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SECTION 1 - COMPANY PROFILE

COMPANY OVERVIEW

DCPS is a Colorado-based, Class A licensed General Contractor founded in 2011. Over the past 15 years, DCPS has grown into a team of more than 300 W2 employees, supported by multiple in-house service divisions capable of delivering full-scope construction and site services across the state.

DCPS specializes in institutional and heavy commercial projects, with extensive experience operating in occupied and multi-user environments where safety, access control, logistical planning, and phased execution are critical to success. Our team is highly experienced in managing complex projects that require coordination with residents, tenants, and ongoing operations, while maintaining strict adherence to schedule, safety, and quality standards.

With a strong emphasis on preconstruction planning, field execution, and trade partner coordination, DCPS consistently delivers projects with a high level of organization, communication, and accountability from start to finish.

UNDERSTANDING OF WORK ENVIRONMENT

DCPS understands the unique challenges of working in occupied spaces, where careful planning and execution are essential to maintain a safe, functional environment. We are highly attentive to preparation, containment, noise, vibrations, ventilation, and other potential disruptions, especially in occupied and operational spaces. We take every precaution to minimize interruptions while ensuring maximum efficiency. Our team is dedicated to creating a safe and comfortable environment by rigorously managing entry and exit procedures, keeping doors secure, and maintaining high safety standards throughout the project.

Our team brings professionalism, expertise, and commitment to quality, ensuring this project's successful, safe, and timely completion. We look forward to the opportunity to serve Marcin Engineering and exceed expectations on this project.

QUALIFICATIONS AND PROJECT APPROACH

DCPS General Contracting, as a Class A General Contractor, takes pride in our longstanding relationships with quality trade partners whose expertise spans decades. We will be self-performing select scopes where applicable, including exterior coatings and related work, while coordinating closely with our roofing and siding trade partners who specialize in GAF roofing systems and fiber cement cladding installations. These teams bring decades of combined experience, representing tens of millions of dollars in successfully completed exterior envelope projects.

Our team understands that the work includes the removal and proper disposal of existing roofing and siding materials, installation of new high-quality systems, and strict compliance with applicable building codes, manufacturer specifications, and installation best practices. Our approach to the project will be structured, efficient, and coordinated across all scopes, ensuring proper sequencing between roofing and façade work while maintaining quality, safety, and schedule adherence throughout.

SITE SAFETY PLAN

DCPS requires full compliance with OSHA Construction Regulations under CFR 1926, along with proactive identification and mitigation of hazards. All employees and subcontractors will be properly trained and equipped to perform their work safely. Clear and consistent communication of safety procedures will be maintained at all times. Work will be stopped immediately if unsafe conditions are identified until corrective actions are implemented. Building exits will remain accessible at all times, and no heavy equipment will be permitted over the parking garage without written approval from the structural engineer.

This project includes roofing replacement and exterior cladding installation, which introduces typical hazards such as fall exposure, overhead work, material handling, and limited access conditions. DCPS will implement site-specific controls including fall protection systems, controlled access zones, debris management, and daily housekeeping to maintain a safe work environment. All crews will participate in routine safety meetings and coordination efforts to ensure alignment across trades.

Our approach is straightforward—identify risks early, control them in the field, and hold all personnel accountable for maintaining a safe and organized jobsite throughout the duration of the project.



SECTION 1 - COMPANY PROFILE CONTINUED

PROPOSED STAFFING

DCPS proposes the following project team to support the preconstruction and construction services effort. This team has been selected to deliver disciplined estimating, constructability, and phasing support—while maintaining the responsiveness and communication cadence necessary to support OAC’s preconstruction requirements.

DCPS understands the preconstruction expectations include bi-weekly meeting preparation and attendance, participation in additional design and budget meetings as needed, support for site walks, and development of phasing, staging, and construction schedules, along with ongoing estimate and constructability input throughout the engagement.

KEY PERSONNEL

Jim Ellis - Principal | Jim will provide executive oversight, ensure DCPS resources remain available throughout the preconstruction period, and support overall strategic alignment with the Owner’s goals. Jim brings 30+ years of experience and provides leadership grounded in practical execution, risk management, and stakeholder coordination.

Nick Moore - General Manager | Nick will provide operational oversight and internal team coordination to ensure DCPS performs with consistency, responsiveness, and accountability throughout the preconstruction duration. Nick will support staffing continuity, executive alignment, and responsiveness to OAC’s scheduling and meeting cadence requirements.

