



RIMROCK
SOLUTION

PROPOSAL FOR
MOUNTAINVILLE ACADEMY
REMODEL





Mountainville Academy Alpine UT

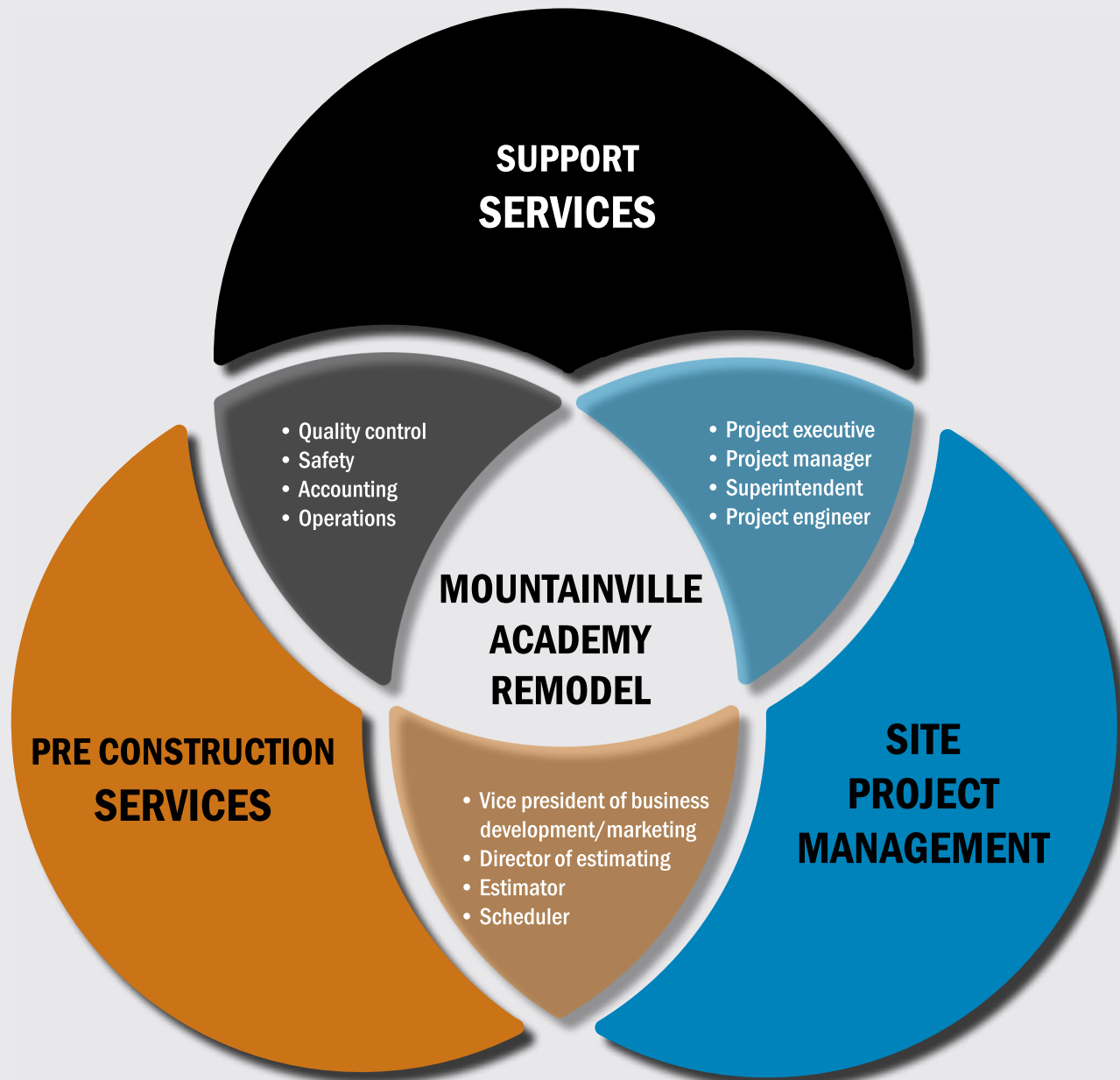
PRELIMINARY BUDGET BREAKDOWN

DATE: Monday, February 2, 2026
PLANS: Drawings dated 4/25/2011

NO. OF UNITS	1
BUILDING SQFT	5,610

1000 GENERAL CONDITIONS		\$34,430
2000	DEMOLITION	\$22,513
6000	WOOD	\$4,049
7000	THERMAL / MOISTURE PROTECTION	\$842
8000	DOORS AND WINDOWS	\$4,200
9000	FINISHES	\$60,767
10000	SPECIALTIES	\$842
11000	APPLIANCES / EQUIPMENT	\$0 BY OWNER
12000	MILLWORK	\$12,000
15000	MECHANICAL	\$11,503
16000	ELECTRICAL	\$31,230
19000	CONTINGENCY	\$8,295
SUBTOTAL		\$190,668
BUILDING PERMITS & FEES		\$0 BY OWNER
CONSTRUCTION BOND		\$0 N/A
BUILDERS RISK INSURANCE		\$0 BY OWNER
PROFIT / OVERHEAD / LIABILITY INSURANCE		\$19,067 10.00%
TOTAL		\$209,735
COST PER UNIT		\$209,735
COST PER SQFT		\$37.39
RIMROCK ESTIMATING CONTINGENCY (5%)		\$10,487
TOTAL WITH CONTINGENCY		\$220,222





PRECONSTRUCTION SERVICES

- VP business dev./marketing: **Justin John**
- Director of estimating: **Judd Peck**
- Estimator: **Todd Thayn**
- Lead Scheduler: **Charley Alger**



Justin John's experience and proven track record in commercial construction has helped Rimrock grow by procuring a variety of projects totaling millions of square feet. Previous he led the estimating team where he was involved in estimating services for multi-family, retail, professional/medical office buildings, senior living facilities and fitness. He also handles contract negotiations and implementation.



Judd Peck grew up in the construction industry and has been working in estimating for 12 years and with Rimrock seven. He excels at working with architects and engineers to find the best and most cost effective construction materials and methods. Judd works closely with owners and architects throughout the pre-construction process to help keep the project on budget and provide input on different mechanical, electrical, structural systems in addition to architectural methods and finishes.



Todd Thayn has been part of Rimrock's Buy-out department for several years collaborating closely with subcontractors and the estimating team. His experience of accumulating bids, generating new subcontractors and building relationships with current ones has contributed to the growth of Rimrock. It is a natural migration for him to join the estimating team.



