



RFQ# 21-22-06

Construction Manager at Risk Services

CARTWRIGHT ELEMENTARY SCHOOL DISTRICT
Frank Borman Elementary School
New Construction and Renovations

Thursday, June 9, 2022
1:00pm

www.rytanconstruction.com

FRANK BORMAN ELEMENTARY SCHOOL RENOVATION



ELECTRONIC

June 9, 2022

Ms. Kathy Murphy and Members of the Selection Committee:

We are excited to present our qualifications to Cartwright Elementary School District for the Frank Borman Elementary School New Construction and Renovation project.

For over 30 years, RYTAN has provided our clients with top quality construction management services at an extremely competitive price. RYTAN can assure the personal involvement of the company executives to aid and guide this project to success! This factor will provide unparalleled expertise other firms cannot equal. We have made the conscious business decision to limit the volume of work undertaken in order to maintain complete hands-on involvement in the day-to-day management of all our projects.

This level of commitment demonstrates a business philosophy that provides our clients first-class service throughout your entire process.

It is important you select a team with an extensive amount of experience in occupied campus educational construction. This project is a perfect example of that need. This project includes construction through an occupied campus and RYTAN understands the specific dynamics to protect your students and staff during construction.

We understand the collaborative building process when working with public school districts and that dependability is vital to a successful project.

RYTAN has proven experience working with over 45 school districts in Arizona and upon reviewing our qualifications, hope you will agree that our firm has an established track record of completing educational projects both on-time and within established budgets. We also pride ourselves on our extremely successful working relationship with **ADM Group - having completed over 100 projects together!**

We value the **IMPORTANCE** of this project for Frank Borman Elementary School and we have prepared the following Statement of Qualifications to showcase how RYTAN can help make your project successful. And rest assured, we know your campus!

WE VALUE THE DISTRICT AND HAVE SHOWCASED THIS BY OUR CONTINUOUS DEDICATION TO YOUR STUDENTS AND STAFF.

We look forward to continue to serve Cartwright Elementary School District!

Sincerely,
RYTAN Construction


Ignacio Gastelum, President



**RYTAN
CONSTRUCTION**

RFQ # 21-22-06

**Construction Manager at Risk Services
(CM@Risk)**

***Frank Borman Elementary School
New Construction and Renovations***

Cartwright Elementary School District
c/o Ms. Kathy Murphy, Assistant Director
Business Services
5220 West Indian School Road
Phoenix, AZ 85031

Thursday, June 9, 2022
1:00pm





Tab 1 // GENERAL EXPERIENCE AND COMPANY INFORMATION	// 3
Tab 2 // QUALIFICATIONS AND EXPERIENCE OF KEY PERSONNEL	// 4-13
Tab 3 // METHOD OF APPROACH	// 14-21
Tab 4 // ORGANIZATIONAL STRENGTH	// 22-25
Tab 5 // REQUIRED FORMS	// Not Included

**Tab 1 // GENERAL EXPERIENCE AND
COMPANY INFORMATION**



A. Company name

RYTAN Construction

B. Address

4636 East Elwood Street
Suite 7
Phoenix, AZ 85040

C. Telephone number: 480-922-8899**D. Fax number:** 480-368-9495**E. Email address:** proposals@rytanconstruction.com**F. Primary Contact:**

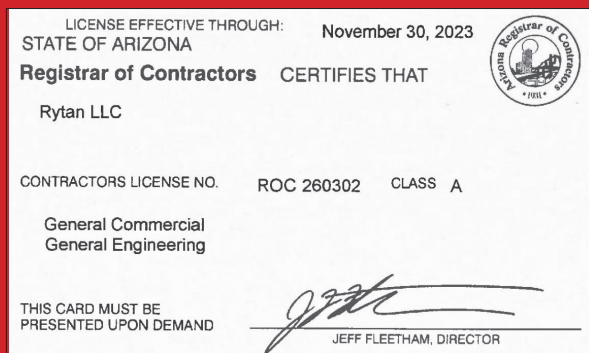
Ignacio Gastelum, President

G. Number of years in business (under the submitted name) and number of years operating within the Phoenix metro area.

RYTAN Construction was founded in Arizona in 1989 and has been in continuous operation within the Phoenix metro area since inception.

H. Arizona licenses(s) held by the firm.

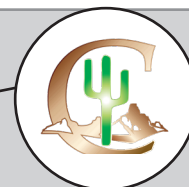
RYTAN currently holds two licenses, General Commercial Construction (B-01) and General Engineering (A). Both licenses are held by the firm and displayed below.



H. If the firm has more than one office, provide specific information about the parent company and administering branch office. RYTAN has one local office located in Phoenix.

I. Indicate the type of ownership (corporation, joint venture, Limited Liability Company, sole proprietorship, etc.) RYTAN is a Limited Liability Company (LLC).

CREATING
PARTNERSHIP
FOR SUCCESS....

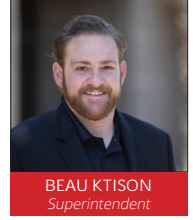
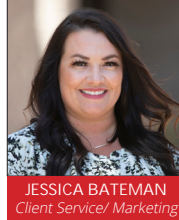
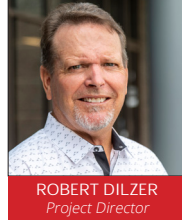


Tab 2 // QUALIFICATIONS AND EXPERIENCE OF KEY PERSONNEL



A. Identify and present the project team consisting of all key personnel who will be specifically assigned to this project from pre-construction phase through project warranty phase (general management, project management, estimator, construction superintendent, marketing coordinator, etc.). Number of years with submitting firm shall be noted for each member.

