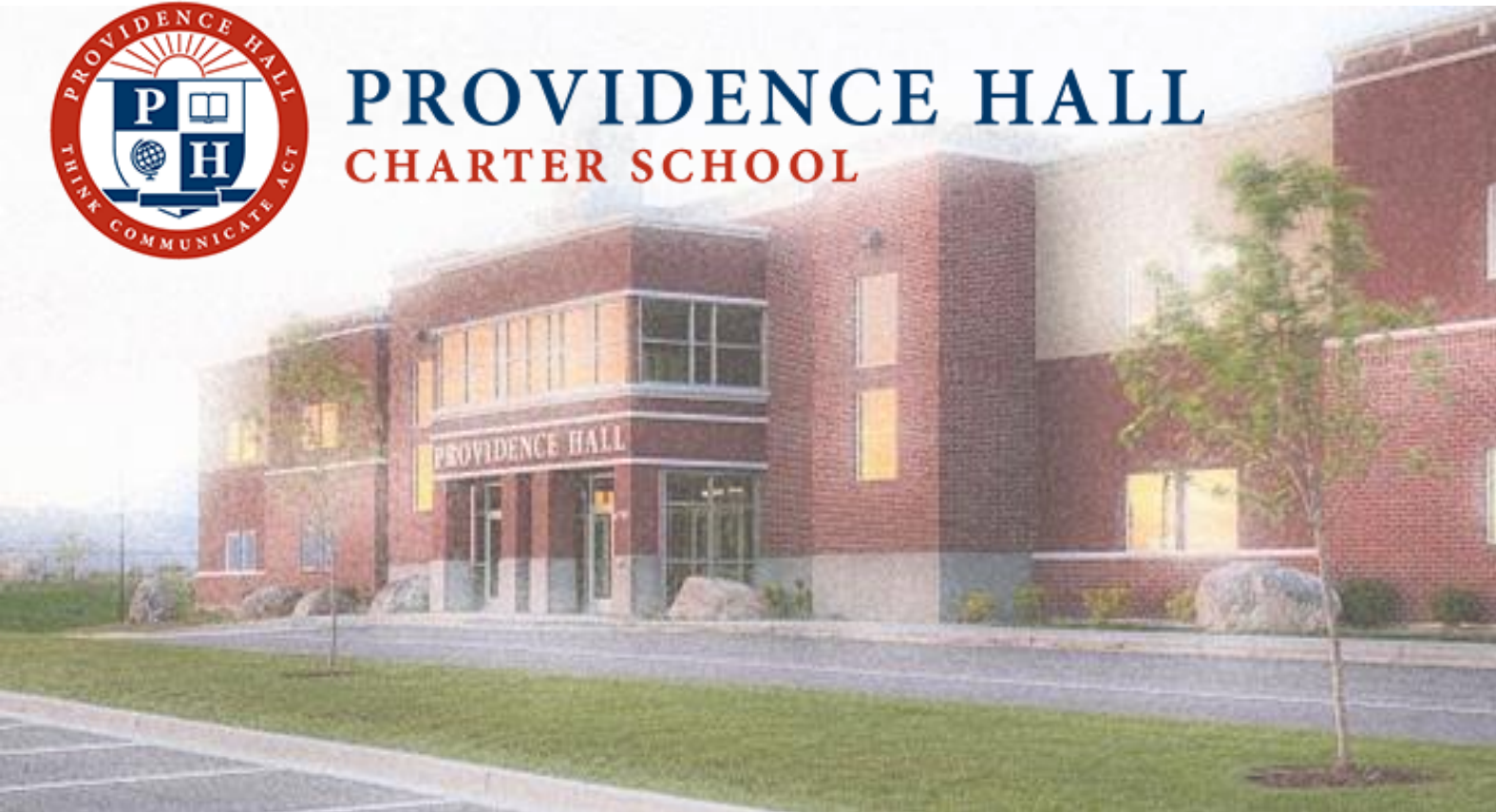




PROVIDENCE HALL CHARTER SCHOOL



Providence Hall Elementary School- Building and Facility Expansion

Providence Hall Charter School
4557 West Patriot Ridge Drive
Herriman, UT 84096

Warner & Associates Construction
1460 North Main #1A
Spanish Fork, UT 84660
p: 801.794.0024
www.warnerconst.com

March 23, 2022

Providence Hall Charter School
4557 West Patriot Ridge Drive
Herriman, UT 84096

To Whom it May Concern,

Warner & Associates Construction is honored to submit our ***Statement of Qualifications*** for the **Building and Facility Expansion project** to be considered as a General Contractor for this project.

Warner & Associates Construction takes the greatest pride in the quality of our workmanship. We have a highly professional management team that works to complete the project in a timely manner and within budget. We thrive on the opportunity to please our clients and make this experience the best they have had.

We have been involved in Commercial General Contracting throughout Utah since 1986. We have completed many multi-million-dollar projects as a Prequalified General Contractor, and as a Construction Manager/General Contractor, along with many low bid projects.

We look forward to working with you on these projects and any other projects that you might have in the future.

Sincerely,



Joel Warner
President
1460 North Main #1A
Spanish Fork, UT 84660
801-794-0024
joel@warnerconst.com



GENERAL INTRODUCTION

FIRM EXPERIENCE & HISTORY

Warner & Associates Construction, Inc. was formed by Joel Warner and TJ Warner. The company began doing business on January 10, 2011, in Spanish Fork, Utah. Joel had been in the construction industry for more than 32 years beginning as a framing and then as an owner of his company where he ensured the quality of each project and managed the companies project managers. In December 2011, Joe Alldredge was hired to lead the estimating and business development of the company and later was made a partner with Joel and TJ. Joe brings over 28 years of experience in all aspects of the commercial construction.

