.

Salt Lake Fire Station No. 3, completed by proposed PM Phil Clawson met finite budget constraints with an on-time delivery while also achieving Net Zero building standards and exceeding the LEED goals to receive LEED Platinum Certification. This project received exemplary accolades from the industry receiving municipality of the year and 2 sustainability of the year awards. This project is included in our reference list not only for its relevance but successful delivery under the management of our proposed PM.

Insightful and succinct collaboration under the design-build method led to North View Fire Station’s successful construction management program. The entire preconstruction team was vested in delivering a facility to meet the needs of North Ogden, Pleasant View and Harrisville City within a limited budget and the results exceeded owner expectations.

COST ESTIMATING

We realize that cost estimating services are critical to the success of this project and will provide; evaluation of the A/E plans and specification, quantity takeoffs, value engineering, comparisons of design alternatives, preparation of estimates from conceptual to competitive bid.

SCHEDULE AND CRITICAL PATH

PM Phil Clawson’s involvement provides continuity to the preconstruction and construction phases. One of his key roles is to develop the project schedule by determining lead times and task durations as building systems and materials are selected. Wadman is open to changes on the current preliminary schedule based on items identified in preconstruction.

QA/QC

The validation list serves as a central log to capture all owner requests voiced throughout the preconstruction process. This log is then utilized as a cross-reference to verify each item on the validation list is identified per owner specification in the plans.

Constructability reviews are conducted at each design phase milestone. Initially our team will focus on the design approach to identify easy to miss details. As the design progresses our construction team will conduct a conceptual step-by step walk through of the construction process to identify issues early on.

CHANGE ORDERS

Wadman understands the need for a project to stay on budget. The most efficient way to avoid or minimize change orders is by identifying problems in advance. Prior to construction on a project, the project manager goes through the drawings and reviews the scopes of work.

During this process issues are identified that may cause problems and there is an understanding of each subcontractors scope of work. When issues are caught at this early stage in the project, change orders may not even be necessary.

When an unforeseen condition is found that requires a change order our Project Manager reviews the change order for fairness and does a cost analysis to ensure the owner is getting the best value.



South Jordan Fire Station 64

SAFETY

Wadman Corporation builds one way—with quality and safety. Our team provides construction services in spaces requiring the utmost in public care including hospitals, occupied public sites and 24x7 retail facilities and has been recognized on a national level for our safety program. A full on-site safety analysis will be conducted to develop a site specific safety plan for the West Wendover Fire Station.

Wadman will implement a “Good Neighbor Policy” to establish positive relations early on. Our team will pro-actively communicate any abnormal construction activities impacting adjacent neighbors and come up with solutions to address their concerns.

Wadman will install a temporary fence with lockable gates to define a construction yard and staging areas around the project. All Visitors to the site will be required to check in at the Wadman Corporation trailer so the Superintendents knows when visitors are on site and will equip them with hard hats and high visibility vests as necessary.

Weekly job site safety/foreman’s meetings will be held to coordinate activities, including evaluation of past week, upcoming expectations and safety issues. These meetings are mandatory.

Wadman’s current EMR is .55, well below the national average of 1.0.

IDENTIFICATION OF PROJECTS.



NORTH VIEW FIRE STATION

NORTH VIEW FIRE DISTRICT

400 WEST 4350 NORTH
PLEASANT VIEW, UT 84414

7,250 SF
RECORDABLE INJURIES = 0
WADMAN CORPORATION

This Fire Station includes 4 apparatus bays, a training room, 5 bedrooms across from an exercise room and kitchen. The main building is brick veneer with 2x6 bearing walls. Most of the site remained native with new landscaping in the front and to the east being Xeriscaping.

