

POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-9

JOINT MEETING

April 21, 2025, at 1:00 p.m.

ANCHOR LOCATION: 1201 E. Wilmington Ave, Suite 115, Salt Lake City, UT 84106

This meeting is open to the public and may be joined using the following information:

LINK: [Join the meeting now](#)

MEETING ID: 288 407 838 524

PASSCODE: W5ej7bd7

DIAL IN: 720-721-3140

PHONE CONFERENCE ID: 911 172 34#

Trustees	Terms
Jay Hardy - Chair	Term from June 11, 2024, to 4 years from appointment
Robert Booth – Treasurer/Vice Chair	Term from June 11, 2024, to 6 years from appointment
Zachary Clegg – Clerk/Secretary	Term from June 11, 2024, to 6 years from appointment
Trever Nicoll - Trustee	Term from June 11, 2024, to 4 years from appointment
Vacant	Term from June 11, 2024, to 6 years from appointment

NOTICE OF MEETING AND AGENDA

1. Call to Order/Declaration of Quorum.
2. Preliminary Action Items.
 - a. Approve Agenda.
3. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes
4. Public Hearing
 - a. PUBLIC HEARING TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO (I) THE ISSUANCE OF POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1'S ISSUANCE AND SALE OF TAX ASSESSMENT AND GENERAL REVENUE BONDS, SERIES 2025 (TOGETHER, THE "BONDS") AND (II) THE POTENTIAL ECONOMIC IMPACT THAT THE IMPROVEMENTS, FACILITIES OR PROPERTY FOR WHICH THE BONDS PAY ALL OR PART OF THE COST WILL HAVE ON THE PRIVATE SECTOR.

- b. Members of the public wishing to comment may connect electronically at:
<https://tinyurl.com/mvrpv7ph>; Meeting ID: 288 407 838 524; Passcode:
W5ej7bd7
- 5. Action Items
 - a. Approve Draft Minutes from April 3, 2025, Joint Meeting.
 - b. Consider Award of Contract for General Contractor/Construction Manager Services for the Point of Mountain Promenade Project.
- 6. Discussion Items
- 7. Administrative Non-Action Items
- 8. Adjourn

RECORD OF PROCEEDINGS

MINUTES OF THE MEETING OF POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 – 9

HELD
April 3, 2025

The Meeting of Point Phase 1 Public Infrastructure District Nos. 1-9 was held at the offices of the Colmena Group, 1201 E. Wilmington Ave, Suite 115, Salt Lake City, UT 84106 and via MS Teams and Teleconference on Thursday, April 3, 2025, at 9:00 a.m.

ATTENDANCE

Trustees in Attendance:

Jay Hardy – Chair
Robert Booth – Treasurer/ Vice Chair
Zachary Clegg – Clerk/ Secretary
Trevor Nicoll – Trustee

Also in Attendance:

Blair Dickhoner and Betsy Russon; White Bear Ankele Tanaka & Waldron, P.C.
Adam Daly and Aaron Wade; Gilmore & Bell, P.C.
Benjamin Becker and Maria Mamaril; Piper Sandler.
Jared Boyer; Colmena Group.
Shannon McEvoy, Brendan Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.

ADMINISTRATIVE ITEMS

Call to Order: The Meeting of the Board of Trustees of Point Phase 1 Public Infrastructure District Nos. 1 – 9 (collectively, the “Districts”) was called to order by Mr. McEvoy at 9:03 a.m.

Declaration of Quorum: Mr. McEvoy noted that a quorum was present, with four out of four Trustees in attendance.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Mr. Hardy, seconded by Mr. Booth, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

RECORD OF PROCEEDINGS

PUBLIC COMMENT

There were no public comments to come before the Board.

ACTION ITEMS

March 6, 2025 Draft Meeting Minutes: Mr. McEvoy presented the March 6, 2025 Draft Meeting Minutes to the Board. After review, upon a motion duly made by Mr. Hardy, seconded by Mr. Nicoll, and upon vote, unanimously carried, it was

RESOLVED to approve the March 6, 2025 Draft Meeting Minutes, as presented.

Independent Contractor Agreement with Streamline for Webhosting Services: Mr. McEvoy presented the Independent Contractor Agreement with Streamline for Webhosting Services to the Board and answered questions. Upon a motion duly made by Mr. Booth, seconded by Mr. Clegg, and upon vote, unanimously carried, it was

RESOLVED to approve the Independent Contractor Agreement with Streamline for Webhosting Services, as presented.

Resolution of the Board of Trustees of the Point Phase 1 Public Infrastructure District No. 1 (the "Issuer"), authorizing the issuance and sale of tax assessment and general revenue bonds, series 2025 in the aggregate principal amount of not to exceed \$350,000,000 fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the bonds may be sold; delegating to certain officers of the issuer the authority to approve the final terms and provisions of the bonds within the parameters set forth herein; providing for the publication of a notice of public hearing and bonds to be issued; providing for the running of a contest period and setting of a public hearing date; authorizing and approving the execution of an indenture, a preliminary limited offering memorandum, a limited offering memorandum, a bond purchase agreement, a continuing disclosure agreement, a capital pledge agreement and a revenue pledge agreement; and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters: Mr. Daly presented the resolution to the Board and answered questions. Upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RECORD OF PROCEEDINGS

RESOLVED to approve the Resolution of the Board of Trustees of the Point Phase 1 Public Infrastructure District No. 1 (the “Issuer”), authorizing the issuance and sale of tax assessment and general revenue bonds, series 2025 in the aggregate principal amount of not to exceed \$350,000,000 fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the bonds may be sold; delegating to certain officers of the issuer the authority to approve the final terms and provisions of the bonds within the parameters set forth herein; providing for the publication of a notice of public hearing and bonds to be issued; providing for the running of a contest period and setting of a public hearing date; authorizing and approving the execution of an indenture, a preliminary limited offering memorandum, a limited offering memorandum, a bond purchase agreement, a continuing disclosure agreement, a capital pledge agreement and a revenue pledge agreement; and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters, as presented.

DISCUSSION ITEMS

Contracts anticipated to be assigned after bond closing: The Board discussed Contracts anticipated to be assigned after bond closing.

ADMINISTRATIVE NON-ACTION ITEMS

There were no other administrative non-action items discussed.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Clegg, seconded by Mr. Hardy, and upon vote, unanimously carried, the meeting was adjourned at 9:26 a.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Jake Downing, Recording Secretary for the Meeting



R&O CONSTRUCTION

Proposal for The Point of the Mountain - Promenade

March 21, 2025

R&O 1743 Alexander Street . West Valley, UT 84119
Matt Rich | 801.532.0123 | mattr@randoco.com



R&D CONSTRUCTION

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6. PROJECT SCHEDULE
7. BONDING CAPACITY

*Pictured here and on our cover:
Station Park Village Center - Farmington, Utah*



R & O CONSTRUCTION

933 Wall Avenue
Ogden, Utah 84404
Phone: (801) 627-1403
Fax: (801) 399-1480

1743 W Alexander Street
West Valley City, UT 84119
Phone: (702) 895-9322
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6787 Spencer Street
Las Vegas, NV 89119
Phone: (801) 532-0123
Fax: (801) 532-0124

March 21, 2025

The Point Partners

Subject: RFP Submission for The Point of the Mountain - Promenade

Dear Mr. Van Dyke,

At R&O Construction, we understand how critical these first projects at The Point are in setting the tone for everything that follows. We genuinely appreciate the opportunity to be considered as a trusted partner in this foundational phase. We are eager to bring our expertise in delivering complex, mixed-use spaces that serve as vibrant community hubs.

With over 45 years of experience and a deep-rooted history of executing high-profile commercial projects, we are confident in our ability to deliver an exceptional result. Our track record includes large-scale, community-driven developments such as Station Park, The District, and The Gateway—each of which, like The Point, required seamless integration of public spaces, retail environments, and pedestrian-friendly design. This experience and our industry-leading subcontractor relationships ensure we can efficiently manage costs, maintain schedule integrity, and uphold the highest quality standards.

A key strength of our team is the expertise of Robert Powell and Mike Martin, who bring decades of experience managing projects similar in scope and complexity. Robert's leadership on the Station Park and Fashion Place Mall projects demonstrates his ability to successfully execute large, community-based developments. At the same time, Mike's work on Tanger Outlets highlights his skill in delivering destination-style retail experiences that drive long-term economic vitality.

Additionally, our long-standing partnership with the **Utah Division of Facilities and Construction Management (DFCM)** speaks to our ability to navigate the permitting and oversight requirements that will be critical for this project. With one of the highest performance ratings in the DFCM system, we understand the level of precision and accountability needed to meet state expectations while ensuring a smooth approval process. We appreciate the opportunity to be considered and look forward to the possibility of collaborating on this transformative development. Please don't hesitate to reach out if you have any questions or want to discuss our proposal further.

Best regards,

Matt Rich
Business Development
M: 801.870.5340 | O: 801.532.0123
mattr@randoco.com



R&O CONSTRUCTION

1. PROPOSED FEE & MARK-UPS

The District at Green Valley Ranch - Henderson, Nevada



PROPOSED FEE & MARK-UPS

DATE: 3-21-2026

The Point - Promenade BUDGET

Budget Summary					ESTIMATE
Site Work					\$17,493,723.32
Pavilion 1					\$465,513.29
Pavilion 2					\$682,037.97
Pavilion 3					\$607,114.83
Pavilion 4					\$604,609.83
Pavilion 5					\$610,388.70
Pavilion 6					\$520,074.60
General Conditions (Supervision)					\$408,597.00
Contingency					10% \$2,260,378.00
General Liability Insurance					1.00% \$226,038.00
Bonding/Sub guard					1.25% \$282,547.00
Builders Risk Insurance					0.25% \$56,509.00
General Contractors OH&P					4.00% \$904,151.00
Budget Summary Total					\$26,333,407.20
Detailed Breakdown					
Site Work					EXTN
1) Survey & Staking (site & buildings)	458,139	SF	\$0.12		\$54,976.68
2) SWPPP/ Erosion Control / Cleanout	458,139	SF	\$0.05		\$22,906.95
3) Dust Control, Street Sweeping, Track Out (4)	1	ls	\$81,788.00		\$81,788.00
4) Clear & Grub, Rough Grading	458,139	sf	\$0.80		\$366,511.20
5) Excavate Footings, Backfill	1,911	cy	\$27.00		\$51,597.00
6) Base Under Hardscape, Subbase	458,139	sf	\$1.73		\$792,580.47
7) Sewer 6" PVC Sewer	662	lf	\$124.00		\$82,088.00
8) Sewer 8" PVC Sewer	4,610	lf	\$117.16		\$540,107.60
9) Sewer 12" PVC Sewer	501	lf	\$95.30		\$47,745.30
10) Grease Interceptor 1500 gallon	3	ea	\$15,000.00		\$45,000.00
11) Sewer Manhole 48"	18	ea	\$7,000.00		\$126,000.00
12) Misc. Sewer fittings etc.	1	ls	\$78,650.00		\$78,650.00
13) Import/Export Trenches	37,005	cy	\$23.80		\$880,719.00
14) Dewatering	5,866	lf	\$6.50		\$38,129.00
15) Storm Drain 15" RCP	2,142	lf	\$69.15		\$148,119.30
16) Storm Drain 18" RCP	513	lf	\$78.00		\$40,014.00
17) Storm Drain 21" RCP	118	lf	\$88.00		\$10,384.00
18) Storm Drain 30" RCP	405	lf	\$134.80		\$54,594.00
19) Storm Drain 36" RCP	888	lf	\$229.00		\$203,352.00
20) Storm Drain 42" RCP	834	lf	\$267.50		\$223,095.00
21) 72" Storm Drain Manhole	8	ea	\$10,000.00		\$80,000.00
22) 60" Storm Drain Manhole	10	ea	\$7,100.00		\$71,000.00
23) 48" Storm Drain Manhole	29	ea	\$6,100.00		\$176,900.00