Our team for the Frank Borman Elementary School project is identified below. We acknowledge that the District fully expects the firm to provide the same personnel identified through this process and that any changes shall be approved by the District.

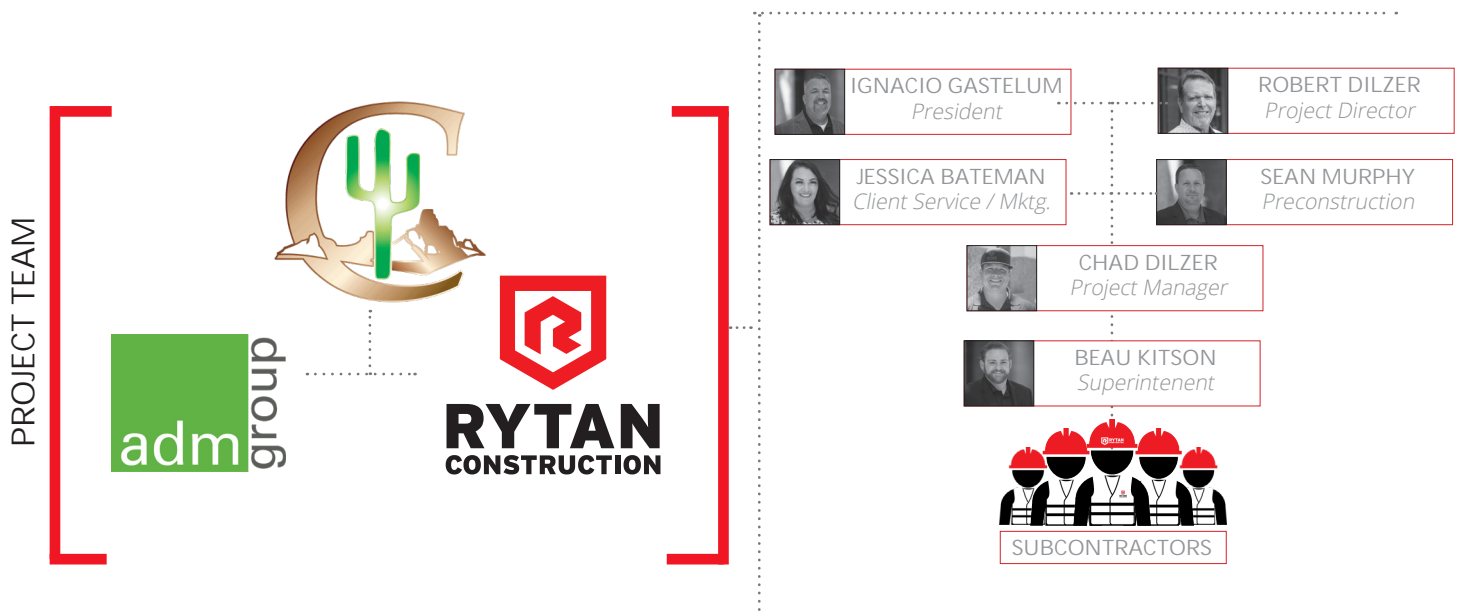


BUILT. ON. TRUST.

B. Detailed information regarding each key personnel's education and experience shall be clearly identified. Specific experience with performing CM@Risk projects shall be identified for each member. Resumes shall be provided for all assigned personnel.

Please refer to the following pages for resumes for all assigned key personnel.

C. Provide an organizational chart of the proposed project team.



100% COMMITTED | Every Team Member. Every Day.



IGNACIO GASTELUM
President

As President of RYTAN, Ignacio provides energetic leadership in construction management, with experience in CMAR and JOC projects ranging in value from twenty thousand to over forty million. He has routinely acted as the senior team lead for large scale school district construction projects in Arizona. Mr. Gastelum is responsible for oversight of estimating, scheduling, budget review, and quality control of all projects. As President of RYTAN, he accepts a personal responsibility for the outcome of daily operations at RYTAN.

With over 25 years of construction industry knowledge and continuous growth, you can trust that Ignacio will always be diligent, and that his team at RYTAN is prepared to service your schedule and budget demands.

Experience, Training and Qualifications

University of Phoenix
Business, Marketing

Phoenix One, Board Member

Number of years with submitting Firm
4 Years with RYTAN
28 Years in Construction Industry

COMPARABLE PROJECTS

Partial List



Tolleson UHSD | Science Building
Classroom Addition | Tolleson, AZ



Alhambra ESD | Alhambra Traditional School
Gymnasium - Phoenix, AZ



Tolleson ESD | Arizona Desert Classroom
Building Addition - Tolleson, AZ



Higley USD | Higley High School and Williams Field
High School Media Center Upgrades - Higley, AZ



ROBERT DILZER
Project Director

Robert's role as Project Director to oversee the project; helping with internal and external communication, His vast knowledge and experience with K-12 education construction is unrivaled. He will be engaged through all aspects of construction and very involved during preconstruction with constructability review of design documents and site investigation of current conditions.

