

Nicholasville Police Department

Proposal for Construction Management Services



November 14, 2019

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Transmittal Letter

ATTN: Todd Justice #500, Chief of Police
Nicholasville Police Department
510 North Main Street
Nicholasville, KY 40356

November 14, 2019

RE: Request for Proposals/Construction Manager Services
New Nicholasville Police Department Facility

Mr. Justice,

Trace Creek Construction, Inc. proudly presents our qualifications for the new Nicholasville Police Department project. Trace Creek has a long-standing involvement in our local communities and has had the honor of constructing many successful judicial, detention and governmental projects within Kentucky.

As an industry-leading construction manager/general contractor in northeastern Kentucky, Trace Creek provides our clients with a level of service unmatched in our industry. Our core purpose is to provide construction management services that involve far more than just budget analysis and superintendent services. Our motto, "your job is our reputation," is a commitment you can count on and is reinforced in every project we complete, every single day.

Trace Creek has thoroughly reviewed the requirements and associated cost structure for the new Nicholasville Police Department project. In today's construction climate, it is imperative that the construction manager be more than simply a project manager. The construction industry continues to evolve and change, incorporating more advanced planning tools and technology to increase efficiency and safety measures. Trace Creek understands the unique and complex elements contained in building projects that are landmark structures in our communities. We care deeply about the success of the Nicholasville Police Department project and want to provide your law enforcement officers and staff with a beautiful, functional building that stands up to hard use and helps them do their jobs safely and effectively.

The Trace Creek team is committed to working as an integral team member with the City of Nicholasville, the Nicholasville Police Department and all affiliated organizations, with a keen eye on program and budget requirements approved for the structure.

A successful project is only achieved by having a committed team of construction professionals. Trace Creek will provide your project with local construction professionals dedicated to constructing state-of-the-art facilities that complement our local communities.

Trace Creek currently has these projects under construction:

- Nicholas County Judicial Center
- Jenkins Independent School Improvements
- Rowan County Viking Center – General Trades Packages
- Menifee County Central Elementary School – General Trades Packages

Trace Creek is proud of the facilities that it has constructed throughout the Commonwealth of Kentucky and appreciates the opportunity to submit our qualifications for the Nicholasville Police Department project.

Sincerely,

A handwritten signature in blue ink, appearing to read "David West", with a long horizontal stroke extending to the right.

David West
President

Firm Identification



Trace Creek Construction, Inc.

127 Market Street, Suite 200
Vanceburg, Kentucky 41179

Tel: 606-796-3867

Fax: 606-796-3948

Principal-in-Charge:

David West - President
dwest@tracecreek.net

Designated Contact Name:

David West - President
dwest@tracecreek.net

Business Organizational Type:

Trace Creek Construction, Inc. is a Subchapter S Kentucky Corporation.

Number of years your firm has been in business:

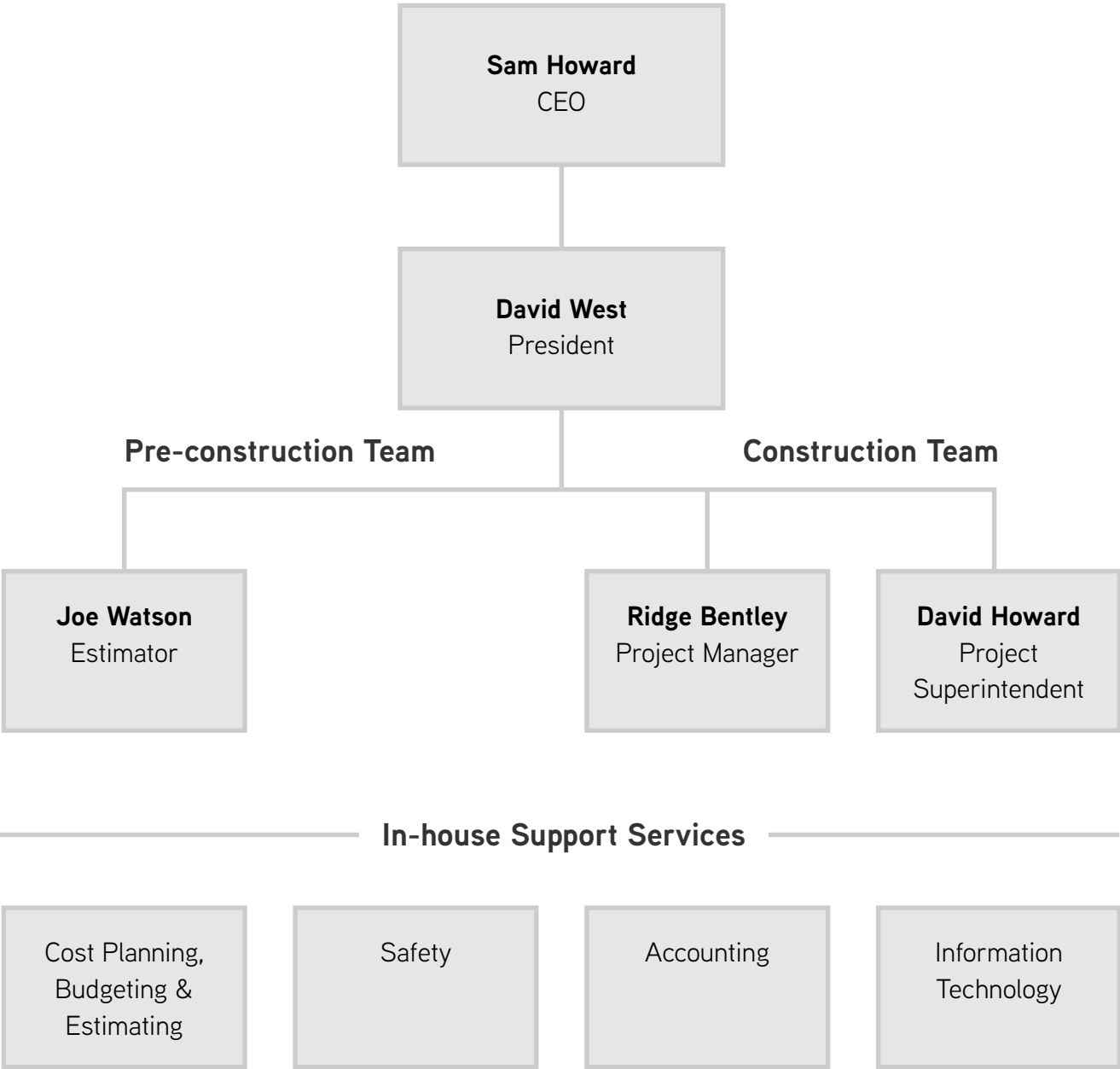
Established: 1993 – 26 years

Location of any branch offices:

Trace Creek has no branch offices.



Organizational Chart



Personnel

2. List firm's total number of personnel by skill group (i.e., cost control, scheduling, superintendents, etc.)

Total Number of Personnel

Construction Managers 5

Project Managers 6

Estimation/Cost Accounting 3

Engineering/CAD 1

Superintendents 7

Contract Administration 4

Code Review/Analyst 2

Accounting 2

Sub-Consultants

If outside consultants are utilized to perform any of your CM services, list names and the services they will provide on your behalf.

Trace Creek will not be utilizing any outside consultants for this project.



Overview

State when the firm was founded, how it is organized, and its operating philosophy.

History of Trace Creek

Trace Creek is a Kentucky-based Sub-chapter S Corporation wholly owned by Mr. Sanford “Sam” Howard that performs construction-related services from its office in Vanceburg, Lewis County, Kentucky.

With family roots of five generations deeply rooted in the Eastern Kentucky soil, Trace Creek is a pioneering and admired leader in the construction management industry. Our innovative construction approach is based upon careful planning and execution of projects that perfectly meet our clients’ needs.

Trace Creek is a powerful and respected regional construction firm that is defining a new approach in construction. We operate with the understanding that our clients’ project success outweighs our day to day business concerns. By steadfastly making every decision we make satisfy the test of “Is this a good decision for our client and the project?” each project we complete is an achievement that both Trace Creek and our client can be proud of. Successful project completions and owner satisfaction are what we deliver.



Through decades of experience and demonstrated construction management skills, we have established a level of trust and confidence from our clients that we believe is unmatched in the industry. When we initiate a project, we commit ourselves to each client’s goals. We consider each project a solemn obligation that transcends regular business relationships. Buildings are more than projects -- they are part of our everyday life. Our deep desire is to ensure that your project meets and surpasses any and all expectations and will be a delight to use for decades to come.

Humble Beginnings and Bright Future

Trace Creek was founded in the basement of Sam Howard's home in 1993. With \$5,000 saved from the construction costs of his new home, Sam built a company with a sterling reputation and staff of 30 full time, talented professionals.

Organized as a Sub-chapter S Corporation in the Commonwealth of Kentucky, we are very proud to have a bonding limit of well above \$50 million as well as an outstanding project safety record.

Our projects are consistently delivered on time and on budget, creating a professional network of satisfied clients that return to us for additional projects. In fact, more than half of our business is repeat clients.