24) 48" CIP Storm Drain Manhole	1	ea	\$10,000.00	\$10,000.00
25) Curb Inlet 3'x3'	14	ea	\$4,400.00	\$61,600.00
26) 3' Yard Inlet Box	33	ea	\$5,500.00	\$181,500.00
27) Misc. Storm Fittings etc.	1	ls	\$25,168.00	\$25,168.00
28) Dewatering	1,051	lf	\$6.50	\$6,831.50
29) Import/Export Trenches	9,431	cy	\$22.60	\$213,140.60
30) 12" Water Line	5,700	lf	\$75.00	\$427,500.00
31) 6" Water Line	724	lf	\$42.00	\$30,408.00
32) Fire Hydrant Assembly	18	ea	\$11,000.00	\$198,000.00
33) Water Line Fittings & Misc.	1	ls	\$496,272.00	\$496,272.00
34) Water Line Import/Export trenches	7,959	cy	\$22.70	\$180,669.30
35) 6" Irrigation Line	2,084	lf	\$42.00	\$87,528.00
26) Fittings Irrigation	1	ls	\$173,000.00	\$173,000.00
31) Fine Grading, Asphalt 5": 6"	112,380	sf	\$4.33	\$486,606.00
32) 8" Solid White Line	85	lf	\$0.82	\$69.70
33) 4" Double Yellow line	3,148	lf	\$0.82	\$2,581.36
34) Parallel Parking	14	ea	\$32.00	\$448.00
35) 12" Solid White Line (Cross Walk)	1,911	lf	\$1.05	\$2,006.55
36) 12" Solid White Line (Stop Bar)	297	lf	\$1.05	\$311.85
37) Pavement Marking Through Arrow	6	ea	\$294.00	\$1,764.00
38) Right Left Arrow	6	ea	\$294.00	\$1,764.00
39) Thru/ Right Arrow	5	ea	\$294.00	\$1,470.00
40) Thru/ Left Arrow	7	ea	\$294.00	\$2,058.00
41) Pavement Marking Yield Bar	54	lf	\$1.05	\$56.70
42) Signage "No Parking Anytime"	49	ea	\$375.00	\$18,375.00
43) Signage "Left Turn Prohibited"	2	ea	\$375.00	\$750.00
44) Signage "Yield"	2	ea	\$375.00	\$750.00
45) Signage "Yield to Pedestrian"	20	ea	\$375.00	\$7,500.00
46) Signage "One Way"	11	ea	\$375.00	\$4,125.00
47) Signage "Wrong Way"	7	ea	\$375.00	\$2,625.00
48) Signage "Do-Not Block Intersection"	2	ea	\$375.00	\$750.00
49) Signage "Stop"	27	ea	\$375.00	\$10,125.00
50) Signage "No Turns"	2	ea	\$375.00	\$750.00
51) Site Power	458,139	sf	\$1.00	\$458,139.00
52) Site Lighting	419	ea	\$1,700.00	\$712,300.00
53) Landscape & Irrigation	68,500	sf	\$19.00	\$1,301,500.00
54) Water Feature (No Design, Layout, or Spec) ALLOWANCE	1	ls	\$300,000.00	\$300,000.00
55) Brick Pavers	83,213	sf	\$36.07	\$3,001,492.91
56) Wood Deck	16,448	sf	\$34.00	\$559,232.00
57) Railing Stainless cable, Alum. Wood Top	570	LF	\$325.00	\$185,250.00
58) Landscape Forms Site Furnishings	1	ls	\$2,241,780.00	\$2,241,780.00
66) Bollard	2	ea	\$1,800.00	\$3,600.00
73) Sidewalk 6"	56,169	sf	\$3.15	\$176,932.35
74) Special Concrete (Mid Grade Color & Sandblasted) 6"	11,149	sf	\$8.00	\$89,192.00
75) Truncated Domes, ADA Ramps	47	ea	\$277.00	\$13,019.00
76) 18" Curb & Gutter	14,306	lf	\$18.00	\$257,508.00
77) Type Q Curb	210	lf	\$18.00	\$3,780.00



1. PROPOSED FEE & MARK-UPS

78) Type P curb	137	lf	\$18.00	\$2,466.00
79) Concrete under Brick Pavers	79,370	sf	\$3.15	\$250,015.50
80) Aspen Grove Bench	2,070	sf	\$3.15	\$6,520.50
81) Meadow Valley Bench	100	lf	\$26.00	\$2,600.00
82) Thermal Spring Bench	52	lf	\$26.00	\$1,352.00
83) Thermal Spring Monolithic Stone	52	lf	\$32.00	\$1,664.00
84) Site Concrete Materials	3,794	cy	\$225.00	\$853,650.00
85) Site Concrete Reinforcement	60	ton	\$2,185.00	\$131,100.00
86) General Requirements	1	ls	\$87,869.00	\$87,869.00
			Site Work Total	\$17,493,723.32
Pavilion 1				EXTN
1) Structural Concrete FS3.0	6	ea	\$725.00	\$4,350.00
2) Structural Concrete CC-1	6	ea	\$675.00	\$4,050.00
3) Structural Concrete P-1	17	lf	\$26.00	\$442.00
4) CN-03 Architectural Concrete Bench	18	lf	\$32.00	\$576.00
5) Concrete Materials	12	cy	\$225.00	\$2,700.00
6) Reinforcement	4	ton	\$2,185.00	\$8,740.00
7) Wood Bench Over Concrete	2	ea	\$5,285.00	\$10,570.00
8) Structural Steel	7	ton	\$5,900.00	\$41,300.00
9) Structural Steel Erection	7	ton	\$1,085.00	\$7,595.00
10) Tounge and Groove	864	sf	\$62.00	\$53,568.00
11) Glu Lam Beams, Plywood	864	sf	\$52.80	\$45,619.20
12) Metal Roofing, Flashing, Gutters	864	sf	\$34.41	\$29,730.24
14) Air Barrier	864	sf	\$2.50	\$2,160.00
15) Rigid Insulation	441	sf	\$3.00	\$1,323.00
16) Batt Insulation	441	sf	\$0.85	\$374.85
17) ST-01 Basalt Stone Wall	890	sf	\$156.00	\$138,840.00
18) Metal Framing	441	sf	\$12.00	\$5,292.00
19) Glas Mat Sheathing	890	sf	\$2.12	\$1,887.00
20) Painting	1	ls	\$7,000.00	\$7,000.00
21) EQ-05 Fire Place	2	ea	\$3,850.00	\$7,700.00
22) EQ-04 Bromic Heating	4	ea	\$2,785.00	\$11,140.00
23) EQ-01 Big Ass Fan	1	ea	\$5,500.00	\$5,500.00
24) Plumbing Stubs/Roof Drains	864	sf	\$13.00	\$11,232.00
25) HVAC	864	sf	\$16.00	\$13,824.00
26) Electrical	1	ls	\$50,000.00	\$50,000.00
			Pavilion 1 Total	\$465,513.29
Pavilion 2				EXTN
1) Structural Concrete FS3.0	8	ea	\$725.00	\$5,800.00
2) Structural Concrete FC2.0	203	lf	\$26.00	\$5,278.00
3) Structural Concrete CC-2	1	ea	\$625.00	\$625.00
4) Structural Concrete CC-1	2	ea	\$625.00	\$1,250.00
5) Structural Concrete CW-08	209	lf	\$22.00	\$4,598.00
6) Slab On Grade	692	sf	\$3.15	\$2,179.80
7) Concrete Materials	40	cy	\$225.00	\$9,000.00
8) Reinforcement	5	ton	\$2,185.00	\$10,925.00



1. PROPOSED FEE & MARK-UPS

9) Structural Steel	7	ton	\$5,900.00	\$41,300.00
10) Structural Steel Erection	8	ton	\$1,085.00	\$8,680.00
11) Rough Carpentry	2,094	sf	\$1.56	\$3,266.64
12) Glu Lam Beams, Wood Sheathing	2,094	sf	\$22.00	\$46,068.00
13) Tounge & Groove	2,094	sf	\$23.80	\$49,837.20
14) Air Barrier	2,094	sf	\$2.50	\$5,235.00
15) Rigid Insulation	2,094	sf	\$3.00	\$6,282.00
16) Batt Insulation	1,485	sf	\$0.85	\$1,262.25
17) WD-01 Wood Siding	1,649	sf	\$26.00	\$42,874.00
18) Metal Roof, Gutters, & Metals	2,094	sf	\$28.00	\$58,632.00
19) Storefront	1,117	sf	\$68.00	\$75,956.00
20) Alum Doors	2	ea	\$2,740.00	\$5,480.00
21) HM Doors (supply & install)	6	ea	\$2,450.00	\$14,700.00
22) Metal Framing	1,549	sf	\$12.00	\$18,588.00
23) Glass Matt Sheathing	3,034	sf	\$2.12	\$6,432.08
24) Tile on floor	94	sf	\$34.00	\$3,196.00
25) Tile on Wall	454	sf	\$34.00	\$15,436.00
26) Painting	1	ls	\$10,000.00	\$10,000.00
27) Louvers	104	sf	\$48.00	\$4,992.00
28) Big Ass Fans	2	ea	\$3,850.00	\$7,700.00
29) Bromic Heating	2	ea	\$2,785.00	\$5,570.00
30) Toilet Specialties	2	ls	\$1,000.00	\$2,000.00
31) Fire Sprinkler System/Fire Alarm	2,970	sf	\$5.00	\$14,850.00
32) Plumbing Stubs/Roof Drains	2,970	sf	\$30.00	\$89,100.00
33) HVAC	2,970	sf	\$18.50	\$54,945.00
34) Electrical	1	ls	\$50,000.00	\$50,000.00
Pavilion 2 Total				\$682,037.97
Pavilion 3				EXTN
1) Structural Concrete FS3.0	16	ea	\$725.00	\$11,600.00
2) Structural Concrete FC2.0	121	lf	\$26.00	\$3,146.00
3) Structural Concrete CC-1	11	ea	\$625.00	\$6,875.00
4) Structural Concrete CW-08	132	lf	\$22.00	\$2,904.00
5) Slab On Grade	815	sf	\$3.15	\$2,567.25
6) Concrete Materials	43	cy	\$225.00	\$9,675.00
7) Reinforcement	6	ton	\$2,185.00	\$13,110.00
8) Structural Steel	7	ton	\$5,900.00	\$41,300.00
9) Steel Erection	8	ton	\$1,085.00	\$8,680.00
10) Rough Carpentry	2,296	sf	\$1.00	\$2,296.00
11) Glu Lam Beams, Wood Sheathing	2,296	sf	\$20.00	\$45,920.00
12) Tounge & Groove	2,296	sf	\$22.20	\$50,971.20
13) Air Barrier	2,296	sf	\$2.50	\$5,740.00
14) Rigid Insulation	2,296	sf	\$3.00	\$6,888.00
15) Batt Insulation	726	sf	\$0.85	\$617.10
16) WD-01 Wood Siding	514	sf	\$26.00	\$13,364.00
17) ST-01 Stone Wall	114	sf	\$160.50	\$18,297.00



