Cost Breakdown

	Eckman	R&O	Jardine	Lundahl	Stout	Visco
Provide Pre-Construction Fee Amount	$5,000	$14,000	$35,000	$6,846	Not Given	$30,000
Provide Percentage Fee for Procurement Budgets/Scopes/Plans	$0	$0	1.50%	5%	Not Given	Not Given
Contractor's Fee percentage to be provided at the time of GMP	3.50%	5.25%	10%	5%	3.00%	8%
Provide General Conditions/General Requirements monthly fee	$40,580	$35,155	$46,000	$33,001	Not Given	Not Given
Provide breakdown for estimated General Conditions	$324,645	$225,930	TBD	$264,011	$332,615	$312,135
Identify percentage for General Liability Bonds	1.35%	1.60%	1.65%	3.3k / 18.857k	1.93%	~1.5%
C. Projected Cost	$2,854,633 [1]	$3,368,000 [2]	$3,000,036	Not Given	$3,942,653	$2,999,781
Jason's thoughts	Proposal broken out by section, projects they highlighted minder guys and every staff construction guys. Referenced pre-engaging prefab metal building for American leadership academy 3 months early	Well organized according to our required structure. Included projected project cost in section E but referenced it in section C. Strong proposal. Identified critical path items such as permit submittals etc. etc. Lots of experience. Large company with lots of assets. Old Gym renovation; they have starting in January so that will need to be addressed. Broke out 2 sections of project	Seems like projects cost was calculated off our rough budget. Maybe didn't do much research. Didn't give overall General Conditions cost based on 9 months it would come to 288k	Proposal seems basic. Not tailored to our project. Didn't give projected project cost	No cost given for pre-construction services which is what the RFP requires. Disqualified in my mind	Proposal not tailored to our project. Cookie cutter. Comment they didn't put much effort into this. Schedule shows Jan to March to prep and pave site. Then April will obtain permit. Trying to start build. Can this be done with the completion timeline?
Jason's Recommendation?	Recommended	Recommended	Concerned	Disqualified	Disqualified	Concerned

[1] Didn't see any contingency budget, could be as much as 250k more

[2] 2.5 m for gym and 884k remodel
257,000 is contingency

ECKMAN construction

VENTURE ACADEMY

New Pre-Engineered Metal Building Gym & Remodel of Existing Gym

RFP VAAC2603

JULY 21, 2026

E. COST PROPOSAL

3032 S. 1030 West, Suite 101, Salt Lake City
801.908.0604 | eckmanconst.com |

COST PROPOSAL

A. FIXED FEE FOR PRECONSTRUCTION SERVICES: $5,000.00

This fee will cover the time and materials needed for our preconstruction team to participate in the design process. This includes weekly design meetings, budgeting exercises at 30%, 60%, 90% construction documents, value engineering – as needed, constructability reviews, and GMP negotiations.

B. GENERAL CONDITIONS, BROKEN OUT MONTHLY: $40,580.00/MONTH (SEE ATTACHED BREAKOUT)

This monthly fee provides for the personnel that will staff and manage your project. We will provide a full-time superintendent on the jobsite at all times to manage and direct subcontractors and ensure safety and quality workmanship on your project. We will also provide a part-time project manager and a part-time project engineer. These individuals will ensure project schedule and manage all contracts, material supplier agreements, change orders, RFIs and daily reports.

This fee also covers all costs associated with the construction process including equipment, temporary facilities, safety and security, cleanup, legal and office support staff.

Eckman strives to keep these costs in check as much as possible while providing you with the materials, equipment and personnel needed to provide you with a quality finished product.

C. PERCENTAGE-BASED FEE FOR EARLY PROCUREMENT PACKAGES (IF APPLICABLE): NONE

No additional fees will be assessed in the early procurement of materials.

D. INSURANCE MODIFIERS AND BOND RATES:

Based on a contract of approximately: $3,000,000.00

General Liability: $8,147.00

Payment and performance bond: $32,500.00

E. CONTRACTOR'S FEE PERCENTAGE: 3.5%

F. ACKNOWLEDGEMENT:

Eckman acknowledges that if the GMP exceeds the fixed limit cost of construction by more than 5%, Venture reserved the right to put the project out for a general contractor hard bid.

VENTURE ACADEMY GYM ADDITION AND CLASSROOM REMODEL

GENERAL CONDITIONS		TOTAL
SUPERVISION		
Superintendent (Labor+Burden)	$	88,000.00
Superintendent (Overhead)	$	24,000.00
Superintendent Truck Allowance	$	8,000.00
Project Manager (Labor+Burden)	$	40,000.00
Project Manager (Overhead)	$	12,000.00
Project Manager Truck Alloance	$	4,000.00
Project Engineer (Labor+Burden)	$	24,000.00
Project Engineer (Overhead)	$	6,000.00
Project Engineer Fuel Allowance	$	800.00
OFFICE SUPPORT		
Legal	$	3,250.00
Risk Management	$	325.00
TECH	$	5,000.00
Project Accountant (Office)	$	4,160.00
Reproducibles	$	1,500.00
Marketing	$	1,000.00
JOB SPECIFIC COSTS		
Mobilization	$	1,500.00
Office Trailer 40' Office combo	$	10,000.00
Office & Storage Rental (Conex)	$	2,000.00
Office Equipment & Furniture (Includes First aid kit)	$	1,600.00
Express Mail & Postage	$	600.00
Jobsite Internet	$	1,200.00
Temporary Utilities	$	3,400.00
Water Meter	$	1,500.00
Temporary Power Hook-up	$	10,000.00
Jobsite Phone	$	1,600.00
Toilet Rental	$	2,880.00
Temporary Fence Setup/Takedown	$	3,600.00
Temporary Fence Rental	$	4,680.00
SITE SECURITY	$	2,400.00
Safety Compliance (Safety Consultant)	$	6,400.00
Safety Compliance (Safety Equipment)	$	250.00
Dust Protection	$	2,000.00
Miscellaneous Labor	$	1,600.00
Miscellaneous Materials	$	5,400.00
Clean Up (General Labor)	$	1,600.00
Superintendant's Gas & Oil	$	8,000.00
Dumpster Rentals	$	11,200.00
Miscellaneous Rentals (Forklift)	$	8,400.00
Miscellaneous Rentals (Boom Lift)	$	3,900.00
Miscellaneous Rentals (Sweeper)	$	3,600.00
Jobsite Water	$	900.00
Project Signage	$	900.00
Job Warranty	$	1,500.00

GENERAL CONDITIONS TOTALS **$324,645.00**

COST PER MONTH	
$	40,580.63

ECKMAN construction

3032 S. 1030 West, Suite 101, Salt Lake City
801.908.0604 | eckmanconst.com

COOPER ECKMAN, President/Owner

CE@ECKMANCONST.COM
801.574.9793

MIGUEL LOPEZ, Preconstruction Manager

ML@ECKMANCONST.COM
801.471.8765

MAKE IT EXCEPTIONAL.
MAKE IT ECKMAN.

Venture High Gym Addition

508 N 1500 W
Marriott-Slaterville UT 84404

Venture Academy
Mark Child

STOUT

7/21/2026

Page 1	Totals
Division 01 - General Requirements	332,615
Division 02 - Existing Conditions	23,000
Division 03 - Concrete	279,900
Division 04 - Masonry	26,800
Division 05 - Metals	34,200
Division 06 - Wood, Plastics, Composites	8,000
Division 07 - Thermal and Moisture Protection	33,700
Division 08 - Openings	75,550
Division 09 - Finishes	492,750
Division 10 - Specialties	29,835
Division 11 - Equipment	32,250
Division 12 - Furnishings	-
Division 13 - Special Construction	783,000
Division 14 - Conveying Equipment	-
Division 21 - Fire Suppression	86,400
Division 22 - Plumbing	87,750
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)	167,400
Division 25 - Integrated Automation	-
Division 26 - Electrical	313,650
Division 27 - Communications	-
Division 28 - Electronic Safety and Security	-
Division 31 - Earthwork	72,850
Division 32 - Exterior Improvements	118,750
Division 33 - Utilities	215,000
Division 50 - Soft Costs and Contracting Requirements	315,903
Payment & Performance Bond	54,927
Weather Conditions	-
10%Construction Contingency	358,423

	Total:	3,942,653
Mezzanine & Classroom remodel inside existing gym cost:	Price per Ft:	190.47
$ 490,000		
PEMB and site costs broken out:	**Vertical Costs:**	3,386,179
$ 3,452,653	Building Sq. Footage:	20,700
	Price per Ft:	163.58
	Site Costs:	556,474
	Land Sq. Footage:	50,000
	Price per Ft (Land):	11.13

Venture High Gym Addition

Assumptions, Clarifications, Exclusions

Notes:
-Construction Contingency reflects likely escalations due to unanticipated scope during design. It is not our intent to carry a contingency over 1/2 - 1% in the final budget.
-Utilities will vary depending on location of existing. These costs were copied from an actual project and should cover the scope and hopefully reduce once design is complete.
-All PEMB scopes are comparable to an existing project Stout built, and the real costs of that very similar project were used to prepare this budget.
-We have assumed that steel structure and decking with a concrete suspended slab will be used for the classroom construction. Cost will be less if we can use wood-framed beams and joists for the floor system.
-We have assumed a wood framed STC-60 wall may be built with no new footings under the gymnasium wood floor. Costs would be added if a new footing is required at the demising wall.

