



**REQUEST FOR PROPOSALS ("RFP") FOR CONSTRUCTION SERVICES  
FOR LEASE-LEASEBACK PROJECT DELIVERY**

**SANTA ROSA HIGH SCHOOL DISTRICT  
DESOTO HALL MODERNIZATION  
& THEATER ROOFING**

**Once a Panther,  
always a Panther**





# 1 N O N F I C T I O N S



**COVER  
LETTER**

# COVER LETTER

October 30, 2025

Santa Rosa High School District  
110 Stony Point Rd.  
Santa Rosa, CA 95401



**RE: Request for Proposals (RFP) | Construction Services for Lease-  
Leaseback Project Delivery | Santa Rosa High School  
District | DeSoto Hall Modernization & Theater Roofing**

Dear Selection Committee Members,

CORE Construction (CORE) is grateful for the opportunity to serve Santa Rosa High School District (SRHSD) as your trusted Lease-Leaseback (LLB) Construction Service partner for the DeSoto Hall Modernization & Theater Roofing project. We look forward to working with SRHSD and providing exceptional services and expertise throughout construction. Our team of proven professionals comes with significant credentials related to modernizations and projects with tight timelines. In addition to the highlighted qualifications and approach within this proposal, here are a few reasons why CORE is uniquely qualified to exceed expectations and provide a successful project:

- **K-12 EXPERIENCE:** At CORE, building schools isn't just what we do—it's who we are. As the #2 ranked K-12 Builder by *Building Design + Construction*, we bring together unmatched expertise and drive for excellence in every project. Every project in the history of our California operations has involved K-12 school facilities, a testament to our focus and enduring partnership with the districts and communities we serve.
- **TEAM & TRUST:** CORE is eager to earn the trust of the District and to build upon the strong relationships already established with Motive Studio (Motive) and Van Pelt Construction Services (VPCS) through the successful projects highlighted in our proposal. Our PreConstruction Team is eager to collaborate closely with the Motive team and the District to deliver best-in-class preconstruction services, ensuring accuracy, transparency, and value from day one. Likewise, our Operations Team—comprised of seasoned professionals—fully understands and embraces the expectations set forth by VPCS, ensuring a seamless partnership and project execution.
- **YOUR PROJECT:** One of our team's greatest strengths is actively listening and developing creative, practical solutions tailored to each project. From your site walk, we identified several unique features and considerations that will guide our approach. Recognizing the excellent upkeep of the campus, CORE will prioritize keeping the history alive, finish protection, careful access coordination at DeSoto Hall, and efficient completion of the restroom conversion and classroom work. The Auditorium Theater roof presents complex access and material challenges, and CORE's detailed planning will ensure safe crane staging, precise coordination with existing systems, and seamless integration of new roofing assemblies. We are eager to explore opportunities to partner with local businesses and trades, strengthening community connections as we work. CORE looks forward to becoming an engaged and valued part of the community throughout this project and beyond.

These are just a few of the reasons why we believe CORE would be an exceptional addition to your team. We look forward to the opportunity to contribute our passion, experience, and proven performance to make your project a reality. We look forward to this opportunity, and I am dedicated as your primary point-of-contact. Please call me at 775.750.1776 or email me at SethMaurer@coreconstruction.com should you require any additional information and/or clarification.

**CORE HAS RECEIVED AND ACKNOWLEDGES ADDENDUM #1 (DATED OCTOBER 16, 2025) AND ADDENDUM #2 (DATED OCTOBER 27, 2025).**

Respectfully,

A handwritten signature in blue ink that reads "Seth Maurer".

**SETH MAURER  
PRESIDENT**



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**TABLE OF  
CONTENTS**

# TABLE OF CONTENTS

<b>1. COVER LETTER</b>	<b>01</b>
<b>2. TABLE OF CONTENTS</b>	<b>02</b>
<b>3. SELECTION CRITERIA</b>	
<b>A. KEY PERSONNEL</b>	<b>03</b>
<b>B. EXPERIENCE</b>	<b>11</b>
<b>C. LOCAL EXPERIENCE</b>	<b>21</b>
<b>D. SAFETY RECORD</b>	<b>22</b>
<b>4. PRICE PROPOSAL</b>	<b>24</b>
<b>5. APPENDIX</b>	<b>26</b>



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## SELECTION CRITERIA

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**STRENGTH OF  
KEY PERSONNEL  
DEDICATED TO  
THE PROJECT**

# SELECTION CRITERIA

## KEY PERSONNEL

### Organizational charts of Firm

Please refer to the right and page 4 for CORE's organizational chart.


Highlight indicates our selected project team.

- Firm name and address
- Firm history
- Former names of Firm
- Contractor license
- Whether contracting license has ever been revoked
- Whether contracting license has been suspended in the past five (5) years
- Statement indicating all claims in which Firm or key personnel were involved in any way with litigation regarding construction projects within the past five years
- Firm Department of Industrial Relations registration number
- Description of the Firm and its organizational structure
- List any individuals who are authorized to sign a legal document, binding the Firm.

Please refer to page 5 for the information listed above.

- Resumes of key personnel to be assigned to the Project, including the Project Manager, Project Engineer, and Superintendent with their school construction experience

Please refer to pages 06-10 for our resumes. CORE acknowledges notes listed above and that personnel changes must be approved by the District.

PRECONSTRUCTION	LEADERSHIP	OPERATIONS	
<p><u>DIRECTORS</u> Chris Laux Kurt Parriott <b>Michael Keller</b> Paul Valdez</p> <p><u>MANAGERS/ASSISTANTS</u> Brayden Highline Brian Bledsoe Cristian Rivera Courtney Williams Daniel Salego Dawn Duranleau Kyra Talusik Jamie Kale Jon Morgan Kohana Gentolizo Kristin Cummins Paul Chang Naveed Ahmed Sylvia Kim</p> <p><u>SUPPORT</u> Katie Kaisner Marty Harpster Max Hershenow</p>	 <p><b>SETH MAURER</b> President</p> <p><u>VICE PRESIDENTS</u> <b>MATT WADE</b> Vice President</p> <p><b>MARK HOBAICA</b> Executive Vice President</p> <p><b>TRAVIS COOMBS</b> Vice President</p> <p><b>SHANNON MAURER</b> Vice President</p> <p><b>TIM ROLEY</b> Vice President (Operations)</p> <p><u>PROJECT EXECUTIVES</u> <b>Anna Kennedy</b> Avery Hacker Pelin Karakas Riley Zinio</p>	<p><u>PROJECT MANAGERS</u> Adolfo Diaz Alex Koko Andres Gallardo Austin Silva Bob Gaus Branden Brumble Caleb Marasovich Chris Lenton David Burge Giberto Bernal Jacobson Hall Joe Pirri Jon Cox Jason Stevens Jeff Rowan Jeremy Froland Jeremy Hornberger John Sharp Jorge Alarcon Josh Turley Kevin McCormack Kyle Marrott Maria Bryant Mason Miccichi Michael Flores <b>Nick Maurer</b> Rob Duran Robert Tichy Roger Lim Ryo Fujiwara Sarmed Ibrahim Savannah Evans Sierra Utley Spenser Soares Tess Zinio Tyler Tippetts</p> <p><u>GENERAL SUPERINTENDENTS</u> Derek Rosse Kyle Bearden Matt Colman Ronnie Triglia</p>	<p><u>SUPERINTENDENTS</u> Bill Meroshnekoff Blaze Whitten Bobby Armstrong Brandon Cisan Calvin Gibson Carl Stephens <b>Chase Forester</b> Chase Lynch Chris Callaway Clay Davis Cody Swick Darren Simas Darin Binderim Dario Ortiz Devin Carlson Dillan Demers Dustin Fagan Ed Ojeda Elvis Garcia Ernie Rodriguez Grant Bennett JC Casper Jeff Dunkin Jim Markichevich Joe Villas Jon Grisell Jordan Koucky Josh Pegoda Keith LaRue Kris Johnson Lenny Curcuruto Manny Morales Michael Evans Morgan Patterson Nacho Nevarez Robert Hernandez Royce Farris Ryan Baker Ryan Lundy Santos Orellana Sean Petersen Scott Gaston Tim Hayes Tom Doty Tommy Garone Victor Alarcon</p>
<p><b>QUALITY CONTROL</b> Amanda Wathogoma Brandon Charbonneau Jason Forsgren Lakshay Kathuria Paul Salisbury</p>	<p><b>WARRANTY</b> John Lynch Pueo Ross Scott Lenardo</p>		
<p><b>CLIENT SERVICES</b> Andrew Thiel Carla Suggs Chloe Cain Jeremy Johnson Klint Kaisner Marco Maffioli Matt Maurer Sara Supple Sophia Oden</p>	<p><b>LABORERS</b> Aaron Bautista Alex Merino Carlos Gomez Dalton Korschnowski Enique Lopez Felipe Ortiz Jake Lechler Jeffrey Ortiz Jesus Mariscal Leo Nunez Ronald McMillian Rudy Rodriguez Rusty Adams Ryan McMillian</p>	<p><b>INTERNS</b> Alan Alarcon Alejandro Gutierrez Aron Hansen Bryan Rodriguez Erick Tamayo Giovanni Vaca Jackson Maurer Jaxson Clark Levi Ahner Mason Foster Mia Wohletz Paul N Chang Troy Callahan Ydier Vega</p>	<p><b>PROJECT/ FIELD ENGINEERS</b> Aaron Rapp Ali Al Zubaidi Chris McArthur Gage Steidinger Jacob Falconer Jairo Gomez Facio Maxton Page McKenzie Bolton Mike Del Rio Oscar Herrera Prachi Ahlawat Saulo Torres</p>
<p><b>ADMINISTRATION</b> Amy Scholes Anne Tall Aria Procaccini Ariana Reichert Ashley Penkal Audrey Chatterley David Ruiz Diana Henson Erin Hicks Irene Del Gatto Janine Lawrence Jasmine Payuran Kathleen Hamilton Kathy Doyle Kylee Petersen Paolo Keller Tabatha Culver</p>			

# SELECTION CRITERIA

KEY PERSONNEL

# Y(OUR) TEAM



## LEADERSHIP



**SETH MAURER**  
President



**ANNA KENNEDY**  
Project Executive

## PRECONSTRUCTION



**MICHAEL KELLER**  
Director of  
PreConstruction

## OPERATIONS



**NICK MAURER**  
Project Manager



**CHASE FORESTER**  
Superintendent

# SELECTION CRITERIA

## KEY PERSONNEL



**CORE CONSTRUCTION CIRCA 1960**

### FIRM NAME AND ADDRESS

CORE West, Inc. (CORE)  
1410 Rocky Ridge Drive, #180  
Roseville, CA 95661

### FORMER NAMES OF FIRMS

CORE previously operated as CORE Construction, Inc. DBA  
CORE Construction Management.

### CONTRACTOR LICENSE



CORE's contractor license has never been revoked or suspended.

### LITIGATION

Neither CORE nor any of its employees have had any litigation claims within the past five years.