DELIVERY METHOD	CMGC - Design Assist
INITIAL CONTRACT PRICE	\$2,655,901
ACTUAL CONTRACT PRICE	\$2,791,402* <i>*owner scope change</i>
INITIAL COMPLETION DATE	June 08, 2017
ACTUAL COMPLETION DATE	June 13, 2017
KEY TEAM MEMBERS	Preconstruction Manager: Chief Estimator: Project Director:

Spencer Bradley
Bradon Martin
Chad Venable

PROJECT CONTACT	Leonard Call	801.782.8159	lcall@northviewfire.com
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SALT LAKE CITY FIRE DEPARTMENT #3

SALT LAKE CITY CORPORATION

2425 S 200 E
SALT LAKE CITY, UT 84108

18,005 SF / 2-STORY
RECORDABLE INJURIES = 0
WADMAN CORPORATION

Salt Lake City's Fire Station 03 is a multi-company facility accommodating up to 11 fire and emergency personnel per shift. The structure is sited immediately adjacent to the Forest Dale Golf Course in a residential sector of the city's Sugar House neighborhood. The structure was also devised to achieve Salt Lake City's mandate for city-owned buildings over 10,000 square feet to achieve a Net Zero Energy (NZE) status.

DELIVERY METHOD	Low Bid - General Contractor
INITIAL CONTRACT PRICE	\$8,890,331
ACTUAL CONTRACT PRICE	\$8,890,331
INITIAL COMPLETION DATE	June 11, 2018
ACTUAL COMPLETION DATE	August 15, 2018* <i>*owner scope change</i>
KEY TEAM MEMBERS	Chief Estimator: Project Manager:

Bradon Martin
Phil Clawson

PROJECT CONTACT	Sean Fyfe	801.870.3434
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911 EMERGENCY COMMUNICATIONS CENTER

WEBER COUNTY

2186 LINCOLN AVE
OGDEN, UT 84401

12,000 SQUARE FEET
RECORDABLE INJURIES = 0
WADMAN CORPORATION

This design build project required extensive preconstruction services from our proposed team providing value engineering and solutions to meet the needs of a new facility. The space allows functionality for 25 dispatchers giving them more space to operate than their previous space. It also includes 8 spacious offices, administrative space, quiet room, a state of the art server room, and an open lobby.

Spencer Bradley
Bradon Martin
Phil Clawson

DELIVERY METHOD	Prime - Design-Build
INITIAL CONTRACT PRICE	\$2,655,901
ACTUAL CONTRACT PRICE	\$2,791,402* <i>*owner scope change</i>
INITIAL COMPLETION DATE	September 04, 2017
ACTUAL COMPLETION DATE	October 27, 2017* <i>*owner scope change</i>
KEY TEAM MEMBERS	Preconstruction Manager: Chief Estimator: Project Director:

PROJECT CONTACT	Tina Mathieu	801.395.8222	tmathieu@weber911.org
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JACKSON HOLE AIRPORT QTA

PROJECT WITHIN OVERALL JACKSON HOLE AIRPORT LANDSIDE PROJECT

JACKSON HOLE AIRPORT BOARD
1250 EAST AIRPORT ROAD
JACKSON, WY 83001

10,835 SF
RECORDABLE INJURIES = 0
WADMAN CORPORATION

The QTA met National Park design requirements and consists of three program spaces: a fuel island, wash building, and detail building. Each of the three program spaces are divided east to west into three independent bays to house three rental car companies. Operations are sequenced in order – fuel, wash, detail – from south to north. The north detail building is the only building with a second mezzanine level. This is used for mechanical equipment, storage, as well as an employee break room.

Bradon Martin
Chad Venable

DELIVERY METHOD	CMGC - Design Assist
INITIAL CONTRACT PRICE	\$9,585,000
ACTUAL CONTRACT PRICE	\$9,585,637* <i>*owner scope change</i>
INITIAL COMPLETION DATE	November 27, 2018
ACTUAL COMPLETION DATE	September 01, 2019
KEY TEAM MEMBERS	Chief Estimator: Project Director:

PROJECT CONTACT	Mike Mahoney	605.721.5553	mike.mahoney@kljeng.com
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FIRE STATION 64

POLICE SUBSTATION, & ADMINISTRATION BUILDING
CITY OF SOUTH JORDAN

443 WEST LAKE AVENUE
SOUTH JORDAN, UT 84095

32,000 SF
BABCOCK DESIGN

The fire station is 32,000 square feet with programming to accommodate two fire companies - including a four bay apparatus, fire administration and living accommodations. The city administration and police substation consist of a large community and training space as well as office, meeting rooms and evidence processing.