Exclusions:

Permits and Utility Connection/Impact Fees are not included
Weather Conditions are not included
Rock Excavation is not included
Special Inspections and Testing are not included
Prices are subject to change due to market volatility.
Prices are good for 30 days.

This estimate includes customary means and methods of project management and delivery. This estimate does not include contingencies for future impacts to project or site management, supply chain delays, tariff impacts, or other unanticipated events such as encountering hazardous materials, labor disputes not involving contractor, fire, terrorism, epidemics, adverse governmental action, natural disasters, Acts of God, or adverse weather conditions that are unanticipated.

This estimate is based on the following bid documents dated:

Architectural Drawings	Site Measurements / ROM
Civil Drawings	None
Soils Report	None
Project Manual	None
Addendum Acknowledge	None

Venture High Gym Addition

	Totals
Division 01 - General Requirements	**332,615**
ONSITE MANAGEMENT	196,000
TEMPORARY FACILITIES	52,000
SITE CLEANUP AND MAINTENANCE	24,280
OTHER GENERAL REQUIREMENTS	60,335
Division 02 - Existing Conditions	**23,000**
02-2000 Asbestos Survey	-
02-3000 Geotech Report	-
02-4000 Demo & Structure Moving	23,000
02-5000 Remediation	-
02-8000 Abatement	-
Division 03 - Concrete	**279,900**
03-2000 Concrete Reinforcing	-
03-3000 Cast-in-Place Concrete	279,900
03-5000 Gypcrete	-
Division 04 - Masonry	**26,800**
04-2000 Mezzanine Masonry upgrades	26,800
04-4000 Stone Assemblies	-
04-7000 Manufactured Masonry	-
Division 05 - Metals	**34,200**
05-1000 Mezzanine Steel frame and Decking	34,200
05-2000 Joist & Decking	-
05-5000 Metal Fabrications	-
05-7000 Decorative Metal	-
Division 06 - Wood, Plastics, Composites	**8,000**
06-1000 Rough Carpentry	-
06-4000 Basic classroom cabinetry	8,000
06-8000 Composite Fabrications	-
Division 07 - Thermal and Moisture Protection	**33,700**
07-1000 Dampproofing and Waterproofing	5,000
07-2000 Interior Sound Batts	21,500
07-2400 Exterior Insulation and Finish Systems	-
07-3000 Classroom HVAC Patches	7,200
07-4000 Siding and Metal Panels	-
07-5000 Membrane Roofing	-
07-6000 Flashing & Sheetmetal	-
07-9000 Joint Protection	-
Division 08 - Openings	**75,550**
08-1000 Doors and Frames	41,800
08-3000 Specialty Doors and Frames	-
08-4000 Entrances, Storefronts, and Curtain Walls	33,750
08-5000 Windows	-
08-6000 Roof Windows and Skylights	-
08-7000 Hardware	-

Venture High Gym Addition

	Amount	Totals
Division 09 - Finishes		**492,750**
09-2000 Plaster & Gypsum Board		217,350
09-3000 Combined Flooring		198,450
09-5000 Ceilings		28,800
09-6400 Wood Flooring		-
09-6500 Resilient Flooring		-
09-6700 Fluid-Applied Flooring		-
09-6800 Carpeting		-
09-7000 Wall Finishes		-
09-8000 Acoustic Treatments		-
09-9100 Painting		48,150
09-9700 Concrete Polishing and Special Coatings		-
Division 10 - Specialties		**29,835**
10-1000 Information Specialties		8,280
10-2000 Interior Specialties		16,875
10-3000 Fireplaces & Stoves		-
10-4000 Safety Specialties		4,680
10-5000 Storage Specialties		-
10-7000 Exterior Specialties		-
Division 11 - Equipment		**32,250**
11-1100 Vehicle and Pedestrian Equipment		-
11-4000 Foodservice Equipment		-
11-5000 Education & Scientific Equipment		-
11-6000 Entertainment & Recreation Equipment		32,250
Division 12 - Furnishings		**-**
12-2000 Window Treatments		-
12-3000 Casework		-
12-6000 Multiple Seating		-
Division 13 - Special Construction		**783,000**
13-0000 Other Special Construction		-
13-1000 Special Facility Components		-
13-3400 Metal Building, Siding, Roof and insulation		783,000
Division 14 - Conveying Equipment		**-**
14-2000 Elevators		-
Division 21 - Fire Suppression		**86,400**
21-0000 Fire Suppression		86,400
Division 22 - Plumbing		**87,750**
22-0000 Plumbing		87,750
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)		**167,400**
23-0000 HVAC Dry Side		167,400
23-1000 HVAC Wet Side		-
Division 25 - Integrated Automation		**-**
25-0000 Integrated Automation		-
Division 26 - Electrical		**313,650**
26-0000 Electrical		313,650
26-3200 Packaged Generator Assemblies		-
26-5000 Lighting		-
Division 27 - Communications		**-**
27-0000 Communications		-

Venture High Gym Addition

	Totals
Division 28 - Electronic Safety and Security	**-**
28-1000 Access Control & Intrusion	-
28-2000 Electronic Surveillance	-
28-3000 Elect Detection & Alarm	-
Division 31 - Earthwork	**72,850**
02-4000 Site Demolition	-
31-0214 SWPPP Control	14,850
31-2000 Earth Moving	58,000
31-6000 Special Foundations	-
Division 32 - Exterior Improvements	**118,750**
32-1100 Base Courses	-
32-1200 Flexible Paving	25,000
32-1300 Rigid Paving	-
32-1400 Unit Paving (Concrete Pavers)	-
32-1600 Site Concrete	33,750
32-1700 Paving Specialties	-
32-3100 Fences & Gates	30,000
32-3200 Retaining Walls	-
32-3300 Site Furnishings	-
32-8000 Landscaping	30,000
Division 33 - Utilities	**215,000**
33-1000 Water Utilities	70,000
33-2000 Wells	-
33-3000 Sanitary Sewage	100,000
33-4000 Storm Drainage	45,000
33-5000 Fuel Distribution	-
33-7000 Electrical Utilities	-
33-8000 Communications Utilities	-
Division 50 - Soft Costs and Contracting Requirements	**315,903**
05-1000 Plans & Engineering	-
05-0000 Permits & Fees	-
General Liability Insurance	21,290
Builders Risk Insurance	5,125
Sales and Use Tax	-
OFFSITE MANAGEMENT	118,810
Builders Fee	170,678
Subtotal:	**3,529,303**
Payment & Performance Bond	54,927
Weather Conditions	-
10%Construction Contingency	358,423
Total:	**3,942,653**

Alternates

General Conditions

	Rate	Unit	Total: $562,710
OVERHEAD & PROFIT			**185,303**
Builders Fee	3.00	%	104,129
General Liability Insurance	0.54	%	21,236
Builders Risk Insurance	511	mo	5,112
Payment & Performance Bond	1.39	%	54,826
ONSITE MANAGEMENT			**122,000**
Superintendent - 2 (Senior)	12,200	mo	122,000
OFFSITE MANAGEMENT			**118,810**
Project Manager	5,880	mo	58,800
Project Engineer	3,200	mo	32,000
Safety Manager	600	mo	6,000
QAQC Manager	600	mo	6,000
Contract Administrator	400	mo	4,000
Project Management Travel and Per Diem	1,201	mo	12,010
TEMPORARY FACILITIES			**52,000**
Site Office - Medium	1,750	mo	17,500
Site Office Delivery, Setup, and Return	3,000	ls	3,000
Storage Containers	300	mo	3,000
Portable Restrooms 2 ea	600	mo	6,000
Temp Fencing	8	lf	6,000
Temp Electricity - Usage	650	mo	6,500
Temp Power - Setup	10,000	ls	10,000
SITE CLEANUP AND MAINTENANCE			**24,280**
Final Cleaning	8,280	ls	8,280
Dumpsters	1,000	mo	10,000
Temp Labor	600	mo	6,000
OTHER GENERAL REQUIREMENTS			**60,317**
Survey and Staking	15,318	ls	15,318
Procore	7,236	ls	7,236
Job Site Technology	250	mo	2,500
Office Equipment and Furnishings	150	mo	1,500
Expendable and Consumable Small Tools	150	mo	1,500
Jobsite Daily Equipment	2,900	mo	29,000
Job Office Supplies	100	mo	1,000
Job Site Printing Costs	8	sheet	563
First Aid	50	mo	500
Project Sign	1,200	ls	1,200

STOUT

STOUT BUILDING CONTRACTORS

PROPOSAL FOR

VENTURE HIGH SCHOOL NEW GYM AND CLASSROOMS

MARRIOTT-SLATERVILLE, UT

JULY 21, 2026

STOUT ACKNOWLEDGES THE REQUIREMENTS LISTED IN THE RFP AND THE RECEIPT OF ADDENDUM #1.