### DIR REGISTRATION NO

1000929089

### FIRM ORGANIZATION

CORE is corporately-owned. Please refer to page 03 for an organizational chart for CORE. The previous page shows a project-specific organizational chart depicting our chosen team for your DeSoto Hall Modernization & Theater Roofing project.

### AUTHORIZED INDIVIDUALS OF FIRM

Seth Maurer, President  
Matt Wade, Vice President

### CORE'S HISTORY

CORE's rich history started with one key moment in 1937, when our founder, Otto Baum, applied for a loan to start a masonry company. He had nothing to use as collateral except for his proven character and exemplary reputation. When the bank manager asked the loan officer why they should consider Otto's request, the officer simply replied, **"I trust him."** This event sparked the beginning of a company that would one day grow to multiple locations across the U.S., supported by over 1,200 employees and a strong culture built on the same trust Otto started the company with in 1937.

Our mission is to earn the trust of our Employees, Building Partners and Clients. Achieving this mission begins by building teams with members who have unwavering, comprehensive trust in one another. Each team member understands the **CORE Values we stand for: Integrity, Fairness, Continuous Improvement and Results.** These CORE Values represent foundational elements of trust itself. We are dedicated to earning the trust of our Clients through our commitment to teamwork, our adherence to our CORE Values, and our dedication to the belief that **The Client Decides.**

### LOCAL COMPANY, NATIONAL RESOURCES

When you build with CORE, you are not just building with brick, steel, concrete, or wood. You are building a partnership with a company and people who have set the highest performance standards for your project. By choosing CORE, you will have the resources and strength of a national builder and the benefits of collaborating with a local team and workforce that is **committed to improving your community.**

# SELECTION CRITERIA

KEY PERSONNEL



**SETH MAURER** LEED AP  
President

**FARALLONE VIEW ELEMENTARY SCHOOL MODERNIZATION**  
Cabrillo Unified School District  
Montara, CA | Value: \$23M | Size: 22,120 SF



## ABOUT

Seth will be responsible for the overall success of the DeSoto Hall Modernization & Theater Roofing project. With over 30 years' experience in the construction industry and a passion for the LLB delivery method, he is perfectly equipped to lead our project team. Seth brings dynamic vision and leadership to the forefront of every endeavor and will continue to do so for SRHSD. He will oversee construction activities and will guarantee your project is finished on time, on budget, and with the highest possible level of quality. Seth is committed to bringing Best Value to CORE's Clients, and provides servant leadership through our CORE Values of Integrity, Fairness, Continuous Improvement, and Results.

## EXPERIENCE

- 33 years

## EDUCATION

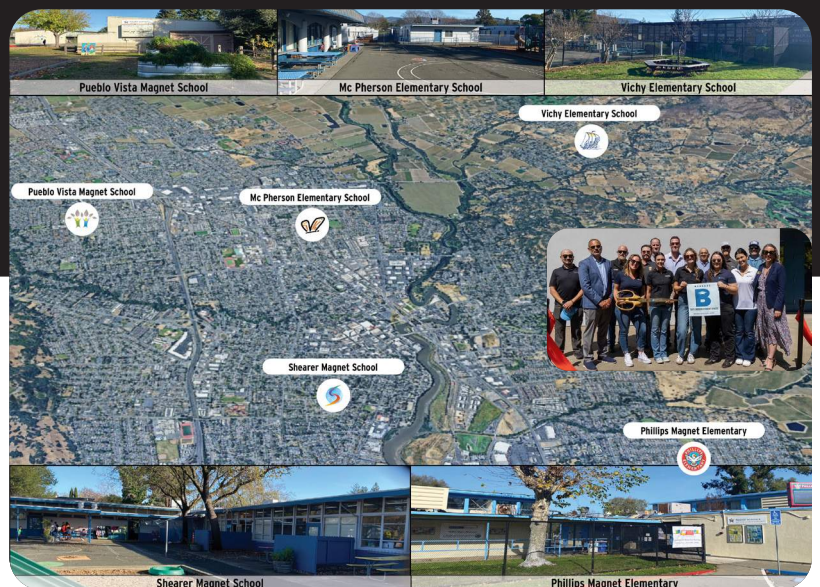
- A.A.S., Construction Management, College of Southern Nevada

## CERTIFICATIONS/AFFILIATIONS

- United States Green Building Council (USGBC), LEED AP
- OSHA 30-Hour
- First Aid/CPR Certified



**FIVE SITE CAMPUS MODERNIZATIONS**  
Napa Valley Unified School District  
Napa, CA | Value: \$25M | Size: 5 Sites



# SELECTION CRITERIA

## KEY PERSONNEL



**ANNA KENNEDY** DBIA  
Project Executive

### ABOUT

As Project Executive, Anna will lead CORE's management team throughout all phases of the DeSoto Hall Modernization & Theater Roofing project. She is passionate about Client Service and will ensure all team members understand SRHSD's vision and goals, so that expectations are managed from day one. Anna is committed to providing SRHSD with clear, transparent communication and holding the CORE team to the highest standards of excellence.

### EXPERIENCE

- 13 years

### EDUCATION

- B.S., Civil Engineering, Case Western Reserve University

### CERTIFICATIONS/AFFILIATIONS

- DBIA, Professional
- OSHA 30-Hour
- First Aid/CPR
- Crane Safety Awareness
- AGC, Member
- CASH SLFA 2022



**BRET HARTE MIDDLE SCHOOL**  
Hayward Unified School District  
Hayward, CA | Value: \$110M | Size: 89,000 SF



**MARY COLLINS SCHOOL  
AT CHERRY RIDGE**  
Petaluma City Schools  
Petaluma, CA | Value: \$12M | Size: 8,500 SF



# SELECTION CRITERIA

## KEY PERSONNEL



### **MICHAEL KELLER** CPE

Director of PreConstruction



**PLUMAS LAKE FOURTH NEW SCHOOL**  
Plumas Lake Elementary School District  
Plumas Lake, CA | Value: \$42M | Size: 30,000 SF



#### **ABOUT**

As Director of PreConstruction, Michael brings 22 years' experience in the ever-changing conditions and methodologies of preconstruction processes. He will lead the team through design development, value engineering, construction document review, and the establishment of the Guaranteed Maximum Price (GMP) while working closely to ensure that the finished plans match the expectations, budget, and schedule for your project. Michael will provide bidding strategies and risk analysis information to allow for quick decision making, and he will remain engaged throughout the project, ensuring a seamless transition from preconstruction to construction.

#### **EXPERIENCE**

- 22 years

#### **EDUCATION**

- B.S., Civil Engineering, *University of Nevada, Las Vegas*

#### **CERTIFICATIONS/AFFILIATIONS**

- Certified Professional Estimator (CPE)
- Construction Manager in Training
- OSHA 30-Hour
- First Aid/CPR Certified



**MARY COLLINS SCHOOL  
AT CHERRY RIDGE**  
Petaluma City Schools  
Petaluma, CA | Value: \$12M | Size: 8,500 SF



# SELECTION CRITERIA

## KEY PERSONNEL



### **NICK MAURER** Project Manager

#### **ABOUT**

Nick will oversee all phases of construction of the DeSoto Hall & Theater Roofing project, ensuring timely and successful completion within budget and quality standards. He will manage communication, project schedules, budgets, and resources; ensuring compliance with safety regulations and building codes; and addressing project risks and challenges. Nick provides strong leadership, communication, and problem-solving skills, along with experience in project management tools and construction processes. On all of our projects, he demonstrates a close attention to detail and the ability to adapt to changing project demands.

#### **EXPERIENCE**

- 13 years

#### **EDUCATION**

- B.A. Business Management,  
*Arizona State University*

#### **CERTIFICATIONS/AFFILIATIONS**

- OSHA 30-Hour
- First Aid/CPR Certified



### **BERKELEY HIGH SCHOOL CTE** Berkeley Unified School District *Berkeley, CA | Value: \$125M | Size: TBD*



### **WINTERS HIGH SCHOOL P.E. AND MUSIC BUILDING** Winters Joint Unified School District *Winters, CA | Value: \$5.08M | Size: 5,580 SF*



# SELECTION CRITERIA

KEY PERSONNEL



**CHASE FORESTER** ASSOC. DBIA

Superintendent

**FARALLONE VIEW ELEMENTARY SCHOOL MODERNIZATION**  
Cabrillo Unified School District  
Montara, CA | Value: \$23M | Size: 22,120 SF



## ABOUT

Chase is a seasoned Project Superintendent with more than 24 years in the construction industry, specializing in educational facility builds. His leadership style centers on fostering open communication between Clients, Trade Partners, and team members, ensuring that every project meets the highest standards of quality and efficiency. Chase's expertise in LLB projects has led to satisfied Clients who appreciate his strategic approach to planning and execution.

## EXPERIENCE

- 24 years

## CERTIFICATIONS/AFFILIATIONS

- DBIA, Associate
- OSHA 30-Hour
- First Aid/CPR
- All Terrain Forklift License
- All Terrain Reach Boom Lift License



**FIVE SITE CAMPUS MODERNIZATIONS**  
Napa Valley Unified School District  
Napa, CA | Value: \$25M | Size: 5 Sites





**SELECTION  
CRITERIA**

# **SELECTION CRITERIA**

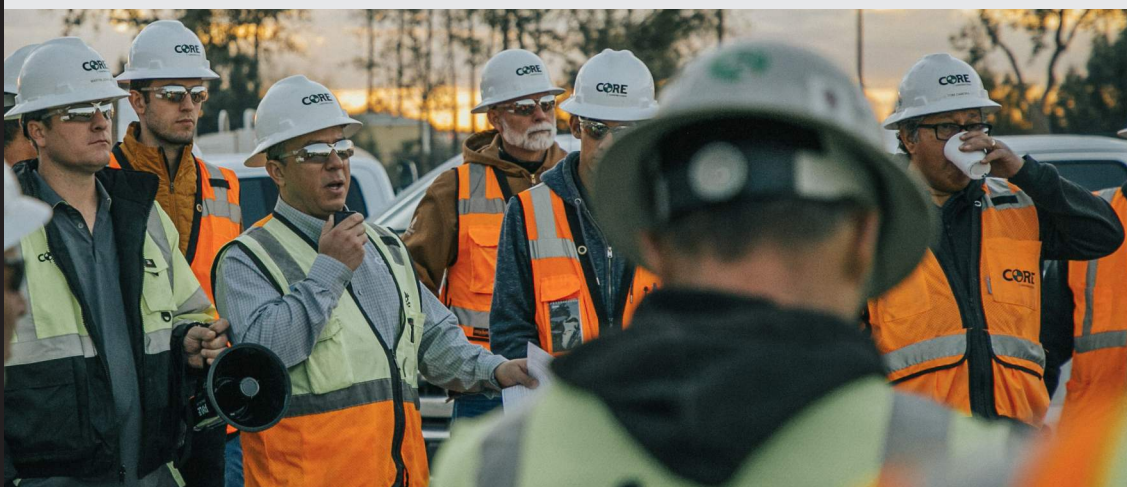
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**RELEVANT/  
RECENT  
EXPERIENCE**

# SELECTION CRITERIA

## RELEVANT/RECENT EXPERIENCE

- Relevant and recent experience the Firm's principals have delivering similar lease-leaseback projects on public school campuses beginning with most recent projects and including the dollar amount of each project
- List projects the Firm's principals have successfully delivered for the past five (5) years. Including project name, location, owner contact, initial budget and final budget, initial completion date and final completion date, and any dollars of unused contingency returned to owner.