From 1986-2010, Joel Warner co-founded and co-owned Hales & Warner Construction. Hales & Warner Construction was involved in Commercial General Contracting throughout the State of Utah and Wyoming. When Joel and his partner decided to dissolve their partnership, Hales & Warner Construction had completed many projects as a Construction Manager/General Contractor, along with hundreds of low-bid pre-qualified projects including religious, educational, medical, city, county, recreational, and industrial projects. Joel oversaw all management of projects with Hales & Warner and developed strong relationships with Owners, Architects, and Subcontractors through integrity and honesty.

With Joel's experience as an owner and knowledge of the construction industry, he formed Warner & Associates Construction with his son TJ, who was at that time getting an MBA at the University of Utah. TJ is responsible for many of the business operations. He had worked for his dad's company since he was 6 years old doing various duties for the company. Warner & Associates Construction will continue to focus on delivering absolute quality to the owners. Projects will be delivered on time and within budget. Joel has developed lasting respect and relationships over the last 36 years in the construction industry and his number one priority will be to continue to build trust. Joel's philosophy has always been quality first, and additional projects will follow.

Some of Warner & Associates Construction clients include The LDS Church, Jordan School District, Nebo School District, Alpine School District, Canyons School District, Granite School District, American Leadership Academy Charter School, Utah Valley University, Brigham Young University, Lindon City, Wasatch Behavioral Health, and many others.

Our office is located at 1460 North Main in Spanish Fork, and we currently have no plans on relocating. Warner & Associates Construction is licensed and has completed work in Utah, Colorado, Wyoming, North Dakota, Nevada, and Idaho.

We currently have fourteen (14) highly qualified employees and will hire additional help as needed. This includes three (3) Project Managers and six (6) Superintendents with two Assistant Superintendents. The resumes of our proposed employees for this project are outlined with their experience, skill level, and qualifications under **Tab 4 – Staff Experience**.

FINANCIAL STABILITY

Since forming Warner & Associates Construction, Joel and TJ have focused on building a company that delivers quality products all without going into to significant amount of debt to finance the operations. Because of this philosophy, the company has experience incredible growth and financial stability, and as of today, we have no long-term debt.

Warner has continued steady growth each year for the last eight (11) years and is currently bonding at \$20 Million per project and \$40 Million aggregate. Warner & Associates Construction has a AAA credit rating and has financed all the operations through retained earnings.



SPECIAL QUALIFICATIONS

Warner & Associates Construction takes the utmost pride in the quality, timeliness and ability to stay on budget with each of our projects. We are not a large company but we have skilled craftsmen who know how to ensure a quality finish and perform the following tasks on most every project so we can control the quality and critical path.

TRACK RECORD

Warner has never had an uncompleted project in the firm's history. There has never been an owner that has filed suit against the company, nor have we ever filed suit against an owner. We have never had a judgment against our company while we have been in business.

QUALITY WORKMANSHIP

Quality is our number one priority, and we have taken steps to make this show in our buildings that we construction and manage. At the beginning of the project, we will visit with the Owner and listen to their concerns and incorporate them into our management plan. We will walk through the project with the Owner and Architect to ensure that any concerns on quality have been addressed. At weekly safety meetings, a review of all safety and quality measures will be discussed to ensure that the site is safe for students, the faculty, and the public. Onsite Superintendents will ensure quality control, safety, security, and scheduling of all trades. The Project Manager will work closely with the Superintendent, Owner, Architect, Engineers, and Subcontractors with all paperwork, RFI's, ASI's, pay requests, shop drawings, and Submittals. He will also update the schedule monthly. The responsibility of quality control is on both the Superintendent and Project Manager. Both are involved in QC from submittal approval to pre-install meetings to product placement into the project.

FINANCIAL STATEMENT – AVAILABLE UPON REQUEST



GENERAL FIRM EXPERIENCE

UVU GUNTHER TRADES MIDZONE REMODEL



SCOPE OF WORK:

This project was for the School of Arts department at Utah Valley University. It consisted of renovating the 3rd, 4th, 5th, and 6th floor of the Gunther Trades building. We demolished roughly 56,000 square feet and built a photo studio, art gallery, theatre room, offices for the professors, reception area, computer lab, and classrooms for the student getting a degree in Arts.

OWNER

Utah DFCM
Clint Bunnell
385-414-2314
cbunnell@utah.gov

ARCHITECT

Method Studios
Todd Kelsey
801-532-4422

JOB SITE LOCATION

800 West University Pkwy
Orem, Utah 84058

CONSTRUCTION COST

\$4,392,700

PROJECT COMPLETION

October 2020

TYPE OF PROJECT

Interior remodel

PROJECT MANAGER

Joe Alldredge

SITE SUPERINTENDENT

John Peterson

WEST HILLS MIDDLE SCHOOL



SCOPE OF WORK:

This project added on to the front of the building to create new administrative offices while turning the old offices in the middle of the building into more classrooms. All other classrooms, and the media center were remodeled throughout the school with new ceilings and wall finishes. The front exterior of the building was re-modeled and basketball courts were added.

OWNER

JORDAN SCHOOL DISTRICT
Karl Peterson
801-567-8628
Karl.Peterson@jordandistrict.org

JOB SITE LOCATION

8270 Grizzly Way
West Jordan, UT 84081

TYPE OF PROJECT

Interior remodel and addition

PROJECT MANAGER

Joe Alldredge

ARCHITECT

MHTN
Clifford Curtis
801-556-9964

CONSTRUCTION COST

\$5,242,700

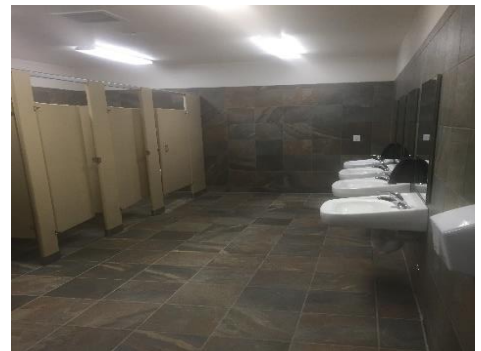
PROJECT COMPLETION

October 2019

SITE SUPERINTENDENT

John Peterson

ALA ELEMENTARY ADDITION & MULTI-PURPOSE BUILDING



SCOPE OF WORK:

American Leadership Academy is a charter school located in Spanish Fork. This project consisted of an addition onto the existing elementary building and a new multi-purpose building built on the West side of the campus. The elementary addition added fifteen (15) classrooms, two (2) bathrooms, and storage rooms. The multi-purpose building was a steel framed building that included a basketball gym, dance studio, band room, and choir room.