Tom Michiels - Director of Preconstruction | Tom will serve as DCPS’s primary preconstruction lead and will be responsible for driving the preconstruction effort across estimating constructability review, risk identification, and deliverable coordination. Tom brings 18+ years of experience in construction and preconstruction leadership, with a detailed approach to scope development, disciplined planning, and quality-driven outcomes.

Eric Palmer - Director of Construction | Eric will provide operations-driven support throughout preconstruction, including logistics planning, field constructability input, and early-stage execution strategy. Eric brings broad experience managing construction operations across Colorado, including oversight across more than 4M+ square feet of construction and supporting projects from budgeting through closeout.

Jon Knapp - Senior Project Director | Jon will provide senior-level project leadership and oversight for preconstruction execution. Jon’s role will include review of key deliverables, coordination strategy support, and constructability guidance to support a smooth transition from design development into construction. Jon brings extensive experience managing complex projects ranging from \$5M to \$31M, and provides strong leadership in schedule planning, sequencing, and site coordination.



SECTION 2 - SCOPE OF WORK

General Requirements / Mobilization

- Project Management and Coordination | Provide on-site and off-site management, scheduling, weekly progress reporting, subcontractor coordination, and communication with the Owner's Representative.
- Waste Management and Disposal | Provide haul off dumpsters for the removal of trash and debris.
- Portable Toilets | Provide 2 temporary toilets on site.
- Temporary Fencing & Barricades | Provide temporary fencing, barricades, mud tracks for both sites.
- Progress Clean | Perform complete cleaning of exterior work areas.
- General Notes | All temporary facilities and equipment will meet OSHA and local safety requirements. DCPS will maintain continuous access and safe egress for residents, staff, and emergency personnel. Floor protection will be provided in all work areas and access paths to prevent damage to existing finishes.

Demolition

- Demolish and dispose of existing asphalt parking lot (18,493 SF).
- Remove existing concrete retaining wall.
- Remove existing wood wall along La Bonte.
- Dispose of all demolition debris off-site in accordance with regulations.

Traffic Control

- Provide and maintain traffic control measures as required for safe access and public safety throughout construction.

Site Work

- Remove designated trees (2 EA).
- Relocate existing shed as required.

Earthwork & Grading

- Perform excavation (438 CY) and export excess material (424 CY).
- Conduct fine grading (22,511 SF).
- Prepare and compact subgrade (19,862 SF) to required specifications.

Paving & Hardscape

- 4" asphalt paving (482 tons).
- 6" Class 6 aggregate base (662 tons).
- Boulder retaining wall (369 LF).
- Curb and gutter (2' wide, 84 LF).
- Valley drain pan (4' wide, 257 LF).
- Install parking lot striping.



Flatwork

- Sidewalk along La Bonte (240 SF).
- Sidewalk at Units 1N and 2N (280 SF).
- Concrete shed pad (6", 80 SF).

Landscaping & Erosion Control

- Place topsoil and seed (2,649 SF).
- Provide erosion control measures for duration of project.

Utilities

- Furnish and install sanitary sewer system components:
- 6" SDR-26 PVC sewer pipe (110 LF).
- 48" manhole (1 EA).
- PVC cleanouts (3 EA).
- Transition from PVC to 4" cast iron (1 EA).
- Remove and dispose of existing fire hydrant.
- Provide new fire hydrant materials (FOB).
- Install new fire hydrant assembly and patch street.
- Perform TV inspection of sewer system.
- Install striping along La Bonte (20 LF).



SECTION 3 - BID FORM C-410

BIDDER hereby submits this Bid as set forth above:

Bidder: DCPS General Contracting, LLC
(typed or printed name of organization)

By: *Jon Knapp*
(individual's signature)

Name: Jon Knapp
(typed or printed)

Title: Senior Project Director
(typed or printed)

Date: April 30th, 2026
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: N/A
(individual's signature)

Name: N/A
(typed or printed)

Title: N/A
(typed or printed)

Date: N/A
(typed or printed)

Address for giving notices:
84 Inverness Cir. East Englewood, CO 80112

Bidder's Contact:
Name: Jon Knapp
(typed or printed)

Title: Senior Project Director
(typed or printed)