Charles Alger is an experienced scheduler and project manager with a demonstrated history of working in the construction industry. Under his direction, he created a scheduling department for a major construction company. His background includes meeting with projects teams, tracking impacts/delays and reviewing analytics for each schedule. He has conducted OAC meetings, reviewed change orders, developed RFPs and estimates.

PROJECT TEAM

SITE PROJECT MANAGEMENT

- Project executive: Shan Peterson
- Project manager: Bryce Bunker
- Superintendent: Joel Mortensen
- Asst. project manager: Miles Strong



PROJECT EXECUTIVE
Shan Peterson

Shan Peterson has worked in the construction industry for 20+ years. In 2004 he earned his general contractors license and began venturing to the commercial side of construction. In 2014 Shan joined Rimrock as a corporate scheduler. He worked closely with project managers, superintendents, and the estimating team to develop project schedules. Shan now heads the Rimrock Solution division which oversees tenant improvements, remodels, renovations and new construction projects such as retail, apartments, townhomes, and professional office buildings.

Experience

- Home 2 Suites
 - Marriott Courtyard
 - Microtel Hotel
 - Holiday Inn Express
 - Tri View Apartments
 - Lehi Tech Apartments
 - Upper West Apartments
 - North Union Apartments
 - ICON 9700 Apartments
 - Fireclay I, II Apartments
 - Flats at Riverwoods
 - Alta Gateway Apartments
 - The Ridge Apartments
 - Riverfront Apartments
 - Central Bank
 - Ashford Senior Living
- [+] Licensed subcontractor, state of Utah, 2000-2004, S270 classification
[+] Licensed general contractor, State of Utah, 2004-current, B100 classification
[+] Associates, business management, Utah Valley State College



PROJECT MANAGER
Bryce Bunker

With an untiring work ethic **Bryce Bunker** has learned to be dependable and efficient in all assigned tasks. He has acquired relevant construction experience by being an assistant superintendent, superintendent and now project manager. He also has a background in carpentry, painting and electrical work. He has done pipe laying and operated heavy equipment. He is a believer in time management, meeting deadlines, keeping a project within budget and working proficiently in a team environment.