OWNER

AMERICAN LEADERSHIP
ACADEMY
Rich Morley
385-208-6252

JOB SITE LOCATION

898 West 1100 South
Spanish Fork, UT 84660

TYPE OF PROJECT

Interior remodel and addition

PROJECT MANAGER

Joe Alldredge

ARCHITECT

HARRIS ARCHITECTURE
Ken Harris
801-377-6303

CONSTRUCTION COST

\$4,127,600

SITE SUPERINTENDENT

John Peterson

PROJECT COMPLETION

October 2016

NEBO TECH BUILDING



SCOPE OF WORK:

The Nebo Tech Building was a new 2-story building next to Nebo School District's Administration offices. This new building includes offices, restrooms, conference rooms, break rooms, a technology repair and storage area. The building was constructed with wood framing, masonry veneer, and a pvc membrane roof.

OWNER

NEBO SCHOOL DISTRICT
Bodie Bradley
801-420-8849
Max.Bradley@nebo.edu

JOB SITE LOCATION

350 South Main
Spanish Fork, UT 84660

TYPE OF PROJECT

New Construction

PROJECT MANAGER

Joe Alldredge

ARCHITECT

KMA ARCHITECTS
Steven Carter
801-377-5062

CONSTRUCTION COST

\$2,175,000

PROJECT COMPLETION

March 2020

SITE SUPERINTENDENT

Nate Norton

SOUTH HILLS MIDDLE SCHOOL ADDITION/REMODEL



SCOPE OF WORK:

The South Hills Middle School is located in Riverton, Utah in the Jordan School District. This project added on to the front of the building to create new administrative offices while turning the old offices in the middle of the building into more classrooms. All other classrooms, and the media center were remodeled throughout the school with new ceilings and wall finishes. The front exterior of the building was re-modeled and basketball courts were added and a new shed behind the building.

OWNER

JORDAN SCHOOL DISTRICT
Boyd Atkinson
801-243-8510

JOB SITE LOCATION

13508 South 4000 West
Riverton, UT 84065

TYPE OF PROJECT

Interior remodel and addition

ARCHITECT

MHTN
Clifford Curtis
801-556-9964

CONSTRUCTION COST

\$5,229,400

PROJECT MANAGER

Joe Alldredge

PROJECT COMPLETION

October 2018

SITE SUPERINTENDENT

John Peterson

SIMILAR SCHOOL PROJECTS:

UTAH VALLEY PA ANNEX ADDITION

Project Manager: Doug Binks

Superintendent: John Peterson

Owner: Utah Valley University

Valuation: \$1,175,980

Duration: 8 months

Scope of Work: This was a 3,465 square foot addition to an existing building and a partial remodel of classrooms and offices to accommodate for the new Physicians Assistant program and facilities.

NEBO TECH BUILDING

Project Manager: Joe Alldredge

Superintendent: Nate Norton

Owner: Nebo School District

Valuation: \$2,175,000

Duration: 8 months

Scope of Work: This project was a new 10,425 square foot two-story building built on the district office campus in Spanish Fork. The building consisted of offices, restrooms, conference rooms, break rooms, a technology repair and storage area with an elevator. The building was constructed of wood frame, masonry veneer, and TPO roof.

GRANITE PARK JR HIGH REMODEL

Project Manager: Doug Binks

Superintendent: Mike Butler

Owner: Granite Park School District

Valuation: \$1,740,500

Duration: 8 month

Scope of Work: Interior remodeling of a single story junior high of approximately 40,000 square feet, with some exterior work including new landscaping.

UTAH VALLEY UNIVERISTY GT MIDZONE REMODEL

Project Manager: Joe Alldredge

Superintendent: John Peterson

Owner: Utah Valley University

Valuation: \$4,392,700

Duration: 12 months

Scope of Work: Interior remodeling of the Gunther Trade building. The remodel consisted of reconfiguring existing hallways, labs, classrooms, and offices to new theater room, dance studio, classrooms, and teacher offices.

WEST HILLS MIDDLE SCHOOL ADDITION/REMODEL

Project Manager: Joe Alldredge

Superintendent: John Peterson

Owner: Jordan School District

Valuation: \$5,242,700

Duration: 6 months

Scope of Work: This remodel and addition was very similar to the South Hills Middle School project that we completed a year prior which consisted of Administration addition to the front of the school and complete remodel of existing classrooms, media center with new ceilings and wall finishes.

SIMILAR SCHOOL PROJECTS:

SOUTH HILLS MIDDLE SCHOOL ADDITION/REMODEL

Project Manager: Joe Alldredge

Superintendent: John Peterson

Owner: Jordan School District

Valuation: \$ 5,303,255

Duration: 6 Months

Scope of Work: Administration addition to the front of the school and complete remodel of existing classrooms, media center with new ceilings and wall finishes. The existing administration area in the middle of the school was gutted and turned into new classrooms and many additions to the exterior included a new shed, basketball courts, landscaping, and front façade.

UTAH VALLEY UNIVERSITY GUNTHER TRADES CONCOURSE EXPANSION

Project Manager: Joe Alldredge

Superintendent: Albert Reid

Owner: Utah Valley University

Valuation: \$2,271,258

Duration: 8 Months

Scope of Work: Expansion of existing concourse with addition of administrative offices, mezzanine, extensive site electrical work, mechanical routing and tie-ins. This work was all completed while the building was occupied for school.