1. PROPOSED FEE & MARK-UPS

18) Skylights	3	ea	\$5,500.00	\$16,500.00
19) Metal Roof, Gutters, & Metals	2,296	sf	\$27.00	\$61,992.00
20) Bi- Fold Door	1	ea	\$5,895.00	\$5,895.00
21) Storefront	793	sf	\$68.00	\$53,924.00
22) Alum Doors	2	ea	\$2,740.00	\$5,480.00
23) HM Doors (supply & install)	6	ea	\$2,450.00	\$14,700.00
24) Metal Framing	726	sf	\$12.00	\$8,712.00
25) Glass Matt Sheathing	3,034	sf	\$2.12	\$6,432.08
26) Painting	1	ls	\$10,000.00	\$10,000.00
27) Louvers	200	sf	\$48.00	\$9,600.00
28) EQ-06 Fire Place	1	ea	\$6,500.00	\$6,500.00
29) Big Ass Fans	1	ea	\$4,250.00	\$4,250.00
30) Bromic Heating	4	ea	\$2,785.00	\$11,140.00
31) Fire Sprinkler System/Fire Alarm	2,296	sf	\$5.00	\$11,480.00
32) Plumbing Stubs/Roof Drains	2,296	sf	\$19.20	\$44,083.20
33) HVAC	2,296	sf	\$18.50	\$42,476.00
34) Electrical	1	ls	\$50,000.00	\$50,000.00
Pavilion 3 Total				\$607,114.83
Pavilion 4				EXTN
1) Structural Concrete FS3.0	13	ea	\$725.00	\$9,425.00
2) Structural Concrete FC2.0	129	lf	\$26.00	\$3,354.00
3) Structural Concrete CC-1	9	ea	\$625.00	\$5,625.00
4) Structural Concrete CW-08	133	lf	\$22.00	\$2,926.00
5) Slab On Grade	763	sf	\$3.15	\$2,403.45
6) Concrete Materials	42	cy	\$225.00	\$9,337.50
7) Reinforcement	5	ton	\$2,185.00	\$10,925.00
8) Structural Steel	7	ton	\$5,900.00	\$41,300.00
9) Steel Erection	8	ton	\$1,085.00	\$8,680.00
10) Rough Carpentry	2,296	sf	\$1.00	\$2,296.00
11) Glu Lam Beams, Wood Sheathing	2,296	sf	\$20.00	\$45,920.00
12) Tounge & Groove	2,296	sf	\$22.20	\$50,971.20
13) Air Barrier	2,296	sf	\$2.50	\$5,740.00
14) Rigid Insulation	2,296	sf	\$3.00	\$6,888.00
15) Batt Insulation	726	sf	\$0.85	\$617.10
16) WD-01 Wood Siding	514	sf	\$26.00	\$13,364.00
17) ST-01 Stone Wall	114	sf	\$160.50	\$18,297.00
18) Skylights	3	ea	\$5,000.00	\$15,000.00
19) Metal Roof, Gutters, & Metals	2,296	sf	\$27.00	\$61,992.00
20) Bi- Fold Door	1	ea	\$5,895.00	\$5,895.00
21) Storefront	793	sf	\$68.00	\$53,924.00
22) Alum Doors	2	ea	\$2,740.00	\$5,480.00
23) HM Doors (supply & install)	6	ea	\$2,450.00	\$14,700.00
24) Metal Framing	726	sf	\$12.00	\$8,712.00
25) Glass Matt Sheathing	3,034	sf	\$2.12	\$6,432.08
26) Tile on floor	0	sf	\$34.00	\$0.00



1. PROPOSED FEE & MARK-UPS

27) Tile on Wall	0	sf	\$34.00	\$0.00
28) Painting	1	ls	\$10,000.00	\$10,000.00
29) Louvers	192	sf	\$48.00	\$9,216.00
30) EQ-06 Fire Place	1	ea	\$6,500.00	\$6,500.00
31) Big Ass Fans	2	ea	\$4,250.00	\$8,500.00
32) Bromic Heating	5	ea	\$2,785.00	\$13,925.00
33) Toilet Specialties	2	ls	\$1,000.00	\$2,000.00
34) Fire Sprinkler System/Fire Alarm	2,167	sf	\$5.00	\$10,835.00
35) Plumbing Stubs/Roof Drains	2,167	sf	\$20.00	\$43,340.00
36) HVAC	2,167	sf	\$18.50	\$40,089.50
37) Electrical	1	ls	\$50,000.00	\$50,000.00
Pavilion 4 Total				\$604,609.83
Pavilion 5				EXTN
1) Structural Concrete FS3.0	13	ea	\$725.00	\$9,425.00
2) Structural Concrete FC2.0	131	lf	\$26.00	\$3,406.00
3) Structural Concrete CC-2	0	ea	\$625.00	\$0.00
4) Structural Concrete CC-1	10	ea	\$625.00	\$6,250.00
5) Structural Concrete CW-08	138	lf	\$22.00	\$3,036.00
6) Slab On Grade	763	sf	\$3.15	\$2,403.45
7) Concrete Materials	42	cy	\$225.00	\$9,337.50
8) Reinforcement	5	ton	\$2,185.00	\$10,925.00
9) Structural Steel	7	ton	\$5,900.00	\$41,300.00
10) Steel Erection	8	ton	\$1,085.00	\$8,680.00
11) Rough Carpentry	2,167	sf	\$1.00	\$2,167.00
12) Glu Lam Beams, Wood Sheathing	2,167	sf	\$21.75	\$47,132.25
13) Tounge & Groove	2,167	sf	\$23.00	\$49,841.00
14) Air Barrier	2,167	sf	\$2.50	\$5,417.50
15) Rigid Insulation	2,167	sf	\$3.00	\$6,501.00
16) Batt Insulation	1,800	sf	\$0.85	\$1,530.00
17) WD-01 Wood Siding	1,641	sf	\$26.00	\$42,666.00
18) Metal Roof, Gutters, & Metals	2,167	sf	\$25.50	\$55,258.50
19) Storefront	608	sf	\$68.00	\$41,344.00
20) Alum Doors	2	ea	\$2,740.00	\$5,480.00
21) HM Doors (supply & install)	3	ea	\$2,450.00	\$7,350.00
22) Metal Framing	1,800	sf	\$12.00	\$21,600.00
23) Glass Matt Sheathing	3,600	sf	\$2.12	\$7,632.00
24) Tile on floor	94	sf	\$34.00	\$3,196.00
25) Tile on Wall	454	sf	\$34.00	\$15,436.00
26) Painting	1	ls	\$10,000.00	\$10,000.00
27) Louvers	192	sf	\$48.00	\$9,216.00
28) Big Ass Fans	2	ea	\$4,250.00	\$8,500.00
29) Bromic Heating	5	ea	\$2,785.00	\$13,925.00
30) Toilet Specialties	2	ls	\$1,000.00	\$2,000.00
31) Fire Sprinkler System/Fire Alarm	2,167	sf	\$5.00	\$10,835.00
32) Plumbing Stubs/Roof Drains	2,167	sf	\$27.00	\$58,509.00



1. PROPOSED FEE & MARK-UPS

33) HVAC	2,167	sf	\$18.50	\$40,089.50
34) Electrical	1	ls	\$50,000.00	\$50,000.00
Pavilion 5 Total				\$610,388.70
Pavilion 6				EXTN
1) Structural Concrete FS3.0	5	ea	\$725.00	\$3,625.00
2) Structural Concrete FC2.0	67	lf	\$26.00	\$1,742.00
3) Structural Concrete CC-1	2	ea	\$625.00	\$1,250.00
4) Structural Concrete CW-08	74	lf	\$22.00	\$1,628.00
5) Slab On Grade	1,006	sf	\$3.15	\$3,168.90
6) Concrete Materials	16	cy	\$225.00	\$3,600.00
7) Reinforcement	2	ton	\$2,185.00	\$4,370.00
8) Structural Steel	7	ton	\$5,900.00	\$41,300.00
9) Handrail	28	lf	\$65.00	\$1,820.00
10) Steel Erection	7	ton	\$1,085.00	\$7,595.00
11) Rough Carpentry	1,633	sf	\$1.00	\$1,633.00
12) Glu Lam Beams, Wood Sheathing	1,633	sf	\$27.70	\$45,234.10
13) Tounge & Groove	1,633	sf	\$32.00	\$52,256.00
14) WD-02 Korina Wood Decking	837	sf	\$54.00	\$45,198.00
15) Rough Framing underneath	837	sf	\$8.00	\$6,696.00
16) Waterproofing underneath decking	1,000	sf	\$12.50	\$12,500.00
17) Air Barrier	1,633	sf	\$2.50	\$4,082.50
18) Rigid Insulation	1,633	sf	\$3.00	\$4,899.00
19) Batt Insulation	3,340	sf	\$0.85	\$2,839.00
20) WD-01 Wood Siding	1,115	sf	\$26.00	\$28,990.00
21) Metal Roof, Gutters, & Metals	1,633	sf	\$18.00	\$29,394.00
22) HM Doors (supply & install)	2	ea	\$2,450.00	\$4,900.00
23) Metal Framing	3,340	sf	\$12.00	\$40,080.00
24) Glass Matt Sheathing	6,680	sf	\$2.12	\$14,161.60
25) Painting	1	ls	\$10,000.00	\$10,000.00
26) Big Ass Fans	2	ea	\$5,500.00	\$11,000.00
27) Bromic Heating	6	ea	\$2,785.00	\$16,710.00
28) Plumbing Stubs/Roof Drains	1,633	sf	\$24.00	\$39,192.00
29) HVAC	1,633	sf	\$18.50	\$30,210.50
30) Electrical	1	ls	\$50,000.00	\$50,000.00
Pavilion 6 Total				\$520,074.60

Exclusions:

- 1) Permits & Fees
- 2) Unforeseen Conditions
- 3) Testing & Inspections
- 4) Engineering, design, & architectural fees
- 5) Inflation / Material increases
- 6) Gas Lines assumed to be by utility company
- 7) Pre Construction Services