In over 26 years of operation, Trace Creek's successful operations, financial stability and visionary approach have allowed the company to take its place at the pinnacle of the regional construction industry. We look forward to continuing to serve our Kentucky communities with the same level of dedication, commitment and excellence for many decades to come.

Operating Philosophy

"Your job is our reputation." At Trace Creek, we take our motto "your job is our reputation" seriously. Every team member of the company lives this statement every day, on every project. When we initiate work on a project, our clients quickly notice our commitment to delivering a quality build, on time and on budget. We gauge our project's success on customer satisfaction.

The construction manager for the Nicholasville Police Department project requires a construction partner with more than just diplomas and awards. This project requires a construction manager who is also a trusted advisor with a history of making the right decisions.

Trace Creek will honor your budgetary constraints and will ensure that the new police department facility is constructed to last for decades with minimal maintenance. Trace Creek is a highly respected and trusted construction manager who has earned its reputation by demonstrating professionalism, skill and integrity in everything that we do.

We are an exceptionally well-qualified and financially stable contractor with decades of law enforcement and public project experience across Kentucky.

The entire Trace Creek team is pleased for the opportunity to compete for this challenging and important project. It is our pledge that we will create a functional, comfortable and efficient police department facility for the City of Nicholasville that will serve the people of your community for many decades to come.

Construction Management Experience

Ashland Police Station; Ashland, Kentucky

Brief Description:

The new 18,038-square-foot City of Ashland Police Department building is truly remarkable. The building is nestled on a corner intersection

in the downtown area of Ashland and involved relocation of existing utility services, site work and intricate logistics in order to facilitate construction deliveries, activities and initiatives. The facility contains administrative offices, meeting spaces and personnel facilities.

The new facility contains energy efficient fixtures in conjunction with advanced technological and security measures that provide the dedicated law enforcement officials and citizens a building that they can surely be proud of.



Construction Cost: 4,258,041.00

Completed: 2012

Project Manager: Steve Hatfield

Project Superintendent: Larry Grubb

Owner's Rep: City of Ashland

Chief Robert W. Ratliff

201 17th Street

Ashland, Kentucky 41105

606-327-2020

Architect: Brandstetter Carroll, Inc.

2360 Chauvin Drive

Lexington, Kentucky 40517

859-268-1933

Contractor: Trace Creek Construction, Inc.

David West

Post Office Box 539

127 Market Street

Vanceburg, Kentucky 41179

606-796-3867



Bracken County Judicial Center; Brooksville, Kentucky

Brief Description:

Construction of a new 2-story building with approximately 34,993 square feet.

Construction Cost: \$11,350,404

Completed: 2013

Project Manager: Eddie D. Sorrell

Project Superintendent: Craig Chinn

Owner's Rep: Bracken County Fiscal Court
Tina Teegarden, Judge Executive
116 W. Miami Street
Brooksville, Kentucky 41004
606-735-2300

Architect: Sherman Carter Barnhardt
Jeff Gregory
2405 Harrodsburg Road
Lexington, Kentucky 40504
859-224-1351

C/M: Trace Creek Construction, Inc.
Sam Howard
Post Office Box 539
127 Market Street
Vanceburg, Kentucky 41179
606-796-3867





Fleming County Judicial Center; Flemingsburg, Kentucky

Brief Description:

Complete 2-story building construction with approximately 35,750 square feet and all necessary site improvements.

Construction Cost: \$12,956,000

Completed: 2012

Project Manager: Eddie D. Sorrell

Project Superintendent: Jack Covert

Owner's Rep: Fleming County Fiscal Court
Larry Foxworthy, Judge Executive
100 Court Street
Flemingsburg, Kentucky 41041
606-845-8801

Architect: Brandstetter Carroll
Mike Carroll
2360 Chauvin Drive
Lexington, Kentucky 40517
859-268-1933

C/M: Trace Creek Construction, Inc.
Sam Howard
Post Office Box 539
127 Market Street
Vanceburg, Kentucky 41179
606-796-3867





Boyd County Middle School; Ashland, Kentucky

Brief Description

Trace Creek completed a major renovation of an existing 106,000-square-foot facility with a new 4,500-square-foot addition for flexible career spaces and cargo labs.



Construction Cost: \$20,598,782.00

Completed: 2018

Project Manager: Ridge Bentley

Project Superintendent: Mike Grayson

Owner's Rep: Boyd County Board of Education
Brock Walter, Superintendent
1104 Bob McCullough Drive
Ashland, Kentucky 41102
606-928-4141

Architect: Sherman Carter Barnhart
Patrick Culp
2405 Harrodsburg Road
Lexington, Kentucky 40504
859-224-1351

C/M: Trace Creek Construction, Inc.
David West
Post Office Box 539
127 Market Street
Vanceburg, Kentucky 41179
606-796-3867

Nicholas County Elementary School; Carlisle, Kentucky

Brief Description

The 75,000-square-foot, two-story school includes administrative offices, classrooms, a media center, a kitchen and cafeteria, a gymnasium with a stage, and an outdoor amphitheater with concrete seating for warm-weather presentations. The \$19.4-million-dollar project also included the construction of new parking lots, sidewalks, and student drop-off areas as well as the demolition of the original Nicholas County Elementary School, located on the same property.



Because the original school was fully operational during construction of the new one, workers were challenged to minimize traffic and noise so students' daily activities were impacted as little as possible. Limiting distractions was especially important when annual standardized tests were administered.

Construction Cost: 17,149,169.00

Completed: 2018

Project Manager: David Milam

Project Superintendent: Michael Graff

Owner's Rep: Nicholas County Board of Education
Doug Buchanan, Superintendent
395 West Main Street
Carlisle, Kentucky 40311
859-289-3770

Architect: G. Scott and Associates Architects
Craig Aoussey
314 Wilkinson Street
Frankfort, Kentucky 40601
502-875-2290

General Contractor:
Trace Creek Construction, Inc.
David West
Post Office Box 539
127 Market Street
Vanceburg, Kentucky 41179
606-796-3867



MCTC - MSU Rowan County Campus - Postsecondary Center of Excellence; Morehead, Kentucky

Brief Description:

Trace Creek was the construction manager for the Maysville Community & Technical College (MCTC) expansion, which included a construction of a state-of-the-art educational facility. The new building houses nursing laboratories, a bookstore, student lounge, science labs and a cafeteria, as well as the 90,000-square-foot Postsecondary Center of Excellence in Advanced Manufacturing, created as a joint partnership with Morehead State University.



Construction Cost: \$19,934,952.00

Completed: 2017

Project Executive: David West

Project Manager: David Howard

Project Superintendent: Ronnie Combs

Owner's Rep: Kentucky Community & Technical College System/DECA
Bruce Bailey
Project Manager
403 Wapping Street
Second Floor - Bush Building
Frankfort, Kentucky 40601
859-256-3118

Architect: Omni Architects
Don Adams
212 North Upper Street
Lexington, Kentucky 40507
859-252-6664

Construction Manager:
Trace Creek Construction, Inc.
David West
Post Office Box 539
127 Market Street
Vanceburg, Kentucky 41179
606-796-3867

Russell Middle School; Russell, Kentucky

Brief Description:

Complete renovation of the middle school while school was in session including a new roof, ceilings, floors electric and HVAC using the VRV system.



Construction Cost: \$5,349,476

Completed: 2012

Project Manager: David West

Project Superintendent: Steve Bivens

Owner's Rep: Russell Independent Schools Board of Education
Dave Craft
409 Belfont Street
Russell, Kentucky 41169
606-836-9679

Architect: Clotfelter Samokar
Scott Jackson
228 E. Reynolds Road
Lexington, Kentucky 40517
859-273-3700

Contractor: Trace Creek Construction, Inc.
Sam Howard
Post Office Box 539
127 Market Street
Vanceburg, Kentucky 41179
606-796-3867

Paris - Bourbon County Library; Paris, Kentucky

Brief Description:

Trace Creek was selected to provide demolition, renovation and new construction services for the Paris-Bourbon County library. The finished facility expanded the original library from 11,000 square feet to 18,000 square feet, and includes a larger area to house books, magazines and videos, as well as a separate children's area and a dedicated room for teens. The community room was revamped and expanded, and a community meeting room was incorporated into the design.



Construction Cost: \$4,952,996.00

Completed: 2015

Project Executive: David West

Project Manager: Eddie Sorrell

Project Superintendent: Mike Grayson

Owner's Rep: Paris - Bourbon County Library

Mark Adler
701 High Street
Paris, Kentucky 40361
859-987-4419

Architect: EOP Architects
J.Harding Dowell
201 W Short Street #700
Lexington, Kentucky 40507
859-231-7538

General Contractor:

Trace Creek Construction, Inc.
Sam Howard
Post Office Box 539
127 Market Street
Vanceburg, Kentucky 41179
606-796-3867

Ashland Community & Technical College Phase II; Ashland, Kentucky

Brief Description:

A 105,000 square foot construction management at risk project. The project was a second phase to the first phase constructed by Trace Creek in 2006.



Construction Cost: \$28,419,033

Completed: 2010

Project Manager: David West

Project Superintendent: Mike Grayson

Owner's Rep: Commonwealth of Kentucky

Andy Casebier

Division of Engineering

403 Wapping Street, Second Floor

Frankfort, Kentucky 40601

502-564-6631

Architect:

Clotfelter Samokar

David Samokar

228 E Reynolds Rd #1,

Lexington, Kentucky 40517

859-273-3700

Contractor: Trace Creek Construction, Inc.