Please refer to pages 18-20 and the appendix for CORE's relevant recent experience responding to the above items.

- Describe the Firm's knowledge and understanding of local environment factors that may affect Project delivery, including but not limited to local City/County approval processes. Describe any relationships that may facilitate a timely and efficient Project delivery.

Please refer to the right for our knowledge and understanding of local environment factors.

- Describe the location of the contractor's nearest local office and main office, if different.

Our nearest local office is located in Pleasanton, CA, our main office, where all work will be performed for this project, is located in Roseville, CA. Additional offices in this region can be found in, San Diego, CA, Reno, NV and Las Vegas, NV. CORE's corporate headquarters is in Frisco, TX.

### UNDERSTANDING OF LOCAL ENVIRONMENTAL FACTORS

CORE understands the local environmental factors that influence project delivery within active school districts. We recognize the importance of the short summer construction window and the need for precise scheduling. Our proactive planning ensures all materials, deliveries, and Trade Partner work are coordinated well in advance to meet milestones and complete the project before the new school year.

Located near downtown, Santa Rosa High School is in a highly populated area. CORE will coordinate with local agencies to manage traffic and minimize disruptions to the surrounding community. We also understand that summer school programs and athletic activities will be ongoing, and we will implement strict safety measures and clear site boundaries to ensure the safety of all students, staff, and visitors throughout construction.

### TRANSITION AND COORDINATION WITH SCHOOL STAFF

CORE is committed to making the transition process smooth for teachers and students as classrooms are packed up for summer construction. We will assist with packing, labeling, and organizing materials to ensure efficiency and a seamless return. To show our appreciation, we plan to welcome teachers back with thoughtful gifts as they return to their updated spaces.

### LOCAL APPROVAL AND DSA COORDINATION

CORE has vast experience working with DSA, in fact, over the last five years, CORE has completed 40 DSA school projects. We take these lessons learned whether it be drawing details, pre-installation meetings, or inspections and make sure to apply them to your project. Our promise to you is to manage documentation, inspections, and approvals efficiently, maintaining transparency and clear communication throughout the process.

### VENDOR AND PARTNER COLLABORATION

CORE values early coordination with Trade Partners to minimize disruptions. We understand the District will receive new classroom furniture and we will work closely with the vendor to ensure all installations are complete prior to staff and student return.

### RELATIONS

Our recent work with Napa Valley Unified School District, completed in partnership with VPCS, demonstrates our success managing multiple school projects within a short summer schedule. All five sites were completed on time and within budget showcasing our ability to handle complex logistics, tight timelines, and high-quality results. CORE and Motive have a successful track record of completing K-12 projects.

# SELECTION CRITERIA

## RELEVANT/RECENT EXPERIENCE

- Please explain whether and how the Firm can meet the District's desired timeline based on Exhibit A.

### PRECONSTRUCTION APPROACH

CORE's success in schedule adherence begins in the Preconstruction Phase. Our strategy is built on rigorous planning, proactive risk management, and transparent cost and schedule controls. With the support of Trade Partners, our in-house experts provide SRHSD with real-time data to make timely, informed decisions.

As SRHSD's LLB Contractor, CORE will lead the DeSoto Hall Modernization & Theater Roofing project through our six pillars of Operational Excellence: **Safety, Quality, Schedule, Cost, Trade Partners, and Clients**. Our dedication to this program sets us apart and ensures success while guaranteeing our Clients receive Best Value and service. From Virtual construction to sustainable on-site practices and project management with our state-of-the-art digital plan room, our pledge of excellence is all-encompassing and second-to-none.

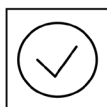
## OPERATIONAL **excellence**<sup>™</sup> THE CORE STANDARD

Our business is the business of building - and the tracking of results in our business can be assessed under SIX MAIN FACTORS and their respective GOALS.



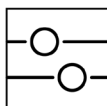
### 1. Safety

Zero Incidents, Zero Accidents.



### 2. Quality

Built to plans and specs to a quality that exceeds client's expectations. NO re-work.



### 3. Schedule

Built on or ahead of schedule



### 4. Cost

Project completed within budget. NO change orders!



### 5. Trade Partners

Built by qualified Trade Partners who care about Operational Excellence as much as we do.



### 6. Client

The Client will hire us back again.

### VALUE ENGINEERING

Our role during preconstruction is to act as an advocate for SRHSD and a partner to Motive to make sure that Best Value is achieved. As a project's details emerge, there is often a tendency for scope to naturally evolve and creep, leading to budget overruns that need to be addressed prior to further development of the documents. CORE's proactive approach to value engineering (VE) ensures that our projects are delivered on budget. From the early stages of design, CORE will manage a detailed log of VE ideas and potential alternatives. If opportunities arise to buy back program elements, the team can easily prioritize needs and wants, further reducing risk to budget overruns. The cost of these VE ideas are noted along with a decision due date, ensuring changes can be incorporated into the design without impacting the project schedule. Our experienced staff perform constructability reviews of each design deliverable so Best Value initiatives can be vetted early in the process.

Our detailed approach to VE includes the following four steps:

1. **Gathering Information** - Information is gathered and a functional analysis is performed to determine what performance characteristics and requirements are important for the project.
2. **Creating Alternatives** - Alternative ways of meeting the functional requirements of the project are generated and, when appropriate, grouped into a logical order.
3. **Evaluating Alternatives** - All of the options are assessed by evaluating how well they meet the required functions and how great the cost savings will be.
4. **Presenting** - The Best Value alternatives are chosen and presented to the Client for final decision making.

### LONG-LEAD MATERIALS

We understand there is no flexibility with the project completion date. To bridge potential gaps between construction documents, GMP, and the start of construction, our approach will include procuring long-lead items that are identified during preconstruction. During preconstruction and design, CORE will work with the entire project team to identify which products and trades are the most critical to the overall project schedule. Procurement gets tougher as the market gets busier. We will overcome this obstacle by keeping an emphasis on these critical items from Notice to Proceed (NTP) through the end of the project. This will be vital to meeting the schedule and budget expectations.

# SELECTION CRITERIA

## RELEVANT/RECENT EXPERIENCE

### COMMUNICATION

Team synergy is foundational to achieving Best Value out of preconstruction services. At CORE, we place an emphasis on having and attending regularly scheduled Design Progress Review Meetings. This promotes teamwork and ensures that collaboration, coordination, and communication are maintained throughout the process. Frequent design progress review meetings are key to keeping the team updated with the most current project information.

### SCHEDULE DEVELOPMENT

CORE takes great pride in knowing we have never missed a project deadline. We have consistently demonstrated our ability to achieve the highest quality within budget and on schedule, and we are committed to do whatever it takes to deliver the DeSoto Hall Modernization & Theater Roofing project on time.

**Preliminary Schedule:** During our Kick-off Meeting, our team will bring a Preliminary Schedule for review and discussion. This Preliminary Schedule will integrate all elements to be scheduled during the Design Documents Phase, including completion of design documents.

**Submittal Schedule:** All submittal requirements are incorporated into a Master Submittal Schedule and then ultimately into the Master Schedule, which is developed through Microsoft Project. Our scheduling system allows for effective management of the Trade Partners, the procurement of long lead items, and the assurance that the end-product is accurate. Our field operations team is integrated in the preconstruction and scheduling process, and your Project Manager, Ryo Fujiwara, and Superintendent, Chase Forester, will perform a comprehensive review of every submittal prior to submission to Motive to ensure items are in compliance and complete.

**Trade Partner Schedule:** During preconstruction, CORE will break the project up per Trade Partner/scope. CORE will then review these schedules with applicable Trade Partners brought in to assist in the preconstruction process. In reviewing these schedules, we will get Trade Partners' buy-in as well as their suggestions so that the Master Schedule includes as much information as possible from all parties. This scheduling process also helps to create a team atmosphere, rather than an adversarial position, with our Building Partners.

**Master Schedule:** CORE's Master Schedule will contain all the activities, relationships and milestones which will allow us to "drill down" and create other specific schedules to use as tools throughout the project. From the Master Schedule we are able to derive a Milestone Schedule that helps to identify leading indicators of schedule slippage, as well as Six- and Three-week Look-ahead Schedules which manage the progression of on-site activities. Due to the level of detail that is put into the Master Schedule, at any point during the project we are able to break out other schedule types to help us keep the project on track.

### BUDGET

Staying within the established construction budget is not only an expectation, it is a requirement for our team. We pride ourselves on delivering a professional preconstruction process that sets the foundation for a successful project. Our team begins by developing a cost model called a 10-Group Study, which utilizes a database of relevant, historical cost data to conceptually estimate the cost of the work based upon similar past projects that we have constructed. We will pull the data from these past projects to establish an educated prediction for what the DeSoto Hall Modernization and Theater Roofing project should cost. In addition, CORE will utilize technologies such as ConstructConnect/On-Screen Takeoff, Bluebeam and Assemble to identify scopes of work and to extract quantities in both a 2D and 3D format. The Trade Partners who are actively involved during preconstruction are able to refine their budget pricing, further reducing risk of budget overruns. CORE will provide all studies and costs related to different types of building options to all stakeholders involved with this project.