Phone: 303.918.2540

Email: Jon.knapp@dcps.com

Address: 84 Inverness Cir. East Englewood, CO 80112



SECTION 3 - BID FORM C-410 CONTINUED



Bid Form Appendix - BID TAB

Page 1 of 2

April 28 2026

Version 2

Project #25002 - Dillon Pines Townhomes: Paving and Drainage Improvements

Prepared By: CP

BID TAB Item	Description	BID TAB Quantity	Units	Unit Price	Total Price
General					
1	Mobilization	1	LS	\$ 157,500.00	\$ 157,500.00
Demolition					
2	Demolish and Dispose of Asphalt Parking Lot	18493	SF	\$ 3.85	\$ 71,198.05
3	Demolish existing concrete retaining wall. (Units 7S-12S)	1	LS	\$ 12,142.00	\$ 12,142.00
4	Demolish existing wood wall along La Bonte	1	LS	\$ 1,714.29	\$ 1,714.29
5	Traffic Control	1	LS	\$ 28,571.43	\$ 28,571.43
Site Work					
6	Remove Trees	2	EA	\$ 714.29	\$ 1,428.58
7	Relocate Shed	1	LS	\$ 7,142.86	\$ 7,142.86
Paving and Grading					
8	Excavation	439	CY	\$ 57.20	\$ 25,087.14
9	Export	425	CY	\$ 128.57	\$ 54,589.08
10	Fine Grading	22,511	SF	\$ 0.22	\$ 4,952.42
11	Subgrade Preparation & Compaction	19,862	SF	\$ 1.79	\$ 35,552.98
12	Furnish & Install 4" Asphalt Paving	483	TON	\$ 386.50	\$ 186,493.41
13	Furnish & Install 6" Class 6 Aggregate Base Course	662	TON	\$ 71.43	\$ 47,291.42
14	Furnish and Install Boulder Retaining Wall	369	FF	\$ 53.57	\$ 19,767.33
15	Furnish and Install 2' Wide Curb and Gutter	84	LF	\$ 87.86	\$ 7,380.24
16	Furnish and Install 4' Wide Valley Drain Pan	257	LF	\$ 87.86	\$ 22,580.02
17	Topsoil & Seed	2,649	SF	\$ 2.86	\$ 7,576.14
18	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00
19	Furnish and install sidewalk on La Bonte	240	SF	\$ 39.29	\$ 9,429.60
20	Furnish and install sidewalk at units 1N and 2N	280	SF	\$ 36.43	\$ 10,200.40
21	Furnish and install 6" concrete shed pad	80	SF	\$ 59.00	\$ 4,720.00
22	Furnish and install parking lot striping	1	LS	\$ 5,714.29	\$ 5,714.29
Utilities					
23	Furnish and Install 6" SDR-26 PVC Sewer Pipe	110	LF	\$ 285.71	\$ 31,428.10
24	Furnish and Install 48" manhole complete	1	EA	\$ 21,428.57	\$ 21,428.57
25	Furnish and Install 6" PVC Cleanouts	3	EA	\$ 857.14	\$ 2,571.42
26	Furnish and Install 6" PVC to 4" cast iron adapter	1	EA	\$ 1,071.43	\$ 1,071.43
27	Remove and Dispose of Existing Fire Hydrant. Remove and Dispose of Asphalt to Centerline of Street. Remove and dispose of sidewalk.	1	LS	\$ 12,857.14	\$ 12,857.14
28	New Fire Hydrant (FOB) Materials Only	1	LS	\$ 20,714.29	\$ 20,714.29
29	Install New Fire Hydrant Assembly. Patch Street to Centerline of Road	1	LS	\$ 21,428.57	\$ 21,428.57
30	TV Inspection of sewer	1	LS	\$ 3,714.29	\$ 3,714.29
31	Furnish and install striping along La Bonte	20	LF	\$ 285.71	\$ 5,714.20

Bid Total: \$ 851,959.69



SECTION 3 - BID FORM C-410 CONTINUED

Bid Form Appendix - BID TAB

Page 2 of 2

BID TAB Item	Description	BID TAB Quantity	Units	Unit Price	Total Price
Alternate Items:					
32	Potholing	30	HR	714.33	\$ 21,429.90
33	Remove and Replace Sidewalk in Dillon Pines (Units 1S-12S)	950	SF	\$ 38.57	\$ 36,641.50
34	Remove and reassemble deck stairs. Install temporary railing Unit 1N and 2N	2	EA	\$ 13,571.50	\$ 27,143.00
Bid Alternate Subtotal					\$ 85,214.40

Total Carried Forward from Page 1 **Bid Total: \$ 851,959.69**

- Bidder acknowledges that:
1. Estimated quantities within this schedule are not guaranteed, and are provided for the convenience of the Bidder only.
 2. Bidder shall add any additional items (*in the space provided, or add additional sheets*) omitted that Bidder deems necessary to complete the Work as defined by the Contract Documents.
 3. Owner may use unit prices entered for the purpose of comparison of Bids.
 4. Final Payment for all work will be based on the lump sum entered in Article 5.01, of the agreement executed with the successful bidder and not on any remeasurement of these unit prices, as provided for in the Contract Documents.