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Relevant Experience

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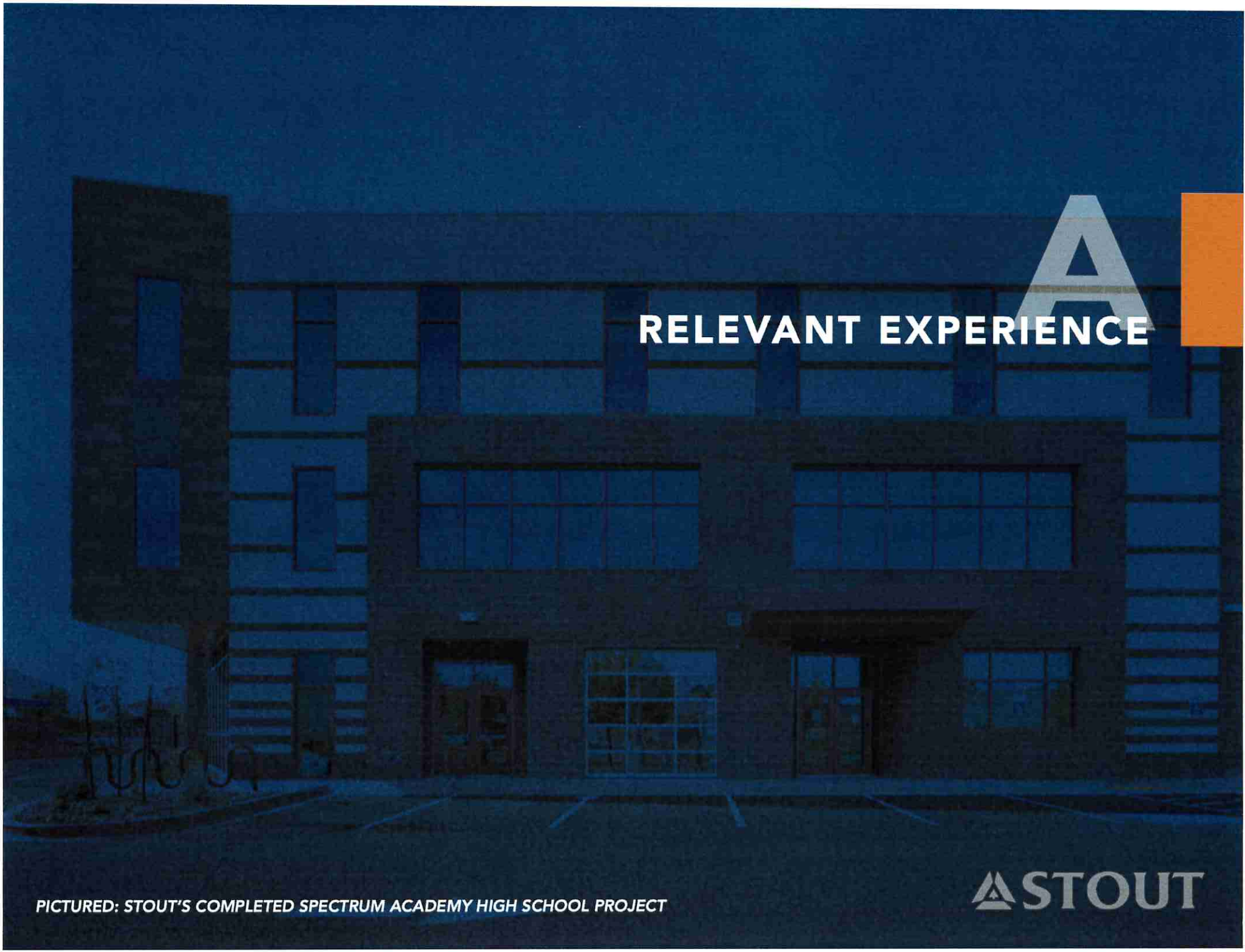
STOUT

A

RELEVANT EXPERIENCE



PICTURED: STOUT'S COMPLETED SPECTRUM ACADEMY HIGH SCHOOL PROJECT

STOUT

EDUCATION PROJECT EXPERIENCE

CM/GC OR DESIGN BUILD PROJECTS ARE MARKED WITH A (*)

STOUT

NEW FACILITIES

Kindercare
North Las Vegas, NV 2021
Clive, IA 2018
Las Vegas, NV 2018
Omaha, NE 2017
Briargate, CO 2021
Colorado Springs, CO 2023
Horizon City, TX 2025

The Learning Center
Lyon Township, MI 2020

Kidz Town Daycare
Harrisville, UT 2018
Ogden, UT 2017

Primrose Daycare
Las Vegas, NV - Lone Mountain 2022
Las Vegas, NV - Silverado Ranch 2022
Longmont, CO - Firestone 2024

Mountain Sunrise Academy *
Saratoga Springs, UT 2020

Bonneville Academy *
Stansbury Park, UT 2017

Spectrum Academy High School & Vocational Center *
North Salt Lake, UT 2018

Spectrum Academy Elementary *
Pleasant Grove, UT 2014

Spectrum Academy Junior High *
Pleasant Grove, UT 2016

Spectrum Academy STARS Campus *
Pleasant Grove, UT 2021

Esperanza Elementary *
West Valley City, UT 2014

Greenwood Charter School *
Harrisville, UT 2015

Wasatch Waldorf Charter School*
Holladay, UT 2016

American Preparatory Academy HS *
Draper, UT 2017

Tulsa Classical Academy *
Tulsa, OK 2023

Uintah School District * Cove Preschool
Vernal, UT 2025

Canyon Rim Academy * New Building
Salt Lake City, UT *(Currently Underway)*

ADDITIONS & REMODELS

Evanston Child Development Center New Campus (Phase I & II) *
Evanston, WY 2022
Evanston, WY 2023

Davis School District Multiple Department Historic Renovation *
Clearfield, UT 2021

Entheos Academy Fieldhouse Addition *
Kearns, UT 2014

Utah County Academy of Sciences *
Provo, UT 2018

Draper Elementary Roadway, Parking Lot & Site Upgrades *
Draper, UT 2019

Venture High School Addition *
Marriott-Slaterville, UT 2019

Wasatch Waldorf Charter School * Expansion
Holladay, UT 2018

Providence Hall Charter School Expansion
Herriman, UT 2023

Soldier Hollow Charter School Addition
Charleston, UT 2023

Montessori School
Centennial, CO 2022

Castle Valley Center Addition Carbon School District *
Price, UT 2019

DaVinci Academy 3rd Floor Remodel
Ogden, UT 2012

Dual Immersion Academy
Salt Lake City, UT 2017

Salt Lake City East High Site Work
Salt Lake City, UT 2023

Peace Valley Charter School *
Boise, ID 2018

Spectrum Academy TI *
North Salt Lake, UT 2017

Lincoln Academy Remodel *
Pleasant Grove, UT 2017

Slate Canyon Youth Center Addition
Provo, UT 2022

Itineris High School New Gymnasium & Addition *
West Jordan, UT 2024

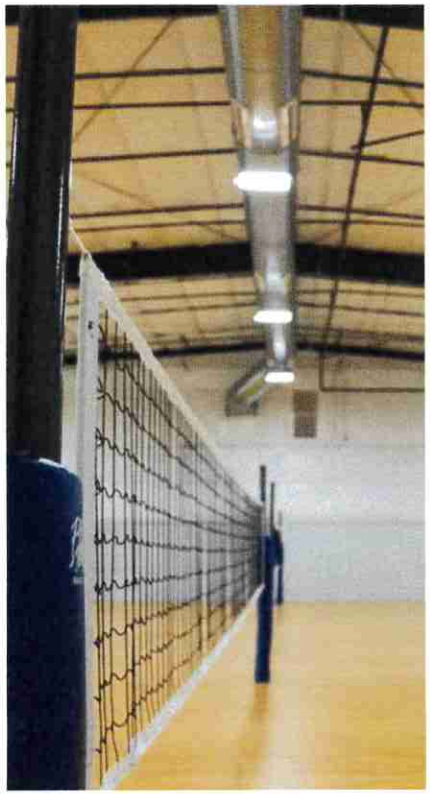
Wasatch Peak Academy Addition * & Remodel
West Jordan, UT 2024

Voyage Academy Addition * & Remodel
Clinton, UT *(Currently Underway)*

Ranches Academy Addition*
Eagle Mountain, UT *(Currently Underway)*

Additional information about any project is available upon request.

ITINERIS EARLY COLLEGE HIGH SCHOOL



ITINERIS EARLY COLLEGE HIGH SCHOOL GYM & CLASSROOM BUILDING West Jordan, UT

Budget: $2,537,173.00

Contract Value: $2,537,173.00

CM/GC

Start Date: 02/05/2024

End Date: 08/20/2024

Renee Edwards

renee.edwards@iechs.org

385-800-2140 x105

Aaron Halley managed this design-build project featuring a gym, classrooms, and support spaces. Their collaboration delivered a facility that supports the school's mission of enabling students to earn two years of STEM college credits.