Experience

- Zen Benny's Play Café
- Mapleton Assisted Living
- Saratoga View clubhouse
- Saratoga View Assisted Living
- Richmond Apartments
- Twenty Ones Apartments
- North Union Apartments
- Farm Haus Apartments
- Lofts at Rivers Edge
- Alta Depot Apartments



SUPERINTENDENT
Joel Mortensen

Joel Mortensen has been with Rimrock for more than 20 years. He shows extreme dedication to every job assigned. As a superintendent, has overseen multifamily, senior living, retail, professional office and industrial projects. He has a background in many trades and is familiar with the HUD process. As a superintendent he is responsible for keeping the project on track, coordinating with subcontractors and operating within a budget.

Experience

- Zen Benny's Play Café
- Mapleton Assisted Living
- Great Harvest
- PVOLVE fitness
- Take 5 Oil Change
- American Equipment
- Saratoga View
- Black Rifle Coffee
- Freedom Credit Union
- SLC Micro Apartments
- Millcreek Nine Apartments
- Mansell Apartments
- Waterside Townhomes
- Innsbrook Cottages
- Covington Orem expansion
- Retail pads B & C
- Jeung Yoo Retail
- Holladay Marketplace
- Rockworth TI
- Gold's Gym, Grand Junction, CO
- Hollow Springs office
- Stonehaven offices
- Nelson Tillmann Dental



ASST. PROJECT MANAGER
Miles Strong

Miles Strong has accomplished many goals successfully and is now serving as an assistant project manager for Rimrock Solution. His service opportunities and previous work experience as a project engineer have given him leadership, teaching, training and communication skills. He thrives on completing tasks on time and being a problem solver. He has experience in painting and light construction.

Experience

- Zen Benny's Play Cafe
- Mapleton Assisted Living
- Great Harvest at 21s
- PVOLVE fitness
- Saratoga View
- Mapleton storage units

REFERENCES

Owners

Rockworth Companies
Tom Henriod, CEO/President
4655 S. 2300 E. #205
Holladay, UT 84117
801.501.0727

Garn Development
Mike Christensen
748 W. Heritage Park Blvd. #203
Layton, UT 84041
801.776.0232

Western States Lodging
Cole Smith
1018 Atherton Dr.
Salt Lake City, UT 84123
801.269.0700

Canyon Stone Capital
Todd Amberry
303.243.4420

Architects

FFKR Architects
Larry R. Curtis, Senior Associate
730 Pacific Avenue
Salt Lake City, UT 84104
Cell: 801.910.5275

Jarrett Architecture
Riley Jarrett, President
2701 N. Thanksgiving Way, Suite 100
Lehi, UT 84043
801.901.0506

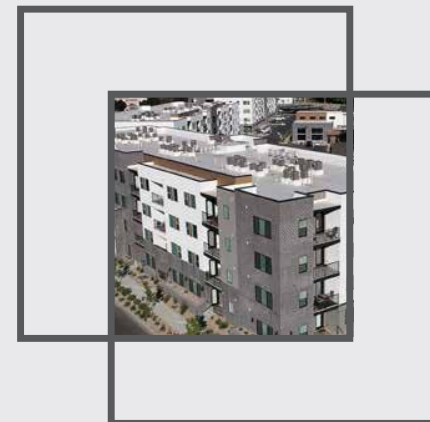
Bonding & Insurance

Moreton & Company
Phillip Walter
101 S. 200 E. #300
Salt Lake City, UT 84111
801.531.1234

Banking

Alta Bank
Layne Cardon
712 East Main Street
Lehi, UT 84043
801.766.1000

The Clawson Group
Johnny Clawson, President
292 E. 12200 S. Suite 200
Draper, UT 84020
801.281.4884



APPROACH



PRECONSTRUCTION

Rimrock is a design-build general contractor. Our goal: add value throughout the design process.