DELIVERY METHOD	CMGC - Design Assist
INITIAL CONTRACT PRICE	\$11.2M
ACTUAL CONTRACT PRICE	\$11.2M
INITIAL COMPLETION DATE	January 2021
ACTUAL COMPLETION DATE	July 2021* <i>*forces outside of owner control</i>
KEY TEAM MEMBERS	Principal-in-Charge Project Manager/Designer
PROJECT CONTACT	Jeremy Nielson Deputy City Engineer

Rob Cottle
Chad Littlewood
801.253.5203 jnielson@sjc.utah.gov
ext. 1353



PUBLIC SAFETY BUILDING

CITY OF SOUTH JORDAN

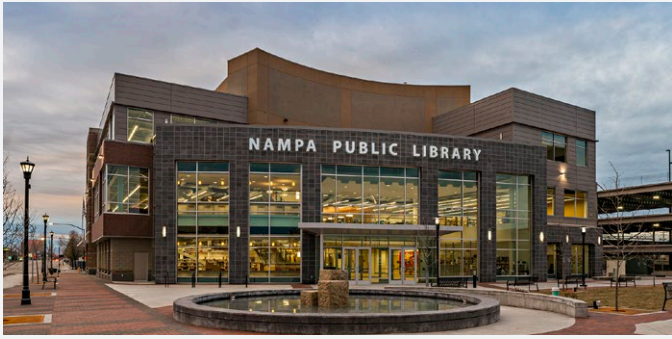
10655 SOUTH REDWOOD ROAD
SOUTH JORDAN, UT 84095

44,000 SF
BABCOCK DESIGN

The Public Safety Building is roughly 44,000 square feet with three stories and a basement. The building features a crime lab, evidence room, meeting/training room, records storage and holds the police department and fire administration.

DELIVERY METHOD	Design - Bid - Build
INITIAL CONTRACT PRICE	\$10M
ACTUAL CONTRACT PRICE	\$10M
INITIAL COMPLETION DATE	October 2019
ACTUAL COMPLETION DATE	October 2018
KEY TEAM MEMBERS	Principal-in-Charge Project Manager/Designer
PROJECT CONTACT	Ken Short Supervising Sr. Engineer

Rob Cottle
Chad Littlewood
801.254.3742 kshort@sjc.utah.gov



NAMPA LIBRARY SQUARE

NAMPA PUBLIC LIBRARY

215 12TH AVE S
NAMPA, ID 83651

62,000 SF LIBRARY / 60,000 SF OFFICE / 5,000 SF RETAIL /
300 STALL PARKING STRUCTURE
BABCOCK DESIGN

DELIVERY METHOD	CMGC - Design Assist
INITIAL CONTRACT PRICE	\$16.5M: \$9.5M library
ACTUAL CONTRACT PRICE	\$16.5M: \$9.5M library
INITIAL COMPLETION DATE	February 2015
ACTUAL COMPLETION DATE	February 2015

The 3-story, 62,000 sf library is the main anchor for the block and services as part community center and part gathering space. This cutting-edge library also has a 3rd floor exterior patio that looks onto the plaza below.

In addition to the library is a 300 stall parking structure, a 3-story office building and single-story retail building. Each building fronts the new public plaza with fountains, outdoor dining, grass and other enhancing landscape amenities.

KEY TEAM MEMBERS Principal-in-Charge
Architectural Staff

Rob Cottle
Chad Littlewood

PROJECT CONTACT Claire Connley, Director

208.468.5806 connleyc@nampalibrary.org



AMERICAN FORK TOWER

WOODBURY CORPORATION

802 EAST 1050 SOUTH
AMERICAN FORK, UT 84003

120,000 SF
BABCOCK DESIGN
WADMAN CORPORATION

DELIVERY METHOD	CMGC Design Assist
INITIAL CONTRACT PRICE	\$11.3M
ACTUAL CONTRACT PRICE	\$11.3M
INITIAL COMPLETION DATE	March 2021
ACTUAL COMPLETION DATE	March 2021

Designed as a alternative to the Lehi office building boom, this five story building acts as a recruitment and retention tool to attract top tech-industry talent in that highly competitive field. High-quality building materials and a sculpted cutting edge form give this building a signature look, making it a distinctive element along the I-15 corridor. Despite the strong investment in building aesthetic, this project bid in fall of 2019 for \$94/SF, making it a very cost-effective building.