His priorities are ensuring budget and schedule are met, as well as ensuring the function and efficiencies are maximized.

Experience, Training and Qualifications

Gateway Community College
Drafting and General Studies

Number of years with submitting Firm
1 Year with RYTAN
35+ Years in Construction Industry

COMPARABLE PROJECTS

Partial List



Tolleson UHSD | Science Building
Classroom Addition | Tolleson, AZ



Cartwright ESD | Glenn Downs and Charles Harris
Elementary School Gymnasiums - Phoenix, AZ



Tolleson UHSD | Classroom Building, Media Center
and Performing Arts Center | Tolleson, AZ



JESSICA BATEMAN
Client Services / Mktg.

Jessica is CESD's partner, working with staff and end-users to ensure that everyone is informed while the construction progresses. She works with the project team to plan and conduct informational meetings and Q+A forums that keep the District and staff up-to-date on construction. Jessica seeks to establish a unique connection with each project team member. Our goal is to understand your needs not only from a financial standpoint, but to ensure each project meets the cultural expectations of those in the surrounding community.

She has spent her entire career in the construction industry and is passionate about public education and serving the community.

Experience, Training and Qualifications

Arizona State University
Business, Marketing

Littleton Education Foundation,
Board Member, Secretary

Number of years with submitting Firm
2 Years with RYTAN
22+ Years in Construction Industry

COMPARABLE PROJECTS

Partial List



Tolleson UHSD | Sierra Linda and La Joya
High School Lobby Security Upgrades - Tolleson, AZ



Higley USD | Higley High School and Williams Field
High School Media Center Upgrades - Higley, AZ



Cartwright ESD | Glenn L. Downs Social Sciences
Academy and Charles Harris Elementary School
Gymnasiums - Phoenix, AZ



Tolleson UHSD | Science Building
Classroom Addition | Tolleson, AZ



SEAN MURPHY
Preconstruction

As Preconstruction Manager, Sean is responsible for overseeing and ensuring preconstruction, estimating, and construction services are being performed to client satisfaction and requirements while also meeting project deadlines. Sean also manages compiling of GMP's and maintaining cost controls (change orders, pay applications, forecasts, reports, schedules, submittals etc.) within a project.

Sean's hands-on experience and awareness of the needs and requirements of every project serves as an invaluable asset to the RYTAN team. He is experienced and skilled in all phases of construction from start to finish.

Experience, Training and Qualifications

Arizona State University
Construction Management

NAVFAC QC/QC Certified
OHSA Certified (10 hours)

Number of years with submitting Firm
4 Years with RYTAN
29 Years in Construction Industry

COMPARABLE PROJECTS

Partial List



Tolleson UHSD | Sierra Linda and La Joya
High School Lobby Security Upgrades - Tolleson, AZ



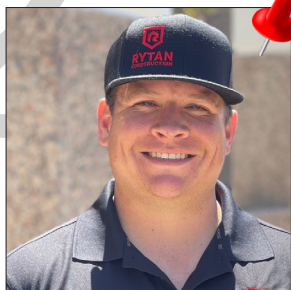
Alhambra ESD | Alhambra Traditional School
Gymnasium - Phoenix, AZ



Tolleson ESD | Arizona Desert Classroom
Building Addition - Tolleson, AZ



Tolleson UHSD | Science Building
Classroom Addition | Tolleson, AZ



CHAD DILZER
Project Manager

Chad's role as Project Manager is involved in both the preconstruction and construction phases. Chad provides proactive ideas and solutions on the logistics and execution of the construction approach. He aids in maintaining of the broad perspective of the project's goals as it relates to safety, budget, schedule, and the client's 'quality of life' during the construction.

Chad will work integrally with the RYTAN team of pre-construction services, Project Management, and on-site staff alongside of ADM Group and Cartwright Elementary School District.

Experience, Training and Qualifications

Arizona State University
Construction Management

Number of years with submitting Firm

2 Years with RYTAN

10+ Years in Construction Industry

COMPARABLE PROJECTS

Partial List



Tolleson UHSD | Science Building
Classroom Addition | Tolleson, AZ



Cartwright ESD | Glenn Downs and Charles Harris
Elementary School Gymnasiums - Phoenix, AZ



Tolleson UHSD | Classroom Building, Media Center
and Performing Arts Center | Tolleson, AZ



BEAU KITSON
Superintendent

As Superintendent, Beau is responsible for the management and coordination of all field activities while continually maintaining a safe and secure job site. Our Superintendent's work begins in the preconstruction phase, providing experience and expertise to the design evolution and carries through the entire project, ensuring deadlines are met and expectations exceeded.

Because they are involved on so many levels, our Superintendents possess superior business and communication skills allowing them to form trustworthy relationships with clients, architects, subcontractors and suppliers.

Experience, Training and Qualifications

University of La Verne
Business Administration

Number of years with submitting Firm

3 Years with RYTAN

6 Years in Construction Industry

COMPARABLE PROJECTS

Partial List



Blackwater Community School | Replacement
Campus - Coolidge, AZ



Alhambra ESD | Alhambra Traditional School
Gymnasium - Phoenix, AZ



Tolleson UHSD | Classroom Building, Media Center
and Performing Arts Center | Tolleson, AZ

Five most recent representative examples of similar work with references for each.