Estimator expectations:

1. Provide updated budgetary numbers for the pro forma and lending package
2. Provide cost and benefit analysis of proposed systems, materials and finishes
3. Mitigate constructability conflicts within the plans and specs
4. Reduce ambiguity within the plans and specs; provide clarity for bidding subcontractors
5. Consult and negotiate with subcontractors/suppliers in key trades
6. Attend design meetings and collaborate with architects, owner and engineers

During preconstruction, all design/estimating related communication will be managed by Todd Thayn. His ability to communicate, attention to detail, and experience will make him a strong asset to the team.

The bidding process plays more of a role in the final cost, schedule, and quality of craftsmanship than any other four-week period of the project. It is critical to garner the interest of the most qualified subs.

Objectives of the bidding team:

1. Invite the most qualified and reputable subcontractors to bid
2. Communicate RFI's to the architect
3. Receive at least four bids in each trade
4. Compare bids with the plans and specs to ensure completeness
5. Prepare the guaranteed maximum price

Judd Peck leads the bidding team. The bidding team will identify the bids in each trade which are most advantageous for Mountainville Academy based on each sub's quality, price, and ability to maintain the schedule. We will review this list of proposed subs and the GMP in a collaborative bid-review meeting.



CONSTRUCTION TEAM RESPONSIBILITIES

We have proposed Bryce Bunker to be the project manager. He will be the primary construction contact. He has a proven track record of on-time and on-budget completions and has successfully built many projects. Bryce is organized, thorough and an effective communicator.

Project manager expectations:

1. Complete the buy-out swiftly
2. Conduct weekly owner-architect-contractor meetings
3. Provide weekly schedule updates and three week look-ahead
4. Identify and mitigate potential delays and risks
5. Hold subs accountable
6. Use Procore software to manage projects

Bryce Bunker will work with Miles Strong who will serve as the asst. project manager.

We propose Joel Mortensen to be the on-site superintendent. Joel has a wide range of commercial construction experience.

Superintendent expectations:

1. Job site safety
2. Scheduling subcontractors and material deliveries
3. Quality control and subcontractor accountability
4. Building inspections
5. Weekly schedule updates
6. Use Procore software to manage projects

MAINTAINING THE SCHEDULE

Bryce Bunker and Joel Mortensen will work with Charley Alger the Rimrock schedule manager, to create the baseline project schedule. Alger uses Planera with built-in analytics for project controls.

The superintendent is responsible for maintaining the schedule. Weekly, he and the project manager review and update the schedule and report to Charley Alger.



Once critical path items have been identified, solutions to correcting the schedule include:

1. Shifting project scopes
2. Hiring additional subcontractors
3. Requiring a struggling subcontractor to add more crews
4. Replacing a struggling subcontractor
5. Increasing Rimrock's supervision and/or labor

Increasing or changing the workforce often means additional costs will be incurred, but you have the protection of our GMP.

SAFETY

Joel Mortensen and Rimrock's safety manager, Kevin Nilsson, will develop a site-specific safety plan for the project. Workers who come to the jobsite must review and sign off on that safety plan.

Other Rimrock safety procedures:

1. Weekly toolbox talks
2. Logged daily safety walk-through by the super
3. Weekly safety walk-through by the safety manager
4. Monthly safety trainings
5. Quarterly extended safety trainings

Rimrock has a proven track record of jobsite safety.

ACCOUNTING

Rimrock's policy is open-book accounting. This is the foundation we were built on and believe it is a distinguishing characteristic between us and others in the industry.

Throughout construction, we will provide updated draws which will be supported by an invoice for the general conditions, profit, overhead, and liability insurance, as well as copies of the invoices we have received from subcontractors on that draw.

BONDING

Rimrock is financially strong with a \$300,000,000 single; \$600,000,000 aggregate bonding capacity.

PROJECTS

PENNYLANE TOWNHOMES



American Fork, Utah / Approximate size: 6,820 Sq. Ft. / Unit count: 5

WALDEN HIGH SCHOOL



Provo, Utah / Approximate size: 16,148 Sq. Ft.

CENTRAL BANK



Saratoga Springs, Utah / Approximate size: 16,099 Sq. Ft.

GREAT HARVEST



Sugarhouse, Utah / Approximate size: 2,907 Sq. Ft.

THANK YOU.

For the opportunity to submit a proposal
for *Mountainville Academy*

—Team Rimrock Solution



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