R&O CONSTRUCTION

2. ON-SITE TEAM

St. Rose Square - Henderson, Nevada

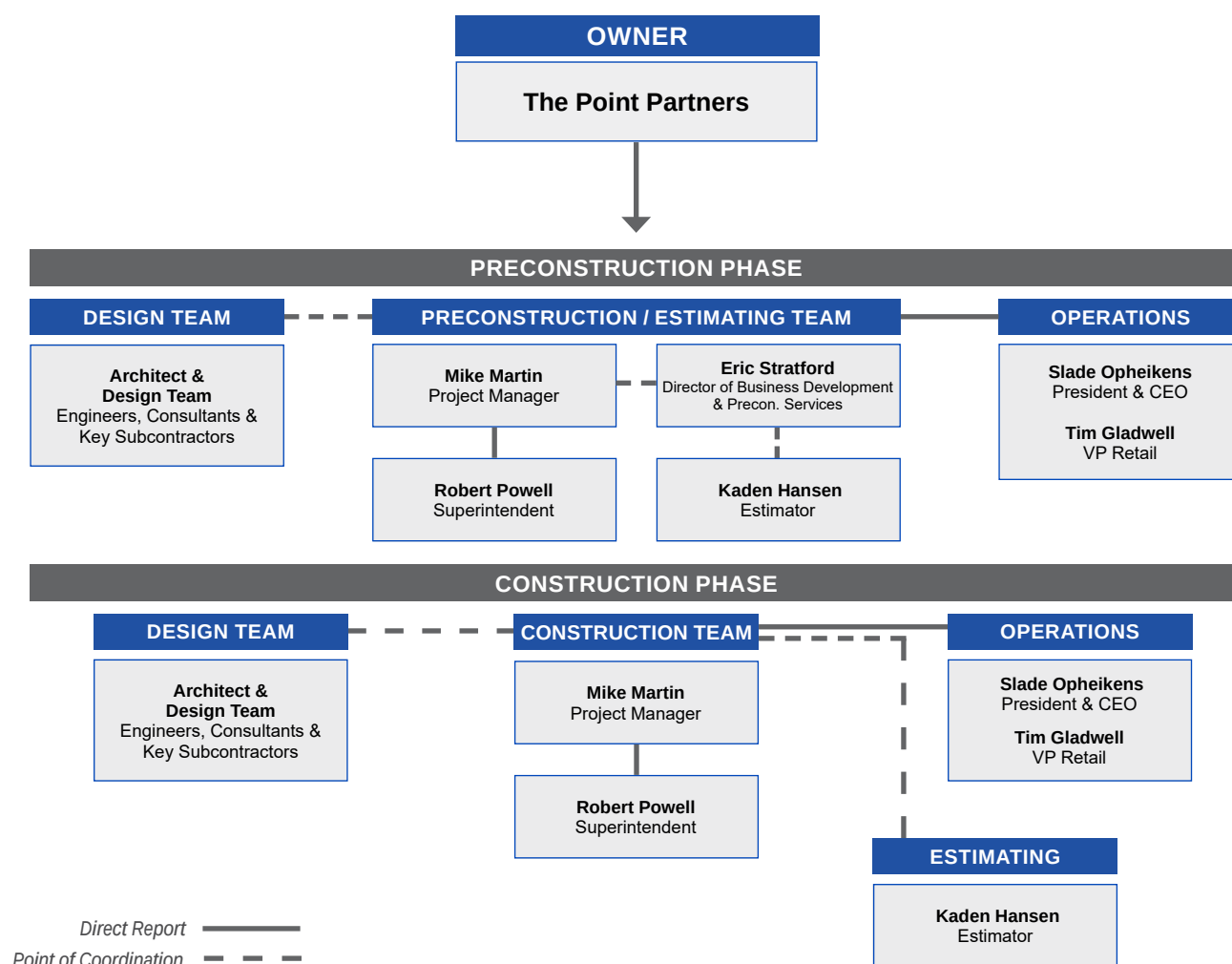


ON-SITE TEAM

PROJECT ORGANIZATION

The Promenade is a defining piece of The Point's first phase, and it deserves a team that treats it with the level of care, attention, and accountability it requires. With R&O Construction, you're getting more than just a qualified builder—you're getting a committed partner. This project isn't just another job for us; it's a priority we're personally invested in from start to finish.

We've assembled a team with over a century of combined experience—individuals selected not only for their technical expertise but also for their ability to collaborate, communicate, and problem-solve in dynamic environments. You'll find that every member of our on-site team is committed to fostering transparent communication and true partnership, welcoming input from all stakeholders. It's a mindset that drives efficiency, unlocks innovation, and delivers a finished product we'll all be proud to stand behind.





SLADE OPHEIKENS

PRESIDENT & CEO

Slade started at R&O in 1987 and has since held nearly every operations position: laborer, superintendent, project manager, chief operating officer and president and CEO. As President and CEO, Slade directs a team of six vice presidents to ensure that each of R&O's projects receives the management, resources and attention required to exceed client expectations. Slade remains actively involved in the company's daily operations and frequently oversees project quality, cost, and staffing.

WORK LOCATION

Corporate HQ

YEARS OF EXPERIENCE

38

EDUCATION & TRAINING

BS, Construction Management
Brigham Young University - Provo, UT

LEED Accredited Professional

OSHA 10 Certified

SWPPP Certified

Federal Contract Administration
Training

RELEVANT EXPERIENCE

Station Park Village Center - Farmington, Utah

\$70M | 464,970 SF | 12-acre site | Outdoor shopping and entertainment center | Mixed-use development | Retail | Grocery | Offices | Fountain | Restaurants | 108-room hotel

St. Rose Square - Henderson, Nevada

\$42.4M | 571,223 SF | 63-acre site | Shopping center | Mixed-use development | 21 retail shells | Offices | Restaurants

IKEA - Las Vegas, Nevada

\$42.5M | 350,000 SF | 26-acre site | CMAR | Shopping center | Warehouse | Structural steel | Insulated metal panels

Valley Fair Mall - West Valley City, Utah

\$42M | 1,000,000 SF | Shopping and entertainment center | Occupied remodel and addition | Restaurants | Outdoor plaza

The Green on Campus Drive - UVU - Orem, Utah

\$102.2M | 614,537 SF | Five, five-story buildings | 450 units | Six-story parking garage with 1,089 stalls | Mixed-use development

The HUB of Opportunity - Salt Lake City, Utah

\$32.8M | 283,306 SF | 157 units | Multi-family housing | Retail | Mixed-use development

The Village at South Campus - Provo, Utah

\$36.1M | 386,686 SF | 217,000 SF on-podium parking | 236 units | Student housing | Retail | Mixed-use development



TIM GLADWELL

VICE PRESIDENT OF RETAIL

Tim has been with R&O Construction since 1990 and is Vice President of R&O's retail division. He oversees all retail construction projects, providing leadership and direction to project teams while managing the hiring, evaluation, and development of field employees. Tim actively reviews job costs, construction schedules, quality control, and financial and contract management. His involvement in the execution of retail projects ensures each project meets R&O's high standards of excellence and ensures client satisfaction.

WORK LOCATION

Corporate HQ

YEARS OF EXPERIENCE

35

EDUCATION & TRAINING

BS, Criminal Justice

Weber State University - Ogden, UT

LEED Accredited Professional

OSHA 10 Certified

SWPPP Certified

RELEVANT EXPERIENCE

Station Park Village Center - Farmington, Utah

\$70M | 464,970 SF | 12-acre site | Outdoor shopping and entertainment center | Mixed-use development | Retail | Grocery | Offices | Fountain | Restaurants | 108-room hotel

St. Rose Square - Henderson, Nevada

\$42.4M | 571,223 SF | 63-acre site | Shopping center | Mixed-use development | 21 retail shells | Offices | Restaurants

Valley Fair Mall - West Valley City, Utah

\$42M | 1,000,000 SF | Shopping and entertainment center | Occupied remodel and addition | Restaurants | Outdoor plaza

Megaplex at Vally Fair Mall - West Valley City, Utah

\$16M | 125,000 SF | 6,500 SF IMAX theater | Entertainment center | LEED Platinum Certified | 15 theaters

IKEA - Las Vegas, Nevada

\$42.5M | 350,000 SF | 26-acre site | CMAR | Shopping center | Warehouse | Structural steel | Insulated metal panels

The District Shopping Center - South Jordan, Utah

\$32M | 125,760 SF | Outdoor shopping and entertainment center | Mixed-use development | Retail | Restaurants | Grocery

Fashion Place Mall - Murray, Utah

\$17.6M | 106,000 SF | Shopping center | Occupied remodel and addition | Demolition, site work and new construction | Retail | Restaurants



ERIC STRATFORD

DIRECTOR OF BUSINESS DEVELOPMENT & PRECON. SERVICES

As a seasoned preconstruction services director, Eric brings over 22 years of expertise in cost estimation, project planning and value engineering. His strong analytical skills and attention to detail ensure accurate budgeting and efficient project timelines. He excels at collaborating with architects, engineers and clients to align project goals and expectations from the initial concept to groundbreaking. Eric plays a crucial role in paving the way for successful, on-time and within-budget construction projects.

WORK LOCATION

Corporate HQ

YEARS OF EXPERIENCE

23

EDUCATION & TRAINING

BS, Construction Management
Weber State University - Ogden, UT

OSHA 10 Certified

SWPPP Training

Unit Cost Estimating, Construction
Cost Estimating, Architectural
Estimating, Planning and Scheduling,
Mechanical and Electrical Systems,
Design of Construction Systems,
Construction Safety

PRECONSTRUCTION SERVICES EXPERIENCE

- CM/GC Doppelmayr Office and Manufacturing Facility
- Salt Lake City, Utah. \$45M
- SLCC LHM Business Building - Salt Lake City, Utah. \$23.5M
- Hillcrest Elementary School - Ogden, Utah. \$46M
- Ogden School District Child Nutrition Center - Ogden, Utah. \$9M
- CM/GC USU Mehdi Heravi Global Teaching & Learning Center
- Logan, Utah. \$13.5M
- East Ridge Elementary - Ogden, Utah. \$25.2M
- Wasatch Elementary Addition & Remodel - Ogden, Utah. \$8.9M
- CM/GC WSU Davis Campus Eng/Auto Tech Building
- Layton, Utah. \$19M
- CM/GC Sorenson Legacy Foundation Center for Clinical Excellence at
USU - Logan, Utah. \$29M
- CM/GC Summit County Fairgrounds Phase 1 - Coalville, Utah. \$4.6M
- Ogden Weber ATC at BDO - Ogden, Utah. \$3.9M
- D/B Kihomac Warehouse & Manufacturing Facility - Layton, Utah. \$12M
- USU Regional Campus Academic Building - Brigham City, Utah. \$12.2M
- BATC Composite Lab TI - Brigham City, Utah. \$526,362
- D/B DHS Admission and Safe Housing - American Fork, Utah. \$7M
- The Hills at Sandy Station - Sandy, Utah
- Vineyard Apartments - Vineyard, Utah
- Blue Sky Ranch Reception Center - Wanship, Utah
- The View at 5600 South - Sandy, Utah
- High West Distillery at Blue Sky Ranch - Wanship, Utah
- Ronald McDonald House Addition - Salt Lake City, Utah
- Valley Fair Mall Renovation - West Valley City, Utah
- Station Park Village Center - Farmington, Utah



KADEN HANSEN

ESTIMATOR

Kaden began at R&O Construction in 2019, bringing hands-on experience as a foreman and a superintendent. He plays a key role in estimating by developing accurate and competitive cost estimates for a wide range of projects. Kaden brings valuable field knowledge to his estimating role, allowing him to assess project scopes with practical insight and precision. He is responsible for analyzing plans and specifications, performing quantity takeoffs, soliciting and evaluating subcontractor bids, and collaborating with project teams to ensure budgets align with client expectations.

WORK LOCATION

Corporate HQ

YEARS OF EXPERIENCE

11

EDUCATION & TRAINING

Quantity takeoffs

Cost estimating

Bid preparation

Subcontractor bid evaluation

RELEVANT EXPERIENCE

Station Park Building P - Farmington, Utah

\$3.5M | 12,319 SF | Retail | Masonry block

Blackstone Products Headquarters - Providence, Utah

\$44.8M | 86,000 SF | Commercial office building | Board form concrete | Climbing wall | Gymnasium | Administrative spaces

Northshore Commerce Center - Saratoga Springs, Utah

\$33.4M | 335,000 SF | 22-acre site | Concrete tilt-up warehouse

Lakeview Industrial 1 Owner - Grantsville, Utah

\$36.2M | 500,000 SF | Concrete tilt-up | Industrial

McDonald's #27-0441/#39806 - Las Vegas, Nevada

\$2.4M | 4,472 SF | New fast food restaurant | Site improvements

Sierra Trading Range Post TI - Riverton, Utah

\$1M | 18,078 SF | Retail | Tenant improvement

Sherwin Williams TI - Farmington, Utah

\$1M | 4,500 SF | Retail | Tenant improvement

BDO 485 Core & Shell - Ogden, Utah

\$12.9M | 195,000 SF | Concrete tilt-up | Industrial

BDO 934 Core & Shell - Ogden, Utah

\$7.7M | 126,000 SF | Concrete tilt-up | Industrial



MIKE MARTIN

PROJECT MANAGER

Mike has been with R&O Construction since 1994. With his consistent track record of on-time project completion and budget management, Mike brings extensive experience and reliability to every job he undertakes. He will lead all aspects of the project from start to finish. Mike's strong leadership and successful project delivery history make him an invaluable asset to R&O Construction and a key contributor to the company's reputation for excellence and dependable results.