Recent market conditions have created major impact for the construction industry not only in the **state of Arizona, but nationwide. The impacts of COVID and manufacturing shutdowns and shortages** have posed challenges on every project to be able to procure the necessary materials and equipment on a timely basis.

RYTAN personnel have been working in the Arizona education market since 1989. Over the years, we have developed a database of hundreds of highly qualified subcontractors that we work with that guarantees fair and competitive pricing to every client. RYTAN focuses on matching the uniqueness, size and complexity of the project to the best-suited subcontractors.

You can be confident in RYTAN's knowledge of the Arizona construction market and how that will yield a great team of subcontractors for the Frank Borman Elementary School project for Cartwright Elementary School District!



\$350+
MILLION
IN LOCAL
EDUCATION PROJECTS

MBE



We have carefully assembled our team, bringing together the best of our individual talents for the execution of the Frank Borman Elementary School new construction and renovation project. Based in Phoenix since 1989, RYTAN Construction has provided high quality construction contracting to Arizona's public and private sector, specializing in education construction. RYTAN Construction truly serves the public with a culture of community engagement and fiscal responsibility with over \$350 million in education projects alone.

We specialize in similar size and scope projects to this project. Since this project is in our 'comfort zone' for project size, we would be a perfect fit to partner with Cartwright Elementary School District on the Frank Borman Elementary School project. With ownership involvement coupled with significant local representation, you have the opportunity to keep a significant portion of your budget directly helping to support the local community.

NIMBLE. EXPERIENCED. SOLUTION BASED.

K-12 Construction Expert!



Images Courtesy of ADM Group, Inc.



1 ARIZONA DESERT ELEMENTARY SCHOOL STEM CLASSROOM BUILDING ADDITION | Tolleson, AZ Tolleson Elementary School District

Description | The Arizona Desert Elementary School STEM Classroom Building project, built for Tolleson Elementary School District, included the new construction of a 15,000 SF 10 (STEM) classroom building, ancillary support spaces, restrooms, parking lot reconfiguration, and site upgrades on an active campus.

Location | Tolleson, AZ

Owner Name and Current Contact Information

Tolleson Elementary School District, Ivan Gastelum
623-533-3900, igastelum@tesd.k12.az.us

Architect and Contact Information

ADM Group, Inc., Ben Barcon
480-285-3800, bbarcon@admgroupinc.com



WHY DID WE CHOOSE THIS PROJECT?

- Same Team
- New Construction
- Fast-Track Delivery
- YOUR Campus!

adm
group



Construction Methodology | CM@Risk
Square Footage of Buildings | 15,000 SF
Original GMP | \$3,476,805
Final Construction Cost | \$3,476,805
Scheduled Completion Date | July 2019
Actual Completion Date | July 2019



2 TOLLESON UNION HIGH SCHOOL SCIENCE CLASSROOM BUILDING ADDITION | Tolleson, AZ *Tolleson Union High School District*

Description | The new Science Building Classroom addition for Tolleson Union High School District is a two-story classroom building totaling 20,500 SF. This structure was built in the heart of campus and serves the Science department and houses their laboratory space.

Location | Tolleson, AZ

Owner Name and Current Contact Information

Tolleson Union High School District, Gabriel Martinez
623-478-4000, gabriel.martinez@tuhsd.org

Architect and Contact Information

ADM Group, Inc., Ben Barcon
480-285-3800, bbarcon@admgroupinc.com



WHY DID WE CHOOSE THIS PROJECT?

- Same Team
- Classroom Building
- Fast-Track Delivery
- Occupied Campus



Construction Methodology | CM@Risk
Square Footage of Buildings | 60,000 SF
Original GMP | \$7,800,000
Final Construction Cost | \$7,800,000
Scheduled Completion Date | August 2021
Actual Completion Date | August 2021



3 LITTLETON ELEMENTARY SCHOOL FINE ARTS CLASSROOM BUILDING ADDITION | Avondale, AZ Littleton Elementary School District

Description | The Fine Arts Classroom Addition project included a new 20,712 SF classroom building and multi-purpose room for Littleton Elementary School District. This was the final piece to a new campus that RYTAN originally built in 2015. This was on an active campus, by carefully scheduling all construction and disruptive activities along with a well-established barricade and fencing plan, all work went safely and smoothly.

Location | Avondale, AZ

Owner Name and Current Contact Information

Littleton Elementary School District, Mike Fisher
623-478-5720 fisher.mike@littletonaz.org

Architect and Contact Information

ADM Group, Inc., Ben Barcon
480-285-3800, bbarcon@admgrouppinc.com



WHY DID WE CHOOSE THIS PROJECT?

- Classroom Building
- New Construction
- Occupied Campus Construction

adm group



Construction Methodology | CM@Risk
Square Footage of Buildings | 20,712 SF
Original GMP | \$2,619,159
Final Construction Cost | \$2,598,023 (Savings Returned)
Scheduled Completion Date | December 2017
Actual Completion Date | December 2017



4

TOLLESON UNION HIGH SCHOOL PERFORMING ARTS CENTER | Tolleson, AZ Tolleson Union High School District

Description | Tolleson Union High School is the oldest high school in the Tolleson Union High School District. The new Performing Arts Center is a part of a master plan to replace multiple buildings on the campus. The 45,000 square foot facility will house a 700 seat theater which includes a balcony, learning stair for performances, lobby, prefunction area, catering kitchen, stage with automatic rigging and stage craft. Attached to the theater is Dance, Drama/Black-box, dressing rooms and restrooms and a two-story fine Arts classroom building which houses Band, Choir, Orchestra, Mariachi and Piano. The Center is adjacent to Old Main, the original building constructed in 1927. The architecture is a modern interpretation of Greek Revival. The theater to the classrooms is a transition from civic space to an educational environment.