Sam Howard

Post Office Box 539

127 Market Street

Vanceburg, Kentucky 41179

606-796-3867

Mason County School, STEAM Academy Renovations; Maysville, Kentucky

Brief Description:

Renovation and addition to the Mason County High School Facility, Carmeuse Campus, for use as a Career and Technical Center.

Construction Cost: \$3,687,958

Completed: 2015

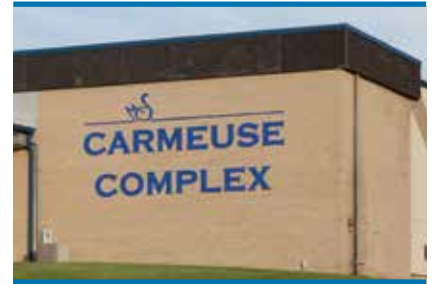
Project Manager: David Milam

Project Superintendent: David Howard

Owner: Mason County Board of Education
Kermit Belcher, Assistant Superintendent
Post Office Box 130
Maysville, Kentucky 41056
606-564-5563

Architect: G. Scott & Associates
Gary Scott, Architect
314 Wilkinson Street
Frankfort, Kentucky 40601
502-875-2290

Contractor: Trace Creek Construction, Inc.
Sam Howard
Post Office Box 539
127 Market Street
Vanceburg, Kentucky 41179
606-796-3867



Ability to Complete Projects Within Budget and on Time



Fleming County Judicial Center; Flemingsburg, Kentucky

Owner's Initial Construction Budget: \$13,500,000.00

CM's Final Construction Estimate: \$9,035,144.00

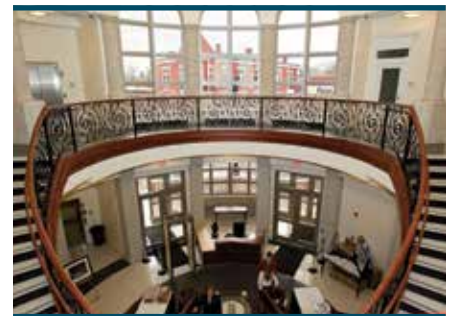
Total Number of Bid Packages: 15

Total Project Costs (Contracts and Purchase Orders): \$11,118,171.00

CM Scheduled Months for Construction Activities: 15 months

Actual Months for Construction Activities: 15 months

The Fleming County Judicial Center was constructed at the corner of two state highways in downtown Flemingsburg for the Kentucky Administrative Office of the Courts. During construction, Trace Creek relocated fiber optic telephone, three phase electrical service and Internet cable to below grade.



“

It is with complete confidence that I would recommend the services of Trace Creek Construction and will continue to do so without hesitation. Fleming County is proud to have partnered with Trace Creek and hopes to do so again in the future.

*- Larry Foxworthy
Fleming County
Judge/Executive
Fleming County, Kentucky*



During construction, it was important to protect a historical building that was situated within twenty feet of the new structure. The northern portion of the structure was built on a terraced slope, and was fifteen feet below the adjacent grade. Trace Creek preserved the historic structure by protecting and shoring the structure at the north elevation while the Judicial Center was constructed.





MCTC – MSU Rowan County Campus – Postsecondary Center of Excellence; Morehead, Kentucky

Owner's Initial Construction Budget: \$20,250,000.00

CM's Final Construction Estimate: \$20,150,000.00

Total Number of Bid Packages: 14

Total Project Costs (Contracts and Purchase Orders): \$19,934,952.50

CM Scheduled Months for Construction Activities: 18 months

Actual Months for Construction Activities: 18 months

When Maysville Community & Technical College (MCTC) needed a construction manager to construct their new Rowan County campus, Trace Creek was there to help. The new school opened to students in January, 2018. MCTC Rowan Campus created a much-needed expansion for the school, which has seen its student population balloon in recent years due to the popularity of their educational programs. The 30-year old building they had been using was busting at the seams. The dramatic increase in enrollment in the college resulted in 1,300 students per semester in a building only designed to house 350 students.



MCTC's new, state-of-the-art Rowan County campus comfortably handles 1,200 students, with new expansions planned. The new building includes nursing laboratories, a bookstore, student lounge, science labs and a cafeteria. The structure houses a 90,000-square foot Postsecondary Center of Excellence in Advanced Manufacturing, created as a joint partnership with Morehead State University.



The building consists of structural steel framing with a brick exterior and CMU interior, and is finished with architectural wall panels. Construction also included aluminum curtain walls, as well as an SBS modified bituminous membrane roof. MCTC's Rowan County Campus has been registered with the US Green Building Council, and will achieve LEED Silver certification.

This project is the second new campus facility that Trace Creek has constructed for the Kentucky Community & Technical College System.



Ashland Police Department; Ashland, Kentucky

Owner's Initial Construction Budget: \$4,200,000.00

Contractor's Final Construction Estimate: \$3,977,187.00

Total Number of Bid Packages: 20

Total Project Costs (Contracts and Purchase Orders): \$4,258,041.00

Scheduled Months for Construction Activities: 10 months

Actual Months for Construction Activities: 11 months

Trace Creek constructed a new 18,038-square-foot facility for the Ashland Police Department in downtown Ashland, Kentucky. The project included demolition, site development, and the relocation of utility services. Trace Creek worked closely with the City of Ashland Police Department as well as trades and suppliers to ensure that the building process continued smoothly without disrupting the normal flow of police activity and initiatives.

The Ashland Police Department's new facility is a huge improvement for the Police Department and includes energy efficient fixtures as well as advanced security measures and technologies that improve the safety and efficiency of the officers and personnel.



Boyd County Middle School; Ashland, Kentucky

Owner's Initial Construction Budget: \$25,000,000.00

CM's Final Construction Estimate: \$23,000,000.00

Total Number of Bid Packages: 14

Total Project Cost (Contracts and Purchase Orders): \$20,598,781.00

CM Scheduled Months for Construction Activities: 18

Actual Months for Construction Activities: 22

Trace Creek acted as CM as-Advisor on the Boyd County Middle School renovations project. The extensive renovations consisted of complete major mechanical and electrical system upgrades, renovated kitchen, gymnasium, bathrooms, media center, administrative and classrooms, as well as a new parking lot, new roof, and an addition for a flexible career lab. The work was conducted in seven major phases. For each phase, Trace Creek completed designated areas from start to finish before moving on to begin the next phase of construction.

The school was occupied for the majority of our tenure on site so there was great emphasis on student/faculty safety, as well as maintaining a smooth transition from the old mechanical/electrical systems to the new systems while occupied. This massive renovation project exceeded the scheduled duration due to several unforeseen conditions that resulted in change orders due to the complex and far-reaching nature of the renovations.



Russell Middle School; Russell, Kentucky

Owner's Initial Construction Budget: \$5,500,000

CM's Final Construction Estimate: \$5,250,000

Total Number of Bid Packages: 24

Total Project Cost (Contracts and Purchase Orders): \$5,349,476

CM Scheduled Months for Construction Activities: 12 months

Actual Months for Construction Activities: 12 months

Other demonstrated ability to procure quality contractors, maximum productivity and workmanship within budget and schedule guidelines:

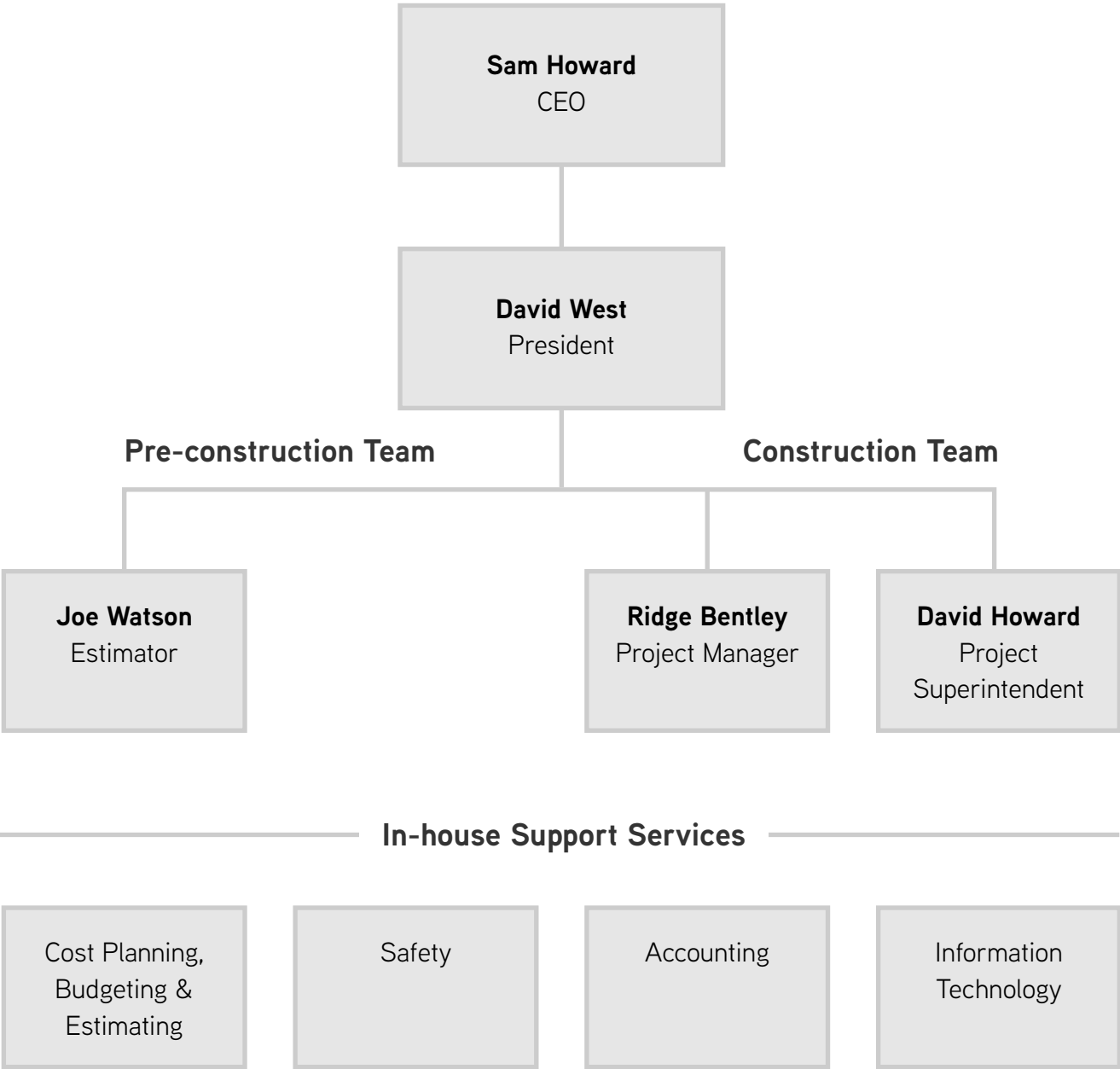
The Russell Middle School project was a complete exterior and interior renovation. Trace Creek worked closely with school officials to provide a construction schedule and approach that would cause the least disruption for students and staff.

The Trace Creek team implemented a phased construction plan; first, four classrooms were completed. Trace Creek then moved the students and staff to the completed classrooms so that the remaining parts of the building could be renovated. This approach created minimal disturbance to the students and the school's schedule.

Project Organization



Organizational Chart



Project Organization



Principal-in-Charge

David West will be the principal-in-charge, providing this important project with his personal attention and guidance throughout the construction process. Dave holds a Bachelor of Science Degree in Construction Technology from Eastern Kentucky University, and was responsible for the completion of the largest construction project completed by Trace Creek. Dave has been honored with several awards in recognition for the work he performed.

Once the construction process begins, Dave takes a hands-on management role in making sure the Trace Creek team delivers quality workmanship to all projects on time and within budget. Dave's experience managing numerous commercial, educational, government, and healthcare construction projects helps Dave and the Trace Creek team offer award-winning projects that meet the needs of a variety of community clients.



Project Manager

Ridge Bentley is an exceptionally talented and detail-oriented project manager with a history of delivering projects within budget, and on schedule. As a third-generation construction professional, Ridge has always had a passion for construction done right. Ridge believes strongly in green building techniques and is a certified LEED BD+C professional and brings remarkable construction and estimating expertise and experience to all his projects.

As Project Manager, Ridge is a powerful contributor during both pre-construction and construction phases. Ridge is an experienced project manager and works on many of Trace Creek's most important projects. Ridge uses his strong problem-solving and analytical skills to ensure that his projects remain on schedule, on budget, and finish on time.



Project Superintendent

David Howard is an experienced project superintendent and has been with Trace Creek for over 15 years. David has led many of our largest and most complex projects to on-time, on-budget completion. David's attention to detail and dedication to high standards ensures that the work done on his projects is of the highest quality. As superintendent, he proactively builds and maintains beneficial relationships with the best regional subcontractors and suppliers in Kentucky, setting high standards of quality and professionalism.



Constructability Review & Pre-Construction Estimating

Joe Watson will coordinate and perform the constructability review for the project and will serve as the pre-construction estimator. This will entail an overall review of life safety and a code review. The project manager will oversee and assist with the constructability review process for means and methods of construction. From the initial constructability review through construction contract document production the pre-construction estimator works in unison with the project manager. Joe will be responsible for compiling the information required to derive budgetary costs and will coordinate with prospective bidders to ensure that each bidder has received relevant information pertaining to their respective trade division.

As estimator, Joe will perform scope reviews of potential bidders to facilitate complete project coverage within the bid process in an effort to avoid cost overruns and potential change orders.

Project Organization

B. Explain how you plan to provide back-up staffing to insure continuity if key staff members leave the project.

We believe that an integral part of good project planning is knowing ahead of time what we will do in the event a key person on the project passes away, leaves the company, or is unable to work. Our staff is fully aware of their intended role should these events come to pass.

Internally, we place great emphasis on having a designated person that is always fully up to speed on the project so they can step in right away if needed.

To this end, short term absences by senior executives are covered by the person who is designated to fill their role if the executive is unable to complete the project. This practice further ensures that the designated back-up has a thorough knowledge of the project and is ready and able to step in and complete the project.

Trace Creek's internal recruitment and professional development strategy is built around our ability to embrace change while seamlessly moving projects forward. No single person is indispensable; there is always someone qualified and knowledgeable of the project ready to step in and fill the void. To this end, we recruit talented individuals with clear leadership potential that over the years serve in different roles with ever increasing responsibility and authority. Our goal is to develop their knowledge, skills, and abilities so that if required they are fully ready to take over the project and see it through to successful completion.

It's always unfortunate when a key person has to be replaced but we are always prepared for any such contingency. Careful personnel hiring, coupled with structured professional development and a defined succession plan means that whatever happens, Trace Creek projects keep moving forward.

Project Services

*A. Describe your in-house capabilities in the following areas:
Cost Estimating, Value Engineering, Life Cycle Cost Analysis,
Energy Conservation and Energy Budgeting, Building Systems,
Specification Writing / Coordination Experience*

Cost Estimating

Trace Creek will provide accurate cost estimation that is up-to-date with current market conditions. Trace Creek uses a two-phased approach to ensure that cost estimates are accurate:

- ◆ **Our staff of qualified estimators are in constant contact with suppliers, vendors, and tradesmen.**
- ◆ **We proactively monitor trends throughout the regional construction market by using a combination of advanced, proprietary software and historical data accessed through our job cost accounting process.**

Trace Creek is dedicated to providing our clients with accurate cost estimating and follows best practice cost estimating procedures.

Value Engineering

We believe that value engineering is an important part of the construction process. During the design process, architects and designers are tempted to make many decisions based on convenience and familiarity with past projects. However, a solution applied to a previous project may not be the best fit for the Nicholasville Police Department.

Because of Trace Creek's broad expertise across many types of projects, we bring a sense of perspective that can potentially bring significant cost savings to the project. To ensure a thorough understanding of the project, Trace Creek will closely examine project documents and conduct detailed discussions with the design team.

Trace Creek will challenge design decisions that, based upon our previous experience, may be able to be done in a better way that:

- ◆ **Is less expensive**
- ◆ **Lasts longer**
- ◆ **Requires less maintenance**
- ◆ **Is faster to complete**

We believe in a smart approach to value engineering that lowers costs whenever possible, while preserving project quality, performance and construction schedules. When making recommendations, Trace Creek ensures that the project adheres to appropriate codes and regulatory concerns.

Trace Creek understands the importance of balancing costs and value engineering benefits with the requirements to complete the project in a timely manner.

Life Cycle Cost Analysis

Over the past 26 years Trace Creek has managed and constructed a wide variety of projects over a range of industry sectors. These projects include, but are not limited to, judicial, government and public service facilities, educational projects, health care and medical facilities, industrial and light manufacturing projects, general office, recreation and dining facilities. With each new project has come the intricate process of providing economical construction directives and methodology without sacrificing design intent or building performance.

In our previous experiences and building projects, our construction management teams have learned to recognize those items contained in project scopes that fail to provide substantial cost-benefit ratios.

Through the design review, coordination and consultation with the owners' representatives, design teams and industry professionals, our construction management teams have the ability to provide construction and material alternatives that are cost-effective without diminishing component or building performance. Our goal is to construct a building that lasts, with minimal maintenance.

Energy Conservation and Energy Budgeting

With the rising cost of energy, building performance and energy conservation is paramount in building design and evaluation. Trace Creek realizes the importance of providing an economical solution to energy conservation, facility operation & maintenance.

Trace Creek's construction management teams will evaluate historical data from similar previous projects to anticipate, estimate and quantify energy and utility costs during the construction phase of the project.

These estimated energy costs will be included in budgetary and final cost proposals to avoid cost overruns.

Building Systems

Trace Creek has within its organizational structure the personnel and technology that allow us to perform work as a fully qualified construction manager for projects of the size and type of this project. This ability, in conjunction with the everyday construction experience that our employees have, gives us the knowledge and expertise to create building systems that function well and complement design intent and performance. We will use our expertise to deliver a new police department facility to the City of Nicholasville that will perform well for years to come.