JORDAN VALLEY MIDDLE SCHOOL REMODEL

Project Manager: Joe Alldredge

Site Superintendent: Albert Reid

Owner: Canyon School District

Valuation: \$1,277,698

Duration: 17 months – Completed 7 months early

Scope of Work: The Jordan Valley School is a high-level special needs school serving the entire Canyons School District area. All students have severe multiple disabilities, and this extensive remodel was done two classrooms and a restroom at a time. The work was done during school hours, so extreme care was taken not to disturb the many students. The project was completed 7 months ahead of schedule and provided a beautiful and high-quality facility for teachers and students alike.

AMERICAN LEADERSHIP ACADEMY CHARTER SCHOOL ADDITION

Project Manager: Joe Alldredge

Site Superintended: John Peterson

Duration: 180 days

Valuation: \$2,255,000

Scope of Work: This project will include the construction of a 13-classroom addition to the existing Elementary building and an expansion classroom/stage to the existing Junior High building.

PROVIDENCE HALL BUILDING & FACILITY EXPANSION

| Project Name & Address | Owner's Name & Address | Point of Contact on Project | Project Completed | Total Project Cost | Project Type |
|---|--|---|-------------------|--------------------|----------------------|
| Cold Springs Meetinghouse 625 North Cold Springs Dr. Lehi, UT 84043 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Tom Howell 480-243-5710 thh@churchofjesuschrist.org | January 2022 | \$4,189,800 | New Construction |
| SE Health Department Remodel 149 East 100 South Price, UT 84651 | Carbon County 751 East 100 North Price, UT 84501 | Zachary Barnett 435-637-8266 zachary.b@jonesanddemille.com | January 2022 | \$3,032,900 | Remodel |
| S&S Gas Station Remodel 222 West 3560 North Spanish Fork, UT 84660 | S&S Texaco 800 North 800 East Spanish Fork, UT 84660 | Sheldon Gordon 801-372-0066 sagstexaco801@gmail.com | December 2021 | \$403,800 | Addition/Remodel |
| Wasatch Behavioral Health Addition 1175 East 300 North Provo, UT 84606 | Wasatch Mental Health 750 North Freedom Blvd Provo, UT 84601 | Kent Downs 801-373-4760 kdowns@wasatch.org | December 2021 | \$933,900 | Addition |
| Lehi Traverse LDS Addition 5052 North Homestead Dr. Lehi, UT 84043 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Tom Howell 480-243-5710 thh@churchofjesuschrist.org | December 2021 | \$962,800 | Addition |
| UVU PA Annex Addition 951 South Geneva Road Orem, UT 84058 | Utah Valley University 800 West University Parkway Orem, UT 84059 | Mike Lee 801-361-0111 leemi@uvu.edu | September 2021 | \$1,175,980 | Addition |
| Ace Hardware 373 South Main St. Ephraim, UT 84627 | Banks Group PO Box 65970 Salt Lake City, UT 84165 | Ben Banks 801-979-5193 bbanks@intermountainnoon.com | August 2021 | \$1,576,900 | New Construction |
| Wales Fire Station 40 East 200 North Wales, UT 84647 | Wales Town 150 State St. Wales, UT 84667 | Nathan Mitchell 435-436-9345 wales@cut.net | August 2021 | \$829,700 | New Construction |
| Bylund Retail Center 94 North Highway 198 Santaquin, UT 84655 | Bylund Properties 472 South 640 West Pleasant Grove, UT 84062 | Johny Bylund 801-785-6028 | August 2021 | \$1,157,600 | New Construction |
| General Atomics Parking Lot Addition 301 West 3000 North Spanish Fork, UT 84660 | General Atomics 301 West 3000 North Spanish Fork, UT 84661 | Chuck Kott 661-208-9557 charleskott@ga.com | November 2020 | \$1,880,800 | Parking Lot Addition |
| Granite Park Earthquake Repairs 10 different schools in the district | Granite School District 2500 South State Street Salt Lake City, Utah 84115 | Richard Tregeagle 801-558-4442 rdtregeagle@graniteschools.org | August 2020 | \$238,300 | Upgrades |
| Granite Park Jr High Remodel 3031 South 200 East Salt Lake City, UT 84115 | Granite School District 2500 South State Street Salt Lake City, Utah 84115 | Richard Tregeagle 801-558-4442 rdtregeagle@graniteschools.org | August 2020 | \$1,740,500 | Remodel |
| Moab 3,4,5 701 Locust Lane Moab, UT 84532 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Milan Malkovich 801-201-0834 malkovichmr@ldschurch.org | August 2020 | \$514,789 | Remodel |
| Salem Fiiz 640 N. SR 198 Salem, UT 84653 | JCTN Management 640 North SR 198 Salem, UT 84653 | Collette Johnson 702-252-3897 collettejohnson@comcast.net | August 2020 | \$684,531 | New Construction |
| Lakeside Stake Center Addition 239 East 1100 South American Fork, UT 84003 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Milan Malkovich 801-201-0834 malkovichmr@ldschurch.org | July 2020 | \$750,000 | Remodel |
| UVU GT Mid Zone Remodel 800 West University Prkwy Orem, UT 84097 | Utah Valley University 800 West University Parkway Orem, UT 84059 | Clint Bunnell 385-414-2314 cbunnell@utah.gov | July 2020 | \$4,392,700 | Remodel |
| Meadow Valley 3860 South Bentley Rd St. George, UT 84790 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Gordan Anderson 801-368-8403 andersongd@churchofjesuschrist.org | July 2020 | \$5,294,000 | New Construction |
| Nebo Technical Building 350 South Main Street Spanish Fork, UT 84660 | Nebo School District 350 South Main Street Spanish Fork, UT 84660 | Steve Carter 801-354-7455 steven.carter@nebo.com | April 2020 | \$2,175,000 | New Construction |
| Spring Ridge 5031 East Chapel Drive Egel Mountain, UT 84005 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | James Dzineku 801-240-5174 jdzineku@ldschurch.org | January 2020 | \$4,467,000 | New Construction |