WORK LOCATION

Corporate HQ

YEARS OF EXPERIENCE

35

EDUCATION & TRAINING

Equivalent to Bachelor's Degree in Construction Management
- Earned through 10+ years of hands-on experience in project leadership and construction management

OSHA 10 Certified

SWPPP Certified

RELEVANT EXPERIENCE

Tanger Outlets - Park City, Utah

\$4M | 25,500 SF | Retail addition | Shopping and entertainment center

Smith's Marketplace #280 - St. George, Utah

\$17M | 124,449 SF | Retail | Grocery store | Masonry block

Ikea Draper Expansion - Draper, Utah

\$10.2M | 61,400 SF | Retail | Warehouse addition | Concrete tilt-up

Bayhill Shopping Center - San Bruno, California

\$3.5M | 123,982 SF | Retail | Shopping center | Exterior remodel

Target Innovative Remodels - UT, WY, NM, ID, NV & WA

Interior and exterior remodel of 28 occupied Target stores

LOGE Camps Hotel - St. George, Utah

\$5.6M | 59,466 SF | 101-room hotel | Full renovation and rebrand of an existing hotel | Upgraded rooms and interior common areas | Exterior stucco repairs, roof work, and new paint | New outdoor amenities and landscaping

Dairy Farmers of America Cache Valley Creamery - Beaver, Utah

\$4.3M | 10,000 SF addition | 2,250 SF renovation | Dairy processing plant | Full-service cafe | Dining space | Office and conference space



ROBERT POWELL

SUPERINTENDENT

Robert has been with R&O Construction since 2010, bringing over a decade of valuable experience to every project. His project background includes retail and grocery developments, as well as large-scale concrete tilt-up construction, demonstrating his well-rounded experience in the field. Robert will oversee all safety and quality objectives, manage subcontractor performance and progress, and ensure seamless coordination of all field operations.

WORK LOCATION

Jobsite

YEARS OF EXPERIENCE

16

EDUCATION & TRAINING

Utah Valley Community College
- Orem, Utah

First Aid & CPR Certified

OSHA 10 and 30 Certified

SWPPP Certified

RELEVANT EXPERIENCE

Station Park Village Center - Farmington, Utah

\$70M | 464,970 SF | 12-acre site | Outdoor shopping and entertainment center | Mixed-use development | Retail | Grocery | Offices | Fountain | Restaurants | 108-room hotel

Fashion Place Mall - Murray, Utah

\$17.6M | 106,000 SF | Shopping center | Occupied remodel and addition | Demolition, site work and new construction | Retail | Restaurants

Harmons - Santa Clara, Utah

\$9.9M | 67,000 SF | 8,000 SF second-level mezzanine | Grocery store | Cooking school and food preparation area | Seating area

Macey's Remodel - Pleasant Grove, Utah

\$3.8M | 75,000 SF | Retail | Occupied remodel

Ridley's Market - Santaquin, Utah

\$9.2M | 57,202 SF | Grocery store with associated site work

Trails Crossing at Daybreak PAD J, H & G - South Jordan, Utah

\$2.1M | 21,365 SF | Three retail shells with associated site work

Northshore Commerce Center - Saratoga Springs, Utah

\$33.4M | 335,000 SF | 22-acre site | Concrete tilt-up warehouse

BDO West Bldgs. A-G - Ogden, Utah

\$40.9M | 454,235 SF | 28-acre site | Concrete tilt-up warehouses



R&D CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

Station Park Village Center - Farmington, Utah



RELEVANT PROJECT EXPERIENCE

8 Year Summary of Retail Project Experience

PROJECT	LOCATION	CONTRACT AMOUNT	SIZE (SF)	COMPLETED
Wood Ranch Bistro	West Jordan, UT	\$3M	3,460	2025
Smith's Marketplace #280	St. George, UT	\$17M	124,449	2024
Smith's Parking Lot 706-00495	West Jordan, UT	\$2.3M	Site work	2024
Dollar Tree Galleria Commons	Henderson, NV	\$777,453	12,780	2024
Harmons Santa Clara Interceptor Trench	Santa Clara, UT	\$580,298	Site work	2024
Lee's Marketplace Mountain Green	Mountain Green, UT	\$12.1M	51,000	2024
Macey's Pleasant Grove	Pleasant Grove, UT	\$3.5M	75,000	2024
Burlington Relocation at Galleria Commons	Henderson, NV	\$3M	34,550	2024
Stokes Market - Salem	Salem, UT	\$823,656	41,400	2024
Megaplex Theatre at Geneva	Vineyard, UT	\$3.3M	50,000	2024
Harmons West Remodel	West Valley City, UT	\$6.1M	69,907	2024
Smith's 706-00214 Fuel Center	Heber City, UT	\$2.3M	275	2024
Smith's 706-214	Heber City, UT	\$19.1M	120,518	2024
Ace Hardware Tenant Improvement	Price, UT	\$1.1M	21,081	2024
MVVP2 Bldg. M Offices 2nd Floor	Riverton, UT	\$3.1M	40,000	2024
Harmons Brickyard Deli & Bakery Remodel	Salt Lake City, UT	\$1.6M	8,000	2024
AFS East Sandy Interior Remodel	Sandy, UT	\$3.5M	45,662	2024
IKEA Exit Area Remodel	Las Vegas, NV	\$414,617	4,577	2024
Bicycle Collective	Salt Lake City , UT	\$3.9M	16,000	2024
AFS 1700 South Interior Remodel	Salt Lake City , UT	\$2.9M	46,260	2024
Nestle Site Improvements	Springville, UT	\$1.6M	Site work	2023
LifeStance Health	Riverton, UT	\$638,606	4,219	2023
Zippy's	Las Vegas, NV	\$9.3M	22,725	2023
McDonald's #27-0441 / #39806	Las Vegas, NV	\$2.4M	4,472	2023
AFS Jeremy Ranch Interior Remodel	Park City, Utah	\$2.3M	48,373	2023
Santa Fe Target T-1034	Santa Fe, NM	\$3.6	120,750	2023
MVVP2 - Building Y Shell	Riverton, UT	\$1.8M	10,000	2023
Spanish Fork Target 2898	Spanish Fork, UT	\$6.8M	99,347	2023
Target #2123 / ULTA Remodel	South Jordan, UT	\$181,830	122,387	2023
Harmons Orem Remodel	Orem, UT	\$1.6M	71,280	2023
Target #1814 / ULTA Remodel	American Fork, UT	\$185,740	124,197	2023
MVVP2 - Phase 4 Civil & Site work	Riverton, UT	\$1.8M	Site work	2023
MVVP2 - Sherwin Williams	Riverton, UT	\$1.4M	4,500	2023
Ross at St. Rose Square	Henderson, NV	\$4.8M	22,036	2023
SDP Development Retail	Las Vegas, NV	\$5.7M	22,110	2023



3. RELEVANT PROJECT EXPERIENCE

PROJECT	LOCATION	CONTRACT AMOUNT	SIZE (SF)	COMPLETED
Nestle Springville Parking Lot Upgrade	Springville , UT	\$5.2M	Site work	2023
Burlington at St Rose	Henderson, NV	\$4.9M	40,000	2023
Albuquerque Coors Target T-0625 Remodel	Albuquerque, NM	\$2.1M	121,609	2023
Digby's Market at Snow Canyon Commercial Center	St. George , UT	\$7.9M	56,250	2023
Valley Regional Park Field Support Complex	Taylorsville, UT	\$7.7M	28,844	2023
Red Cliffs Mall - New Exterior Plaza & Mall Entrance	St. George , UT	\$10.3M		2023
Farmer Boys Site Work (Pad A)	Henderson, NV	\$384,995	Site work	2023
Station Park Bldg. P	Farmington, UT	\$3.5M	12,319	2022
Retail 2A & 2B at St Rose Square	Henderson, NV	\$3.3M	19,473	2022
Jeremiah's Italian Ice at St Rose	Henderson, NV	\$197,194	1,266	2022
Maceys Grocery Store at Eagle Mountain	Eagle Mountain, UT	\$9.4M	42,419	2022
Jackson Target #3409	Jackson, WY	\$9.6M	68,956	2022
Harmons Daybreak	South Jordan, UT	\$6.9M	40,000	2022
Starbuck's #63067	Las Vegas, NV	\$357,241	2,340	2022
Euphoria to Grey Shell Tenant Improvement	Henderson, NV	\$298,382	9,000	2022
Macey's Remodel - Provo UT	Provo, UT	\$1.8M	50,000	2022
Nacho Daddy TI	Henderson, NV	\$703,386	5,000	2021
Nacho Daddy Shell & Onsite	Henderson, NV	\$1.3M	5,844	2021
Lee's Market Interior Remodel & Addition	Heber City, UT	\$2.6M	52,000	2021
Sherwin Williams TI Finish - SPW BLG MM	Farmington, UT	\$288,545	4,500	2021
McDonald's #27-0246 Sahara & Paseo del Prado	Las Vegas, NV	\$608,510	3,166	2021
Moscow Target #3407	Moscow, ID	\$3.8M	51,114	2021
Fort Union Target #1751 HVGB	Fort Union, UT	\$951,190	180,322	2021
Starbucks #63066	Las Vegas, NV	\$412,006	2,414	2021
Arby's #8862 Horizon Ridge	Henderson, NV	\$495,038	2,729	2021
Orem Target #1754 HVGB	Orem, UT	\$765,415	18,322	2021
Sam's Club #4718-217	South Jordan, UT	\$1M	137,070	2021
St. Rose Square - MACU	Henderson, NV	\$1.8M	4,127	2021
Mikes Market - Ace Hardware	Garden City, UT	\$8.5M	36,319	2021
Tropical Speedway Tenant Improvements	Las Vegas, NV	\$1.5M	150,000	2021
Texas Roadhouse Onsite at St Rose	Henderson, NV	\$515,635	Site work	2021
Ross Shell - SLC, UT	Salt Lake City, UT	\$590,855	22,000	2021
St. Rose Square - Phase 2, Site work	Henderson, NV	\$7.4M	Site work	2021
SPW Building MM	Farmington, UT	\$842,740	4,500	2021
Arby's #207 Lake Mead	North Las Vegas, NV	\$377,277	2,828	2021
Hamons Distribution Warehouse Interior Remodel	West Valley City, UT	\$2.6M	57,116	2021
Macey's West Jordan Remodel	West Jordan, Utah	\$2.1M	41,092	2021
9th Island Grill T/I	Henderson, NV	\$402,998	1,365	2021
Arby's #8855 Blue Diamond	Las Vegas, NV	\$564,234	2,181	2021