Specification Writing/Coordination Experience

Trace Creek relies on years of practical construction experience to review and offer advice to the design team during the architectural design and specification writing of the project.

All buildings are made up of individual parts and assemblies that must perform simultaneously in order for the intended design to function properly. Trace Creek's construction management team will work with subcontractors, suppliers and vendors within the project scope throughout the shop drawing review process to ensure that these components conform and adhere to industry standards.

Our widely respected expertise at moving projects forward expeditiously is enhanced by our highly evolved sense of time, distance and complexity and the impact of these factors on a project. We ensure that the proper

skilled tradesmen are on a project at the proper time, and that that hard-to-find or complex building materials/systems are on the jobsite ready to be installed. Our team understands the specialized tools, equipment and inspections must be scheduled with precise accuracy. For us, complex projects are an exercise in coordinating people, equipment and materials at the highest level of professionalism.

B. Discuss your plans for fulfilling the requirements for construction management services during the pre-construction phases of this project.

Once awarded the contract for construction manager, project documentation will be distributed among the construction management team members.

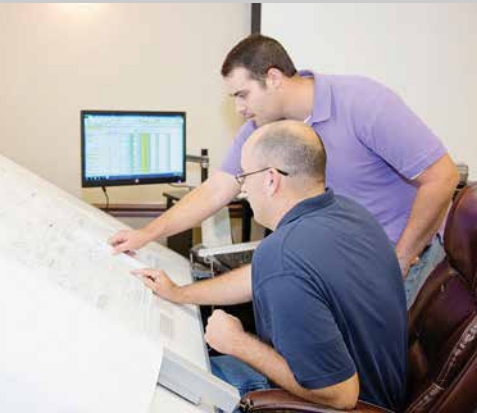
After consultation with the project owner to get up-to-date guidance, our team will provide a brief comprehensive review of the materials to determine the most expeditious and efficient manner in which to fulfill the pre-construction requirements.

Individual team members will provide recommendations, suggestions and ideas regarding the approach and methodology to be used in this project. Requests for any missing or additional information that will be required will be submitted at this time.

Trace Creek will complete all pre-construction services described in this RFP (including but not limited to program/planning meetings, design and construction documents, scheduling, estimating, value engineering, constructability reviews, etc.) prior to construction.

C. Discuss your plans for fulfilling the requirements for the construction management services during the bid and construction phases of this project.

After the bidding process, the construction management team will begin the process of project setup and mobilization. Pre-construction meetings will be scheduled and held with all subcontractors, suppliers, vendors and project stakeholders to ensure complete project



understanding and buy-in. At this time, the assigned project manager and project site superintendent will be the primary source for project coordination and construction directives.

Trace Creek will provide regularly scheduled safety meetings and will conduct progress meetings with all stakeholders. The project manager will keep project stakeholders aware of project progress and associated costs.

All items required during the construction phase (including, but not limited to safety, cash flow analysis, progress information, owner concerns, design team initiatives, shop drawing review, inspections and project closeout, etc.) will be provided throughout the project.

D. Describe your proposed method of scheduling and phasing for this project.

Phasing for the project will be determined after the construction documentation has been reviewed. The construction management team will provide recommendations to the project stakeholders regarding the most efficient manner for successful project completion.

The project schedule will be based upon data and durations received and analyzed from tradesmen, subcontractors, suppliers and vendors. The schedule will include information on delivery schedules, logistics and construction expertise and knowledge.

The construction management team will assemble a schedule that provides a consistent production flow and reduces the need for re-work. The schedule will be constructed in Microsoft Project and will include milestones and progress indicators; this will allow Trace Creek to inform project stakeholders of project status or to indicate an area or items that require attention.

The construction team we bring to the project will actually work as a team – we insist on that. Our network of subcontractors has decades of experience and we rely on their input to keep things running smoothly. The progression of work between construction teams is monitored so that the transition is seamless.

E. Describe the estimating and cost control methods you propose to utilize on this project.

Before construction begins, cost estimating will be performed in-house by Trace Creek's estimating staff. Trace Creek will develop bid material pricing based upon current design documents with the absolute goal of achieving an acceptable Guaranteed Maximum Price (GMP). As required by the needs of the project owners, we can further refine the GMP based upon updated construction documents.

Trace Creek has a full-time estimating department. As full time estimators, they are not charged with other management duties.

Our estimators dedicate their day to providing high-quality, accurate estimates, and offer our clients an unmatched level of commitment to each project. Trace Creek utilizes both historical data through our job cost accounting process and industry-specific software to constantly monitor trends within our current market.

Trace Creek will assign Joe Watson as the lead estimator for the Nicholasville Police Department facility project. Under his strong leadership, we have a sophisticated, computer-based estimating operation that features a custom coded, proprietary estimating system that is an exclusive of Trace Creek. This system uses input from our cutting edge GTCO CalComp peripherals and Ziatek Advanced Digitizer for fast and accurate electronic take offs.

The best way to minimize the cost of problems and construction delays is to take steps early in the process - during estimating and conceptual design - to avoid them. Successful projects don't happen by having good wishes and positive intentions. It takes expertise and foresight to think two and three stages ahead of the planned work to be performed. Trace Creek has the experience the City of Nicholasville needs to identify issues and correct them before they escalate to a situation that forces work to stop and adds cost to the project.



F. In this type of project, what would your recommendation be for field supervision during construction (i.e., number of persons, qualifications and percent of time on the job, etc)?

With a project of this magnitude and significance, Trace Creek has construction management staff on-site every day that construction activities are being performed. On a project of this scale, we will have a full staff of experienced professionals on the jobsite. Trace Creek senior management also commits to being active on site during construction.

We take our motto **“your job is our reputation”** very seriously. Our role as construction manager is not a “drive by, pop-in” proposition but rather an “arrive early and stay late” commitment. We encourage you to visit the project frequently on an unannounced basis so you can experience the motivated and disciplined construction team we will assemble for the Nicholasville police facility project. When you do, you will note that our on-site management style is characterized by involvement, action and close scrutiny to details both large and small.

We trust our trade contractors do things right, but we also verify the work performed because we know our clients deserve it. It has been our experience that when people know their work will be checked, they do great work. At Trace Creek our field personnel check everything. Field supervision is about being on-site, being involved, and thinking ahead to anticipate and avoid issues.

Trace Creek takes a proactive approach to field supervision. Our experienced project superintendent David Howard will be onsite full time every day work is being performed, closely supervising the work of the trades, ensuring proper safety measures are being taken, and keeping the project moving forward within budget and on time. As part of his daily activities, David will keep the project manager and the staff of Trace Creek fully informed of progress and issues that they need to be aware of. David is well respected for creating a productive working relationship with his project manager. David has maintained an excellent working relationship with the trades, suppliers, and regulatory bodies. He understands the work and demands quality in every detail, while ensuring that safety always remains the top priority.

Project Manager Ridge Bentley will work in tandem with David to ensure that schedules are met, budgets are kept in line, and that the City of Nicholasville’s best interests are always the most important factor in

every decision made on the jobsite. Ridge will collaborate closely with the Owner, architect, engineers, trades and suppliers.

As the President of Trace Creek and the principal-in-charge for this project, David West is an experienced construction professional that will leverage his knowledge of project management to take an active role in problem solving. With his guidance and support throughout the construction process, David will ensure that Trace Creek delivers an exceptional police facility that is a landmark in the City of Nicholasville, serving the police officers, staff and community for many years to come.

G. Discuss your methods of value engineering & life cycle costing for architectural and mechanical/electrical work on this project.

As construction manager, we take seriously our role in ensuring that all decisions made on the jobsite ultimately benefit the Nicholasville Police Department. Effective value engineering lowers costs while preserving project quality, building performance and construction schedules.

The Trace Creek team will carefully examine all project documents and will consult with the design team to gain a complete and thorough understanding of the intended design. In alignment with the City of Nicholasville Police Department's best interests, we will challenge design decisions that add time or expense without adding value, that sacrifice durability or require a high level of ongoing maintenance.

Life Cycle Costing is a crucial consideration that is an integral part of the design and financial planning of the project. Working with the design team, we will closely examine the data and assumptions they have used as well as the conclusions they reached in their analysis to date.

Working as we do with project owners, trades and suppliers on past projects, we have a real-world feel for the actual maintenance, operation, cleaning and management costs associated with these various systems. In certain circumstances, these costs can vary widely from original projections, and our insights will be extremely useful in this regard.

After we have reviewed the materials and discussed these matters with the design team, we will describe the situation in understandable terms and make clear recommendations to the City of Nicholasville regarding

any design or cost projections we believe deserve additional scrutiny or potential change.

Based upon the guidance we receive from you, we will request that the design team incorporate any changes required in the design or the cost projections. All requests will be communicated in a friendly and collaborative manner.

H. Discuss the criteria utilized in preparing bid packages for a project like this one. How will the packages fit the construction phasing?

A successful project starts with well thought-out and clear bid packages. We will work closely with the design team to produce the bid packages for the project. We ensure that all requirements have been assigned to the appropriate bid package and that each bid package is organized carefully and neatly to ensure accurate bidding.