Our Living Estimate creates true transparency and collaboration which allows every team member to know exactly where we are, at any given moment. CORE does not wait for design deliverable milestones to provide cost updates to the project team. CORE's preconstruction approach includes constant collaboration and updates and consists of basic three steps:

1. Measure What We Know
2. Anticipate What is Intended
3. Discover Best Value

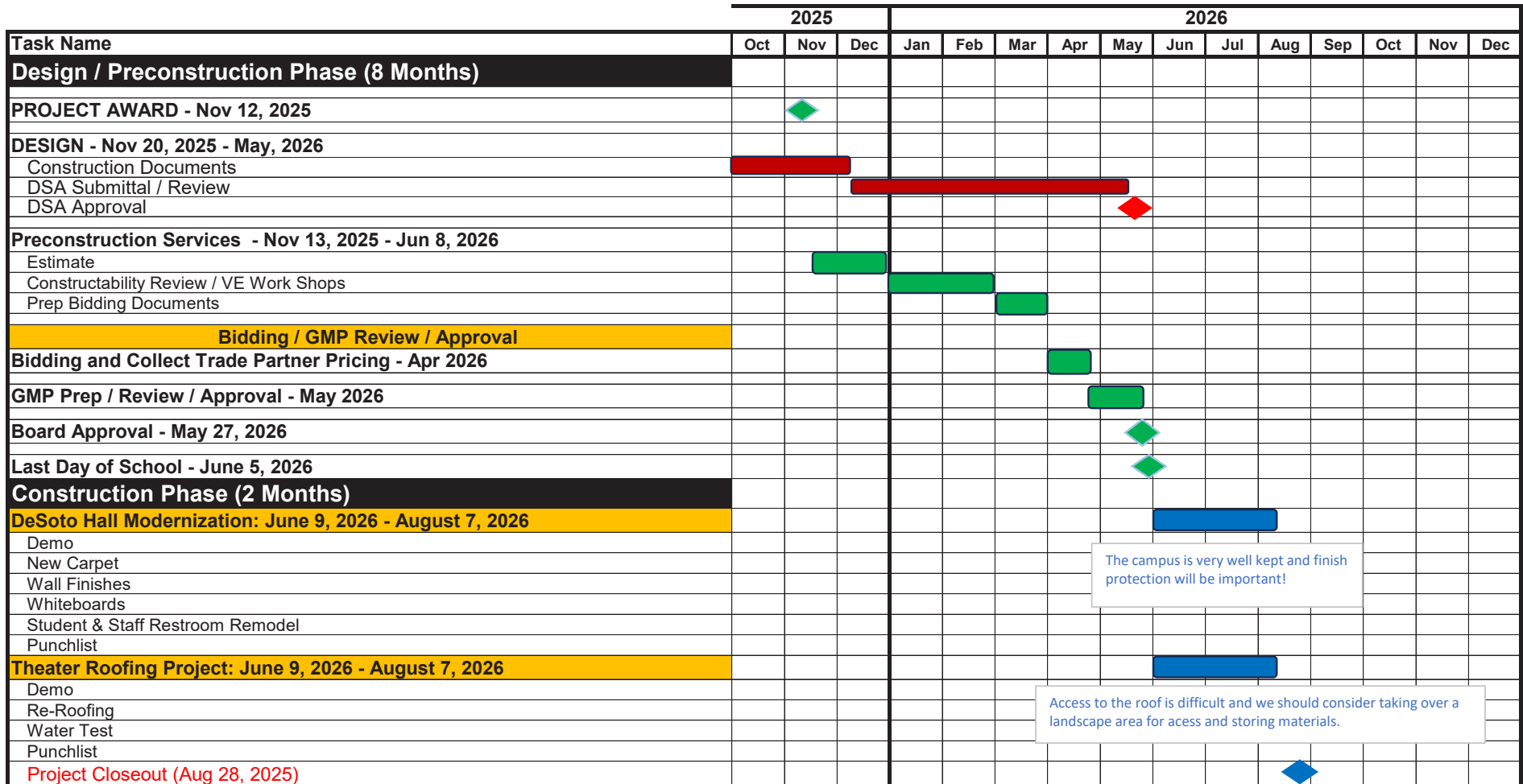
By simplifying our preconstruction approach into these three steps, CORE is able to provide details and information on constructability and costs before the detail of the design exists.

# SELECTION CRITERIA

RELEVANT/RECENT EXPERIENCE

## SANTA ROSA HIGH SCHOOL DISTRICT DESOTO HALL MODERNIZATION

Preliminary Schedule



The campus is very well kept and finish protection will be important!

Access to the roof is difficult and we should consider taking over a landscape area for access and storing materials.

# SELECTION CRITERIA

## RELEVANT/RECENT EXPERIENCE

- Describe whether and how the contractor would be able to meet the skilled and trained workforce requirement.

Legislation related to the skilled and trained workforce requirements for LLB projects has changed how we as LLB partners approach projects. Over the past several years, the CORE team has managed multiple LLB and Design-Build pursuits that are compliant and even exceed the skilled and trained workforce requirements. Our team has invested significant time and resources to strengthen relationships and communicate with local Trade Partners, labor unions, contractor associations, and advocacy groups with the goal of strengthening our understanding and familiarity with apprenticeship and training programs, journeyman, labor pool availability, and other local labor resources.

Currently, we are working with the Sacramento-Sierra Building, **North Bay Building Trades Council**, and Construction Trades Council, other similar neighboring councils, and AGC of California on other projects in the Sacramento Region. We leverage these relationships and implement key strategies aimed at targeting and securing required workers for the project. We set target goals to track workers in the District's zip codes and maintained a comprehensive database of local Trade Partners.

This data was used to target major trades who participate in state-approved apprenticeship programs or otherwise meet the skilled workforce qualifications. These requirements, including monthly reporting procedures, were integrated into the prequalification process as well as our advertisement and bidding documents. As a result, the target goals established were met or exceeded across the board.

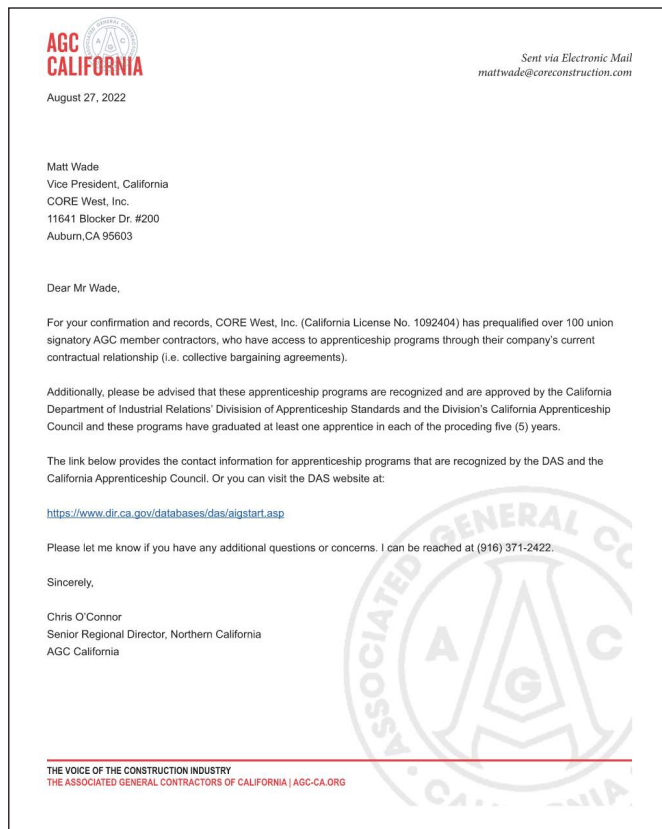
### COMPLIANCE TRACKING

CORE utilizes LCP tracker to monitor all prevailing wage requirements. LCP tracker is an online platform that all Trade Partners are required to enroll in to upload payroll documentation. This software allows our team to constantly track all Trade Partners documentation, journeyman/apprenticeship percentages, etc. to ensure that everyone is in compliance from start to finish. Should a Trade Partner become non-compliant, CORE will immediately notify and initiate a corrective action plan to mitigate any future issues. Above is an example of the documentation we have all our trades fill out monthly to ensure skilled and trained workforce compliance.

- Describe which trades the Firm is able to self-perform.

### SELF PERFORMANCE

At CORE, we believe in delivering projects with precision, efficiency, and accountability. One of the ways we achieve this is through our ability to self-perform critical scopes of work while maintaining strong partnerships with specialized trade experts.



CORE is proud to be signatory to both the Carpenters and Laborers Unions. This allows us to self-perform rough carpentry, general works type scopes, preventative safety and quality measures, and essential general cleanup. By self-performing these areas, we maintain direct control over schedule, safety, and quality from the earliest phases of construction through final completion. Our self-perform crews also serve as a flexible resource, providing support to other trades and ensuring seamless project execution.

The foundation of our delivery model, however, rests on the strength of our trade partnerships. CORE's primary focus lies in supporting our trusted building Trade Partners and aligning our work with their scope.

CORE's self-perform capabilities in carpentry, labor, and site management provide Clients with a well-integrated approach that delivers value, mitigates risk, and elevates project outcomes. Our partnership is more than a working relationship—it is a unified team dedicated to building the future with precision, safety, and quality at the forefront.

# SELECTION CRITERIA

## RELEVANT/RECENT EXPERIENCE

In addition to core construction activities, CORE also self-performs advanced technical services that support accuracy and long-term value on every project. These include laser scanning of existing conditions, Building Information Modeling (BIM) services, and floor flatness and levelness surveying, all of which provide critical data to ensure precise planning, coordination, and execution. Beyond construction, CORE is dedicated to protecting our Clients' investment through comprehensive warranty management. We employ a full-time warranty manager who is available 24/7, providing rapid response and peace of mind long after project completion. This commitment reinforces our role as a trusted partner throughout the entire lifecycle of a building.

- **Describe the Firm's experience with all software programs the Firm uses to assist with scheduling for a project.**

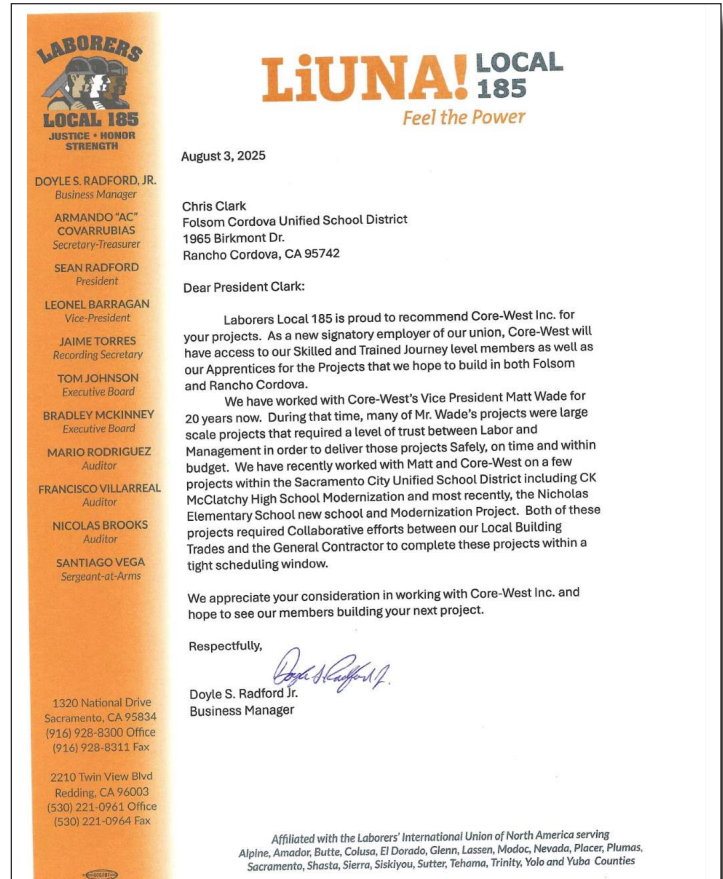
We have developed various schedule types to control, monitor, and, if required, achieve recovery of the schedule for an on-time project delivery and ensure the schedule control of our project is dialed in. The following is a list of programs that CORE utilizes to ensure this happens:

### MICROSOFT PROJECT – MASTER SCHEDULE

The project's Master Schedule, developed through Primavera 6 or Microsoft Project, summarizes the overall construction timeline and includes a summary of major activities with required phasing and milestone dates. The Master Schedule will include review and buy-in by the project team and will be updated, at a minimum, once a month. Once the project is under construction, our schedule update will use a separate "progress bar" for each activity. Each activity will also show the original schedule bar thus allowing simple comparison as to how each activity is tracking to the original schedule.