WASATCH PEAK ACADEMY ADDITION

CM/GC

OCCUPIED SITE

WASATCH PEAK ACADEMY ADDITION

North Salt Lake, UT

Budget: $1,681,245.00

Contract Value: $1,681,245.00

Start Date: 3/11/2024

End Date: 8/30/2024

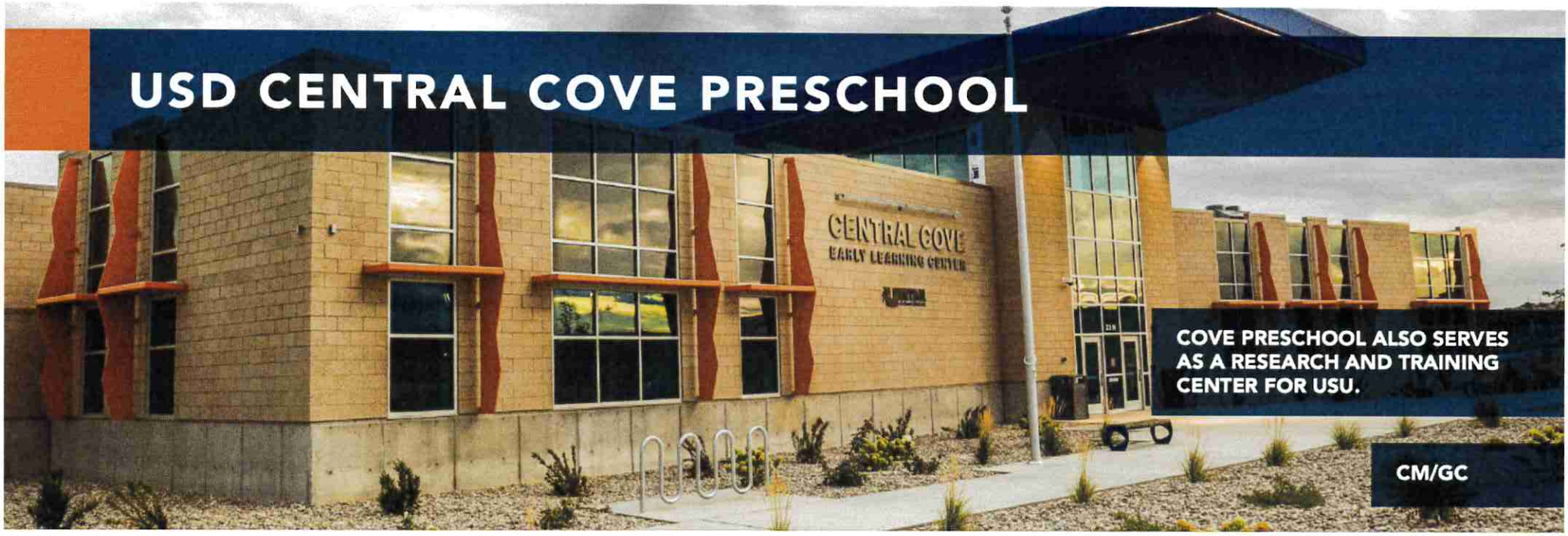
Amy Pilkington

apilkington@wasatchpeak.org

801-936-3066

Stout safely constructed a 5,600 SF addition on Wasatch Peak Academy's occupied campus, a K-6 charter school in North Salt Lake, along with a 600 SF remodel of an existing space. These improvements added multiple classroom and breakout spaces, restrooms, and office space.

USD CENTRAL COVE PRESCHOOL



COVE PRESCHOOL ALSO SERVES AS A RESEARCH AND TRAINING CENTER FOR USU.

CM/GC

UINTAH SCHOOL DISTRICT CENTRAL COVE PRESCHOOL Vernal, UT

Budget: $24,000,000
Contract Value: $23,801,059.00

Start Date: 10/16/23
End Date: 5/07/25

Donny Laws, Maintenance Coordinator, USD
435-828-3193, Donny.Laws@uintah.net

Stout served as the Construction Manager/General Contractor (CM/GC) for the Central Cove Preschool. Our CM/GC role has enabled us to collaborate closely during preconstruction and design, ensuring cost efficiency and seamless execution of this innovative facility. Central Cove features vibrant classrooms, a central indoor play area, outdoor turf spaces, administrative offices, and more.

VOYAGE ACADEMY ADDITION AND REMODEL

VOYAGE ACADEMY ADDITION AND REMODEL Clinton, UT

Budget: $8,918,808.50

Contract Value: $8,918,808.50

Start Date: 11/06/2025

End Date: 09/18/2026

Kami Coleman

Principal, 801-589-8130

kcoleman@voyageacademyutah.org

CM/GC

OCCUPIED SITE

CANYON RIM ACADEMY NEW BUILDING

CANYON RIM ACADEMY NEW BUILDING

Salt Lake City, UT

Budget: $15,058,009.00

Contract Value: $15,058,009.00

Start Date:5/01/2025

End Date: 10/15/2026

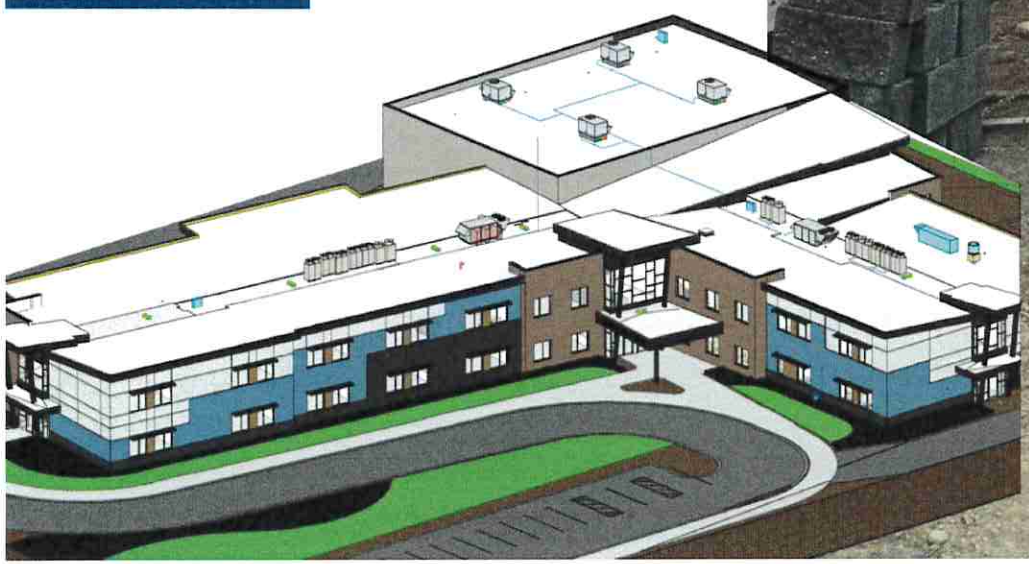
Dave Garrett,

dgarrett@canyonrimacademy.org,

801-867-5528

CM/GC

OCCUPIED SITE



B

YOUR PROJECT TEAM

PICTURED: STOUT'S CENTRAL COVE EARLY LEARNING CENTER PROJECT IN VERNAL, UT.

STOUT

TEAM ORGANIZATIONAL STRUCTURE

EXECUTIVE DIRECTOR
TY LECHTENBERG
(801) 910-2125 | tyl@stoutllc.com

DIVISION LEADER
AARON HALLEY
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FIELD DIRECTOR
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PRECONSTRUCTION

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ESTIMATOR
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CONSTRUCTION

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(801) 404-0952 | mitchells@stoutllc.com

SUPERINTENDENT
FABIO JELEZOGLO
(212) 228-9000 | fabioj@stoutllc.com

SUPPORT

PROJECT ENGINEER
NICK BOUCHER
(734) 478-0789 | nickb@stoutllc.com

SAFETY & QUALITY CONTROL
MATT LECHTENBERG
(801) 550-0199 | mattl@stoutllc.com

THE SAME TRUSTED TEAM FROM START TO FINISH

With Stout, you benefit from continuity and expertise at every stage—***with a superintendent dedicated to your project, your team remains consistent from preconstruction through construction***. This means the same professionals who help shape your vision, refine your budget, and set your schedule are the ones who see it through to completion, ensuring seamless communication, accountability, and a thorough understanding of project goals.

This integrated approach results in fewer surprises, smoother execution, and a ***higher-quality finished*** product, as the team's deep involvement from the outset allows for ***proactive problem-solving*** and ***value engineering*** throughout the entire process.

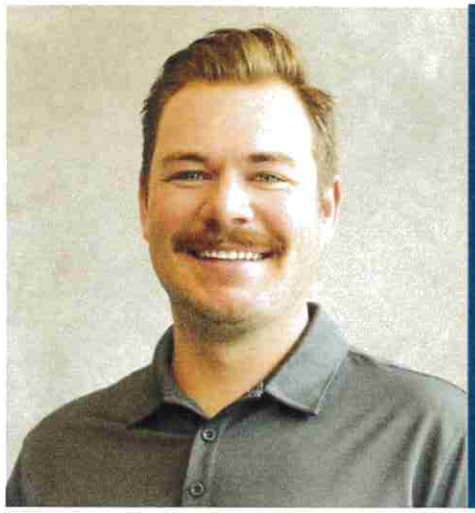
STOUT

MITCHELL SOWERS

PROJECT MANAGER

(801) 404-0952 | mitchells@stoutllc.com

6+ years in Construction
B.S. Construction Management
OSHA 30



STOUT

SELECT PROJECT EXPERIENCE

The Ranches Academy Addition
Eagle Mountain, UT - Red Apple Financial

Currently underway. Addition and renovation of an occupied school.

Spectrum Academy STARS Campus
North Salt Lake, UT

Ground up new campus for the Spectrum group of charter schools.

Wasatch Peak Academy Addition
North Salt Lake, UT

This occupied remodel required careful coordination and safety precautions.

Woods Cross Industrial Park - 5 Bldgs
Woods Cross, Utah

5 tilt-up concrete buildings and surrounding site finishes.

The Crossing at Saratoga Springs
Saratoga Springs, UT

This 152,791 SF, $24.6M retail center features multiple tilt-up buildings with high-quality finishes.