PROVIDENCE HALL BUILDING & FACILITY EXPANSION

| Project Name & Address | Owner's Name & Address | Point of Contact on Project | Project Completed | Total Project Cost | Project Type |
|--|--|--|-------------------|--------------------|------------------|
| Hidden Valley 1,2 130 East Hidden Valley St. George, UT 84770 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Gordan Anderson 801-368-8403 andersongd@churchofjesuschrist.org | December 2019 | \$5,498,000 | New Construction |
| Woodland Hills Stake 555 West 11200 South Woodland Hills, UT 84653 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Milan Malkovich 801-201-0834 malkovichmr@ldschurch.org | November 2019 | \$5,439,000 | New Construction |
| St. George East Stake 449 South 300 East St George, UT 84770 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Gordan Anderson 801-368-8403 andersongd@churchofjesuschrist.org | November 2019 | \$5,720,000 | New Construction |
| Pacific Horizon Credit Union 191 South 100 West Payson, UT 84651 | Pacific Horizon Credit Union 96 East Center Street Springville, UT 84663 | Steve Clayton 801-489-3605 stevec@pacifichorizoncu.com | October 2019 | \$1,124,000 | New Construction |
| West Hills Middle School 8270 Grizzly Way West Jordan, UT 84081 | Jordan School District 7387 Campus View Dr. West Jordan, UT 84084 | Karl Peterson 801-567-8628 karl.peterson@jordandistrict.org | October 2019 | \$5,242,700 | Remodel |
| Pioneer 3 6593 West Herriman Blvd Herriman, UT 84096 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Brian Stephenson 801-870-0700 stephensonbc@churchofjesuschrist.org | August 2019 | \$3,792,000 | New Construction |
| Payson Bus Compound 676 North 300 East Payson, UT 84651 | Nebo School District 350 South Main Street Spanish Fork, UT 84660 | Steve Carter 801-489-3605 steven.carter@nebo.com | August 2019 | \$1,226,000 | New Construction |
| Desert Canyon 3800 Desert Canyons Prkwy St George, UT 84770 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Gordan Anderson 801-368-8403 andersongd@churchofjesuschrist.org | August 2019 | \$4,765,000 | New Construction |
| Mapleton 1 825 E. Hawks Rest Drive Mapleton, UT 84664 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | Milan Malkovich 801-201-0834 malkovichmr@ldschurch.org | July 2019 | \$4,360,000 | New Construction |
| South Hills Middle School 13508 South 4000 West Riverton, UT 84065 | Jordan School District 7387 Campus View Dr. West Jordan, UT 84084 | Boyd Atkinson 801-243-8510 boyd.attkinson@jordandistrict.org | October 2018 | \$5,229,400 | Remodel |
| Provo UT Seminary 1325 West Lakeshore Provo, UT 84604 | The LDS Church 50 East North Temple Salt Lake, UT 84148 | Milan Malkovich 801-201-0834 malkovichmr@ldschurch.org | July 2018 | \$2,236,100 | New Construction |
| Deer Meadow 3261 South Village Parkway Saratoga Springs, UT 84045 | The LDS Church 50 East North Temple Salt Lake, UT 84148 | Ned Stephenson 801-680-2006 stephensonne@ldschurch.org | July 2018 | \$4,054,000 | New Construction |
| General Atomics 301 West 3000 North Spanish Fork, UT 84660 | General Atomics 301 West 3000 North Spanish Fork, UT 84661 | Chris Lockart 858-312-2817 chris.lockhart@ga.com | May 2018 | \$2,025,000 | Remodel |
| Saratoga Springs 2 233 East School House Rd Saratoga Springs, UT 84045 | The LDS Church 50 East North Temple Salt Lake, UT 84147 | James Dzineku 801-240-5174 jdzineku@ldschurch.org | April 2018 | \$3,476,000 | New Construction |
| Casper Heritage 1075 Morado Dr Casper, WY 82601 | The LDS Church 50 East North Temple Salt Lake, UT 84148 | Alan Palmer 303-519-4198 palmerad@ldschurch.org | February 2018 | \$4,628,000 | New Construction |
| Santaquin 19 350 West 860 North Santaquin, UT 84655 | The LDS Church 50 East North Temple Salt Lake, UT 84149 | Milan Malkovich 801-201-0834 malkovichmr@ldschurch.org | October 2018 | \$3,685,000 | New Construction |
| ALA Elementary Multipurpose 1100 South Del Monte Rd Spanish Fork, UT 84660 | ALA Charter School 1100 South Del Monte Rd Spanish Fork, UT | Richard Morley 801-794-2226 | August 2017 | \$1,920,000 | New Construction |
| Foxwood, Woodhaven 7775 North Woodhaven Blvd Eagle Mountain, UT 84043 | The LDS Church 50 East North Temple Salt Lake, UT 84148 | James Dzineku 801-240-5174 jdzineku@ldschurch.org | June 2017 | \$3,467,000 | New Construction |
| Lindon Public Safety Building 60 North State Street Lindon, UT 84042 | Lindon City 100 North State Street Lindon, UT 84042 | Adam Cowie 801-785-5043 acowie@lindoncity.org | January 2017 | \$3,660,000 | New Construction |



PROJECT MANAGEMENT

SELECTING & MANAGING SUBCONTRACTORS

On each of these proposed projects we will send out invitations to bid to each of our subcontractors from our database of qualified, trusted subcontractors. After sending out invitations, we will follow up with phone calls and emails to make sure that we will have proper coverage on bid day. We take special care on bid day to have multiple people review the bids to ensure that all items are covered, and nothing is excluded. We select Subcontractors that we are familiar with, or we have determined through references to be able to complete the project. The accuracy of bids is critical to us so that we know exactly where our numbers are and there is no guesswork and hoping that we are covered. This attention to detail up front also limits change orders during the projects for items that are not owner driven. Once we are awarded the project, we will review the bids and ensure that all items are covered as we write the contracts. With the contracts we will send schedules that they will need to comply with as well as all other necessary paperwork.