### PRIMAVERA 6 – COST-LOADED SCHEDULE

If required, we will use Primavera P6 to develop cost-loaded schedules that integrate time and the project's GMP, allowing for precise project progress and financial performance tracking. By associating costs with specific activities, we can monitor earned value, forecast expenditures, and proactively manage resources. This approach enhances transparency and provides stakeholders with a clear picture of both schedule and budget health throughout the project's life.



### SMARTPM – SCHEDULE INTELLIGENCE AND RISK MANAGEMENT PROGRAM

SmartPM is a construction scheduling analytics platform that integrates with tools like Primavera P6 and Microsoft Project to enhance schedule management. It automatically detects logic issues, delays, and risks, while providing clear reports and dashboards for better team communication. With real-time insights and early warnings, SmartPM helps prevent disputes, supports better decisions, and keeps projects on track and on budget.



# SELECTION CRITERIA

## RELEVANT/RECENT EXPERIENCE

### PROCORE - SHOP DRAWING/ SUBMITTAL SCHEDULE

Often referred to as the “Bible” of the project, the shop drawing and submittal schedule is a critical tool for ensuring smooth project execution. While our Master Schedule includes key procurement milestones, we also leverage Procore, our construction administration platform, to manage this process in greater detail. Through Procore, our team can create, track, and maintain a comprehensive submittal schedule—ensuring that all required documents are submitted, reviewed, and approved in a timely manner. The platform centralizes all submittal data, provides automated notifications, and delivers real-time updates, helping us avoid delays and maintain project momentum.

### EXCEL/MICROSOFT PROJECT – SIX/ THREE- WEEK LOOK-AHEAD

The Six-week and/or Three-week Look-ahead Schedule will be developed by Project Manager, Ryo Fujiwara and Superintendent, Chase Forester will be presented once a week. The purpose of this schedule is to subdivide the major activities into smaller tasks based on the progress of work that has been completed. The primary function of the Look-ahead Schedule is to forecast material deliveries, manpower, and, most importantly, track the construction progress against the Master Schedule.

### TOUCHPLAN SOFTWARE – LAST PLANNER SYSTEM/PULL PLANNING

CORE has used the Last Planner System (LPS) for years to manage project schedules through a collaborative, innovative approach. Instead of weekly Trade Partner meetings, our on-site leaders hold daily huddles with Trade Partners, asking six key safety questions to keep projects on track. We also use Touchplan—a real-time, cloud-based platform—to digitize safety and scheduling risk assessments, enhancing collaboration and project safety.



### 4D MODELING - VIRTUAL CONSTRUCTION (VC) 4D SCHEDULE

CORE’s VC Department uses multiple programs to assist in the scheduling process. This is called 4D Modeling. Scheduling everything virtually gives us the ability to explore “what-if” scenarios and verify that we are on or ahead of schedule. These tools quickly let us see if we are getting behind schedule and visually show our Trade Partners what needs to happen to get the project back on, or ahead of schedule. Our VC Department is always engaged in the design and construction process. We work best in truly collaborative scenarios to achieve Best Value. Technology and tools are constantly updating and our VC Department stays abreast of all the latest improvements that will assist in better serving our Clients. Our team is comprised of dedicated individuals who are passionate about their work and are always looking for additional ways to improve our services. At CORE, delivering a project on time is just the starting point. Programs and tools like these are essential in helping us exceed schedule expectations on every job – especially on your DeSoto Hall Modernization & Theater Roofing project.



### IN-PERSON MEETINGS – STAKEHOLDERS AND TRADE PARTNERS

One of our most effective tools for schedule control is consistent in-person meetings. Whether it’s daily coordination with Trade Partners on-site to maximize productivity, or strategic check-ins with school district staff, future site staff, administrators, teachers, or community members - nothing replaces the value of face-to-face interaction. These meetings offer critical insights that ensure the project schedule is aligned with the goals, needs, and perspectives of all stakeholders.

# SELECTION CRITERIA

RELEVANT/RECENT EXPERIENCE

## PROJECT EXPERIENCE



### BRET HARTE MIDDLE SCHOOL

Hayward Unified School District | Hayward, CA

**Contact:** Prachi Amin | 707.438.3790 | prachi.amin@vpcsonline.com

**Initial Budget:** \$110,000,000 | **Final Budget:** TBD

**Initial Schedule:** 09/2025 - 07/2028 (est.) | **Final Schedule:** 09/2025 - TBD

**Contingency Used:** TBD



### BERKELEY HIGH SCHOOL CTE

Berkeley Unified School District | Berkeley, CA

**Contact:** John Calise | 510.644.6066 | johncalise@berkeley.net

**Initial Budget:** \$125,000,000 | **Final Budget:** TBD

**Initial Schedule:** TBD - TBD | **Final Schedule:** TBD - TBD

**Contingency Used:** TBD



### WINTERS MIDDLE SCHOOL NEW KITCHEN AND DISTRICT-WIDE MODERNIZATION

Winters Joint Unified School District | Winters, CA

**Contact:** Diana Jimenez | 530.795.6100 | djimenez@wintersjUSD.org

**Initial Budget:** \$7,500,000 | **Final Budget:** TBD

**Initial Schedule:** TBD - TBD | **Final Schedule:** TBD - TBD

**Contingency Used:** TBD



### MARY COLLINS SCHOOL AT CHERRY RIDGE

Petaluma City Schools | Petaluma, CA

**Contact:** VPCS CM | Kelli Jurgenson | Kelli@vpcsonline.com | 707.695.1603

**Initial Budget:** \$12,000,000 | **Final Budget:** TBD

**Initial Schedule:** TBD | **Final Schedule:** TBD

**Contingency Used:** TBD

# SELECTION CRITERIA

## RELEVANT/RECENT EXPERIENCE



### MCPHERSON MAGNET SCHOOL MODERNIZATION

Napa Valley Unified School District | Napa, CA

**Contact:** Rob Mangewala | 707.253.3715 | [rmangewala@nvusd.org](mailto:rmangewala@nvusd.org)

**Initial Budget:** \$4.8M | **Final Budget:** \$4.8M

**Initial Schedule:** 06/2025 - 11/2025 | **Final Schedule:** 06/2025 - TBD

**Contingency Used:** TBD



### PUEBLO VISTA MAGNET ELEMENTARY SCHOOL MODERNIZATION

Napa Valley Unified School District | Napa, CA

**Contact:** Rob Mangewala | 707.253.3715 | [rmangewala@nvusd.org](mailto:rmangewala@nvusd.org)

**Initial Budget:** \$4.9M | **Final Budget:** \$4.9M

**Initial Schedule:** 06/2025 - 11/2025 | **Final Schedule:** 06/2025 - TBD

**Contingency Used:** TBD



### PHILLIPS MAGNET ELEMENTARY SCHOOL MODERNIZATION

Napa Valley Unified School District | Napa, CA

**Contact:** Rob Mangewala | 707.253.3715 | [rmangewala@nvusd.org](mailto:rmangewala@nvusd.org)

**Initial Budget:** \$5.4M | **Final Budget:** \$5.4M

**Initial Schedule:** 06/2025 - 11/2025 | **Final Schedule:** 06/2025 - TBD

**Contingency Used:** TBD



### VICHY ELEMENTARY SCHOOL MODERNIZATION

Napa Valley Unified School District | Napa, CA

**Contact:** Rob Mangewala | 707.253.3715 | [rmangewala@nvusd.org](mailto:rmangewala@nvusd.org)

**Initial Budget:** \$4.98M | **Final Budget:** \$4.98M

**Initial Schedule:** 06/2025 - 11/2025 | **Final Schedule:** 06/2025 - TBD

**Contingency Used:** TBD

# SELECTION CRITERIA

## RELEVANT/RECENT EXPERIENCE



### **SHEARER MAGNET SCHOOL TK-8 MODERNIZATION**

Napa Valley Unified School District | Napa, CA

**Contact:** Rob Mangewala | 707.253.3715 | [rmangewala@nvusd.org](mailto:rmangewala@nvusd.org)

**Initial Budget:** \$4.6M | **Final Budget:** \$4.6M

**Initial Schedule:** 06/2025 - 11/2025 | **Final Schedule:** 06/2025 - TBD

**Contingency Used:** TBD



### **WINTERS HIGH SCHOOL P.E. AND MUSIC BUILDING**

Winters Joint Unified School District | Winters, CA

**Contact:** Diana Jimenez | 530.795.6100 | [djimenez@wintersjUSD.org](mailto:djimenez@wintersjUSD.org)

**Initial Budget:** \$5,186,967 | **Final Budget:** \$5,083,862

**Initial Schedule:** 10/2022 - 07/2023 | **Final Schedule:** 10/2022 - 07/2023

**Contingency Used:** \$0



### **FARALLONE VIEW ELEMENTARY SCHOOL MODERNIZATION**

Cabrillo Unified School District | Montara, CA

**Contact:** Jennifer Marsh | 650.865.4429 | [marshj@cabrillo.k12.ca.us](mailto:marshj@cabrillo.k12.ca.us)

**Initial Budget:** \$23,656,553 | **Final Budget:** \$23,656,553

**Initial Schedule:** 07/2023 - 07/2023 | **Final Schedule:** 07/2025 - 07/2025

**Contingency Used:** \$0



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## SELECTION CRITERIA

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### LOCAL EXPERIENCE

# SELECTION CRITERIA

## LOCAL EXPERIENCE

- Describe your experience working on lease-leaseback projects within the District.

While CORE does not currently have any active LLB projects within SRHSD, our team brings extensive experience delivering successful K-12 projects under the LLB delivery method across California. Our approach emphasizes collaboration, transparency, and partnership—values that align closely with the goals of SRHSD and its commitment to serving the community.

We are very eager to establish a strong working relationship with SRHSD and to expand our presence within the North Bay region. Our team is deeply committed to becoming part of the Sonoma County community—investing our time, resources, and passion into projects that directly benefit local students, teachers, and families.

- Describe your experience working on lease-leaseback projects within the county in which the District's administrative office is located.

CORE is currently in the preconstruction phase with **Petaluma City Schools** under the LLB delivery method in partnership with **Van Pelt Construction Services**. This collaboration is allowing our team to build strong local relationships and prepare for a smooth, well-coordinated construction phase.

Additionally, we recently **completed a successful LLB project with Napa Valley Unified School District**, a neighboring district/county. That project, delivered on time and within budget, provided valuable experience working within the North Bay region and strengthened our familiarity with local Trade Partners and approval processes.