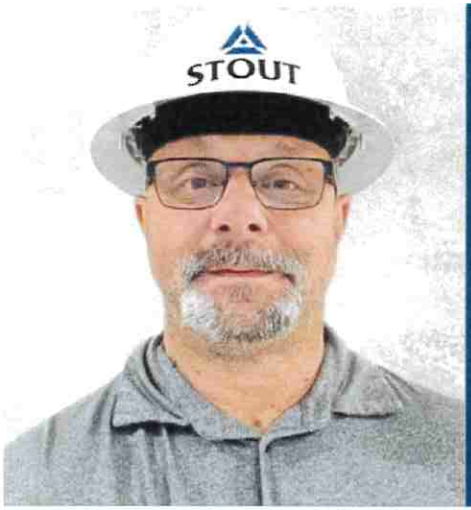
Array Skin Therapy TI
Holladay, UT

Updated existing medical office space to suite Array and their equipment's needs.

FABIO JELEZOGLO

SUPERINTENDENT

(212) 228-9000 | fabioj@stoutllc.com



STOUT

27+ Years in Construction
OSHA 30
Multilingual

SELECT PROJECT EXPERIENCE

Voyage Academy Addition, Clinton, UT
Voyage Academy *Currently Underway.*

CM/GC - Addition of a new wing and related interior remodel work. Occupied Campus.

Mister Car Wash, Spokane, WA
Mister Car Wash Corporate

Managed construction and specialized equipment installation to brand standards.

Additional Experience:

- **Cowboys Stadium**
- **Ritz Carlton**
- **Museum Tower**
- **Walmart Remodel**
- **Quick Trip Remodel**

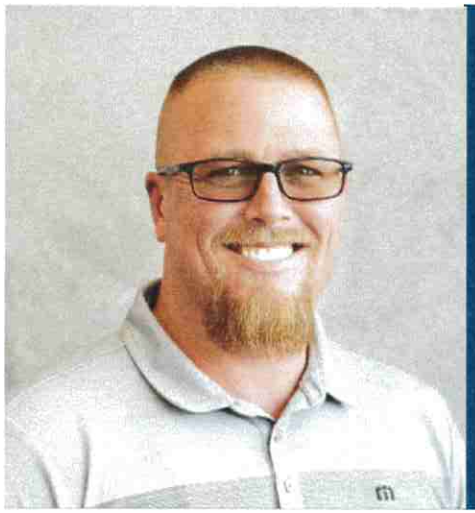
Pictured: Voyage Academy Addition, Clinton, UT

KELLY CARTER

FIELD DIRECTOR

(801) 884-7451 | kellyc@stoutllc.com

20+ Years in Construction
10+ Years at Stout
OSHA 30
Journeyman Carpenter
RSI Inspector for SWPPP
First Aid Certification



STOUT

SELECT PROJECT EXPERIENCE

Central Cove Preschool, Vernal, UT
Uintah School District

CM/GC - Aaron and his team saved the district significant money during preconstruction.

Itineris Early College High School Gym & Classroom Building, West Jordan, UT
Itineris Early College High School

CM/GC - Raving reviews from stakeholders.

Wasatch Peak Academy, N. Salt Lake, UT
Wasatch Peak Academy

This occupied remodel required careful coordination and safety precautions.

Evanston Child Development Center Early Head Start Hub, Evanston, WY
Evanston Child Development Center

Renovation of an aging building.

City Creek Reserve, Salt Lake City, UT
City Creek Reserve, Inc.

Four large industrial/flex buildings & multiple occupied tenant improvements.

Woods Cross Flex Space, Woods Cross, UT
Rich Day Group

Five concrete tilt-up flex buildings for retail and industrial tenants.

Tulsa Classical Academy, Tulsa, OK
Tulsa Classical Academy

Oversaw the new construction of a 54,138 SF 2-story wood framed charter school.

Soleil Technology Park, West Valley, UT
Wasatch Commercial Management

Three and four-story office buildings with extensive green features.

AARON HALLEY

DIVISION LEADER

801-690-4769 | aaronh@stoutllc.com

20+ Years in Construction
B.S. Construction Management
MSHA Certified
Fluent in Spanish

STOUT

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Uintah School District

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Wasatch Peak Academy

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Evanston Child Development Center Early Head Start Hub, Evanston, WY
Evanston Child Development Center

Renovation of an aging building.

East High Site Work and StormTech, SLC, UT
Salt Lake School District

Aaron coordinated with Salt Lake School District on this time sensitive site update.

Caliber Collision TI, Pasco, WA
Caliber Collision

Oversaw the TI retrofit of an existing 10,671 SF wood-framed building into a Caliber Collision.

Tulsa Classical Academy, Tulsa, OK
Tulsa Classical Academy

Oversaw the new construction of a 54,138 SF 2-story wood framed charter school.

Caliber Collision TI, Cheyenne, WY
Caliber Collision

Oversaw the TI retrofit of an existing 14,115 SF metal building into a Caliber Collision.

C PROJECT APPROACH

PICTURED: STOUT'S AMERICAN PREPARATORY ACADEMY PROJECT IN DRAPER, UT.

STOUT

MANAGEMENT PLAN

Construction, quality assurance, schedule management, risks and potential solutions are highlighted here.

CAMPUS SAFETY

Our number one priority is keeping students and staff at Venture High School safe and informed throughout construction. Here are some key areas of focus:

- **Site staging** including subcontractor parking will be limited to the open lot south of the seminary building. This maintains student access to athletic fields and minimizes impact on parking and pedestrian safety.
- Deliveries to the site will be scheduled around **pick-up and drop-off times.** We understand that these may be longer periods of time than a traditional public school schedule.

See our following site logistics plan and general Stout occupied campus safety policies.

GEOTECH REPORT

Due to the proximity to 4-Mile Creek, **updated geotech information and flood zone setbacks** will be needed to determine the true impact on budget and schedule.

According to a 2012 geotech report from the original construction of the school, groundwater was encountered as shallow as 3 feet. This information has already been passed along to Gary Hunt.

PEMB CONSTRUCTION

Stout has extensive PEMB construction experience. Ours teams have constructed well over 250 PEMB retail shells and multiple PEMB builds for schools. We understand how versatile these buildings can be and are committed to involvement in preconstruction with Gary Hunt, ensuring Venture Academy gets the best value for your dollar. Collaborative preconstruction is key to ensuring schedule and budget constraints are met.

- Electrical (6-10 Months), HVAC (particularly roof-top units), and comms/data **equipment lead times** are a top schedule concern. It is essential to select equipment that is available to meet the schedule, and preconstruction involvement ensures the design and engineering accommodate this.
- Another major schedule driver is **planning for the integration of new MEP systems** into the existing building's. The engineering and equipment can contribute to long lead times, especially comms/data and fire suppression. Again, early preconstruction involvement is key.
- **Budget flexibility** is a major benefit of PEMB construction. It can be completed in a tight budget or finished as elaborately as you choose. Providing budgets during preconstruction can help you get the most for your money.

CLASSROOM CONSTRUCTION

Adding classrooms to the existing gym poses a couple conditions that can impact budget. These should be discussed more during preconstruction:

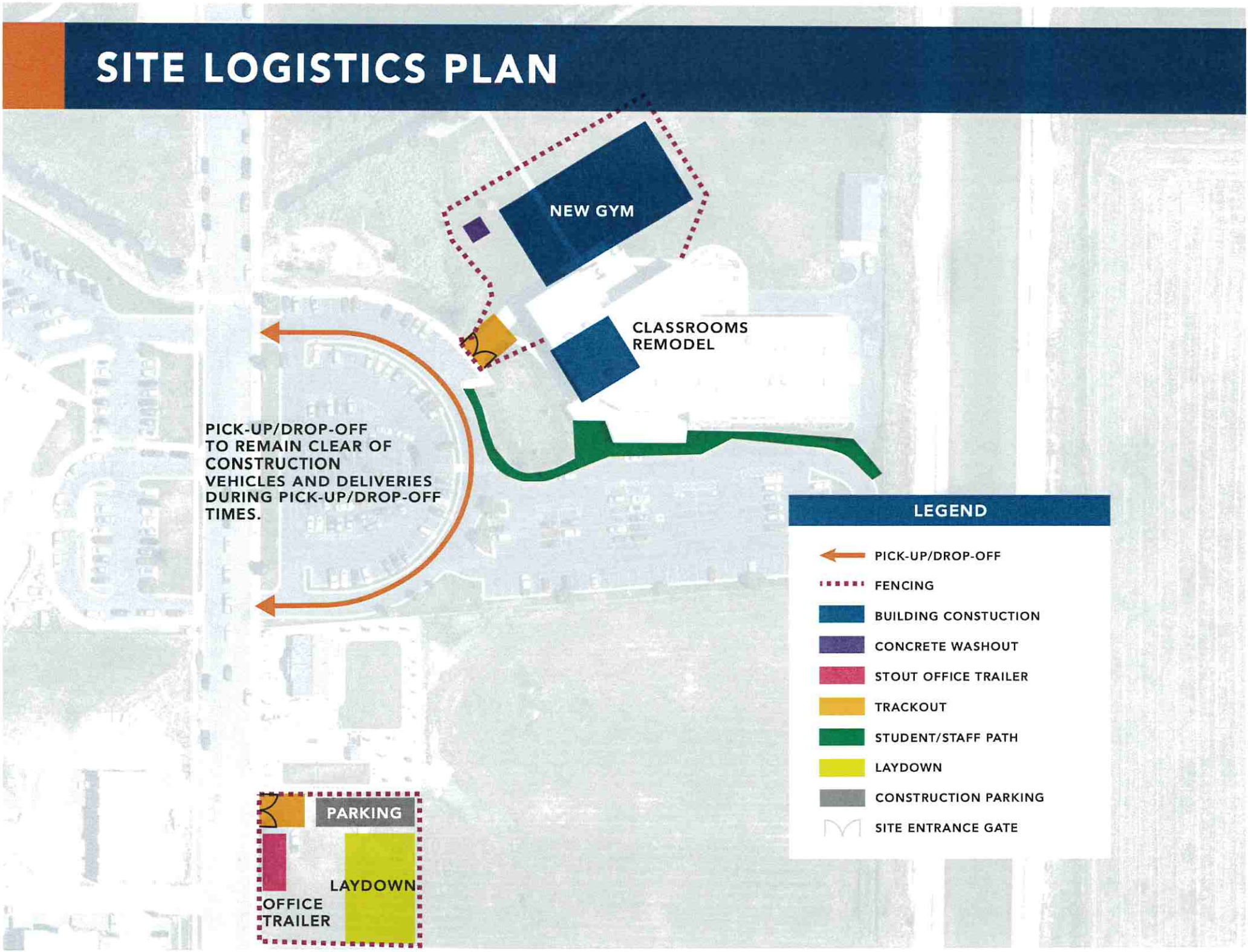
- **Protecting the flooring to remain in the gym** is a priority, and may require further problem solving efforts during preconstruction. If the demising wall can be constructed without a footing it will be much easier for the floor to remain protected in place. If a footing is needed, further coordination and ideas are needed in order to keep the floor nearby and be able to pour concrete.
- **Sound dampening** is important for keeping noises and impacts in the remaining half of the gym from disturbing students' learning in the new adjacent classrooms. Our initial ideas for sound dampening as cost-effectively as possible include:

***Double Stud Construction for demising wall* - Damping Compounds with two sheets of drywall on either side with rock wool Insulation in all stud cavities.**

***CMU Wall with interior wood framed wall for adjacent classrooms* - Separation to ensure no sound transfer.**

***Sound Damping Baffles* and/or padding up to a certain height of the demising wall.**

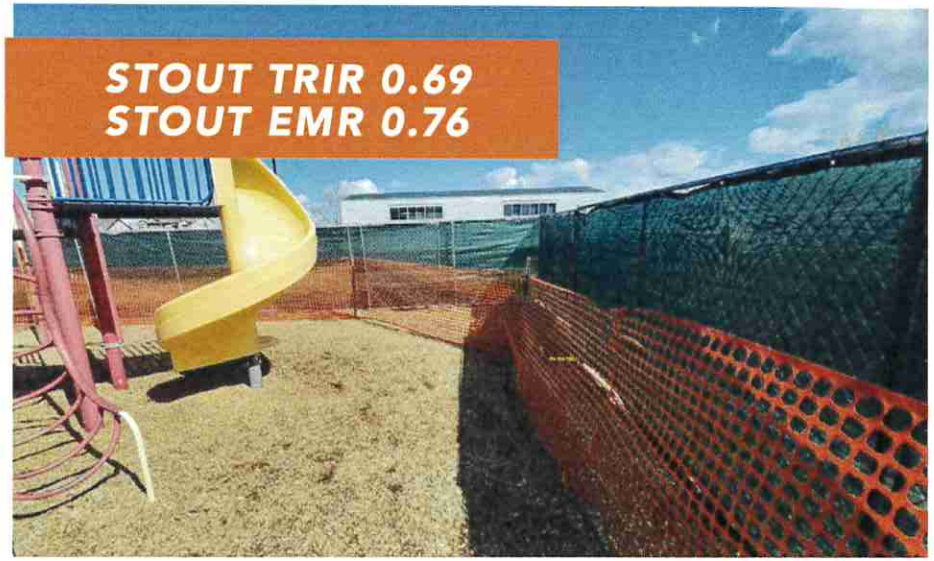
SITE LOGISTICS PLAN



CAMPUS SAFETY AND RISK MITIGATION

SAFETY AND SECURITY ON AN OCCUPIED SCHOOL CAMPUS

Stout prioritizes student and staff safety above all else when working on active school campuses. Our team has extensive experience building in learning environments, and we take extra steps to keep everyone safe while minimizing disruption to daily school life.



KEY SAFETY MEASURES:

SECURE CONSTRUCTION ZONES

We install double-layer fencing around all work areas to prevent unauthorized access and create a safe buffer between construction and student activities.

DAILY SAFETY CHECKS

Our superintendent and foreman inspect the site perimeter and access points every day to ensure all barriers are secure and adjust as needed for changing campus routines.

STRICT ACCESS CONTROL

All subcontractors and visitors must check in before entering the site. If a student or unauthorized person enters the construction area, all work stops immediately until the situation is resolved.

CLEAR TRAFFIC PATHS

We work with school staff to clearly mark and separate construction routes from student walkways, parking, and emergency lanes. Deliveries are scheduled to avoid busy drop-off and pick-up times.

OPTIONAL SCHOOL ASSEMBLY

We communicate openly with school staff and, if desired, can host assemblies to educate students about construction safety and generate excitement for the project.

VIEWING AREAS

To promote curiosity and engagement while maintaining safety, we can construct designated viewing zones where students can safely observe construction progress with staff supervision.

COMMUNITY ENGAGEMENT

Stout values the community's perception and involvement in the school environment. To foster transparency and collaboration, we can provide school-approved flyers or updates for families outlining the project timeline, safety measures, and key milestones.

MINIMIZED DISRUPTION

We coordinate closely with school leadership to adjust fencing, delivery windows, and site logistics so that school operations, especially arrival and dismissal, continue smoothly.

EMERGENCY PREPAREDNESS

Our team is trained on school-specific emergency procedures, including fire drills and lockdowns, and will always follow the school's lead in any emergency.

DESIGN INTEGRITY

We review all finishes and materials with school leadership and the architect to ensure the final result matches the original vision.

DESIGN PHASE DETAILS

1. SCHEMATIC DESIGN (SD) DRAWINGS

Primary Objective: Establish early project understanding, risks, and an accurate ROM (Rough Order of Magnitude) budget.

KEY ACTIVITIES

- Initial ROM Budget Creation based on SD drawings.
- Project Risks Deep Dive
  - Early identification of design gaps, scope unknowns, site risks, schedule risks, permitting challenges, utility conflicts, market conditions, and long-lead exposures.
  - Document risks and assign mitigation actions for future updates.
- Weekly or Biweekly OAC Design Meetings Begin
- Site Visits / In-Depth Evaluation
- Drone Flyover + Preliminary Cut/Fill Analysis
- Key Subcontractor Engagement Preparation
  - Identify priority trades for early involvement.
  - Conduct site walks with major subs for real-time constructability feedback.
- Design Charretes with Trade Partners
  - Identify opportunities for smarter system choices, material substitutions, structural approach adjustments, and procurement strategies that reduce cost or improve schedule efficiency.
- Long-Lead Material List + Procurement Strategy
  - Identify long-lead items and propose buy-early strategies balancing cost vs. schedule efficiency.
- City Coordination Initialization
- Utility Coordination Kickoff
  - Engage with electrical, gas, water, sewer, and telecom providers early to lock in work orders, will serve letters, fees, timelines, and key dates.
- Logistics Plan Development
- Early Project Team Introductions
  - Superintendent, Foreman, PE, Estimator, Division Lead, Ops Director.
- Permitting Needs Identified

2. 30-50% DESIGN DEVELOPMENT (DD) DRAWINGS

Primary Objective: Convert SD concepts into baseline design and refine budget accuracy.

KEY ACTIVITIES

- Weekly/Biweekly OAC Meetings Continue
  - Agenda includes risks, design input, cost-saving/efficiency evaluation items, and constructability.
- Subcontractor Engagement Expands
  - Trade-specific design input and early market pricing.
- ROM Budget Updated using the 30-50% drawings and subcontractor feedback.
- Ongoing Cost-Saving & Efficiency Evaluations
  - Refine alternatives and evaluate real cost/schedule impacts.

3. 60-75% DESIGN DEVELOPMENT (DD) DRAWINGS

Primary Objective: Move toward final design decisions with increasing clarity.

KEY ACTIVITIES

- ROM Budget Updated Again with 60-75% design details and new subcontractor pricing/feedback.
- Weekly/Biweekly OAC Meetings Continue
  - Updated design review and expanded risk analysis as drawings mature.
- Cost-Saving & Efficiency Evaluations Continue

4. PERMIT DRAWINGS

Primary Objective: Finalize design, confirm constructability, and prepare for the CD set.