Location | Tolleson, AZ; **Type of Construction** | New

Owner Name and Current Contact Information

Tolleson Union High School District, Gabriel Martinez
623-478-4000, gabriel.martinez@tuhsd.org



WHY DID WE CHOOSE THIS PROJECT?

- New Construction
- Occupied Campus Construction



Architect and Contact Information

ADM Group, Inc., Ben Barcon
480-285-3800, bbarcon@admgrouppinc.com

Construction Delivery Method | CM@Risk

Size of the Project (SF) | 45,000 SF

Original GMP | \$18,000,000

Contracted Completion Date | December 2022



5 ALHAMBRA TRADITIONAL SCHOOL GYMNASIUM | Phoenix, AZ Alhambra Elementary School District

Description | The Alhambra Traditional School Gymnasium project included a new construction of a 12,000 SF gymnasium on an active campus for Alhambra Elementary School District. The addition on the Alhambra Traditional Academy was a portion of a multi-gymnasium package throughout the District.

Location | Phoenix, AZ; **Type of Construction** | New

Owner Name and Current Contact Information

Alhambra Elementary School District, Matt Shields
602-336-2920 mattshields@alhambraesd.org

Architect and Contact Information

ADM Group, Inc., Ben Barcon
480-285-3800, bbarcon@admgrouppinc.com



WHY DID WE CHOOSE THIS PROJECT?

- K-12 Construction
- Repeat Client
- Occupied Campus
- New Construction



Construction Delivery Method | CM@Risk

Size of the Project (SF) | 12,000 SF

Original GMP | \$2,689,147

Final Construction Cost | \$2,689,147

Number of Change Orders | Zero

Number of RFI's | 14

Number of Claims | 0

Scheduled Completion Date | July 2019

Actual Completion Date | July 2019



All of our projects that we have highlighted in this section, were completed with YOUR architect, ADM Group, Inc.

We have a fantastic working relationship with ADM Group and look forward to applying our experience and previous lessons learned to the Frank Borman Elementary School project!

Tab 3 // METHOD OF APPROACH



A. Describe the firm's overall approach to this project including any difficulties the firm perceives.

RYTAN's approach to the Frank Borman Elementary School new construction and renovations is simple..... as a valued partner to the District, we understand that this project is very important to the success and growth of the entire district. We will work with CESD and ADM Group every step of the way to make sure the project is met on schedule and on budget.

Although every project presents certain obstacles, our team has highlighted some of the most crucial challenges, but we want to assure the project team that we will be a partner that will bring solutions to any potential obstacle.

Our team has completed some preliminary site investigation, including utility location, easements, etc.



1

Future Kindergarten Play Area

Existing: 5,500 SF
Proposed: 7,900 SF

2

Future Administration Building

Proposed: 4,900 SF

3

New Track + Field
Rubber Resurfacing
Re-graded Field for Improved Drainage
Replace Irrigation System with new Sprinklers

4

New Bleachers
Seating Capacity: 500



Secure Perimeter Fencing



Trailer, Material Storage and Laydown



B. Describe the various pre-construction services offered for this project.

Optional Analysis

Utilizing input from key subcontractors, RYTAN will offer the District valuable time and cost savings by suggesting alternative systems and equipment without impacting program needs or life-cycle costing. Collectively, we will research equipment and systems included in the design documents to guarantee that the project realizes the absolute best value for the investment. Throughout the Design Phase, the team will face important options for materials and systems, for which there may be several possible solutions. RYTAN's role is to provide smart, quick, and accurate cost and constructability information to support the team in making the best decisions in the interest of the project. RYTAN will always present these options in a clear, professional manner.