- Describe the Firm's knowledge and understanding of local environment factors that may affect Project delivery.

Please refer to page 11 for our knowledge and understanding of local environment factors.

- Describe any relationships that may facilitate a timely and efficient Project delivery.

A successful project is the result of TEAM & TRUST. This revolves around CORE earning the trust of all our Building Partners – from SRHSD, to Motive, to the Design Consultants, and our Trade Partners. When trust is established, collaboration becomes seamless: there are no hidden agendas and we make decisions in the best interest of the project and community.

We have had the opportunity to work closely with Trent, from Motive, on several projects, including Plumas Lakes Elementary School District – Rio Del Oro and Cobblestone Elementary School Modulars, Plumas Lake Elementary School District – Fourth New School, and as the Criteria Architect on the Lemon Grove School District – Early Childhood Education Center at the Palm Campus, and Petaluma City Schools. These collaborations are a testament to the strong partnerships and mutual trust that drive our shared success.

- Describe the location of the contractor's nearest local office and main office, if different.

CORE West's division consists of four offices in California, with our headquarters being in Roseville. All work on your project will be completed out of this office.

**1410 Rocky Ridge Dr., #180  
Roseville, CA 95661**

## LEASE-LEASEBACK PROJECTS

### **NAPA VALLEY UNIFIED SCHOOL DISTRICT**

Shearer Magnet TK-8  
Phillips Magnet Elementary School  
Vichy Elementary School  
McPherson Elementary School  
Pueblo Vista Elementary School

### **TWIN RIVERS UNIFIED SCHOOL DISTRICT**

Highlands High School  
Garden Valley Elementary School  
Grant High School  
CCAA High School  
Las Palmas West School  
Rio Linda Preparatory Academy  
Foothill High School  
Norwood Jr. High School  
Rio Tierra Jr. High School

### **PETALUMA CITY SCHOOLS**

Mary Collins School at Cherry Valley

### **DAVIS JOINT UNIFIED SCHOOL DISTRICT**

Davis Senior High School

### **WINTERS JOINT UNIFIED SCHOOL DISTRICT**

Winters High School  
Winters Middle School  
Winters Elementary School

### **ORLAND UNIFIED SCHOOL DISTRICT**

Mill Street Elementary School  
Fairview Elementary School  
C.K. Price Middle School

### **WOODLAND JOINT UNIFIED SCHOOL DISTRICT**

Lee Middle School  
Science Tech Elementary School  
Douglas Middle School  
Freeman Elementary School  
Maxwell Elementary School  
Whitehead Elementary School  
Adult Education School  
Tafoya Elementary School  
Pioneer High School  
Zamora Elementary School  
Woodland High School

### **PLUMAS LAKE ELEMENTARY SCHOOL DISTRICT**

Plumas Lake Middle School  
Rio Del Oro Elementary School  
Cobblestone Elementary School

### **SAN JUAN UNIFIED SCHOOL DISTRICT**

Rio Americano High School  
Coleman Elementary School  
Encinca High School

### **SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

Tahoe Elementary School  
Sequoia Elementary School  
Bonnheim Elementary School  
Kit Carson Intermediate School  
C.K. McClatchy High School  
Nicholas Elementary School  
Pacific Elementary School

### **MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT**

Arboga Elementary School  
Covillaud Elementary School



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## SELECTION CRITERIA

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## SAFETY RECORD

# SELECTION CRITERIA

## SAFETY RECORD

- Please provide your Experience Modification Rate for the past three (3) consecutive years.

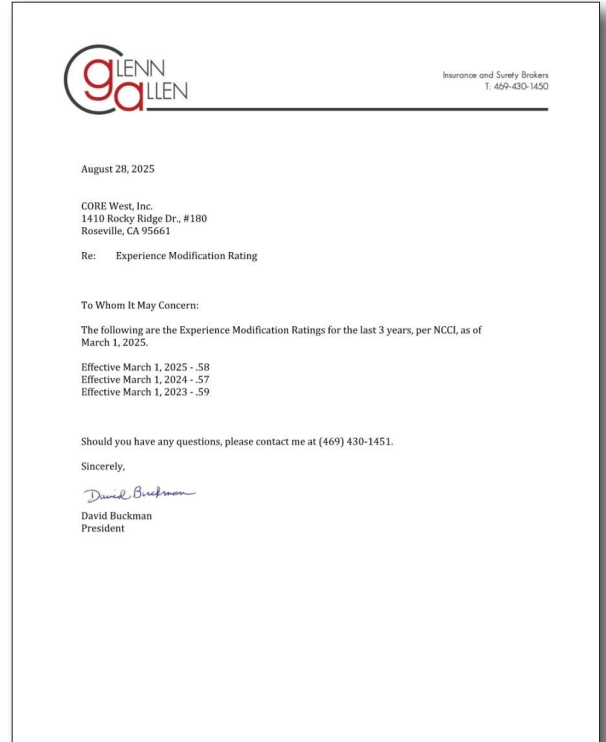
### CORE'S CULTURE OF ZERO

CORE's safety culture is designed around the belief that all accidents and incidents are preventable, and this makes the figure of zero the ONLY acceptable number when it comes to CORE's jobsite safety. Zero is the CORE Standard: **Zero Incidents, Zero Accidents.**

YEAR	EMR	NUMBER OF RECORDABLE INCIDENTS	RECORDABLE RATE	LOST TIME INCIDENT RATE
2025	0.58	0	0	0
2024	0.57	0	0	0
2023	0.59	0	0	0

- Please detail any additional information relating to safety that you would like the District to consider.

CORE's dedication to safety starts with national leadership. CORE's approach to construction centers around OPEX, a trademarked program developed by CORE's CEO. OPEX includes six priorities: Safety, Quality, Schedule, Cost, Trade Partners and Client. Safety is always at the top as our #1 priority, and a project cannot be considered a success if safety is not achieved first and foremost. Safety efforts as they pertain to programming and implementation are led by National Safety Director, John LaPorte, who visits all our projects nationwide on a regular basis. John's energy, compassion and sincerity is truly infectious with all our personnel, and he repeatedly inspires our people to achieve safety excellence. John empowers each of our site personnel to become a part of CORE's Safety Team, which in turn integrates Trade Partners into our safety program.



Below is a brief summary of how safety is dispersed throughout our company and projects through training, collaboration and innovation:

### SAFETY TRAINING

- All project site supervisors have received OSHA 30-Hour training. They are experienced in identifying existing and predictable hazards and are empowered to eliminate and mitigate unsafe conditions and behaviors.
- Site-specific safety orientation is required for all trade members, and Trade Partners are required to review and sign off on a detailed, project-specific safety plan at the commencement of construction.
- Interactive Safety Workshops are facilitated regularly for our Employees, Building Partners, and Clients to communicate CORE's safety culture and expectations.
- Our Safety Program is led by our national and local safety professionals who support and educate for continuous safety improvement. A Continuous Improvement Committee meets regularly to review and evaluate safety data on each project.

## FROM CORE'S CEO, JIM JACOBS



Nothing is more crucial than the safety of our Employees, Building Partners, and Clients. The protection of people, property, and environment is a core value of our business philosophy. Our daily goal is to send everyone home safely, and we plan and manage for that.

# SELECTION CRITERIA

## SAFETY RECORD

### COLLABORATION

- Every trade is required to provide a Daily Activity Hazard Analysis (DAHA), which breaks down each task, makes considerations of potential hazards, and develops a plan to mitigate any hazards in order to perform the job safely.
- Risk Management committees meet regularly to review Lessons Learned, develop new safety processes, and identify solutions for both common and unique safety challenges.
- Supervisor Training in Accident Reduction Techniques (START) Meetings are hosted regularly for all CORE project employees and our Trade Partner Supervisors.

### INNOVATION

- CORE's on-site management conducts daily safety observations through Predictive Solutions (P.S.). This allows the team to collect, track, and analyze leading indicators to implement procedures for preventing injuries before they occur.
- National and local Stand-Downs are held to reinforce all workers' focus is on safety. This creates a sense of ownership within our workforce and reinforces management's and supervisors' commitment to safety.

At CORE, we are committed to improving safety through continuous efforts in our programs, practices, and culture. Over recent years, we have prioritized safety in everything we do, with initiatives such as:

- **Risk Management Committee:** Employees from all departments meet monthly to generate new safety ideas.
- **Weekly Executive Report Meetings:** Project-specific safety updates are shared with CORE's CEO to maintain accountability.
- **Safety Stand-down Meetings:** Held weekly or bi-monthly on jobsites to address current safety hazards and foster participation in CORE's safety culture.

Achieving zero incidents and accidents starts in the Preconstruction Phase. CORE's PreConstruction and Operations Teams assess the site and potential hazards for students, staff, and workers.

### MASTER SAFETY PLAN

A comprehensive safety plan is developed, requiring all Trade Partners to attend a mandatory meeting. Safety protocols, including fencing, signage, and protective gear, are enforced, with daily inspections ensuring safety.

At CORE, every employee is encouraged to act as a safety ambassador. From the CEO to field workers, anyone can halt work when unsafe practices are noticed. Chase Forester, CORE's Superintendent, leads this safety-driven culture.



AWARDED AGC  
**BEST SAFETY RECORD**  
14 CONSECUTIVE YEARS!



# 3 NON TECH S



## SELECTION CRITERIA

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## PRICE PROPOSAL

# PRICE PROPOSAL

- Please complete and submit the fee proposal attached hereto as Exhibit B.

## Exhibit "B"

### Price Proposal

The proposing Firm should prepare their Price Proposal based on the cost categories shown in **Exhibit B-1**. The Firm will be expected to adhere to these categories at the time of GMP finalization, unless they can demonstrate a cost savings for the District. The proposing Firm should provide its Price Proposal by completing the form below.

---

#### A. Proposed Preconstruction Services Fee

\$ 5,000

List titles of personnel performing preconstruction services, and accompanying hourly rates:

Title	Hourly Rate
Director	\$225.00
Senior PreConstruction Manager	\$200.00
PreConstruction Manager	\$150.00
Assistant PreConstruction Manager	\$120.00
PreConstruction Estimator	\$105.00
MEP Manager	\$160.00

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#### B. Direct Costs (hypothetical)

\$7,500,000

#### C. General Conditions

\$ 90,000

(to be expressed as a dollar figure that includes all costs identified as general conditions costs on contractor's cost allocation breakdown for the anticipated construction duration on **Exhibit "A"**. This general conditions figure will be binding at the time of GMP finalization absent a showing of good cause.

## D. Bonds & Insurance

% 1.93

(to be expressed here as a percentage that will be applied to the project's cost. This percentage will be binding at the time of GMP finalization absent a showing of good cause). Required bonds and insurance coverages are specified in Section 3 (subsections 3.01-3.19) of the Facilities Lease, and the Project Specific Conditions (Article 1.2.1 of the Facilities Lease).