KEY ACTIVITIES

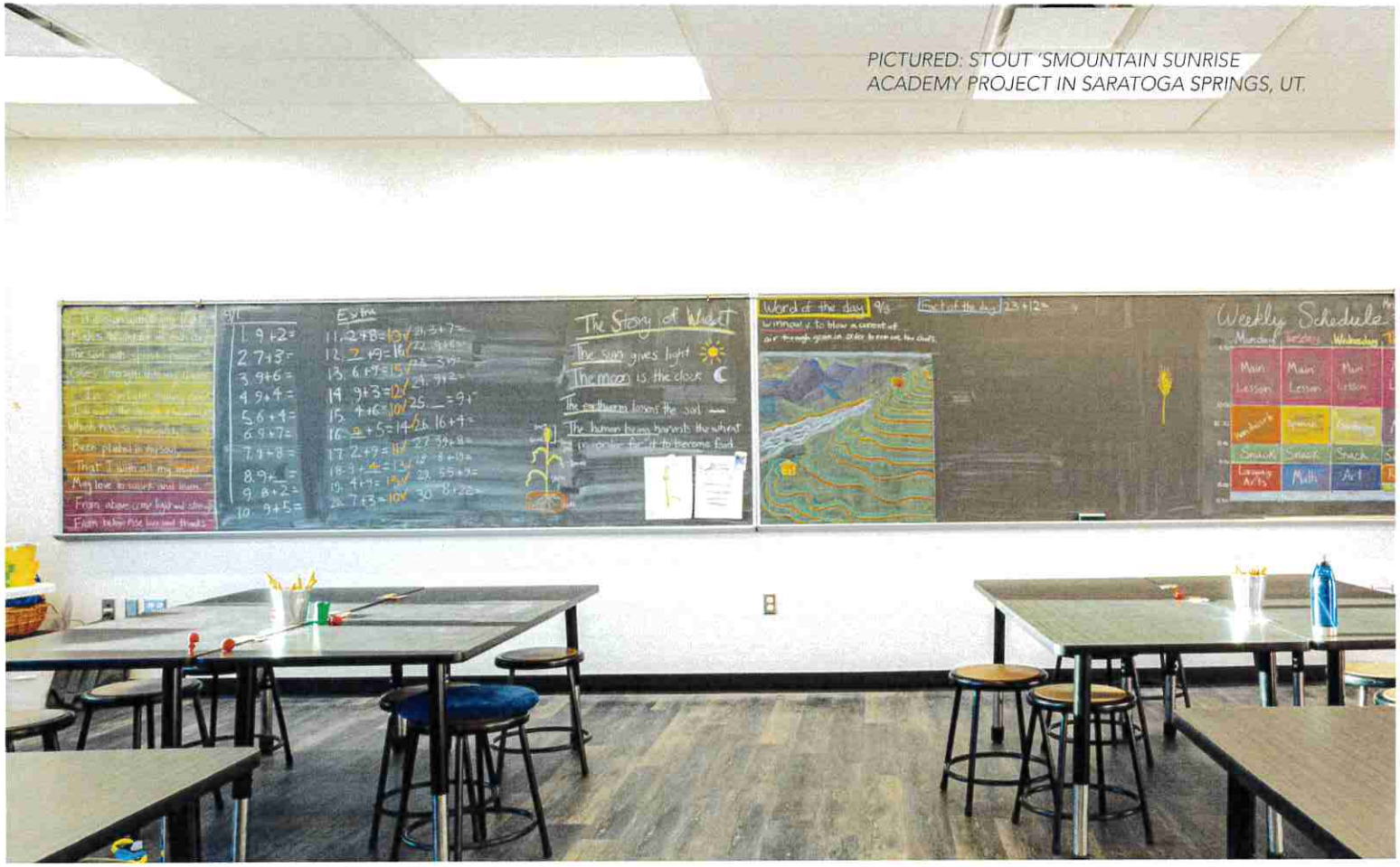
- ROM Budget Updated based on 90% drawing refinement.
- Weekly/Biweekly OAC Meetings Continue
  - Review latest design updates, outstanding risks, and schedule impacts.
- Cost-Saving & Efficiency Evaluations Finalized
  - Confirm final selected cost-efficient options with Owner, Architect, and subcontractors.
- Constructability Review Finalized
- Final Plan Walkthrough
  - Cross-discipline review of 90% plans to identify any possible remaining cost-saving or schedule-efficiency measures.
  - Validate that all chosen systems, materials, and design elements align with the Owner's budget, priorities, and project goals.

5. CONSTRUCTION DOCUMENTS (CD) SET

Primary Objective: Complete pricing, subcontractor selection, and transition into construction.

KEY ACTIVITIES

- OAC Review of Final Agenda Items
  - Ensure all design decisions are aligned and no open items remain.
- Final CD Review with Owner & Architect
  - Final check on specifications, finishes, systems, and coordination details.
- Complete Plan Set Released for Final Pricing
  - Issue full bid package to all qualified subcontractors.
- Final Bid Review + Sub Selection Preparation
  - Review scope alignment, clarifications, cost-saving opportunities, qualifications, and schedule considerations.
  - Prepare final recommendations for the Owner and Architect.



PICTURED: STOUT 'SMOUNTAIN SUNRISE ACADEMY PROJECT IN SARATOGA SPRINGS, UT.

D

COST CONTROL & SCHEDULE

PICTURED: STOUT'S COMPLETED DAVIS SCHOOL DISTRICT OFFICE RENOVATIONS PROJECT.

STOUT

PROPOSAL AND BID INTEGRITY

SUBCONTRACTOR SELECTION AND MANAGEMENT

We will engage in a rigorous selection process to ensure that only the most qualified subcontractors are chosen. This includes pre-bid meetings, detailed scope reviews, and post-qualification processes.

We proactively reach out to proven subcontractors with strong safety and performance records, including those identified through our local collaborations. These subcontractors receive personal invitations and insights into value engineering opportunities identified during preconstruction and design. Early subcontractor involvement enhances *budget accuracy* and fosters ownership in the project.

Subcontractors will be heavily engaged in further development and maintenance of the site-specific safety plan by participating in weekly site-specific safety meetings.

BID ACCURACY

During the bidding process Stout uses a collective page turn approach where senior level project team members review the drawings and subcontractor proposals to ensure all scope has been captured in the bid price.

ENSURING GMP FROM DESIGN TO COMPLETION

We recognize that as the design process unfolds, the timing of construction estimates are critical to ensure GMP/FLCC. Early feedback to the design team is highly valued as it allows focus in a productive direction and mitigates design time and efforts in directions that will ultimately be too cost prohibitive. Stout will establish a base-line estimate in the beginning. Our Lead Estimator will attend design meetings and work up real-time figures based on clarified assumptions.

This real-time process eliminates the start-and-stop frustrations during design and estimating periods. Stout team members will provide suggestions for value engineering options. As the bid date approaches, we will advise optimal timing to avoid competing with other significant projects that are out for bid. During construction, each week the Stout team will present a running total of any project aspect identified with potential financial exposure.

MANAGING THE RISK OF CHANGE ORDERS

BEGINNING WITH BUYOUT By anticipating potential issues and scope gaps during subcontractor buyout we ensure that all scope is covered by the pricing we provide our owner.

TRACKING Stout uses *Procore* software to log and track all financial risks that may arise through the construction process. We provide reporting at every OAC meeting that outlines all potential cost risk we have identified and are tracking.

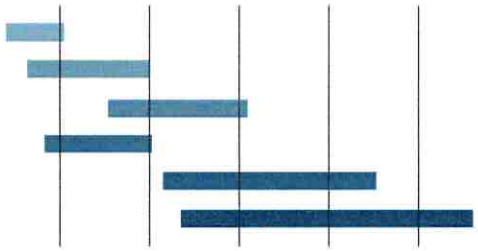
VALUE ENGINEERING We work with our client and the design team to identify lower cost solutions to minimize costs when field changes are required.

INTEGRITY Any change orders that arise will be priced fairly and reviewed by our Project Manager for accuracy, completeness, and appropriate markup percentage. We will ensure that sales tax exemptions are applied and will present the change order to you promptly.

SCHEDULE MANAGEMENT

SCHEDULE DEVELOPMENT

At Stout, schedule control comes down to two key words: **early involvement**. Our proactive approach ensures we stay ahead in schedule management at every stage. One of our most effective strategies is meeting with critical path subcontractors early to develop individual schedules for their scope of work. These meetings cover lead times, crew sizes, equipment needs, and appropriate task durations, all tailored to the specific project. The insights gained help refine the master schedule before construction begins.



Once a project is underway, our management team utilizes detailed look-ahead schedules to keep subcontractors on track and set clear expectations. We identify critical path activities and potential bottlenecks, collaborating with subcontractors to implement alternative strategies or reallocate resources to maintain momentum. Daily, weekly, and monthly schedule maintenance ensures delays are minimized and projects are delivered on time.

EARLY MATERIAL PROCUREMENT

Long lead-time items, procurement, and submittal management are priorities from the start of every project. Stout emphasizes early design decisions and engages key industry professionals—major trade subcontractors, engineers, and suppliers—who provide critical insights into lead times and optimal design choices.