BID ACCURACY

Joe Alldredge will be our estimator for these projects. He will attend any pre-bid meetings to observe and analyze the construction site and ask any questions that will help clarify any issues. Usually the day after, Joe sends out an Invitation to Bid to all qualified subcontractors that we have worked with on other projects. We let them know the date and time of the bid. We also let them know that the project's plans and specifications are posted on our websites which allows any subcontractor or vendor to download these documents. On the day of the bid, we have two other people assisting our Estimator with incoming bids and checking the accuracy of the total sum of the project. With three people on each job that we bid; we believe this process gives the best way to ensure the accuracy of all bids.

ORGANIZATION

Joel Warner is the President of Warner & Associates Construction. He leads this company with over 42 years of experience, and the company relies on his knowledge for any situation that may arise. Along with being President of the company, he is our lead Executive Project Manager. All other Project Managers report to him. Our Project Managers also report to the owner, and they create and maintain the job schedule. Our site Superintendents report to the Project Manager. Any laborers or carpenters on the job will report the site Superintendent. All work done by subcontractors will be under the supervision of our site Superintendent.

SCHEDULING

Overall schedule compliance is achieved by working with the subcontractor from the creation of the schedule. By communicating with each subcontractor and getting their input as to the duration they need for their work, then putting that into the schedule, the subcontractor feels he has had a say in the schedule. From our experience, we know this helps the subcontractor buy into the schedule and feel more responsible to stay with what they have committed to. We currently use **Primavera P6 Professional** to create all our schedules. We carefully and regularly update our project schedules. Copies of these updated schedules are distributed to the construction team at each project meeting to ensure that everyone is always up to date on when activities have been and will be completed as well as how current progress will affect upcoming activities and project completion. As mentioned above, when we send out a contract to a subcontractor, they also receive a preliminary schedule detailing when their respective work will commence.

CHANGE ORDERS

The first step to minimize change orders is through the bidding process. During this time, we can look over the drawings to see if there needs to be any changes. Any changes during the bidding process would be an addenda and would be part of the project's contract. Any changes requested by the owner or architect after the contract is signed would result in a change order. No change order will be processed until the owner and architect signs the change order form. Any change orders that are deemed necessary, will be submitted to the owner for payment once a month.

ACTIONS FOR PROJECT EXPEDITING

To ensure that we have no delays, we notify the sub-contractors a minimum of two weeks in advance before they are to be on the project site. By doing this we can make sure that each subcontractor is ready to mobilize, perform, and complete their work according to the schedule. If at any time, a subcontractor is not on schedule, we will have a meeting with our superintendent, our PM, the sub's foreman and PM. At this meeting, we will implement strategies to get back on schedule. If a subcontractor doesn't respond to these strategies that were agreed on, our PM will send the subcontractor a 48-hour notice stating that they are falling behind again. If they still are not onsite and working within 48 hours from receiving the letter, we will begin the process of finding another quality subcontractor onsite to ensure the schedule is maintained. Our goal is to finish the job ahead of schedule and exceed the owner's expectations.

SITE SECURITY AND PROJECT SAFETY

Warner & Associates has completed many projects in occupied buildings that have each been completed without injuries or security issues. The work areas are fenced off and proper signage is used to direct traffic toward egress in crowded areas. The site is also cleaned daily to provide a safe working area and reduce risk of injuries. Gates are locked and materials and tools are locked away to prevent theft. Our biggest concern is the safety of the students and faculty. Whereas most of these projects should be completed in the summer months there should be less chance for safety problems with students and faculty, but we do not want to leave anything open to anyone who may come in or around the site during construction.

PROJECT CLOSEOUT PROCEDURES

Near the end of the project, we send out an email to all our subcontractors informing them of the pre-substantial, substantial, and final inspections dates. Included in this email, we let them know that they need to send in all manufacturer's literature, maintenance information, and warranties relating to this project. Warner & Associates Construction will compile all these documents and put them in organized binders titled Operation & Maintenance Manuals. At the substantial inspection, we will provide these organized O&M Manuals and all training for new equipment and operations.

SAFETY RECORD

No citations have been issued to or against Warner & Associates Construction in the last five years. All our Superintendents have attended OSHA's 10-hour training and are certified. Our current EMOD rate is .72.

SELF-PERFORMING WORK

We anticipate to subcontract out most of the work with this project. We are planning on self-performing the following items:

- Door, Frame, and Hardware installation
- Installation of access doors
- Installation of miscellaneous steel
- Miscellaneous Demo
- Miscellaneous Excavation
- Interior caulking
- Miscellaneous Rough Carpentry
- Miscellaneous Finish Carpentry
- Floor leveling & flooring preparation
- Jobsite Clean up