KEY TEAM MEMBERS Project Manager - Babcock
Project Manager - Wadman
Superintendent - Wadman

Chad Littlewood
Christopher Martin
Jonathan Brady

PROJECT CONTACT Luke Woodbury, AIA
Vice President of Architecture

801.485.770 o
801.558.9010 m

TEAM RÉSUMÉS.





PRE CONSTRUCTION MANAGER

SPENCER BRADLEY LEED AP
WADMAN CORPORATION

EDUCATION

Construction Management — Weber State University

AGC BIM Education

LICENSES / CERTIFICATIONS

LEED Certified Professional

MAP Certified (Management Action Program)

AWARDS

2011 Mountain States “Top 20 Under 40”

PROFESSIONAL TRAINING

Master Graduate — Rapport Leadership

International (100 hours leadership training)

HIGHLIGHT

Spencer’s recent public CMGC / Design-Build experience includes the completion of 3 separate Weber County projects where all 3 bid below the estimated pricing including the 9-1-1 Dispatch Center.

Since joining Wadman’s estimating department in 1999, Mr. Bradley has proven himself a very capable estimator and preconstruction manager earning the role of vice president over preconstruction services and business development. Working closely with subcontractors, he is adept at providing owners with accurate and detailed cost information as well as value engineering ideas and solutions. Mr. Bradley will serve as the Preconstruction Manager conducting constructability reviews, providing value engineering, and overseeing material / systems review & recommendations.

SELECTED PUBLIC EXPERIENCE

North View Fire Station

USU Welcome Center

North Park Police Department

Jackson Hole Airport Landside (11)

Weber County 9-1-1 Dispatch Center

Weber County Animal Shelter

Weber Morgan Health

Vista Education Campus

Pleasant View Public Works

North Ogden City Barker Park Amphitheater

National Museum of Wildlife Art

NRF Production Support Facility

SELECTED COMPLEX / HIGH END EXPERIENCE

The Exchange

LDS Family Search Center (3)

LDS Payson Temple

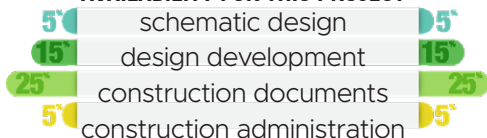
LDS Layton Temple

Waldorf Astoria

Project Open

Promenade Place

AVAILABILITY FOR THIS PROJECT



FIRE STATION

COMMUNITY CENTER

NUMBER OF YEARS OF EXPERIENCE

23 Years of Industry Experience

23 years with Wadman Corporation



CHIEF ESTIMATOR

BRADON MARTIN WADMAN CORPORATION

EDUCATION

Construction Management — Weber State University
AGC BIM Education

LICENSES / CERTIFICATIONS

OSHA Certified
SWPPP Certified

HIGHLIGHT

Bradon's similar experience to the West Wendover Fire Station project includes the North View Fire Station with vehicle bays and wash stations. The project was delivered under the design build method on time and within budget.

Mr. Martin began his construction career with Wadman Corporation as a field laborer and carpenter's assistant. While working on various job sites, he became interested in estimating projects. He entered college at Weber State University working towards a degree in construction management, which has led him to a position as Chief Estimator for Wadman. During the past 5 years, Bradon has obtained over \$300 million in construction contracts for Wadman Corporation. Bradon is involved from construction planning and budgeting throughout the preconstruction phase to final closeout.

SELECTED PUBLIC EXPERIENCE

North View Fire Station
USU Welcome Center
North Park Police Department
Jackson Hole Airport Landside (11)
Weber County 9-1-1 Dispatch Center
Weber County Animal Shelter
Weber Morgan Health
Vista Education Campus
Pleasant View Public Works
North Ogden City Barker Park Amphitheater
National Museum of Wildlife Art
NRF Production Support Facility

SELECTED COMPLEX / HIGH END EXPERIENCE

The Exchange
LDS Family Search Center (3)
LDS Payson Temple
LDS Layton Temple
Waldorf Astoria
Project Open
Promenade Place

AVAILABILITY FOR THIS PROJECT



FIRE STATION

COMMUNITY CENTER

NUMBER OF YEARS OF EXPERIENCE

21 Years of Industry Experience
21 years with Wadman Corporation



PROJECT DIRECTOR

CHAD VENABLE LEED^{GA}
WADMAN CORPORATION

PROFESSIONAL TRAINING

Rapport Leadership International
Master Graduate
(100 hours of leadership training)
Army Corps of Engineers CQM
MAP (Management Action Program).
LEED Green Associate
SWPPP, OSHA, Hazmat & RSI Certified

HIGHLIGHT

In recent years Mr. Venable has completed over 2.5M square feet of construction totaling over \$300M in awarded contracts including numerous projects for the Jackson Hole Airport.