**\*BONDS AND INSURANCE DOES NOT INCLUDE BUILDERS RISK**

**D.1** Multiply bond percentage against hypothetical costs of \$7,500,000

\$ 144,750

## E. Fee including Overhead and Profit

% 3.25

(to be expressed here as a percentage that will ultimately be applied to the project's "Direct Costs" identified in the Cost Allocation Breakdown. This listed percentage will be the percentage binding at the time of GMP finalization.)

**E.1.** Multiply the above Fee in "E" by hypothetical cost of \$7,500,000

\$ 243,750

Contractor's "Price Proposal"

A + B + C + D1 + E1 =

\$ 7,983,500

Seven million, nine hundred eighty-three thousand, five hundred

(Print In Numbers and write in words)

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**NON-COLLUSION DECLARATION**

**NON-COLLUSION DECLARATION TO BE EXECUTED BY  
PROPOSER AND SUBMITTED WITH PROPOSAL**

The undersigned declares:

I am the President of CORE, the party making the foregoing proposal.

The proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The proposal is genuine and not collusive or sham. The proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal. The proposer has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or to refrain from proposing. The proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposal. All statements contained in the proposal are true. The proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof, to effectuate a collusive or sham proposal, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a proposer that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the proposer.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 10/30/2025 [Insert Date], at Roseville [Insert City], CA [Insert State].

CORE  
Name of the Contractor

By: Seth Maurer  
Signature

Seth Maurer  
Print Name

President  
Title

10/30/2025  
Date

**LETTER OF ASSENT**

**ADDENDUM A**

**PROJECT STABILIZATION AGREEMENT**

**for the**

**SANTA ROSA CITY SCHOOLS CONTRACTOR AGREEMENT TO BE BOUND**

The undersigned, as a Contractor or Subcontractor (CONTRACTOR) on the **DeSoto Hall Modernization & Theater Roofing** Project, (hereinafter PROJECT), for and in consideration of the award to it of a contract to perform work on said PROJECT, and in further consideration of the mutual promises made in the "Project Stabilization for the Santa Rosa City Schools" (hereinafter AGREEMENT), a copy of which was received and is acknowledged, hereby:

- (1) Accepts and agrees to be bound by the terms and conditions of the AGREEMENT, together with any and all amendments and supplements now existing or which are later made thereto;
- (2) The CONTRACTOR agrees to be bound by the legally established local trust agreements as set forth in Article 16 of this AGREEMENT.
- (3) The CONTRACTOR authorizes the parties to such local trust agreements to appoint trustees and successor trustees to administer the trust funds and hereby ratifies and accepts the trustees so appointed as if made by the CONTRACTOR;
- (4) Certifies that it has no commitments or agreements which would preclude its full and complete compliance with the terms and conditions of said AGREEMENT.
- (5) Agrees to secure from any CONTRACTOR(S) (as defined in said AGREEMENT) which is or becomes a Subcontractor (of any tier) to it, a duly executed Agreement to be Bound in form identical to this document.

This letter shall constitute a subscription agreement, to the extent of the terms of the letter.

CONTRACTOR/SUBCONTRACTOR: **CORE** \_\_\_\_\_  
 California Contractor State License No. or Motor Carrier (CA) Permit No.: **1092404** \_\_\_\_\_  
 Name of Authorized Person (print): **Seth Maurer** \_\_\_\_\_  
 Signature of Authorized Person: *Seth Maurer* \_\_\_\_\_  
 Title of Authorized Person: **President** \_\_\_\_\_  
 Telephone Number of Authorized Person: **530.883.8250** \_\_\_\_\_  
 Address of Authorized Person: **1410 Rocky Ridge Drive, #180, Roseville, CA 95661** \_\_\_\_\_  
 State Public Works Registration Number: **PW-LR-1000929089** \_\_\_\_\_



## PROJECT EXPERIENCE



### FOLSOM RANCH HIGH SCHOOL

Folsom Cordova Unified School District | Rancho Cordova, CA  
**Contact:** Matt Washburn | 916.294.9010 | mwashbur@fcusd.org  
**Initial Budget:** \$400M | **Final Budget:** TBD  
**Initial Schedule:** 03/2027 - 06/2029 | **Final Schedule:** TBD  
**Contingency Used:** TBD



### MARSHALL ELEMENTARY SCHOOL MODERNIZATION

San Diego Unified School District | San Diego, CA  
**Contact:** Ashley Mains | 858.522.5830 | amains@sandi.net  
**Initial Budget:** \$31.3M | **Final Budget:** \$15.9M  
**Initial Schedule:** 6/2026 - 7/2028 | **Final Schedule:** TBD  
**Contingency Used:** TBD



### PACIFIC ELEMENTARY SCHOOL NEW CONSTRUCTION PROJECT

Sacramento City Unified School District | Sacramento, CA  
**Contact:** Chris Ralston | 916.320.9266 | chris-ralston@scusd.edu  
**Initial Budget:** \$78.5M | **Final Budget:** TBD  
**Initial Schedule:** 9/2025 - 7/2027 | **Final Schedule:** TBD  
**Contingency Used:** TBD



### PLUMAS LAKE FOURTH NEW SCHOOL PHASE 1 + 2

Plumas Lake Elementary School District | Plumas Lake, CA  
**Contact:** Jeff Roberts | 530.632.3850 | jroberts@plusd.org |  
**Initial Budget:** \$42M | **Final Budget:** TBD  
**Initial Schedule:** 10/2025 - 07/2027 | **Final Schedule:** TBD  
**Contingency Used:** TBD



### TK EXPANSION PROJECT

San Carlos School District | San Carlos, CA  
**Contact:** Jennifer Gaboury | 650.590.5946 | jgaboury@scsdk8.org  
**Initial Budget:** \$35M | **Final Budget:** TBD  
**Initial Schedule:** 6/2026 - 7/2027 | **Final Schedule:** 6/2026 (est) - 7/2027 (est)  
**Contingency Used:** TBD



### TAHOE VALLEY ELEMENTARY SCHOOL / SOUTH TAHOE MIDDLE SCHOOL

Lake Tahoe Unified School District | South Lake Tahoe, CA  
**Contact:** Todd Cutler | 530.541.2850 | tcutler@ltusd.org  
**Initial Budget:** \$24.2M | **Final Budget:** \$24.2M (est)  
**Initial Schedule:** 5/2026 - 7/2027 | **Final Schedule:** TBD  
**Contingency Used:** TBD



### SAN YSIDRO MIDDLE SCHOOL REVITALIZATION

San Ysidro School District | San Ysidro, CA  
**Contact:** Jose Iniguez | 619.428.4476 ext. 3065 | jose.iniguez@sysdschools.org  
**Initial Budget:** \$38.6M | **Final Budget:** TBD  
**Initial Schedule:** 8/2025 - 12/2026 | **Final Schedule:** TBD  
**Contingency Used:** TBD



### ENCINA HIGH SCHOOL FULL SITE MODERNIZATION

San Juan Unified School District | Sacramento, CA  
**Contact:** Josh Jacobson | 916.944.9899 | joshua.jacobson@sanjuan.edu  
**Initial Budget:** \$31.7M | **Final Budget:** TBD  
**Initial Schedule:** 5/2025 - 10/2026 | **Final Schedule:** TBD  
**Contingency Used:** TBD



## GROUP 2 AND GROUP 3 SITE IMPROVEMENTS

Woodland Joint Unified School District | Woodland, CA  
**Contact:** Vicki Pulsifer | 530.341.4506 | vicki.pulsifer@wjusd.org  
**Initial Budget:** \$17.9M | **Final Budget:** \$17.9M  
**Initial Schedule:** 3/2025 - 8/2026 | **Final Schedule:** TBD  
**Contingency Used:** TBD



## GRANT UNION HIGH SCHOOL GYM LOCKERS AND PRESS BOX AND PARKING LOT

Twin Rivers Unified School District | Sacramento, CA  
**Contact:** Ryan Digiullio | 916.566.1641 | ryan.digiulio@trusd.net | 916.566.1641  
**Initial Budget:** \$16.5M | **Final Budget:** TBD  
**Initial Schedule:** 6/2025 - 9/2026 | **Final Schedule:** TBD  
**Contingency Used:** TBD



## GARDEN VALLEY ELEMENTARY SCHOOL NEW CAFETERIA AND ADMINISTRATION BUILDING

Twin Rivers Unified School District | Sacramento, CA  
**Contact:** Ryan Digiullio | 916.566.1641 | ryan.digiulio@trusd.net | 916.566.1641  
**Initial Budget:** \$17.4M | **Final Budget:** TBD  
**Initial Schedule:** 9/2024 - 6/2026 | **Final Schedule:** TBD  
**Contingency Used:** TBD



## MILLS STREET AND FAIRVIEW ELEMENTARY SCHOOLS AND CK PRICE MIDDLE SCHOOL TK/ELOP CLASSROOMS

Orland Unified School District | Orland, CA  
**Contact:** Jennifer Boone | 530.865.1200 | jboone@orlandusd.net  
**Initial Budget:** \$11.5M | **Final Budget:** TBD  
**Initial Schedule:** 1/2025 - 3/2026 | **Final Schedule:** TBD  
**Contingency Used:** TBD



## DAVIS SENIOR HIGH SCHOOL AQUATICS CENTER

Davis Joint Unified School District | Davis, CA  
**Contact:** Marilu Contreras | 530.759.2182 | mcontreras@djusd.net  
**Initial Budget:** \$18M | **Final Budget:** \$18M  
**Initial Schedule:** 6/2024 - 8/2025 | **Final Schedule:** 6/2024 - 8/2025  
**Contingency Used:** N/A



## CORONA DEL MAR HIGH SCHOOL QUADRANT

Newport-Mesa Unified School District | Newport Beach, CA  
**Contact:** Ara Buquor De La Sol | 714.580.8665 | azareczny@nmusd.us  
**Initial Budget:** \$19.3M | **Final Budget:** \$19.3M  
**Initial Schedule:** 6/2025 - 8/2025 | **Final Schedule:** 6/2025 - 8/2025  
**Contingency Used:** N/A



## NICHOLAS ELEMENTARY SCHOOL REPLACEMENT

Sacramento City Unified School District | Sacramento, CA  
**Contact:** Chris Ralston | 916.320.9266 | chris-ralston@scusd.edu  
**Initial Budget:** \$61.1M | **Final Budget:** \$61.1M  
**Initial Schedule:** 6/2023 - 7/2025 | **Final Schedule:** 6/2023 - 7/2025  
**Contingency Used:** N/A



## EARLY CHILDHOOD EDUCATION CENTER AT THE PALM CAMPUS

Lemon Grove School District | Lemon Grove, CA  
**Contact:** Tiana Barton | 619.825.5606 | tbarton@lemnogrovesd.net  
**Initial Budget:** \$32.5M | **Final Budget:** \$35M  
**Initial Schedule:** 12/2022 - 1/2025 | **Final Schedule:** 12/2022 - 1/2025  
**Contingency Used:** \$2,514,255 (Owner added scope)