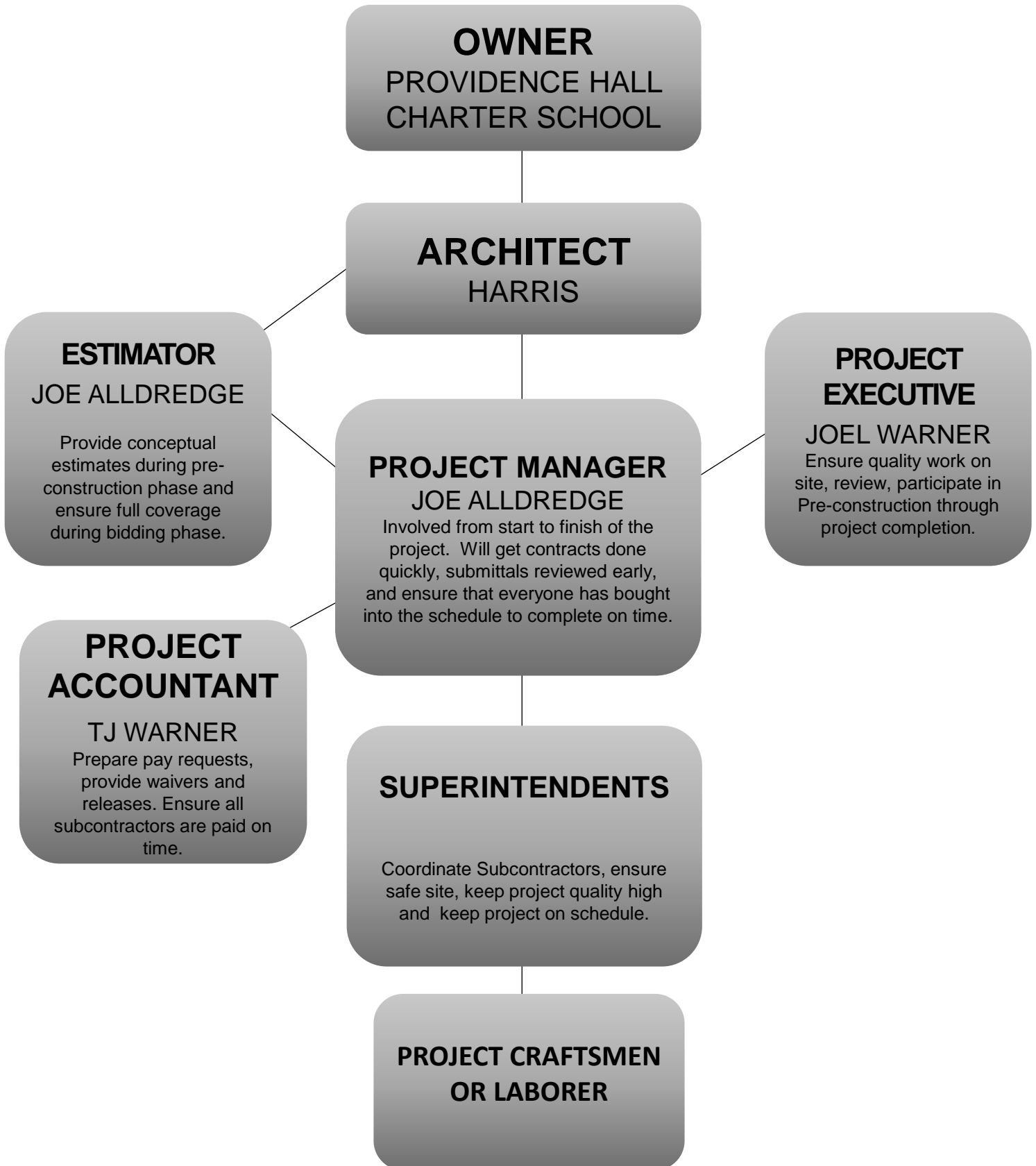
We have trained our site foremen and laborers to go to great lengths to ensure the floors are leveled out, and we will check and re-check them in preparation for the flooring contractor's installation. The walls in any building are extremely important to have straightened and made plumb. With the chair rail and acoustical tiles, it is obvious in the hallways and classrooms when the walls are not straight. It is worth the extra time and labor to make sure each length of wall is checked, and adjustments made, before drywall starts. It is also then when we are making sure all backing is in the walls where necessary.

The doors and hardware will be the most used items in the building, and if they are not correctly installed, there will always be a problem with them. We work hard to ensure that frames are set plumb and square, so that the gaps between the doors and frames are consistent and correct. This is also critical with doors that may have the sound deadening requirements. We want to control this with our own employees who understand the importance and need of following these standards. This has proven very worthwhile for us in every project we have built to this point.

PRE-CONSTRUCTION SERVICES

Joe Alldredge will be the main contact during the pre-construction meetings. We had a full-time estimator, but he is not longer with our company as of December 2021. We are currently in the process of hiring a full-time estimator for our company; however, Joe Alldredge has been estimating projects for 25 years. Joe will attend all design meetings. We have strong relationships with many capable subcontractors with whom we will also consult with as needed for their input on design and cost estimating. It is during this pre-construction/design time period that we can effectively minimize future change orders by reviewing details that may be misinterpreted in the bidding process and ensuring that the documents are as complete as possible.

Once plans are complete, Subcontractors will be hand-picked to bid these projects. We use an online bidding software, SmartBids, to invite all subcontractors and provide a website to download all construction documents. Bids will be received 2 weeks after invites are sent and reviewed and made available to the Owner. Pricing and availability will be considered, and the Subcontractors that are the best fit will be chosen. Once approval from the Owner is received, Subcontracts will be sent out electronically and Submittals required to be returned. A pre-construction meeting will be held at the beginning of each project. We will also discuss the schedule, quality and safety requirements, and resolve any questions or concerns.



February 22, 2022

Providence Hall Charter School
4557 West Patriot Ridge Drive
Herriman, UT 84096

Warner & Associates Construction, Inc. or it's principals are not presently and have never been debarred, suspended, proposed for debarments, declared ineligible, or voluntarily excluded from soliciting work by any governmental department or agency..

There have never been any judgements against Warner & Associates nor any liens on any projects currently or projects completed in the past.

Respectfully Submitted,

Joel Warner

Joel Warner
President
Warner & Associates Construction
joel@warnerconst.com



BONDING CAPACITY



Leavitt Insurance & Central Bond Services, Inc.