We have learned that a well-organized and professional bidding process increases the response rate from the best trade contractors. Every week many projects are out to bid, and due to time and personnel constraints the various trade contractors can only pick a few each week to review and bid. Many trade contractors immediately target our projects for submission because Trace Creek provides clear bidding packages and has a reputation as an outstanding construction manager.

Using our network of trusted relationships, we pro-actively solicit bids from qualified minority, woman-owned and veteran subcontractors.

Trace Creek also utilizes bid services such as Dodge, BidTool, CMD and BidClerk to ensure that our projects are distributed through electronic bid services. This provides a wide circulation of bid notifications, plans and specifications. The use of bid services also increases the response rate because subcontractors like the convenience of downloading bid packages electronically.

I. Describe how you intend to work as the Owner's representative with the project architects and other design team members.

Trace Creek understands and respects the role of architects, designers and engineers. With that in mind, we believe that the design team should operate with one goal: to provide a buildable project that meets the owner's needs in both performance and cost.

Trace Creek is committed to ensuring clear communication between the different roles of the design team, and is eager to cooperate while also maintaining complete loyalty to the City of Nicholasville and the Police Department.

As a construction manager, we see ourselves not only as your trusted advisor but as your champion. Fulfilling that role requires that in certain situations we stand up for what is best for the City of Nicholasville in terms of overall project success. There may be times when the architect or designers move in a direction that we feel is not in the benefit of the project, the Nicholasville Police Department or the City, and during those times our experience and leadership pay off. We will keep you informed of these situations while simultaneously maintaining friendly and professional relations with the design team. Trace Creek will keep things moving forward but we will not allow the interests of the City of Nicholasville and the Police Department to be overlooked by any member of the design team.

The design of the new Nicholasville Police Department facility is the result of thousands of decisions and trade-offs. The architects and designers may not always have the latest and most accurate information about the Owner's needs. Trace Creek is in the position to provide up-to-date information regarding the needs of the Owner and the project, and to ensure that the design team continues to function in a way that accomplishes the Owner's ultimate goals.

Most of the time things will run smoothly, but there will be times when we will need to stand up and ensure that the right choices are made. The citizens of Nicholasville deserve nothing less.



J. Describe your team's method of coordinating the efforts of the various trade contractors. How will you maximize the use of local area contractors/suppliers?

Trace Creek will direct, coordinate and advance the project by working very closely with our trade contractors.

We command the attention and the respect of the most capable subcontractors in the region, and frequently pull from a deep reservoir of highly skilled local contractors and suppliers. Though we are a rural-based company, our projects are large and exciting, and the trades know that. Interest in our upcoming projects is always very keen. We are fortunate to have built relationships with the most capable subcontractors from the surrounding region. We work with a deep network of subcontractors that are always excited about an opportunity to work with us.

Trace Creek pays well and pays promptly for top quality work; in today's construction industry, it is very rare for subcontractors to find CMs and GCs that do both. Because of this, our trade contractors are motivated to provide high-quality work and to retain a good relationship with our firm. When it comes to hiring the right subcontractor for a project, we know that the cheapest bid does not always represent the best value for our clients.

Another important facet of our relationship with the trades is Trace Creek's well-earned and highly coveted reputation for projects that are well-planned and executed, resulting in minimal surprises on the job.

References

*List not more than ten (10) client references of similar projects.
Provide Owner name, contact name, address and telephone
number.*

***Letters of Recommendations are attached. Please feel free to
contact any of our clients.***

Cox Building Historic Renovation; Maysville, Kentucky City of Maysville

Craig Brammer
216 Bridge Street
Maysville, Kentucky 41056
606-564-9419

Fairview Independent Schools; Ashland, Kentucky Fairview Independent Board of Education

Eric Hale
2201 Main Street
Ashland, Kentucky 41102
606-324-3877

Olive Hill Elementary School; Olive Hill, Kentucky Carter County Board of Education

Andy Lyons
228 S. Carol Malone Boulevard
Grayson, Kentucky 41143
606-474-6696

Bracken County Judicial Center; Brooksville, Kentucky Bracken County Fiscal Court

Tina Teegarden, Judge Executive
116 W. Miami Street
Brooksville, Kentucky 41004
606-735-2300

Fleming County Judicial Center; Flemingsburg, Kentucky

Fleming County Fiscal Court

Larry Foxworthy, Judge Executive

100 Court Street

Flemingsburg, Kentucky 41041

606-845-8801

Russell Middle School; Russell, Kentucky

Russell Independent Schools Board of Education

Dave Craft

409 Belfont Street

Russell, Kentucky 41169

606-836-9679

Greenup County High School Addition; Greenup, Kentucky

Greenup County Board of Education

Steve Hall

45 Muskeeter Drive

Greenup, Kentucky 41144

606-473-9819

Ashland Community & Technical College Phase II;

Ashland, Kentucky

Commonwealth of Kentucky

Andy Casebier

Division of Engineering

403 Wapping Street, Second Floor

Frankfort, Kentucky 40601

502-564-6631

Mason County Schools Renovations; Maysville, Kentucky

Mason County Board of Education

Kermit Belcher, Assistant Superintendent

Post Office Box 130

Maysville, Kentucky 41056

606-564-5563

Summary Statement

Summary Statement

Trace Creek is excited by the opportunity to submit our proposal outlining our qualifications to serve as the construction manager for the new Nicholasville Police Department facility. We believe we are the best choice, not just because of our proud history of successful projects, but because of our complete focus & commitment to the needs of the City of Nicholasville.

Capability

We have extensive experience constructing similar projects safely and at the highest standards of quality. Our team of dedicated project executives and support staff are completely in tune with the special demands that these types of projects entail. For more than two decades we have efficiently completed a wide variety of challenging projects. With Trace Creek, the new Nicholasville Police Department facility will be in the hands of an experienced and financially stable firm with a track record of on-time and on-budget completion.

Trust

For us, trust is a bond that is never broken. At Trace Creek, our motto **“your job is our reputation”** demonstrates our deep understanding of trust and what it is that we are doing as we manage your project. Trust is representing the City of Nicholasville with integrity while maintaining open and honest communication. Trust is knowing that bad news does not improve with age. Trust is aggressively confronting jobsite challenges to find solutions that drive the project forward. Trust is completing the project exactly as you hoped it would be.

Commitment

This project is not going to be just another project out of ten that we have underway. It is not a line item in a spreadsheet that we talk about for five minutes at weekly progress meetings. Though we may have other projects going on, this project will have the complete focus and engagement from every level of Trace Creek. Our team is committed to getting your building on track, working through any obstacles to accomplish the goal of opening its doors, ready for use exactly as scheduled.

Conclusion

The entire management and staff of Trace Creek look forward to celebrating with you on the opening of the Nicholasville Police Department facility. We meet all the qualifications outlined in the request for proposals. Our lead cost estimator and senior project executives will work with our experienced staff through any challenges to make sure this project is successful. You have the personal commitment from all of us that we will do everything within our power to make this project happen on time and on budget.

Certification of Information Provided

The information provided herein is accurate to the best of my knowledge and can be accepted by the recipient as a true representation of:

Firm Name: Trace Creek Construction, Inc.

Signed:

A handwritten signature in blue ink, appearing to read "David West", is written over a horizontal line.

Principal-in-Charge: David West

Date: November 14, 2019

Testimonial Letters

Attached hereto as exhibits are a variety of letters of recommendation and other comments from past customers. We believe their comments are valid indicators of Trace Creek Construction's capabilities and services.

Nicholas County Schools

Marty Feltner, Superintendent
395 West Main Street
Carlisle, Kentucky 40311
Telephone: (859) 289-3770
Fax: (859) 289-3777

May 26, 2017

To Whom it May Concern:

The following is a letter pertains to our professional relationship with Trace Creek Construction Inc. of Vanceburg, Kentucky. Trace Creek is currently the general contractor on our \$19.7 million Nicholas County Elementary School construction project.

During their time on the job, we have found their company leadership and management team to be quite competent, accurate and professional. Their construction competencies are second to none as they have already saved our district thousands of dollars with cost-saving recommendations.

As with any project, there needs to be close communication with owners. In our opinion Trace Creek has done a superior job. They provide regular updates of construction progress and provide realistic progress timetables. Their management team (both on-site and in the office) are easy to communicate with and realize that their goal is to construct a facility that is pleasing to the owner.

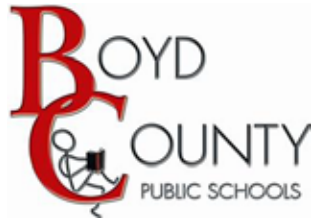
Over the past fifteen years, our district has dealt with several of the biggest and most well-known general contractors of Central Kentucky. However, our administrative team wholeheartedly agrees that our current project with Trace Creek has been attention detailed with the most professional, safety conscious sub-contractors in which we have dealt.

Should you like to hear more regarding our project with this company please do not hesitate to call my office, as I will be glad to speak with you.