Mr. Venable has been with Wadman Corporation as a project manager since 1995 and has more than 38 years of construction experience leading him to his role as project director. His experience includes religious, institutional, retail, commercial, and hospitality / multi-unit projects. Prior to becoming a project director, Chad worked as a foreman, a project scheduler, PM and a quality control inspector. With his years of experience and diversity, Chad is able to successfully manage large and complex projects that require the highest quality effectively and efficiently.

SELECTED EXPERIENCE

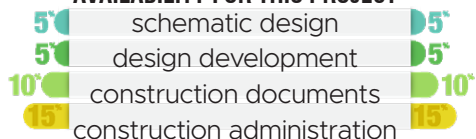
Utah School for the Deaf and the Blind
Snow Equipment Storage Build/Access Rd SLC Airport
Jackson Hole Airport Terminal — LEED
Jackson Hole Airport Phase 3 Baggage Claim
Yellowstone Airport Terminal
Mound Fort Jr. High School Remodel
DaVinci Academy of Science and the Arts
Fairbourne Station Promenade & Centre Plaza

Jackson Hole Airport Waterline Extension
Jackson Airport Fuel Farm Phase 3
JAC Quick Turn Around Facility
Jackson Airport Electric Relocation
Jackson Airport Landside Access Road
Jackson Airport Parking Expansion
JAC QTA Tank Decomm./Removal
Jackson Airport Restaurant Remodel
BYU Monte L Bean Life Science Museum
National Museum of Wildlife Art
The Exchange
Westgate Resort & Spa, Phase 1 & 2
Sunrise at Escala

SELECTED CMGC EXPERIENCE

Jackson Hole Airport Waterline Extension
JAC Fuel Farm Phase 1 and 2
American Airlines Office Expansion

AVAILABILITY FOR THIS PROJECT



NUMBER OF YEARS OF EXPERIENCE

38 Years of Industry Experience
24 Years with Wadman Corporation

FIRE STATION

COMMUNITY CENTER



PROJECT MANAGER

PHIL CLAWSON LEED^{GA}
WADMAN CORPORATION

PROFESSIONAL TRAINING

LEED Green Associate
Construction Management Course
Associated Builders & Contractors
Rapport Leadership International
(100 hours of leadership training)
OSHA Certified, MAP Certified
SWPPP Certified, RSI Training

HIGHLIGHT

Mr. Clawson has completed relevant public projects including Vista Education Campus. He also brings the added value of completing 20 CMGC projects and the experience of 4 LEED/Net Zero Buildings including the award winning Salt Lake Fire Station No 3.

Mr. Clawson has over 22 years construction management experience. Since 2001, Mr. Clawson has managed 6M square feet of construction, for total construction costs exceeding \$575M in contracts including the high-end construction of the \$50M Waldorf Astoria. In the past 8 years Phil has delivered 21 public sector projects where he has learned the importance of collaborating on solutions to meet finite public budgets while providing high quality institutes that serve the community for years to come.

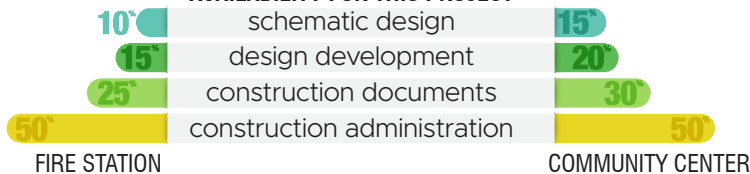
SELECTED EXPERIENCE

Salt Lake Fire Station #3 — NET ZERO
Glendale Library — LEED GOLD
DFCM Beaver Armory Upgrade
Davis County Admin. Bldg./Library/CJC
9-1-1 Emergency Command Center

SELECTED CMGC EXPERIENCE

Vista Education Campus
The Exchange — NET ZERO
Promenade Student Housing
Waldorf Astoria