## COVILLAUD ELEMENTARY SCHOOL MODERNIZATION

Marysville Joint Unified School District | Marysville, CA  
**Contact:** Jennifer Passaglia | 530.479.6115 | [jpassaglia@mjud.k12.ca.us](mailto:jpassaglia@mjud.k12.ca.us)  
**Initial Budget:** \$17.1M | **Final Budget:** \$17.1M  
**Initial Schedule:** 3/2023 - 10/2024 | **Final Schedule:** 03/2023 - 10/2024  
**Contingency Used:** N/A



## NORTH TAHOE CAMPUS MODERNIZATION

Tahoe Truckee Unified School District | Tahoe, CA  
**Contact:** Rob Koster | 530.308.6489 | [rkoster@ttusd.org](mailto:rkoster@ttusd.org)  
**Initial Budget:** \$6M | **Final Budget:** \$6M  
**Initial Schedule:** 6/2023 - 10/2024 | **Final Schedule:** 6/2023 - 10/2024  
**Contingency Used:** N/A



## COLEMAN CHARTER SCHOOL MODERNIZATION

San Juan Unified School District | Orangevale, CA  
**Contact:** Josh Jacobson | 916.944.9899 | [joshua.jacobson@sanjuan.edu](mailto:joshua.jacobson@sanjuan.edu)  
**Initial Budget:** \$13.7M | **Final Budget:** \$13.7M  
**Initial Schedule:** 6/2023 - 10/2024 | **Final Schedule:** 6/2023 - 10/2024  
**Contingency Used:** N/A



## CHICAGO PARK TK-CLASSROOM AND MODERNIZATION

Chicago Park Elementary School District | Grass Valley, CA  
**Contact:** Katie Kohler | 530.346.2153 | [kkohler@chicagoparkschool.com](mailto:kkohler@chicagoparkschool.com)  
**Initial Budget:** \$1.6M | **Final Budget:** \$1.6M  
**Initial Schedule:** 12/2023 - 10/2024 | **Final Schedule:** 12/2023 - 10/2024  
**Contingency Used:** N/A



## NEW TK CLASSROOM BUILDING AT SHAFFER ELEMENTARY SCHOOL

Shaffer Union Elementary School District | Litchfield, CA  
**Contact:** Joshua Blackburn | 520.254.6577 | [jblackburn@shafferschool.com](mailto:jblackburn@shafferschool.com)  
**Initial Budget:** \$2.6M | **Final Budget:** \$2.6M  
**Initial Schedule:** 4/2024 - 8/2024 | **Final Schedule:** 4/2024 - 8/2024  
**Contingency Used:** N/A



## C.K. MCCLATCHY HIGH SCHOOL HVAC & KITCHEN MODERNIZATION

Sacramento City Unified School District | Sacramento, CA  
**Contact:** Chris Ralston | 916.320.9266 | [chris-ralston@scusd.edu](mailto:chris-ralston@scusd.edu)  
**Initial Budget:** \$6.8M | **Final Budget:** \$6.8M  
**Initial Schedule:** 3/2024 - 8/2024 | **Final Schedule:** 3/2024 - 8/2024  
**Contingency Used:** N/A



## HVAC REPLACEMENTS AT EIGHT SITES

Twin Rivers Unified School District | North Highlands, CA  
**Contact:** Ryan DiGiulio | 916.566.1641 | [ryan.digiulio@trusd.net](mailto:ryan.digiulio@trusd.net)  
**Initial Budget:** \$15.9M | **Final Budget:** \$15.9M  
**Initial Schedule:** 8/2023 - 8/2024 | **Final Schedule:** 8/2023 - 8/2024  
**Contingency Used:** N/A



## CORDOVA HIGH SCHOOL PERFORMING ARTS CENTER BUILDING REPAIRS

Folsom Cordova Unified School District | Cordova, CA  
**Contact:** Mike Hammond | 916.806.0752 | [mhammond@fcusd.org](mailto:mhammond@fcusd.org)  
**Initial Budget:** \$1.6M | **Final Budget:** \$1.6M  
**Initial Schedule:** 8/2023 - 5/2024 | **Final Schedule:** 8/2023 - 5/2024  
**Contingency Used:** N/A



## UMOJA (KIT CARSON) INTERNATIONAL ACADEMY HVAC REPLACEMENT

Sacramento City Unified School District | Sacramento, CA  
**Contact:** Chris Ralston | 916.320.9266 | [chris-ralston@scusd.edu](mailto:chris-ralston@scusd.edu)  
**Initial Budget:** \$5.1M | **Final Budget:** \$4.9M (Savings returned to SCUSD)  
**Initial Schedule:** 10/2022 - 8/2023 | **Final Schedule:** 10/2022 - 8/2023  
**Contingency Used:** N/A

## NEVADA UNION HIGH SCHOOL MUSIC WING

Nevada Joint Union School District | Grass Valley, CA  
**Contact:** Jordan Kohler | 530.648.0155 | jkohler@njusd.com  
**Initial Budget:** \$5.2M | **Final Budget:** \$5.2M  
**Initial Schedule:** 6/2022 - 7/2023 | **Final Schedule:** 6/2022 - 7/2023  
**Contingency Used:** N/A



## HIGHLANDS HIGH SCHOOL BASEBALL AND SOFTBALL FIELDS COMPLEX

Twin Rivers Unified School District | North Highlands, CA  
**CONTACT:** Ryan DiGiulio | 916.566.1641 | ryan.digiulio@trusd.net  
**INITIAL BUDGET:** \$11.5M | **FINAL BUDGET:** \$11.7M  
**INITIAL SCHEDULE:** 8/2022 - 6/2023 | **FINAL SCHEDULE:** 8/2022 - 6/2023  
**CONTINGENCY USED:** \$215,026 (Owner added scope)



## RIO AMERICANO HIGH SCHOOL CTE MODERNIZATION

Sacramento City Unified School District | Sacramento, CA  
**Contact:** Josh Jacobson | 916.944.9899 | joshua.jacobson@sanjuan.edu  
**Initial Budget:** \$6.6M | **Final Budget:** \$6.6M  
**Initial Schedule:** 3/2022 - 12/2022 | **Final Schedule:** 3/2022 - 12/2022  
**Contingency Used:** N/A



## SACRAMENTO CITY ELEMENTARY SCHOOL SHADE STRUCTURES

Sacramento City Unified School District | Sacramento, CA  
**Contact:** Chris Ralston | 916.320.9266 | chris-ralston@scusd.edu  
**Initial Budget:** \$2.1M | **Final Budget:** \$2.1M  
**Initial Schedule:** 7/2022 - 10/2022 | **Final Schedule:** 7/2022 - 10/2022  
**Contingency Used:** N/A



## ARBOGA ELEMENTARY SCHOOL MODERNIZATION

Marysville Joint Unified School District | Marysville, CA  
**Contact:** Jennifer Passaglia | 530.479.6115 | jpassaglia@mjud.k12.ca.us  
**Initial Budget:** \$17.2M | **Final Budget:** \$17.2M  
**Initial Schedule:** 6/2021 - 9/2022 | **Final Schedule:** 6/2021 - 9/2022  
**Contingency Used:** N/A



## RIO DEL ORO AND COBBLESTONE ELEMENTARY SCHOOL MODULARS

Plumas Lake Elementary School District | Plumas Lake and Rocklin, CA  
**Contact:** Jeff Roberts | 530.632.3850 | jroberts@plused.org  
**Initial Budget:** \$4M | **Final Budget:** \$3.8M (Savings returned to PLESD)  
**Initial Schedule:** 11/2021 - 8/2022 | **Final Schedule:** 11/2021 - 8/2022  
**Contingency Used:** N/A



## NEVADA UNION HIGH SCHOOL CULINARY CLASSROOM MODERNIZATION

Nevada Joint Union School District | Grass Valley, CA  
**Contact:** Jordan Kohler | 530.648.0155 | jkohler@njusd.com  
**Initial Budget:** \$2.8M | **Final Budget:** \$2.8M  
**Initial Schedule:** 5/2021 - 1/2022 | **Final Schedule:** 5/2021 - 1/2022  
**Contingency Used:** N/A



## TRUCKEE HIGH SCHOOL MODERNIZATION

Tahoe Truckee Unified School District | Truckee, CA  
**Contact:** Rob Koster | 530.308.6489 | rkoster@ttusd.org  
**Initial Budget:** \$34.8M | **Final Budget:** \$33.6M (Savings returned to TTUSD)  
**Initial Schedule:** 6/2019 - 12/2020 | **Final Schedule:** 6/2019 - 12/2020  
**Contingency Used:** N/A



## TAHOE LAKE ELEMENTARY SCHOOL MODERNIZATION

Tahoe Truckee Unified School District | Tahoe City, CA  
**Contact:** Rob Koster | 530.308.6489 | rkoster@ttusd.org  
**Initial Budget:** \$42.3M | **Final Budget:** \$42.3M  
**Initial Schedule:** 5/2019 - 9/2020 | **Final Schedule:** 5/2019 - 9/2020  
**Contingency Used:** N/A





## SURETY LETTER



Insurance and Surety Brokers  
T: 469-430-1450

October 30, 2025

Santa Rosa High School District  
110 Stony Point Road, Suite 210  
Santa Rosa, CA 95401

**RE: Construction Services for Lease-Leaseback Project Delivery | Santa Rosa High School District | DeSoto Hall Modernization & Theater Roofing**

Dear Selection Committee,

CORE Construction (CORE) bonds are written through a co-surety arrangement with Travelers Casualty and Surety Company of America (Travelers) and Liberty Mutual Insurance Company (Liberty).

CORE has advised Travelers and Liberty of their desire to perform construction services for your captioned project. Travelers has enjoyed a relationship with CORE for over 40 years. During our relationship we have provided any bid, performance and payment bonds that they have required. We have bonded significant individual projects for CORE, and they are certainly qualified to perform contracts such as yours, as they have bonding capacity of \$300 million per single project and \$3 billion in aggregate. This is not to be construed to be a maximum, but rather working parameters. CORE has always met their contractual obligations, and we believe there is not a higher quality firm you could choose to work with.

Should CORE be awarded a contract on this or any of your projects and be required to provide performance and payment bonds for same, and should contractor so request, we would be in position to provide such bonds, subject to a favorable review of the final bond forms, contract documents and specifications and usual underwriting requirements at the time.

In addition, both Travelers and Liberty are licensed to do business in all states and Travelers has an A.M. Best Co. rating of A++ XV while Liberty A.M. Best rating is A XV.

Sincerely,

Travelers Casualty and Surety Company of America  
Liberty Mutual Insurance Company

By: David R. Buckman

David Buckman, Attorney-in-Fact

Agent Contact Information:

David Buckman, President, Glenn Allen Insurance and Surety Brokers  
5205 McClellan Dr., Frisco, TX 75036 | T: (469) 430-1450



# CORE

[WWW.CORECONSTRUCTION.COM](http://WWW.CORECONSTRUCTION.COM)