Sincerely,


Marty Feltner
Superintendent

PRIDE IN EDUCATION
An Equal Opportunity Employer



1104 Bob McCullough Drive
Ashland, KY 41102

The Leader In Learning
William L. Boblett, Jr., Superintendent

Phone: (606) 928-4141
FAX: (606) 928-4771

To whom it may concern,

The Boyd County Public School District has enjoyed working with the Trace Creek Construction Team over the last two years on a remodeling project at Boyd County Middle School. The total project cost of the remodel was over twenty-five million dollars. Throughout the project, Trace Creek Construction was always professional and willing to work closely with the principal of the school and district administrators. Their team of professionals met bi-weekly with BCPS administrators to discuss progress and any issues that would come up. Trace Creek Construction team members were always available twenty-four hours a day to answer and react to any issues that might come up during the remodeling project.

I highly recommend Trace Creek Construction Company with no reservations for all of your construction management needs. The Trace Creek organization has consistently demonstrated their commitment to the success of our project by their attention to detail on all phases of the project, to include, scheduling, quality control, communication, administration and document close outs.

Please feel free to contact me at any time if you have further questions about this high quality company. I can be reached at (606)-615-1304 (cell) or (606) 928-4141 (office).

Sincerely,

A handwritten signature in dark ink, appearing to read 'William L. Boblett Jr.', with a stylized flourish at the end.

William L. Boblett Jr.

Lewis County Board of Education



J. Belinda Forman, Superintendent

P.O. Box 159, 96 Plummers Lane, Vanceburg, KY 41179-0159

Phone: (606) 796-2811 Fax: (606) 796-3081



Nick Adams

Director of Facilities/
District-wide Programs

Kevin Duff

Director of Federal Programs

Jennie Enix

Instructional Supervisor

Tiffany Felty

Director of District Services

Paula Lewis

Director of Special Education

Jamie Weddington

Director of Pupil Personnel

To whom it may concern;

Please accept this as my letter of recommendation for Trace Creek Construction as your firm's next construction advisor. Trace Creek was our school systems construction manager or general contractor for almost every project we have completed over the last two decades. The professionalism, finished product and communication has been exceptional for every one of our projects, which range from renovations to baseball field construction.

Trace Creek's owner/operator, Sam Howard, always took his work ethic and professionalism to whole different level. He would not hesitate to tell us when we me when we needed to look into issues or when there was better ways to accomplish something. He did this because of his love for doing what was best for students and wanting to do things right. Sam put this same professionalism and work ethic into the people he hired at Trace Creek Construction. Trace Creek has very thorough and competent professionals who have always had our school district's best interests in mind. I was always informed when Trace Creek was our general contractor or construction manager, and I always felt like our schools and students were in very good hands. They have never missed a meeting and they have always taken our calls. What I especially liked about Sam and his employees are their ability to remain calm in tough situations, and they always displayed a great problem solving ability to do what was best for our system.

Trace Creek became a key part of our school system many years ago with their first bid and we owe a debt of gratitude to them for their service. I would proudly and confidently recommend Trace Creek Construction for any project. Please feel free to contact me if you have any questions or require any further information (606)202-1658.

Sincerely,

A handwritten signature in black ink that reads "Nick Adams".

Nick Adams
Assistant Superintendent
Lewis County Schools



Lewis County Board of Education

Maurice Reeder, Jr., Superintendent

P.O. Drawer 159, 96 Plummer Lane, Vanceburg, Ky. 41179-0159
Phone (606) 796-2811 Fax (606) 796-3081

Nick Adams
Director of District Services

Kevin Duff
Director of Federal Programs

Jennie Enix
Instructional Supervisor

Jamie Weddington
Director of Pupil Personnel

Tiffany Felty
Director of District Services

Paula Lewis
Director of Special Education

To whom it may concern:

I am writing this letter as a recommendation for Ridge Bentley to compliment his performance on completing a project for Lewis County Schools. Mr. Bentley has displayed several attributes that have helped him to become a highly proficient manager. Some of these characteristics are his "it can be done" attitude, his flexibility, and his dedication to improve and complete our construction project. The skills that he has attained from being a construction manager and continuing his education in the field are unmatched by most. His problem solving skills are exceptional as well.

Mr. Bentley helped us in many different ways at Lewis County Schools. He has performed many tasks beyond the regular role of Project Manager that he was assigned. He has had an obvious impact in the many areas of our schools system by making the bus garage project as easy as any project that we have ever completed. Being a million dollar project with only one change order is impressive. When you consider the change order was just because of block needing to be painted which was not in the initial design, you come to realize how efficient and successful, Mr. Bentley was in constructing our modern and well planned bus garage. When I discussed a project in a nearby county with another superintendent, he had the same compliments about Trace Creek and Mr. Bentley's effectiveness as a Project Manager. Mr. Bentley probably would be hesitant to brag about how he improved the entire process of construction by his frequent communication and planning meetings, but he was the main reason for the project's success. He would credit his staff and colleagues for much of the success, as he credited them throughout the process. He never missed any meetings. Mr. Bentley is obviously a very hard worker. Mr. Bentley was obviously a strong construction manager because of the success that follows him.

More importantly to me personally, Ridge Bentley has been a trustworthy contact to me. His guidance and advice have been invaluable to my performance as an administrator and person. He has helped me avoid numerous mistakes in the construction of this project. He has been extremely helpful in taking care many aspects of my job. He has helped me communicate appropriately with all involved. He is an obvious asset in any position.

I would strongly recommend Ridge Bentley. Please let me know if you have any questions, concerns, or if I can be of further assistance (Home Phone: (606) 796-3253).

Sincerely,

Nick Adams,

Assistant Superintendent

THE LEWIS COUNTY BOARD OF EDUCATION DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, AGE, RELIGION, MARITAL STATUS, SEX, OR DISABILITY IN EMPLOYMENT, EDUCATIONAL PROGRAMS, OR ACTIVITIES AS SET FORTH IN TITLE IV, TITLE IX AND SEC. 504.



December 18, 2006

Mr. Sam Howard
Trace Creek Construction, Inc.
204 Market Street
P.O. Box 539
Vanceburg, KY. 41179-0539

Dear Mr. Howard:

As we move to final closure on the massive renovation project at Danville High School, on behalf of the Danville Board of Education as well as the students and staff at the high school, I want to express my appreciation for the magnificent job Trace Creek Construction has done. Going into this multi-million dollar project, we were looking for more than a general contractor. We were looking for a partner to help us achieve all that we hoped to gain by renovating our high school. We found a partner and a friend in Trace Creek Construction.

The scope of the project required the entire school be gutted and rebuilt in a time frame that was almost impossible for school personnel as well as the general contractor. From the beginning, your Superintendent, Eddie Sorrell, and Supervisor, David Howard, understood the commitment and effort necessary to successfully complete the project in time for students to return in the fall. They never faltered in doing whatever it took to meet that deadline. They worked with our staff, around school issues, and still stayed on schedule. They never made excuses; they simply said we will take care of it.

Eddie and David made sure that workmen on the job knew the school district's expectations and how they were to be met. The same was true for all the sub-contractors who were in and out of the building. The workmen were never a problem for school activities or school personnel. Any issue regarding the labor force was handled by the job supervisors and did not become a problem for school officials to address.

Finally, the quality of work was outstanding. Trace Creek established a high standard of workmanship. That high standard was not only required of Trace Creek employees, but of sub-contractors as well. The supervisors on the job held all contractors accountable for their work and did not release them from the job until everything met the Trace Creek standard. As a result, the final product is even better than we had hoped when we started the project.

It has truly been a pleasure to work with Eddie, David, and the rest of the Trace Creek crew. All have been friendly, flexible, easy to talk to, and outstanding work partners. I will be very disappointed if we do not have Trace Creek Construction on our next project. Thank you. You have achieved much more than you said you would and we truly appreciate it.

Sincerely,

Bob Rowland
Superintendent

RACELAND-WORTHINGTON INDEPENDENT SCHOOLS

Frank Melvin, Superintendent

600 RAM BOULEVARD * RACELAND, KY 41169

(606) 836-2144 * FAX: (606) 833-5807 * www.raceland.kyschools.us

"Where Every Child Counts"

August 12, 2010

Mr. Sam Howard
President
Trace Creek Construction Co.
127 Market Street., Suite 200
PO Box 539
Vanceburg, Kentucky 41179-0539

Subject: Letter of Recommendation - Mr. Larry Grubb - Project Superintendent

Dear Mr. Howard,

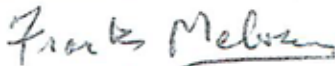
During the construction of the Campbell Elementary School's Renovations and Additions Phase I, Mr. Larry Grubb was assigned to this project as the project superintendent as an employee for Trace Creek Construction Company. As the Raceland Worthington School District's superintendent, I worked with Mr. Grubb closely during the Phase I portion of this project.

This project had a very aggressive schedule from the very start and your company decided without hesitation that it was very doable. As a result of Mr. Grubb's determination and professional management skills our project came in on schedule and was ready for the start for the 2010-2011 school years.

Mr. Grubb's communication skills during the construction activities, interpretation of the drawings and specifications and weekly project meetings allowed the Raceland Worthington School Independent School District to feel that this project was under control at all times. Mr. Grubb's use of the Gantt chart with a critical path allowed this project to be managed very closely and with competing construction activities.