AVAILABILITY FOR THIS PROJECT



NUMBER OF YEARS OF EXPERIENCE

24 Years of Industry Experience
20 years with Wadman Corporation



SUPER INTENDENT

MARC MINSTER WADMAN CORPORATION

PROFESSIONAL TRAINING

- Rapport Leadership International (Leadership Breakthrough 1)
- SWPPP Certified
- OSHA 30 Certified
- NFPA 70E Certified
- Crane Rigging / Steel Erection Certified
- Superintendent & PM Certification
- Rough Terrain Forklift Training

SPOTLIGHT

Marc's relevant experience includes the Yigo Guam Temple and Meetinghouse (pictured) and the North Park Police Department where he teamed with PM Phil Clawson. Both projects were under the CMGC delivery method.

Mr. Minster brings extensive industry knowledge with over 29 years of construction experience. Mr. Minster started his career as a carpenter allowing him hands on experience before advancing to a superintendent. As Project Superintendent, Mr. Minster will manage the day to day job site activities which include subcontractor performance, quality control, a clean and safe job site and schedule compliance. He is successful at setting the scheduling expectations with subcontractors, which keeps any project he oversees running smoothly and on time.

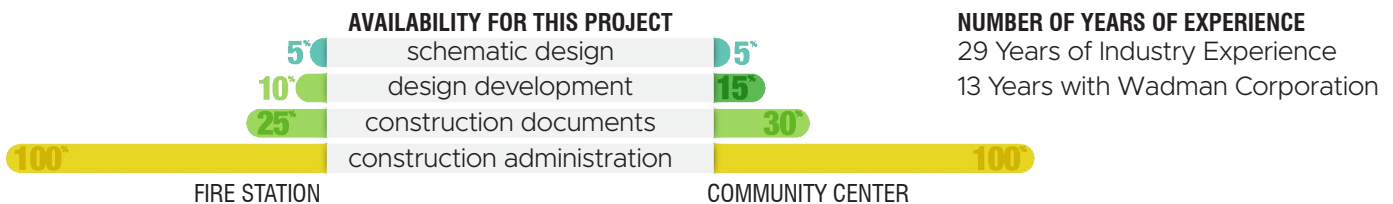
SELECTED EXPERIENCE

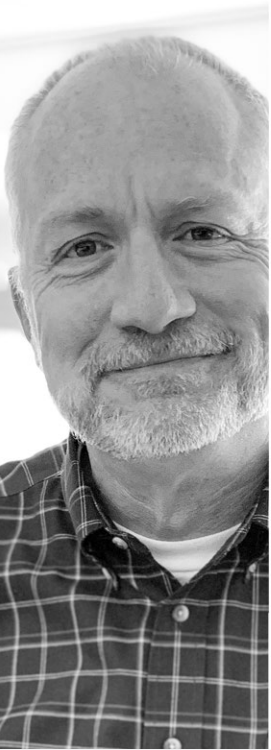
- Olympian Mixed Use Development
- America First Credit Union Remodel, Harrison Branch
- Fry's Marketplace
- McKay Dee Plastics/Dermatology
- Members First Credit Union, Providence Branch
- P&G Architectural Finishes
- Ramsay Oil and Subway Restaurant
- Red Ledges Golf Clubhouse
- Sam's Club remodel, Casper, WY
- Sam's Club Remodel, Provo, UT
- Smith's Food & Drug Remodel, (2) NM; (1) MT; (1)NV

- Wal-Mart Expansion, Roseburg, OR
- Wal-Mart Remodel, Reno, NV
- Wal-Mart Remodel, Laramie, WY
- Wal-Mart Remodel, Sandy, UT
- Wal-Mart Super Center, American Fork, UT
- Wal-Mart Super Center, Heber, UT

SELECTED CMGC EXPERIENCE

- Yigo Guam Temple / Meetinghouse
- North Park Police Department





PRINCIPAL IN CHARGE

ROB COTTLE AIA, NCARB
SR. PRINCIPAL
FIRE STATION & COMMUNITY RECREATION CENTER
BABCOCK DESIGN

EDUCATION

Master of Architecture — University of Utah
 BS Geography & Urban Planning — University of Utah

LICENSES / REGISTRATIONS / AFFILIATIONS

Licensed Architect — Utah, Idaho
 NCARB Certified
 Member — American Institute of Architects

Rob has been leading the Public Sector design studio at Babcock Design since 2003 and thoroughly enjoys using his expertise to guide communities to good design solutions that meet their needs, budgets and represent their values. Rob works closely with the project stakeholders to listen to what's important to them and to find the best solutions for each project.