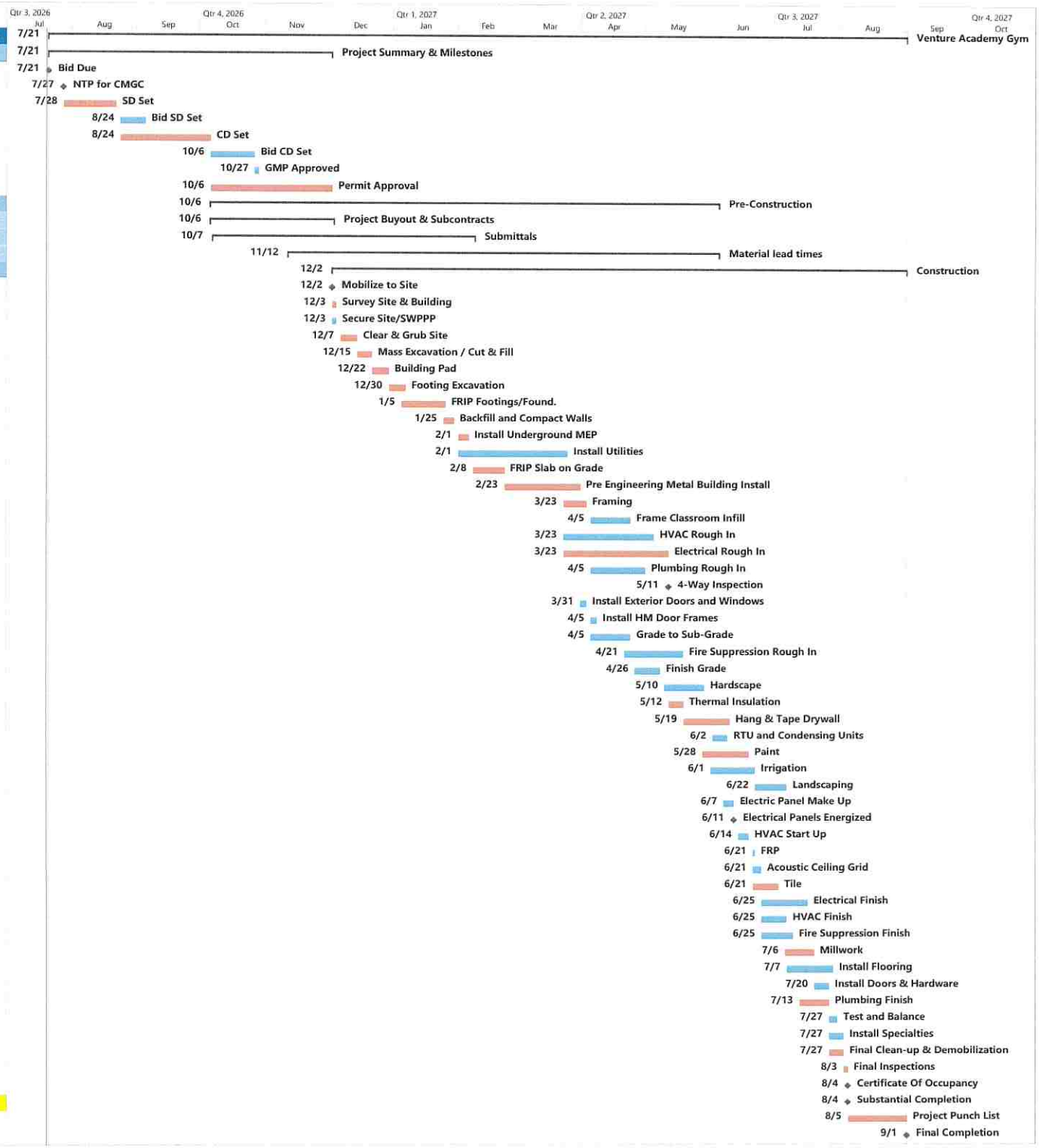
During the preliminary estimate, our team identifies priority long lead items that must be addressed immediately upon project award. While material availability has improved in recent years for items like roofing, structural steel, and joist and deck systems, challenges still exist.

Stout's experienced education team works with industry partners to shorten lead times through alternative sourcing, design modifications, and product substitutions. When lead time reductions aren't possible, we collaborate with design teams to develop early procurement packages, minimizing schedule impacts. By remaining actively involved in the design process, we help make informed decisions early, integrating order dates into the master schedule. Additionally, Stout has successfully implemented on-site storage solutions to secure materials in advance, ensuring they are readily available when needed.

PLAN FOR SCHEDULE RECOVERY

Should construction progress fall behind schedule, our team will identify critical path activities and progress bottlenecks. We will collaborate with the associated subcontractors in planning alternative or additional measures to accelerate progress. Additional crews or Saturday work schedules can be explored to push the schedule forward. In all cases, excellent schedule management is at the root of administering a schedule recovery plan. Daily, weekly, and monthly schedule maintenance and review helps prevent schedule delays.

ID	Task Name	Duration	Start	Finish
1	**Venture Academy Gym**	**283 days**	**Tue 7/21/26**	**Wed 9/1/27**
2	**Project Summary & Milestones**	**94 days**	**Tue 7/21/26**	**Wed 12/2/26**
3	Bid Due	0 days	Tue 7/21/26	Tue 7/21/26
4	NTP for CMGC	0 days	Mon 7/27/26	Mon 7/27/26
5	SD Set	19 days	Tue 7/28/26	Fri 8/21/26
6	Bid SD Set	10 days	Mon 8/24/26	Fri 9/4/26
7	CD Set	30 days	Mon 8/24/26	Mon 10/5/26
8	Bid CD Set	15 days	Tue 10/6/26	Mon 10/26/26
9	GMP Approved	2 days	Tue 10/27/26	Wed 10/28/26
10	Permit Approval	40 days	Tue 10/6/26	Wed 12/2/26
11	**Pre-Construction**	**167 days**	**Tue 10/6/26**	**Fri 6/4/27**
12	**Project Buyout & Subcontracts**	**41 days**	**Tue 10/6/26**	**Thu 12/3/26**
47	**Submittals**	**85 days**	**Wed 10/7/26**	**Mon 2/8/27**
204	**Material lead times**	**140 days**	**Thu 11/12/26**	**Fri 6/4/27**
249	**Construction**	**189 days**	**Wed 12/2/26**	**Wed 9/1/27**
250	Mobilize to Site	0 days	Wed 12/2/26	Wed 12/2/26
251	Survey Site & Building	2 days	Thu 12/3/26	Fri 12/4/26
252	Secure Site/SWPPP	2 days	Thu 12/3/26	Fri 12/4/26
253	Clear & Grub Site	6 days	Mon 12/7/26	Mon 12/14/26
254	Mass Excavation / Cut & Fill	5 days	Tue 12/15/26	Mon 12/21/26
255	Building Pad	5 days	Tue 12/22/26	Tue 12/29/26
256	Footing Excavation	5 days	Wed 12/30/26	Wed 1/6/27
257	FRIP Footings/Found.	15 days	Tue 1/5/27	Mon 1/25/27
258	Backfill and Compact Walls	5 days	Mon 1/25/27	Fri 1/29/27
259	Install Underground MEP	5 days	Mon 2/1/27	Fri 2/5/27
260	Install Utilities	37 days	Mon 2/1/27	Wed 3/24/27
261	FRIP Slab on Grade	10 days	Mon 2/8/27	Mon 2/22/27
262	Pre Engineering Metal Building Install	25 days	Tue 2/23/27	Tue 3/30/27
263	Framing	8 days	Tue 3/23/27	Fri 4/2/27
264	Frame Classroom Infill	15 days	Mon 4/5/27	Fri 4/23/27
265	HVAC Rough In	30 days	Tue 3/23/27	Tue 5/4/27
266	Electrical Rough In	35 days	Tue 3/23/27	Tue 5/11/27
267	Plumbing Rough In	20 days	Mon 4/5/27	Fri 4/30/27
268	4-Way Inspection	0 days	Tue 5/11/27	Tue 5/11/27
269	Install Exterior Doors and Windows	3 days	Wed 3/31/27	Fri 4/2/27
270	Install HM Door Frames	3 days	Mon 4/5/27	Wed 4/7/27
271	Grade to Sub-Grade	15 days	Mon 4/5/27	Fri 4/23/27
272	Fire Suppression Rough In	20 days	Wed 4/21/27	Tue 5/18/27
273	Finish Grade	10 days	Mon 4/26/27	Fri 5/7/27
274	Hardscape	15 days	Mon 5/10/27	Fri 5/28/27
275	Thermal Insulation	5 days	Wed 5/12/27	Tue 5/18/27
276	Hang & Tape Drywall	15 days	Wed 5/19/27	Wed 6/9/27
277	RTU and Condensing Units	5 days	Wed 6/2/27	Tue 6/8/27
278	Paint	15 days	Fri 5/28/27	Fri 6/18/27
279	Irrigation	15 days	Tue 6/1/27	Mon 6/21/27
280	Landscaping	10 days	Tue 6/22/27	Tue 7/6/27
281	Electric Panel Make Up	5 days	Mon 6/7/27	Fri 6/11/27
282	Electrical Panels Energized	0 days	Fri 6/11/27	Fri 6/11/27
283	HVAC Start Up	5 days	Mon 6/14/27	Fri 6/18/27
284	FRP	1 day	Mon 6/21/27	Mon 6/21/27
285	Acoustic Ceiling Grid	4 days	Mon 6/21/27	Thu 6/24/27
286	Tile	10 days	Mon 6/21/27	Fri 7/2/27
287	Electrical Finish	15 days	Fri 6/25/27	Fri 7/16/27
288	HVAC Finish	7 days	Fri 6/25/27	Tue 7/6/27
289	Fire Suppression Finish	10 days	Fri 6/25/27	Fri 7/9/27
290	Millwork	10 days	Tue 7/6/27	Mon 7/19/27
291	Install Flooring	16 days	Wed 7/7/27	Wed 7/28/27
292	Install Doors & Hardware	5 days	Tue 7/20/27	Mon 7/26/27
293	Plumbing Finish	10 days	Tue 7/13/27	Mon 7/26/27
294	Test and Balance	4 days	Tue 7/27/27	Fri 7/30/27
295	Install Specialties	5 days	Tue 7/27/27	Mon 8/2/27
296	Final Clean-up & Demobilization	5 days	Tue 7/27/27	Mon 8/2/27
297	Final Inspections	2 days	Tue 8/3/27	Wed 8/4/27
298	Certificate Of Occupancy	0 days	Wed 8/4/27	Wed 8/4/27
299	**Substantial Completion**	0 days	Wed 8/4/27	Wed 8/4/27
300	Project Punch List	20 days	Thu 8/5/27	Wed 9/1/27
301	Final Completion	0 days	Wed 9/1/27	Wed 9/1/27



STOUT

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BOUNTIFUL, UT 84010

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