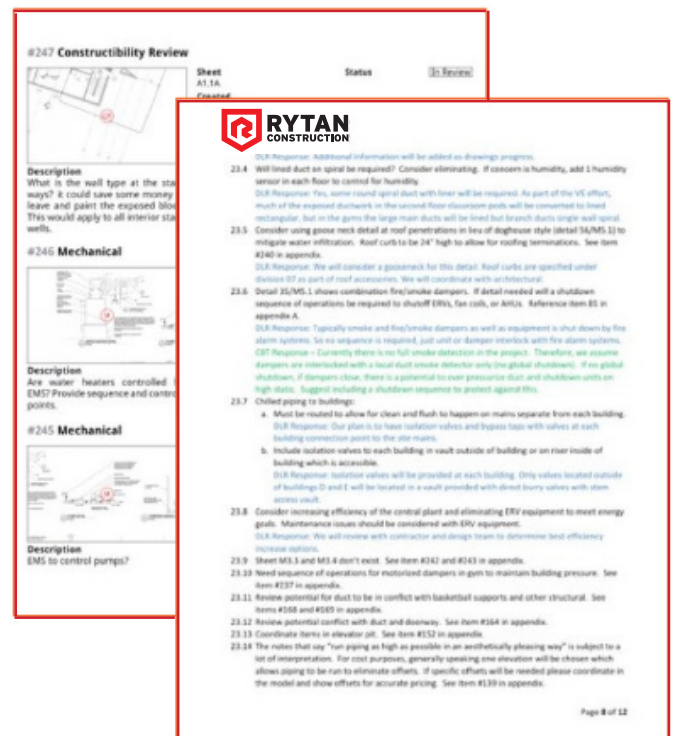
Design Review

We utilize Bluebeam software for design review in real time during the design phase. We take the lead on setting up the design team, engineers, and key District team members with the tools and training to access the Bluebeam review sessions. These sessions allow the design to be reviewed and commented on in real-time at any stage throughout the design process; allowing effective implementation of suggested alternate cost savings items or requested design tweaks to the documents without having to incur costly and time-consuming re-design efforts at the end of each design milestone.

Value Engineering

Our role in Value Engineering and Analysis is to add several dimensions of information quality to the decision-making process. We feel the value of a particular approach to a given set of circumstances is brought about through a balance in using space, using allotted time, achieving the lowest construction cost, realizing a low life cycle cost and creating the desired aesthetic effect. Our contribution to the VE/Analysis process is to suggest approaches and solutions to systems and challenges in order to provide timely and accurate information, and to evaluate all the possibilities in terms of cost and time benefits.

All estimates and subcontractor bids are tabulated and compared to the project budget to qualify scope. Each team member will have access to the estimates and subcontractor bids and may help make the decision to award subcontracts. Job cost reports and subcontract agreements will be available for the team's review.



We have included a table of 20 general items on the following page that our team will target for Value Engineering opportunities; we have also identified opportunities specific to your project.

EARTHWORK	1. Working with the Civil Engineer to achieve a balance site in order to minimize excessive import/export of dirt
SITE UTILITIES	2. PVC piping in lieu of Copper or CIP
CONCRETE	3. Micofiber in lieu of wire mesh or rebar
MASONRY	4. Standard gray CMU in lieu of integral color block
STEEL	5. Wide flange beams or wood trusses and sheathing in lieu of steel joists
ROOFING	6. Foam roof in lieu of built up
EXTERIOR	7. Western one coat in lieu of EIFS
PLUMBING	8. ABS or PVC for DWV in lieu of cast iron 9. Value Engineer of manufacturer of fixture
HVAC	10. Target manufacturer and systems to compare pricing;
ELECTRICAL	11. Aluminum feeders in lieu of copper 12. MC cabling instead of conduits 13. Identify type and manufacturer of fixture
FIRE ALARM	14. Identify non-proprietary systems
FLOORING	15. Identify and compare cost and manufacturers for different flooring systems; LVT, Carpet, Ceramic Tile, Concrete Floors
CONTROLS	16. Identify non-proprietary systems
INTERIOR FINISHES	17. Whiteboards vs. marker board paint 18. Laminated counter tops vs. solid surfaces 19. Drywall finishes - Level 3 vs. Level 5
DOOR HARDWARE	20. Identify and compare cost and manufacturers for different door hardware systems

Below are some additional items that we can apply to the Frank Borman Elementary School project!

- Utilize after hours, weekends, and school breaks for high impact construction to help eliminate major construction disturbances and help with keeping the students safe and separated from construction
- Complete verification of existing onsite utilities to minimize construction delays and school impact
- Meet early with the power companies to understand the impact it will have on construction and routing of the underground service
- Work with the school district to find a water source for construction that will minimize the impact on the campus
- Utilize the part of far parking lot for construction parking
- Utilize the bus lane for all construction deliveries

SAFETY IS OUR #1 PRIORITY!

CAMPUS SAFETY AND SECURITY is top of mind for students, staff and families.

SOLUTION: One of our biggest strengths is our ability to provide secure campuses. We are one of the most experienced, nimble CMAR teams in Arizona with occupied campus construction. In the last 5 years we have modernized over 125 schools state wide. We like to consult with local law enforcement during design and are committed to connecting with the City of Phoenix regarding the Frank Borman Elementary School project.

UNFORESEEN CONDITIONS with any renovation + addition project are very difficult to identify in the best of circumstances.

SOLUTION: RYTAN will draw from it's experience and expertise of previous classroom building construction on occupied campuses, and apply those lessons learned to your project. Our stellar working relationships and reputation allows our teams to efficiently and effectively collaborate to provide the best value to Cartwright Elementary School District.

WORKING ON AN OCCUPIED CAMPUS presents a number of different challenges such as student safety as construction progresses and construction workers are on-site; maintaining infrastructure so as to minimize disruption to the campus such as electrical, HVAC, phone/data, water, and sewer; and seeking to maximize construction efficiency.

SOLUTION: Our approach to these project includes an understanding of the scope of the work and what areas of the campus may be disrupted. This allows us to potentially phase the work in order to minimize disruption. In addition, a construction fencing diagram will be prepared which will separate students from construction workers and activities, both visually and physically. Last is 360 degree communications with the Principal, their staff, and construction/subcontractors to avoid surprises.