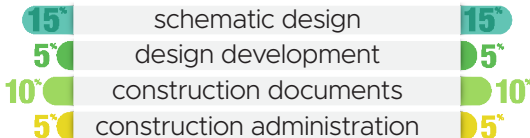
Rob will lead the Babcock Design team incorporating his experience with Design-Build and Public Safety projects. His previous experience with West Wendover City gives him a unique understanding of the city's needs and site conditions. Rob will oversee all of the design team and will ensure a high level of quality and attention and will work closely with the Wadman team to provide a project that not only meets all of West Wendover's needs, but is within the specified GMP and schedule required for the project.

SELECTED EXPERIENCE

- City Center Plaza
- Davis County Jail Medical Bay Expansion Facility Study
- Kane County Public Safety
- Nampa Library Square
- Sanpete County Sheriff's Complex
- South Jordan City Hall
- South Jordan City Hall Remodel
- South Jordan Fire Station 64, Police Substation & Administration Building
- South Jordan Public Safety Building

- South Jordan Recreation Center
- South Jordan Recreation Center Expansion Feasibility Study
- Uintah Conference Center
- Uintah County Library
- Uintah County Public Safety Complex
- Utah Olympic Speed Skating Oval
- Ute Tribe Justice Center
- Vernal Field House Museum Addition

AVAILABILITY FOR THIS PROJECT



FIRE STATION

COMMUNITY CENTER

NUMBER OF YEARS EXPERIENCE

28 years in industry
 20 years with Babcock Design



PROJECT MANAGER / DESIGNER

CHAD LITTLEWOOD AIA, NCARB
ASSOCIATE
FIRE STATION & COMMUNITY RECREATION CENTER
BABCOCK DESIGN

EDUCATION

Master of Architecture — University of Utah

LICENSES / REGISTRATIONS

Licensed Architect — Utah # 9829562-0301

NCARB Certified

PROFESSIONAL AFFILIATIONS

Member — American Institute of Architects

PSMJ Project Management Training

Conference Attendee —2021 SDC FireHouse
Fire Station Design

Chad will be your project manager and your day-to-day communication. He is a licensed architect and has been with Babcock Design since 2013. Having a strong background in construction and building techniques, he is able to effectively communicate the design intent for every project he is involved with.

Chad understands the importance of civic buildings and its many different user groups. The internal function and circulation must be reached in parallel with a successful architectural solution.

SELECTED EXPERIENCE

South Jordan Fire Station 64, Police Substation
& Administration Building

South Jordan Public Safety Building

South Jordan City Hall Remodel

Ute Tribe Justice Center

Nampa Library Square

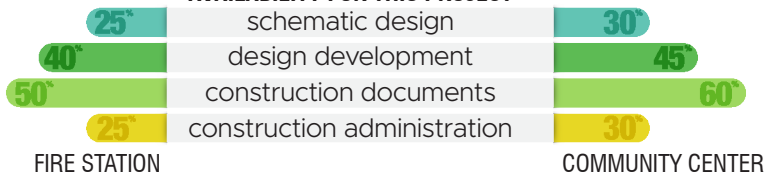
136 Center Office Park — Buildings 1 and 2

Podium Office Building 1

Podium Office Building 2

Weave Office Building and Tenant
Improvement

AVAILABILITY FOR THIS PROJECT



NUMBER OF YEARS EXPERIENCE

12 years in industry

7 years with Babcock Design



PROJECT ARCHITECT

RICKY PARKINSON AIA, LEED AP BD&C
COMMUNITY RECREATION CENTER
BABCOCK DESIGN

EDUCATION

MArch — University of Utah
BS Civil Engineering — Brigham Young Univ.
BS Visual Arts — Brigham Young Univ.