February 8, 2022

Providence Hall Charter School
4557 West Patriot Ridge Drive
Herriman, UT 84096

RE: Warner & Associates Construction, Inc.
Construction Contract Surety Bond Capacity and Relationship

Dear Providence Hall Charter School,

As the surety agent for Warner & Associates Construction, Inc., we would like to take this opportunity to recommend this contractor to you. We have found their work and business practices to be highly ethical and professional. Warner & Associates Construction, Inc. is one of the most reputable general contractors in the Utah construction industry. Warner & Associates Construction has never had a bond claim.

Their surety company, Western Surety Company, recommends them and business relations have been outstanding. Western Surety Company has thoroughly evaluated Warner & Associates Construction, Inc. for surety credit and would consider single jobs of \$20,000,000. and a \$40,000,000. uncompleted aggregate backlog.

This letter is not to be construed as an agreement to provide surety bonds but is offered as an indication of our past experience and confidence in this firm. Any specific request for bonds is underwritten on its own merits and is contingent upon favorable review and acceptance of contract documents and bond forms and Warner & Associates Construction, Inc. continuing to satisfy other underwriting considerations. Any arrangement for bonds is a matter between Warner & Associates Construction, Inc. and the surety. Agent and surety assume no liability to you or your third parties, if for any reason we do not execute such bonds.

Should you have any questions or need any further information please feel free to contact me directly.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "David T. Smedley".

David T. Smedley
Agent/Surety Manager



INSURANCE



QUALIFICATIONS OF KEY PERSONNEL



JOE ALLDREDGE

Director of Operations – **Proposed Construction Project Manager**
28 years of experience, BS Construction Management - BYU

Joe is the proposed Project Manager for this project and will also be leading out the estimating for the project. Joe has vast experience with CM/GC projects and has been heavily involved in the design-build processes from conceptual estimating all the way to warranty walk throughs at the end of the project. Joe will work with the pre-construction team to ensure the right Subcontractors are on the project and then will provide focused Project Management and be involved on a daily basis working with the Superintendent to ensure the success of this project.

Project Manager Experience:

Project Name: Walden HOA Clubhouse

Owner: HOA Eagle Mountain
Architect: Evans & Associates Architecture
Value: \$3,542,000

Location: Eagle Mountain, Utah
Square Feet: 21,023 sf
Completion: June 2022

Project Name: Lehi Traverse Addition

Owner: The Church of Jesus Christ of Latter-Day Saints
Architect: Trio Designs
Value: \$878,476

Location: Lehi, Utah
Square Feet: 3,400 sf
Completion: December 2021

Project Name: Ace Hardware

Owner: The Banks Group
Architect: Architectural Coalition
Value: \$1,576,900

Location: Ephraim, Utah
Square Feet: 13,400 sf
Completion: September 2021

Project Name: UVU GT Midzone Remodel

Owner: Utah DFCM
Architect: Method Studio
Value: \$4,392,700

Location: Orem, Utah
Square Feet: 29,472 sf
Completion: July 2020

Project Name: Nebo Technology Building

Owner: Nebo School District
Architect: KMA Architecture
Value: \$2,175,000

Location: Spanish Fork, Utah
Square Feet: 11,000 sf
Completion: April 2020

Project Name: West Hills Middle School

Owner: Jordan School District
Architect: MHTN Architect
Value: \$5,310,000

Location: West Jordan, Utah
Square Feet: 153,910 sf
Completion: October 2019

Project Name: Payson Bus Compound

Owner: Nebo School District
Architect: KMA Architects
Value: \$1,226,000

Location: Payson, Utah
Square Feet: 1,600 sf
Completion: August 2019

Project Name: South Hills Middle School

Owner: Jordan School District
Architect: MHTN Architect
Value: \$5,303,000

Location: Riverton, Utah
Square Feet: 149,500 sf
Completion: August 2018



JOHN PETERSON

Project Superintendent
37 years of experience
OSHA 10 Hr. Certified

John has over 37 years of experience in the construction industry including many years as a carpentry foreman and as a site Superintendent. John is an extremely hard worker who expects all who are on the projects to keep that same pace and attitude. John communicates well with Owners, Architects, and Subcontractors to solve problems and coordinate solutions before problems arise. John has completed multiple school projects including two intense summer addition/remodels for Jordan School District in 2018 AND 2019 summers.

Superintendent Experience:

Project Name: Walden HOA Clubhouse

Owner: HOA Eagle Mountain
Architect: Evans & Associates Architecture
Value: \$3,542,000

Location: Eagle Mountain, Utah
Square Feet: 21,000 sf
Completion: June 2022

Project Name: UVU PA Annex Addition & Remodel

Owner: Utah Valley University
Architect: FFKR
Value: \$1,175,980

Location: Orem, Utah
Square Feet: 3,400 sf
Completion: September 2021

Project Name: West Hills Middle School

Owner: Jordan School District
Architect: MHTN Architect
Value: \$5,242,700

Location: West Jordan, Utah
Square Feet: 153,910 sf
Completion: October 2019

Project Name: General Atomics Remodel

Owner: General Atomics
Architect: Epic Engineering
Value: \$2,025,000

Location: Spanish Fork, Utah
Square Feet: 85,000 sf
Completion: May 2018

Project Name: South Hills Middle School

Owner: Jordan School District
Architect: MHTN Architect
Value: \$5,229,400

Location: Riverton, Utah
Square Feet: 149,500 sf
Completion: August 2018

Project Name: American Leadership Multi-purpose Building

Owner: American Leadership Academy
Architect: Ken Harris Architects
Value: \$1,920,000

Location: Spanish Fork, Utah
Square Feet: 23,000 sf
Completion: April 2017

Project Name: American Leadership Elementary Addition & Remodel

Owner: American Leadership Academy
Architect: Ken Harris Architects
Value: \$4,125,000

Location: Spanish Fork, Utah
Square Feet: 32,000 sf
Completion: April 2017