MARKET CONDITIONS + LONG LEAD PROCUREMENT //

NOW MORE THAN EVER, IT IS CRITICAL TO HAVE AN EXPERIENCED TEAM IN PLACE THAT HAS GREAT RELATIONSHIPS WITH LOCAL SUPPLIERS AND MANUFACTURERS TO ASSURE DISTRICT NEEDS ARE MET!

Recent market conditions have created major impact for the construction industry not only in the state of Arizona, but nationwide. The impacts of COVID and manufacturing shutdowns and shortages have posed challenges on every project to be able to procure the necessary materials and equipment on a timely basis. RYTAN has direct CURRENT experience working through these complicated market conditions and challenges and will work diligently to make final selections that will maintain District's needs and standards while ensuring the construction schedule is still met.

LONG LEAD MATERIAL PROCUREMENT

Steel // 44% Increase YTD - shortage of steel coil creating record lead times	↑	
Concrete // 57% Increase YTD - current shortage on cement materials	↑	
Lumber // 40% Decrease YTD - witnessing price reductions	↓	
Doors + Hardware // 40% Increase YTD - record lead times on electrified hardware	↑	
Asphalt // Difficult to source orders		

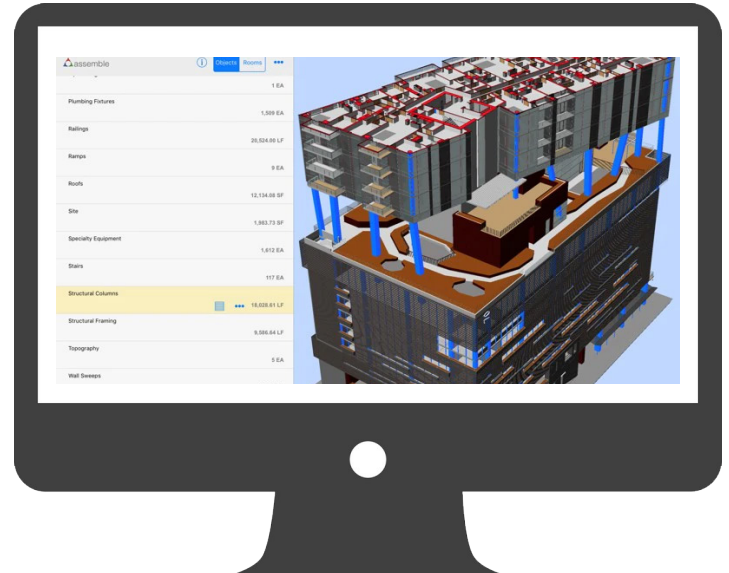
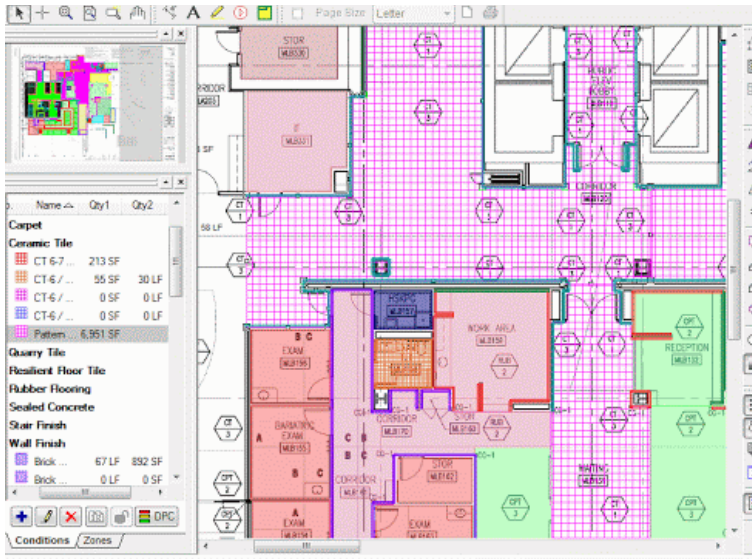
RYTAN has
CURRENT
experience
navigating
through these
complicated
market
conditions!

UNFORSEEN CONDITIONS //

WITH ANY PROJECT, IT'S DIFFICULT TO IDENTIFY IN THE BEST OF CIRCUMSTANCES.

RYTAN will draw from its experience and expertise of previous occupied campus addition construction and apply those lessons learned to your project.

Our stellar working relationships and reputation allows our teams to efficiently and effectively collaborate to provide the best value to Cartwright Elementary School District!



E. The process of establishing the GMP shall be presented along with the recommended point of setting this price.

RYTAN will provide a GMP at any time required by the District. During the design phase, RYTAN maintains an open-book policy allowing the District the opportunity to study, at any time, our estimate information (e.g., subcontractor's scope of work and pricing for that work). Our past experience has indicated that GMP's are most effective when submitted at a time when construction documents are between 60%-80% complete. This significantly reduces the need for contingency funds dedicated to unforeseen design decisions. RYTAN's process of establishing the GMP is illustrated below.

1

PROGRAMMING

- Develop Cost Model
- Develop Understanding of site including staging, mobilization and traffic control
- Execute Cost and Constructability Analysis
- Develop total Project Schedule

2

SCHEMATIC DESIGN

- Provide initial quantity estimate
- Provide options on MEP systems, skin and finishes

3

DESIGN DEVELOPMENT

- Facilitate bid process with subcontractors
- Select the lowest, most qualified subcontractors
- Finalize Construction Schedule
- Develop site specific Safety Plan

4

CONSTRUCTION DRAWING + GMP

- Further develop cost estimate with OST
- Identify long-lead items
- Complete additional analyses on MEP systems, skin and finishes

When our CMAR team provides a GMP for the Frank Borman Elementary School project, we guarantee that our price will not exceed this amount. If we encounter issues and unknown conditions during the project for which the contingency could be applied, these will be tracked and our team will seek approval from the District to use these funds.