In summary, I would highly recommend Mr. Grubb for any and all of Raceland Worthington Independent School District's current and future projects. I can be contacted in person to discuss, in detail, any of my comments.

Frank Melvin



Superintendent

Cc: Mr. Don Nicholls, Senior Project Manager, RWISD, Nicholls & Associates

RACELAND-WORTHINGTON INDEPENDENT SCHOOLS

Larry Coldiron, Superintendent

600 RAM BOULEVARD * RACELAND, KY 41169

(606) 836-2144 * FAX: (606) 833-5807 * www.raceland.kyschools.us

"Learners Today ~ Leaders Tomorrow"

October 8, 2012

To Whom It May Concern:

It is with great pleasure I submit this letter of recommendation in support of Trace Creek Construction Company. As the Raceland Worthington Board of Education Project Manager, I have found Trace Creek Construction Company to be results oriented and schedule driven.

After the bidding process, Trace Creek Construction Company was awarded Phase I work package of the Renovation and Construction of Campbell Elementary School. This included renovating the entire school by constructing new HVAC systems, new electrical service and distribution systems, new windows, new ceilings, new casework in all classrooms, new doors and hardware, all new flooring, and the addition of a six new classrooms and hallways. All this work had to be completed in five months and during school hours and summer break. Trace Creek Construction Company's team provided constant project oversight and matched great resource allocation thus completing the project on time and on schedule against all odds. Their great professional effort allowed school to begin per the Board of Education calendar.

Because of Trace Creek Construction Company's effort on Phase I, the Board of Education was delighted to accept their bid for Phase II work. Phase II project included the construction of a new kitchen and cafeteria. Again they completed this 6400 square foot addition during school hours and summer break with the least amount of disruption to the school. During the construction of both Phase I and II projects school testing was scheduled and Trace Creek Construction Company modified their work breakdown structures to allow our students to maximize their testing scores.

Trace Creek Construction Company's project managers and construction superintendents are very professional, efficient, and a joy to work with, and I am honored to recommend Trace Creek Construction Company for any future work. They create a team-oriented approach to achieve and provide the owner with a beautiful, high performance-learning center for the students of the Raceland Worthington School District.

Don Nicholls



Raceland Worthington Schools
Senior Project Manager

Olive Hill Elementary
Opportunities to Honor, Excel and Succeed
for our students.....for our future!

Karen Coleman, Counselor

Cherri L Keaton, Principal

Rhonda Lewis, Counselor

November 14, 2012

To Whom It May Concern:

On behalf of the faculty and staff of Olive Hill Elementary, I would like to recommend Trace Creek Construction for your next renovation project.

During the recent renovation of our school, which included a new HVAC system, roof and windows, I was fortunate to work with this outstanding company. My custodial staff and I were kept informed of the progress and included in decisions on a weekly basis. Upon completion of the project, any issue has been put to rest quickly and efficiently with a simple phone call. Our construction manager, Larry Grubb, has always followed up each visit with a phone call or e-mail to make sure that everything is working to our satisfaction.

It is without hesitation that I would recommend Trace Creek Construction. If you have any questions or would like to visit our school, please feel free to contact me at 606-286-5385.

Sincerely,

Cherri L Keaton

Cherri L Keaton
Principal

Fairview Independent Schools

2201 MAIN STREET (WESTWOOD)

PHONE 606 / 324-3877 FAX 606 / 324-2288

ASHLAND, KENTUCKY 41102-3237

MICHAEL TAYLOR - *Superintendent*
BRANT CREECH - *Director of Pupil Personnel*
CINDY WHITT - *Food Service Director*
ERNE SHARP - *Finance*

BOARD OF EDUCATION:
DOUG CAMPBELL
RODNEY SPARKS
RICK TACKETT - *Vice Chairman*

September 2, 2015

TO WHOM IT MAY CONCERN:

I would like to take a moment to brag on Trace Creek Construction, Inc. We have had the pleasure of working with them on Phase I of our High School Renovation, as well as the ongoing Phase II of our High School Renovation which includes the construction of a new wing to house our middle school students, as well as new administrative office space.

As Finance Officer I have nothing but praise for how their personnel have and continue to conduct themselves. They have gone out of their way to work with our high school staff to minimize the disruption their presence causes while they are working on and around a building that is still occupied with a regular schedule of ongoing classroom instruction.

I am in regular attendance at our periodic construction meetings and I constantly hear our onsite staff heap high praise on Trace Creek's efforts to keep the premises as clean and free of unnecessary clutter as is possible in an active construction site. I can also tell you that they have taken a collaborative approach to dealing with the few issues that have come up, rather than trying to pass the blame off onto someone else.

In summary we are very pleased with Trace Creek Construction, Inc.

Sincerely yours,



Ernest P. Sharp, II
Finance Officer

FAIRVIEW HIGH SCHOOL

ERIC HALE
PRINCIPAL

"Students First"
2123 MAIN STREET, WESTWOOD
ASHLAND, KY 41102
(606) 324-9226

TONIA LUCAS
GUIDANCE COUNSELOR

VANESSA DANIELS
SECRETARY

To Whom It May Concern:

As the principal of Fairview High School, I have been fortunate enough to see first hand the professionalism, precision, and personal attributes of Trace Creek Construction. For the last year Trace Creek Construction has been working diligently on the renovation, and addition to Fairview High School. Simply put, you will not find a more efficient group than Trace Creek, and they set the bar for construction companies who work for school systems. From the first meeting, I found Trace Creek employees to be approachable, knowledgable, flexible, and professional.

The employees at Fairview High School know the names Dave Milam, Ronnie Combs, Steve Bivens and Kenny Applegate because all four of these men have been awesome to work with during our multi-million dollar project. When I have asked any of these gentlemen a question about the complexities and the logistics of the project, they have taken the time to explain to me the different ongoing projects, and the plan for completing these projects before deadlines. I am by no means proficient in construction, but I ended up being able to explain a lot of the progress of the construction to the new superintendent of the Fairview Independent School District when he was hired July 1st. This would never have happened without the personal relationships developed with Trace Creek employees.

The ironic aspect of this construction is that you would never know who the "bosses" were on the renovation and addition to Fairview High School, and that is because these men are hands-on. Initially, it took me a little while to decipher who were the laborers and who were the bosses. Their work ethic and dedication is second to none. They knew renovating occupied spaces would be so complex they put two superintendents on the job site to ensure the safety of the students. As an educator, seeing a construction company take pride in protecting our students is impressive.

Having a school under renovation for the last year has required all students, staff, and parents to be flexible and understanding. However, Trace Creek employees have been extremely flexible with our school needs. Two examples of this flexibility was when I relocated my office during the school year to the cafeteria, and getting our school ready to begin instruction. Not only did Trace Creek help move our entire front office into the cafeteria, but they built temporary walls exactly how we requested in order for us to maintain our confidentiality, and privacy. Secondly, Trace Creek stopped what they were doing just before the start of the school year to help our maintenance staff clean the building, move equipment, and make the campus safe for students to return.





MISSION STATEMENT: STUDENT ACHIEVEMENT
VISION STATEMENT: WORLD CLASS EDUCATION FOR EVERY STUDENT
KEY PRIORITIES: STUDENTS AND SAFETY
SCHOOL MOTTO: HAND IN HAND WE LEARN

Staff

Rhonda Barker
Guidance
Karen Brammell
Pre-School
Becky Brown
Reading Recovery
Monica Cline
First Grade
Angie Duncan
Music
Darlena Ferguson
Art
Rachael Fitzpatrick
Kindergarten
Nicki Hall
Special Education
Sonya Hay
Fifth Grade
Lisa Hicks
Second Grade
Nikki James
Library
Tim Kennedy
Third Grade
Angie Moore
Special Education
Cindy Phillips
Speech Therapist
K.W. Sexton
Fourth Grade
Support Staff
Gretta Hensley
Francie Shaffer
Dorothy Thompson
Brenda Eldridge
Irene Mullins
Anthony Miller
Mary Walker

Star Elementary School
8249 E. Highway 60
Rush, Kentucky 41168
Phone (606-474-5756)

Charles Baker
Principal

Dana Bellew
Secretary

August 29, 2014

Trace Creek
127 Market St., Suite 200
P.O. Box 539
Vanceburg, KY 41179-05039

Letter of Thanks and Recommendation
From Star Elementary
A 2013 National Blue Ribbon School

Gentlemen:

Trace Creek did a tremendous job in their dedication to the renovation project at Star Elementary. I am very impressed with their knowledge, but I am more impressed with their professionalism and passion they displayed for the students and staff of this school. The major goal was safety for the comfort of our students, staff, and parents during the renovation project. The material, quality, and supervision of the work were excellent.

The project manager, Mr. David Howard, was very courteous. He had the upmost respect for our staff, students, and school policies. The administration was always included in the decision making process for the order of events that were going to be taking place that day. Mr. Howard was very informative and very accommodating. He and his crew always displayed a very pleasant attitude. I really loved the attitude "Get it Right".

Trace Creek's mission statement "Your job is our reputation." Your reputation is great with us. I have been in the school arena 42 years. This is the first letter of support for the work of construction.

On behalf of the school and community thank you.

Yours in education,

Charles Baker, Principal
Star Elementary School