By: Jon Knapp Date: 4/30/2026
(in individual's signature) *(date signed)*

Name: Jon Knapp for: Marcin Engineering
(typed or printed) *(typed or printed)*

Title: Senior Project Director
(typed or printed)



SECTION 4 - ASSUMPTIONS, INCLUSIONS, & EXCLUSIONS

PROJECT ASSUMPTIONS

- a. Complete access during normal business hours Monday – Friday 7:30 AM – 5:30 PM
- b. Power and water to be provided by the Owner at no cost to DCPS.
- c. Parking spaces will be provided by the Property.
- d. Property will provide area for portable toilet(s) and/or restrooms for use.
- e. Estimate assumes that the Property has been tested for asbestos and such testing results will be provided to DCPS prior to start of construction.
- f. Estimate assumes DCPS's standard general liability and workers compensation insurance coverages and excludes payment and performance bonds.
- g. Estimate assumes one mobilization for scope of work described above.
- h. If DCPS encounters unforeseen conditions that differ from those anticipated or ordinarily found to exist in the construction activities being provided, DCPS retains the right to make an equitable adjustment to the pricing by change order.

PROJECT INCLUSIONS

- a. DCPS to provide all labor, materials & supervision to complete the Project.
- b. A one-year labor and material warranty is included. Additional warranty may be offered by product manufacturers.

PROJECT EXCLUSIONS

- a. Estimate excludes all permits, permit fees, and use tax. Permit fees are to be passed through with O&P.
- b. Excludes asbestos, mold, lead paint, or hazardous materials testing, removal, or abatement work unless otherwise stated in this proposal.
- c. Excludes movement of residents' and/or tenants' belongings.
- d. After-hours security of the construction area is excluded.
- e. Estimate excludes all weather conditions and related items.
- f. DCPS has not included additional time associated with delays due to adverse weather, which may result in additional supervision and general condition cost. This will be discussed at a project meeting and will be mutually agreed to by the Owner and DCPS.
- g. DCPS has not included a contractor contingency or project contingency. Any differences between work included in this estimate and actual work performed will be handled via change order.
- h. Material prices are based on DCPS's proposed work as of date listed on estimate. Due to economic market conditions and ever-changing material prices, DCPS cannot guarantee material pricing for longer than 30 days from the estimate date. If awarded the Project DCPS will be allowed to bill for material price increase if such increases occur.
- i. DCPS excludes 3rd party testing, design, and inspections from the Proposal. DCPS assumes that the Owner will hire/provide a 3rd party testing and/or inspecting firm to perform applicable and required inspections. It is also assumed that the inspecting and testing firm will perform all inspections and tests so as not to hinder or delay the construction schedule.
- j. DCPS has not included additional preconstruction services, design coordination services, or supplemental bid pricing services and coordination. If Owner or Engineer/Architect require and requests that DCPS provide such services, or similar, DCPS will charge for such service at \$125/hour, plus increases in general conditions and costs, and the Owner and/or Engineer/Architect will be responsible for cost reimbursement to DCPS.
- k. DCPS to excludes any hard rock drilling costs and will charge GC any required costs (time, labor, materials, or subcontractors) for hard rock drilling plus 15% OH/Profit if encountered.
- l. If it is not Specifically identified in the above scope of work, it is excluded.



SECTION 5 -CONSTRUCITON AGREEMENT

CONSTRUCTION COST | \$851,959.69

ADD ALTERNATE COST | \$85,214.40

- a. This Proposal is confidential and proprietary information of DCPS, is intended solely for the Owner, and is only to be used during the process of contracting with DCPS to perform such work. This proposal is not to be disclosed to others, shared, or used for litigation or any other purpose without written consent to DCPS.
- b. Includes all material, labor, overhead and profit.
- c. Proposal is Valid for 30 Days from Proposal Date.

Owner:

DCPS Contracting, LLC

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Address: _____

Phone: _____

Email _____