3. RELEVANT PROJECT EXPERIENCE

PROJECT	LOCATION	CONTRACT AMOUNT	SIZE (SF)	COMPLETED
Fresh Market Granger Remodel	West Valley City, UT	\$1.4M	42,250	2020
Tucanos Brazilian Grill at The Gateway	Salt Lake City, UT	\$600,081	8,200	2020
Dept of Alcoholic Beverage Control	Saratoga Springs , UT	\$2.4M	11,250	2020
Target T-3376	Taylorsville, UT	\$3.8M	94,100	2020
Tucanos Brazilian Grill at Station Park	Farmington , UT	\$1.5M	10,121	2020
Arby's #1842 Nellis	Las Vegas, NV	\$372,036	2,964	2020
Arby's #6402 Rock Springs	Las Vegas, NV	\$412,780	3,217	2020
Burlington TI	Layton, UT	\$1.5M	31,237	2020
Fresh Market #2367	Taylorsville, UT	\$1.4M	41,092	2020
McDonald's - Sandy Access Road	Sandy, UT	\$372,303	Site work	2020
Suite 120 Speedway Commerce IV	Las Vegas, NV	\$220,000	2,200	2020
Arby's #7663 Ft. Apache	Las Vegas, NV	\$397,701	3,217	2020
Big Cottonwood Softball Complex	Holladay, UT	\$6M	11,852	2020
DFA Creamery Addition - Beaver, Utah	Beaver, UT	\$1.8M	18,387	2020
Ridley's Santaquin Grocery Store & Site work	Santaquin, UT	\$9.2M	57,202	2020
Smith's #467 Remodel	Los Alamos, NM	\$424,194	120,747	2020
St. Rose Square - Starbuck's Shell	Henderson, NV	\$900,114	2,257	2020
Sierra Trading Post T.I.	Riverton, UT	\$363,002	1,555	2020
McDonald's Remodel - Kanab UT	Kanab, UT	\$544,144	2,368	2020
IHOP - LV Blvd.	Las Vegas, NV	\$1.6M	6,610	2020
Ross Dress For Less	Riverton, UT	\$1.4M	22,004	2020
Lee's Market at 4th West	Salt Lake City, UT	\$1.6M	9,800	2020
Best in the West Exterior Refresh	Las Vegas, NV	\$1.1M	43,500	2019
Southern Highlands Plaza - Bldg. 2	Las Vegas, NV	\$1.6M	13,290	2019
Target T-0699	Twin Falls , ID	\$1.1M	114,265	2019
Smith's #168 Remodel	Columbia Falls, MT	\$326,700	42,245	2019
Macey's Remodel - Spanish Fork	Spanish Fork, UT	\$1M	61,859	2019
McDonald's - Sandy, UT	Sandy, UT	\$812,736	5,976	2019
La-Z-Boy Turnkey & Site work	Draper, UT	\$1.8M	15,627	2019
Safeway Fuel Center #2922	Mesa , AZ	\$1.4M	3,140	2019
Target T-1750	Centerville, UT	\$2.7M	164,149	2019
Target T-1751	Salt Lake City, UT	\$2.6M	115,139	2019
AFS Olympus Hills & Hardware Remodel	Salt Lake City, UT	\$1.8M	45,000	2019
Burlington at Best of the West	Las Vegas, NV	\$200,608	39,315	2019
Walmart Fuel Center	Rexburg, ID	\$172,235	Site work	2019
The School Yard Retail Bldgs.	Sandy , UT	\$3.3M	16,000	2019
Ridley's Market Interior Remodel	Highland, UT	\$1.2M	43,309	2019
St. Rose Square - Quad Bldgs.	Henderson, NV	\$3.7M	31,870	2019
St. Rose Square - Site work	Henderson, NV	\$14.6M	Site work	2019



3. RELEVANT PROJECT EXPERIENCE

PROJECT	LOCATION	CONTRACT AMOUNT	SIZE (SF)	COMPLETED
Les Schwab Tire Center Herriman	Herriman , UT	\$2.3M	13,082	2019
McDonald's #27-0162	Las Vegas, NV	\$919,164	4,108	2019
McDonald's #27-0429	Mesquite, NV	\$1.9M	4,456	2019
McDonald's - Phoenix Central & Southern	Phoenix, AZ	\$401,816	4,385	2019
Target T-1754	Orem, UT	\$2.6M	178,228	2019
Black Rock Coffee	Las Vegas, NV	\$253,789	1,380	2019
McDonald's #27-0123	Las Vegas, NV	\$402,751	4,590	2019
McDonald's #27-0005	Las Vegas , NV	\$405,755	4,460	2019
Albertsons #348	Las Vegas, NV	\$5.6M	56,625	2019
Walmart #1440 Fuel Center	Tooele, UT	\$1.5M	1,383	2019
Bayhill Shopping Center	San Bruno, CA	\$3.5M	123,982	2019
Southern Highlands Plaza - Site	Las Vegas , NV	\$1.8M	Site work	2019
Jiffy Lube	Las Vegas , NV	\$1M	4,700	2019
DC Plaza	Las Vegas , NV	\$8.3M	47,845	2018
Smith's Fuel Center #364	Las Vegas , NV	\$742,000	275	2018
St. Rose Square - Popeye's Shell	Henderson , NV	\$305,082	Site work	2018
McDonald's #27-0002	North Las Vegas, NV	\$858,053	2,966	2018
McDonald's - 32nd Broadway - Phoenix	Phoenix, AZ	\$384,792	1,935	2018
DFA Creamery	Beaver, UT	\$4.3M	10,724	2018
McDonald's #27-0120	Las Vegas, NV	\$827,425	4,277	2018
Best Buy - Station Park	Farmington, UT	\$2.3M	50,442	2018
Sprouts Farmers Market #510	Las Vegas , NV	\$3.1M	29,896	2018
McDonald's #27-0187	Las Vegas, NV	\$825,833	2,960	2018
Crossing at Saratoga Springs Phase1, Bldg D1-D2	Saratoga Springs, UT	\$2.4M	14,691	2018
McDonald's #27-0195	Las Vegas, NV	\$778,615	4,555	2018
McDonald's #27-0259	Las Vegas, NV	\$696,740	3,684	2018
Speedee Mart - Speedway	North Las Vegas, NV	\$2.8M	7,241	2018
Walmart #1768-223 RM-2	Orem, UT	\$1.4M	214,027	2018
Burlington Coat Factory	Riverton, UT	\$1.9M	39,995	2018
Sprouts / Petco Retail Shell	North Las Vegas, NV	\$5.6M	49,600	2018
Walmart - South Ogden	South Ogden, UT	\$679,258	40,747	2018
Harmons Mountain View	Riverton, UT	\$7.8M	70,386	2018
Target Innovative Remodel T-1357	St. George, UT	\$182,506	124,141	2018
Smith's Marketplace #367	Las Vegas, NV	\$7.7M	124,958	2018
America First Credit Union - Bldg. 1, 3rd Floor Remodel	Riverdale, UT	\$1.1M	11,000	2018
Black Bear Diner Shell	Providence, UT	\$1.1M	17,068	2018
Walmart #3589 Remodel	Salt Lake City, UT	\$3M	210,000	2018
McDonald's #27-0287	Las Vegas, NV	\$693,456	3,974	2018
Target Innovative Remodel T-1171	Las Vegas, NV	\$196,855	146,852	2018



3. RELEVANT PROJECT EXPERIENCE

PROJECT	LOCATION	CONTRACT AMOUNT	SIZE (SF)	COMPLETED
Walmart 4689-228 RM3	Cedar Hill, UT	\$718,353	141,500	2018
Whole Foods #25 Remodel	Las Vegas, NV	\$893,008	40,000	2018
Smith's #392	Dayton , NV	\$205,545	64,556	2018
Target Innovative Remodel T-1034	Santa Fe, NM	\$431,670	122,464	2018
Harmons - Holladay	Holladay, UT	\$4.9M	37,456	2018
Walmart #5109-205	West Valley, UT	\$751,515	7,000	2017
CVS Health #10927	Syracuse, UT	\$3.1M	14,600	2017
Target Innovative Remodel T-0995	Redmond, WA	\$540,440	138,890	2017
CVS Health #10741	West Valley , UT	\$2.5M	14,600	2017
Walmart NHM #3988-00	Spanish Fork , UT	\$7M	48,762	2017
Target Innovative Remodel T-0606	Silverdale , WA	\$233,735	129,329	2017
McDonald's #27-0278 Remodel	Las Vegas, NV	\$465,290	6,090	2017
Cowabunga Bay - Galleria Dr. Offsites	Henderson, NV	\$387,425	Site work	2017
Tucanos Brazilian Grill	Orem, UT	\$1.2M	8,785	2017



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

Station Park Village Center

FARMINGTON, UTAH

Station Park Village is one of Utah's largest lifestyle centers. The massive mixed-use development on 12 acres includes office and retail space for 48 stores and 17 restaurants, a world-class show fountain, and two food pavilions.

R&O Construction's contract began in Phase I with Harmon's grocery store. It grew to include Phase II, which included all buildings, site work, many tenant finishes, hardscapes, sidewalks, landscaping, and electrical infrastructure. The buildings range from one to four stories, and all have ornate exterior finishes. Additionally, R&O built a 106,253 SF, 108-room hotel to complete the Station Park Village Center project.

PROJECT DETAILS

- 464,970 SF
- \$70M
- 12-acre site
- Retail
- Office
- Hotel



OWNER REFERENCE:
CenterCal Properties, Inc.
Scott Arrington
(801) 451- 5993
sarrington@centercal.com



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

St. Rose Square

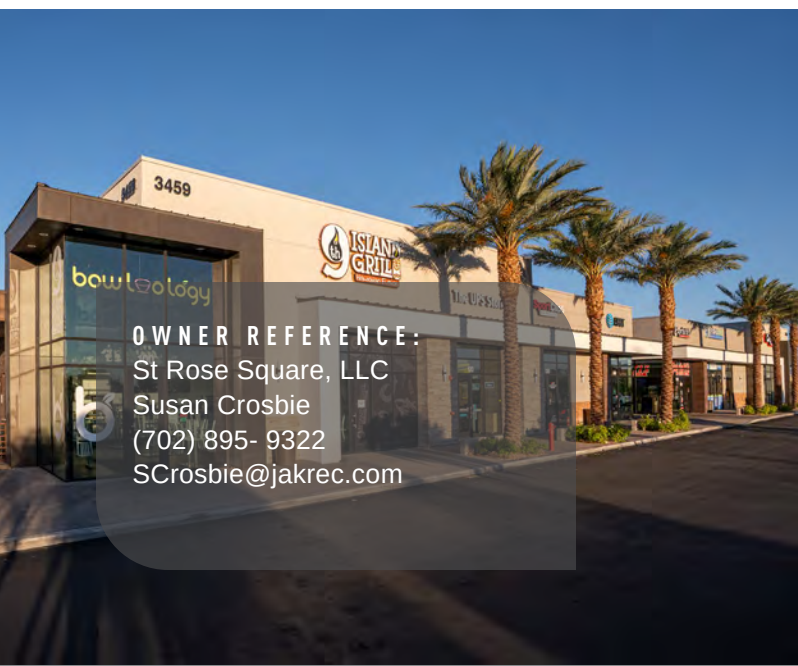
HENDERSON, NEVADA

St. Rose Square Retail Center is a 63-acre, \$42M commercial site development consisting of multi-building retail shells completed during three phases of construction. The scope includes full-site grading buildout, landscaping, paving and hardscapes with traffic signalization at two entrances installed at the Public ROW intersections. The first phase of the project focused on the Costco site area and the St. Rose offsite work consisting of box culverts, utilities, cantilevered retaining walls, a drainage channel, pedestrian walk paths, NVE (transformers & service pedestals), SW Gas, traffic signals, sidewalks, developer outparcels and drive approaches.

The second phase included four new vanilla retail shell buildings, delivered ready for tenant improvements. The third phase continued the St. Rose Square master site plan & footprints for full shells, buildouts on various landlord/prototype tenant improvements (over 500K-SF of future commercial space), including 13 retail, three offices, six pads, and two anchors with final parking, site lighting, courtyard amenities, and a security network.

PROJECT DETAILS

- 571,223 SF
- \$42.4M
- 63-acre site
- 21 retail shells





R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

SDP Retail Center

LAS VEGAS, NEVADA

Construction of this wood-framed 22,210 SF retail center project was completed in 2023 upon a 5-acre site and consists of four buildings designed to accommodate up to 10 tenant suites. Located directly across the sole IKEA Furnishings in Las Vegas, also built by R&O, the retail center provides many restaurants and retail shops.

Across the four buildings of SDP Retail Center, R&O oversaw an array of specifications to meet tenant needs, which ranged from QSR to offices to traditional retail shops. The tenants include Habit Burger, Chipotle, Yonutz Donuts, Wing Stop and Sleep Number.

PROJECT DETAILS

- 22,100 SF
- \$5.8M
- 5-acre site



OWNER REFERENCE:
SDP Development, LLC
Susan Crosbie
(702) 895- 9322
SCrosbie@jakrec.com



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

Valley Fair Mall

WEST VALLEY CITY, UTAH

The Valley Fair Mall project involved redeveloping an existing 700,316 SF mall into an approximately one million SF hybrid super-regional shopping and entertainment center. Construction took place while the mall remained open for business.

The project scope included adding village shops and a plaza area, removing the rear portion of some existing shops, reconfiguring the parking lot for small shops and restaurant parcels, and reconfiguring the existing mall shops. The overhaul added over 200,000 SF of shops and restaurants plus a public plaza, giving the center more of an urban feel. R&O also completed an additional interior remodel of the mall and several tenant improvements.