LICENSES / REGISTRATIONS

Licensed Architect — Utah
LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

Member — American Institute of Architects
Member — US Green Building Council

Ricky has been involved in many civic projects, working with cities and counties throughout Utah, Idaho, and California, from beginning to end. Ricky has helped develop and facilitate outreach into the communities to more clearly understand their needs and how the building can support the goals of the community. He has been involved in the programming and design process for many facilities, most recently for libraries for Salt Lake City and County systems, and for various city theatrical facilities, and has seen those projects through the documentation, permitting, and construction phases.

SELECTED EXPERIENCE

- Elko Institute for Academic Achievement
- Millcreek Community Center*
 - Millcreek Branch Library
 - Recreation Center
 - Senior Center
- Daybreak Branch Library*
- Hunter Branch Library Remodel*
- Glendale Branch Library*
- The City Library, Children’s Area Remodel — Downtown SLC Main Library*
- Murray Amphitheater*
- Layton Plaza & Amphitheater Renovation*
- Rose Wagner Theater - various remodels

**work prior to Babcock Design*



NUMBER OF YEARS EXPERIENCE
15 years in industry
1 year with Babcock Design



INTERIOR DESIGNER

JACLYN BLACK IIDA, ASID
INTERIOR DESIGN DIRECTOR
FIRE STATION & COMMUNITY RECREATION CENTER
BABCOCK DESIGN

EDUCATION

BFA Interior Design — Illinois Institute of Arts

PROFESSIONAL AFFILIATIONS

Member — IIDA (International Interior Design Association)

Member — ASID (American Society of Interior Designers)

As Director of Interior Design, Jackie’s role will be to oversee the interior design and FF&E effort across the full scope and duration of the project. She will call on not only her design talent, but also her experience leading teams through extensive building projects. While all members of the team will be available and engaged on this project, Jackie will be the primary point of contact.

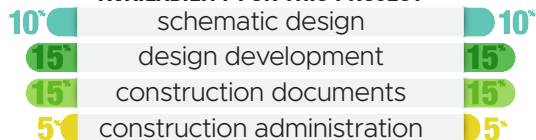
Design is at the core of Jackie’s world. her passion is working with individuals, clients and other professionals in a collaborative environment to create a space that has meaning and tells a story. Her experience from high-end residential to corporate workplace projects on various scales has allowed her to impact the lives of the community in a meaningful way.

SELECTED EXPERIENCE

- Shoshone Bannock Recreation Center*
- BioFire Manufacturing New Office*
- University of Utah Hospital ACC Office TI*
- Navitaire Office TI*
- OC Tanner Headquarters TI*
- Kirton McConkie Office TI*

**work prior to Babcock Design*

AVAILABILITY FOR THIS PROJECT



FIRE STATION

COMMUNITY CENTER

NUMBER OF YEARS EXPERIENCE

8 years in industry

ADDITIONAL INFORMATION.



REFERENCES

WADMAN CORPORATION

NORTH VIEW FIRE STATION

Leonard Call
North View Fire District
801.782.8159

SALT LAKE CITY FIRE STATION #3

Sean Fyfe
Salt Lake City Corporation
801.870.3434

WEBER COUNTY 9-1-1

Tina Mathieu
Weber County
801.395.8222

JACKSON HOLE AIRPORT PROJECTS

Mike Mahoney
Jackson Hole Airport Board
605.721.5553

THE EXCHANGE

Darren Williams
The Domain Companies LLC
504.613.6317

BABCOCK DESIGN

SOUTH JORDAN FIRE STATION 64, ADMIN BUILDING & POLICE SUBSTATION

Jeremy Nielson
Deputy City Engineer
City of South Jordan
801.253.5203 ext. 1353
jnielson@sjc.utah.gov

SOUTH JORDAN PUBLIC SAFETY BUILDING

Ken Short
Supervising Sr. Engineer
City of South Jordan
801.254.3742 office
kshort@sjc.utah.gov

SOUTH JORDAN FITNESS & AQUATIC CENTER

Burt Merrill
Supervising Sr. Engineer
City of South Jordan
801.330.2693
bmerrill@sjc.utah.gov

UINTAH COUNTY LIBRARY

Jess Hermann
Facilities Manager
City of South Jordan
(435) 781-5484
jhermann@uintah.utah.gov

NAMPA PUBLIC LIBRARY

Claire Connley
Director
Nampa Public Library
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connleycc@nampalibrary.org