PROJECT DETAILS

- 1,000,000 SF
- \$42M
- Shopping and entertainment center
- Occupied remodel and addition



OWNER REFERENCE:
Scratch Development
Johnny Arbuckle
(801) 583-2220
johnny@scratchdevco.com



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

The Salomon Center

OGDEN, UTAH

The Salomon Center is the anchor project for revitalizing the former Ogden City Mall site, indicating its significance in the overall redevelopment effort. This project goes beyond traditional retail and incorporates various features and amenities to create a multi-functional center.

The center includes retail spaces and offers various entertainment and recreational options. It houses a gym with a lap pool, aerobics, and spin and dance studios catering to fitness enthusiasts. Additionally, the center features a Flow Rider, climbing wall, bowling alley, arcade, glow golf, and a selection of restaurants, providing visitors with a wide array of entertainment choices.

R&O conducted extensive preconstruction services for a year, which allowed for comprehensive planning, coordination, and preparation to ensure a smooth and successful construction process. Given the urban setting of the facility and the integration of private, for-profit elements within the structure, meticulous coordination with all team members was crucial. This coordination ensured the project's components were seamlessly integrated and aligned with the overall vision.

PROJECT DETAILS

- 134,626 SF
- \$14.2M
- Mixed-use development
- Recreation center
- Restaurants



OWNER REFERENCE:
Ogden City
Mike Caldwell, Mayor
(801) 629-8111



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

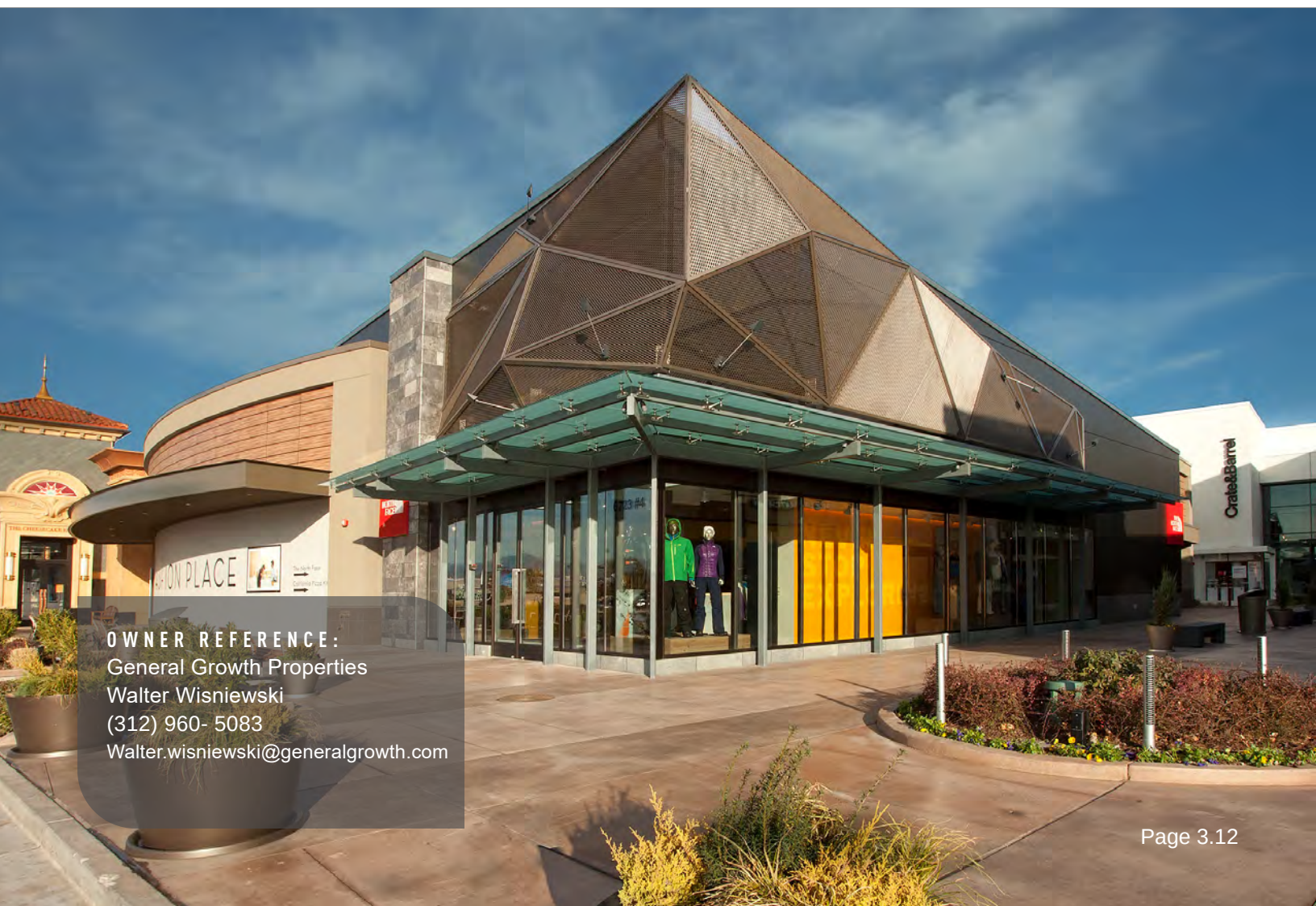
Fashion Place Mall

MURRAY, UTAH

This expansion of Fashion Place Mall included adding 106,000 SF of new retail and restaurant space. The scope of work involved site work, demolition, new construction of the Nordstrom storefront and the addition of the mall retail space. Construction took place while the mall remained open for business. As part of this project, R&O constructed the buildout of a new Crate & Barrel store, the first one in Utah, a new North Face store, an H&M store, and a remodel of General Growth's mall offices.

PROJECT DETAILS

- 106,000 SF
- \$17.6M
- 3.7-acre site
- Demolition, site work and new construction



OWNER REFERENCE:
General Growth Properties
Walter Wisniewski
(312) 960- 5083
Walter.wisniewski@generalgrowth.com



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

The District Shopping Center

SOUTH JORDAN, UTAH

Stretching three city blocks, The District in South Jordan is one of the largest mixed-use developments of its kind in Utah. The 120 acres include theaters, restaurants, retail facilities, residential housing, specialty shops, office buildings, and a great view of the Salt Lake Valley. The District, a unique blend of design and architecture, also includes a main street shopping district that ties into the Larry H. Miller Megaplex 20-screen theater.

Other anchor tenants in the District include Target, JC Penney, Office Max, Sports Authority, Ross, Harmons, Petco, and Hobby Lobby. R&O Construction built most of the retail buildings in this center, offering conveniences from general merchandise to fashion, groceries, and entertainment.

PROJECT DETAILS

- 125,760 SF
- \$32M
- 120-acre site



OWNER REFERENCE:
The Boyer Company
Craig Brown
(801) 336- 8006
cbrown@boyercompany.com



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

Tanger Outlets

PARK CITY, UTAH

The Tanger Factory Outlet Center in Park City grew by 25,500 SF when R&O Construction added more space to this thriving retail venue. The expansion occurred while the center remained open for shopping and added new stores in time for the busy Christmas shopping season. R&O worked after hours and on weekends to meet the grand opening schedule.

PROJECT DETAILS

- 25,500 SF
- \$4.6M
- Retail expansion



OWNER REFERENCE:

Tanger Outlets
Tom Polczynski
(366) 834- 6891
Tom.Polczynski@tangeroutlets.com



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

DC Plaza

LAS VEGAS, NEVADA

This 10-acre retail center project comprised six buildings and a 400-stall parking lot. The construction of the buildings required multiple unique teams, layouts, buildout approaches, and design specifications, including CMU and structural steel with EIFS, as well as wood frame and stucco.

Across the buildings, R&O oversaw an array of specifications to meet tenant needs. Examples included installing specialty refrigeration systems and automated mechanical laundering systems.

The project required extensive on- and off-site infrastructure work, including a 36' storm drain, installation of new traffic signals, and modifications to an existing intersection. Successful completion required careful and consistent coordination with multiple municipal and state agencies. An extensive communication protocol was also essential for the project, having five architects, three mechanical engineers, a civil and electric engineer, multiple tenant design teams, and 100+ subcontractors.

PROJECT DETAILS

- 47,845 SF
- 10-acre site
- \$8.3M
- Six buildings
- 400-stall parking lot
- Multiple custom installations



OWNER REFERENCE:

Zions Securities
Robert Money
(801) 321-8711
rmoney@zsc.com



Hughes Center Retail I

LAS VEGAS, NEVADA

The Hughes Center Retail strip is 12,002 SF and sits on a 1.5-acre site. Construction on the project involved demolishing an existing restaurant to construct a single building that contains five quick-serve restaurants. Sit-down formal dining restaurants surround the Hughes Center, so convenient quick-serve restaurants are in high demand for this location, especially for the employees that occupy the nearly 1.4 million square feet of adjacent class-A office space within the Hughes Center complex. Tenants for the new buildings include Chipotle, Pieology, Habit Burger, Jamba Juice and Panera Bread.

The building has unique architectural features, including curved entry elements with metal-clad panels that add a modern look. Each restaurant has separate patio areas for convenient outdoor seating. The property is accessible directly from Flamingo Road and connects to the Hughes Center Complex.

PROJECT DETAILS

- 12,002 SF
- \$1.5M
- 1.5-acre site
- Core and shell
- CMAR

OWNER REFERENCE:

Jones Lang LaSalle
Chris Chebegia
(702) 979-3984



Hughes Center Retail II

LAS VEGAS, NEVADA

Hughes Center Retail II is a 14,000 SF retail center with parking, landscape, and onsite improvements. This new construction rests comfortably upon two acres of land just east of the famous Las Vegas Strip. It provides the personnel working in the area with dining options that were previously challenging to find, including quick-serve and mid-range eateries.

The exterior comprises a specially ordered, thick-honed, unpolished silver travertine veneer work and mechanically fastened aluminum with thin-set installation. It is prepared within code tolerances (including proper joint taping and weather barrier/sealant). Additional components include architectural channel siding with furring strips at random length cuts to create subjective curb appeal.

The project uses its location to provide a pleasant aesthetic environment via highlights such as colored salt-finished sidewalks, Travertine stone veneer and decorative courtyards. Lastly, the project boasts a 35-foot curtain wall system as a final touch of beauty.

PROJECT DETAILS

- 14,120 SF
- \$2.7M
- 2-acre site
- 35-foot curtain wall



OWNER REFERENCE:

Jones Lang LaSalle

Chris Chebegia

(702) 979-3984



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

The District at Green Valley Ranch

HENDERSON, NEVADA

The District at Green Valley Ranch provides a vibrant and diverse mix of shopping, dining, entertainment, residences and office space. R&O's role was to enhance this corridor, providing convenient parking and vehicular access along the storefronts of the restaurants and retail shops. The new landscape included a mature palm tree-lined street that provided better visibility to the storefronts and created a visually pleasing experience.

Construction was completed in 18 weeks during the hot Nevada summer. R&O's complex phasing and safety plan allowed all stores to remain open during construction and provided a safe shopping experience for all customers.

A pop-jet play fountain was constructed in the entertainment area of the property to make the experience fun for the entire family. Decorative string lighting strung along the main street, comfortable site furnishings and outdoor dining areas were all incorporated into the new layout.

PROJECT DETAILS

- \$1.9M
- 5-acre site
- 18-week schedule

OWNER REFERENCE:

Vestar
Jack Van Kleunen
(602) 866- 0900
jvankleunen@vestar.com



R&O CONSTRUCTION

3. RELEVANT PROJECT EXPERIENCE

IKEA

LAS VEGAS, NEVADA

R&O acted as the Construction Manager at Risk (CMAR) for IKEA's Las Vegas, Nevada store. After working closely with the architect-owner team during the preconstruction phase, R&O broke ground in March 2015. The project comprises a 350,000 SF building on 26 acres along Interstate 215. The building features a showroom, market hall, café, children's area and a shopper-accessible warehouse, all housed within IKEA's iconic blue panels. Green building features included a substantial photovoltaic system.

R&O's role as CMAR included providing preconstruction services, subcontracting to all the necessary trades, and managing all aspects of construction. Additionally, R&O oversaw the overall management, supervision, and coordination of the design process with IKEA, including permit submission.

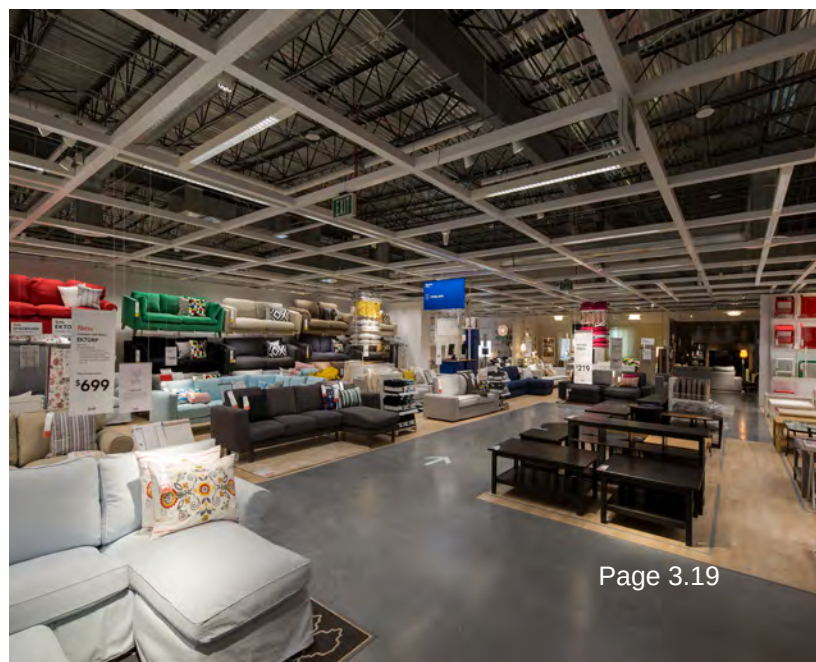
PROJECT DETAILS

- 350,000 SF
- \$42.5M
- 26-acre site
- CMAR



OWNER REFERENCE:

Ikea Properties, Inc
Douglas A. Wolfe, Construction
Manager
(804) 678-8201
douglas.wolfe@IKEA.com





R&O CONSTRUCTION



4. RELEVANT SELF-PERFORM EXPERIENCE

Valley Fair Mall - West Valley City, Utah



R&O CONSTRUCTION

4. RELEVANT SELF-PERFORM EXPERIENCE

RELEVANT SELF-PERFORM EXPERIENCE

Self-Performed Work

R&O is capable of self-performing minor work. However, we will bid out the majority of the project scope of work. This allows for a competitive process that yields the greatest value and best prices for you. Because we do not self-perform large trades, we do not use self-performed work to offset a lower construction fee. This means you can expect the fees you plan to pay R&O to remain constant.



Valley Fair Mall
- West Valley City, Utah





R&O CONSTRUCTION



5. RELEVANT DFCM PROJECT EXPERIENCE

DFCM Project:
DABC Liquor Store - Saratoga Springs, Utah



RELEVANT DFCM PROJECT EXPERIENCE

Firm's Understanding Of DFCM Requirements & Processes

R&O personnel, including those planned for these projects, are well-versed in DFCM's general conditions, standard construction, and other Construction Management documents and are prepared to follow all policies and procedures. Past R&O projects with DFCM also provide additional working experience and will help to ensure that all policies and procedures are respected and followed.

While this may not be a formal DFCM project, our understanding and experience with DFCM standards make us well-equipped to meet any of The Point Partners' needs.

Summary of DFCM Project Experience

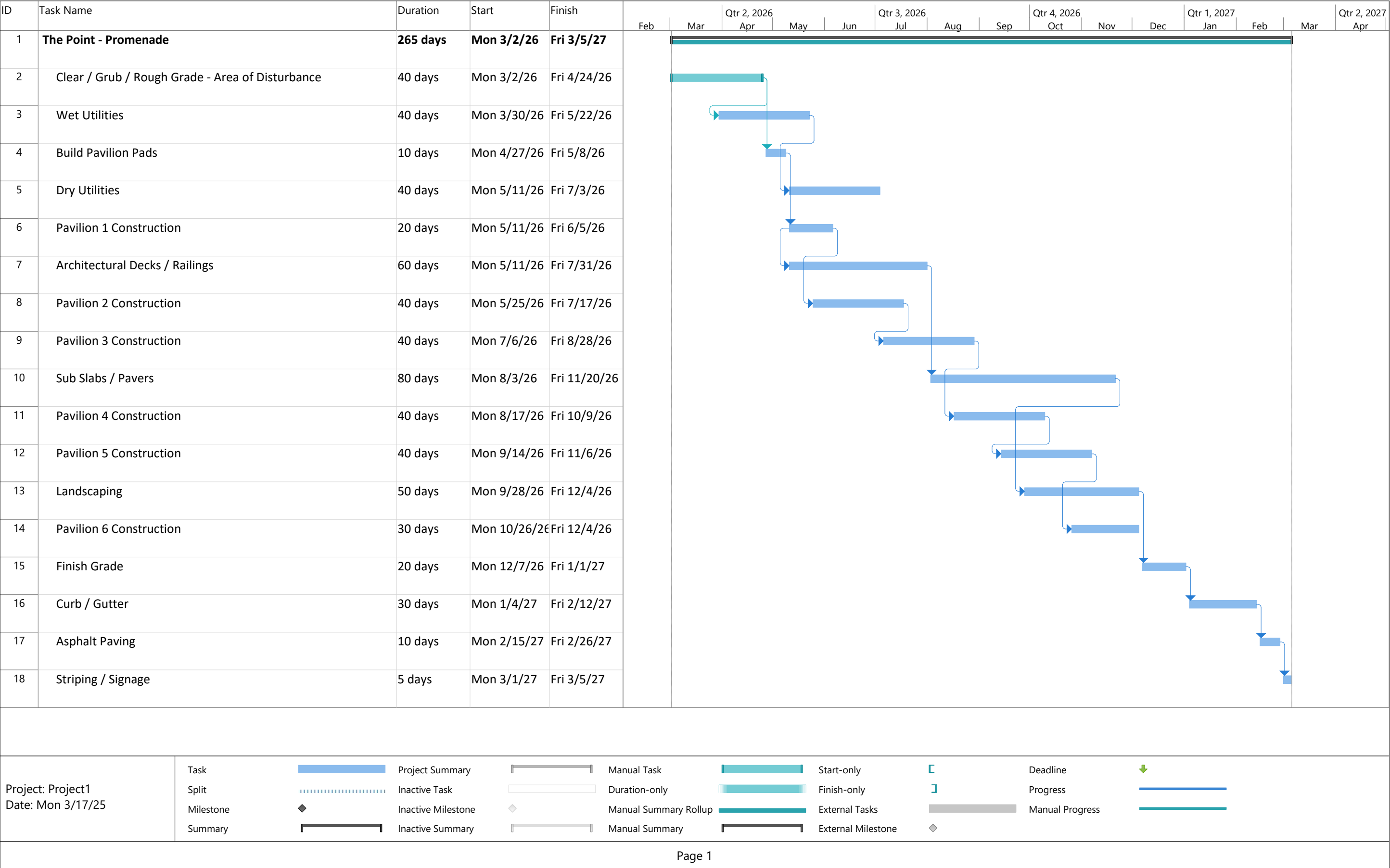
PROJECT	LOCATION	CONTRACT AMOUNT	SIZE (SF)	COMPLETED	DFCM
SLCC Miller Business Building	Salt Lake City, UT	\$23.5M	35,000	Under construction	✓
USU Mehdi Heravi Global Learning Center	Logan, UT	\$19M	40,000	2024	✓
WSU Davis Campus Eng/Auto Tech Building	Layton, UT	\$18.5M	55,000	2021	✓
WSU Public Safety Building	Ogden, UT	\$3M	10,000	2014	✓
DABC Liquor Store	Saratoga Springs, UT	\$2.4M	11,250	2020	✓
OWTC Bay 2 Build-Out	Ogden, UT	\$3.9M	43,000	2017	✓
USU Center for Clinical Excellence	Logan, UT	\$27.8M	105,300	2018	✓
Admissions & Safe Housing	American Fork, UT	\$7M	22,592	2017	✓
USU Regional Campus Academic Building	Brigham City, UT	\$12M	49,140	2015	✓
DABC Liquor Store	Springville, UT	\$1.3M	12,000	2010	✓
DABC Liquor Store	Heber, UT	\$1.1M	12,000	2009	✓
DABC Liquor Store	Hurricane, UT	\$1.2M	12,000	2009	✓
WSU Hurst Center	Ogden, UT	\$6.9M	41,400	2009	✓



R&O CONSTRUCTION

6. PROJECT SCHEDULE

Salomon Center - Ogden, Utah





R&O CONSTRUCTION



7. BONDING CAPACITY

Tanger Outlets - Park City, Utah



BONDING CAPACITY

Subcontractor Bonding Policy

As the general contractor, R&O Construction maintains a proactive risk management strategy to ensure the financial stability and performance of all subcontractors for this project. Our approach to subcontractor bonding is flexible, allowing us to select the most appropriate risk mitigation method based on the project's needs, the subcontractor's financial standing, and the collective input of the project team.

To that end, R&O Construction reserves the right to require either:

1. Payment and Performance Bonds

- Subcontractors may be required to furnish a payment and performance bond from a surety company acceptable to R&O Construction. This ensures financial security for the project and guarantees that subcontractors fulfill their contractual obligations.

2. Subcontractor Default Insurance (SDI)

- Alternatively, R&O Construction may elect to manage subcontractor performance risk through an SDI program. This insurance-based approach provides coverage for subcontractor defaults and offers a streamlined claims resolution process.

The decision to implement a subcontractor bonding requirement—whether through a payment and performance bond or SDI—will be made collaboratively by the project team, considering factors such as subcontractor qualifications, project complexity, and risk assessment. In some instances, no bonding requirement may be necessary.

Our objective is to maintain flexibility while ensuring the project's financial and operational security. We will communicate bonding decisions to subcontractors early in the contracting process to ensure alignment with project requirements.



Bond Letter



February 13, 2025

Re: R & O CONSTRUCTION COMPANY

To Whom it May Concern:

R & O Construction Company is a highly regarded general building firm here in the Western States. Moreton & Company as their agent has had the privilege of representing them to the surety community for over 30 years. Western Surety, a subsidiary of CNA Insurance Companies is their carrier, and Carries and A.M. Best rating of A XI. During our association with R & O Construction Company they have never been involved in a claims dispute.

R & O Construction Company has an extensive bonding capacity with Western Surety Company, \$400,000,000 single job limit with a \$1,000,000,000 aggregate. Their current bonding rate is less than 1%. They currently have available to them \$175,000,000.

We would favorably consider a request from R & O Construction Company to provide the bid, performance and payment bonds that may be required. Such prequalification and approval would be conditioned upon acceptable underwriting considerations, such as: contract terms, bond forms, confirmation of satisfactory financing, and a favorable review of current underwriting information at the time of the request for the bond(s).

This letter is not an assumption of liability, nor is it a bid bond or a performance bond. It is issued only as a bonding reference requested from us by our client.

If we can provide any further assistance, please do not hesitate to call upon us.

Sincerely,

Philip S. Walter
Senior Vice President
PSW:jap