<p>1</p> <p>SCHEDULE ADHERENCE</p>	<p>Our team believes a project schedule should include a high level of detail. RYTAN will work with ADM Group to create a Master Schedule that contains all the activities, relationships, and milestones that will allow us to drill-down and create other specific schedules that we will use as tools throughout the project. Due to the level of detail that is put into the Master Schedule, at any point during the project we are able to breakout other schedule types that help us keep the project on track. RYTAN will assist the District and ADM Group in identifying critical milestone dates for the submission of design documents and budget information. We will ensure that the established deadlines and project objectives are met by:</p> <ul style="list-style-type: none"> • Conducting weekly project meetings with subcontractors, CESD, and ADM Group • Completing daily reports of all subcontractors and site activities • Communicating with all utilities and local authorities • Tracking construction issues and managing document control during construction.
<p>2</p> <p>EXECUTION</p>	<p>We will ensure all your requirements for budget, schedule, quality, and safety are met. Our team is prepared to effectively manage the cost of the project with a well-defined GMP, and we will strive to decrease the overall time for completion. Our team will continue to work as your advocate, protecting the interests of the District while maintaining open communication and teamwork among the entire project team.</p>
<p>3</p> <p>INSPECTION</p>	<p>RYTAN will conduct routine inspections of our jobsite safety precautions, our subcontractor work performance as well as our quality of work. If there is an issue, it will immediately be addressed.</p>
<p>4</p> <p>QUALITY ASSURANCE</p>	<p>Our team utilizes Building Connected software to control digital drawing and addendum distribution. Our team will track distribution and receipt of the key documents on the project. Reviews will take place monthly to ensure the necessary vendors, subcontractors and contracts are in receipt of the corresponding documentation.</p>
<p>5</p> <p>SAFETY CULTURE</p>	<p>Our Team strives for the highest of safety standards within our organization. Safety does not occur by accident. It is the result of careful attention of all company operations by those who are directly and indirectly involved. Employees at all levels must work diligently to execute the company's policies of maintaining safety. Our Project Superintendent will ensure that our crews operate at the highest level of safety at all times. . He is empowered to use any methods reasonable to ensure subcontractors understand we are serious about the safety of our job sites. The Superintendent conducts regularly scheduled tool box meetings to discuss safety as well as informing all parties of upcoming activities so everyone is informed of planned events ensuring all activities can be conducted safely We develop a traffic plan to ensure construction traffic is kept away from all school activities to avoid conflicts as well as avoid the potential for accidents. We will use fencing and signage prior to the start of construction to control construction activity.</p> <p>SAFETY OF THE STUDENTS AND STAFF, AS WELL AS CONSTRUCTION STAFF IS OUR HIGHEST PRIORITY THROUGHOUT THE PROJECT!</p>
<p>6</p> <p>CHANGE ORDERS</p>	<p>Our philosophy is simple.... once RYTAN provides Cartwright Elementary School District with a GMP for the Frank Borman Elementary School projects, the District will NOT receive any Owner Change Orders from RYTAN. The only exception would be if the District opted to change or add scope to the project that wasn't originally included in our GMP.</p>

<div style="font-size: 2em; font-weight: bold; border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">7</div> <p style="color: red; font-weight: bold; margin-top: 10px;">OVERALL MANAGEMENT AND APPROACH TO COST CONTROL</p>	<p>Our CMAR team's cost control system allows us not only to track, but also to accurately forecast the cost throughout a project from its earliest stages through project close-out. Our cost control systems allow the District and the project team to know exactly what expenses have been incurred to date, as well as forecasted costs to completion. This is a critical element of cost management that supports proactive and informed decision making that is based upon up-to-date information, rather than reactive decisions prompted by unanticipated changing conditions.</p> <p>When you hire RYTAN as your CM@Risk Contractor, you are getting a company that stands behind it's word and will do whatever it takes to deliver a project that meets your expectations. We understand the we, as the Contractor, take the RISK from the District by GUARANTEEING a maximum price.</p>
--	---

G. Describe the firm's subcontractor management plan to include the following:

Pre-qualifying the subcontractors is probably the most important service RYTAN can offer a client, particularly a public sector client. It involves a review of the most critical aspects of capacity to perform, including assessing their technical scope expertise, workload capacity, relevant experience, manpower, and financial strength. A clear balance of all these aspects creates the right candidates to receive our invitations to bid.

1) Selection of subcontractors using both qualifications and cost as a selection approach (the District requires that at least three to five sub-contractors shall be solicited for all work including self-performed work).

SELECTING THE RIGHT TEAM

As the first step in our Subcontractor Selection Plan, we employ a detailed qualification selection process. Early in the design phase, we qualify subcontractors based on the following criteria: technical expertise for specific project/work category; analysis of workload capacity at projected need dates; relevant project experience; manpower/ schedule adherence; and financial strength/ability to bond. There are certain circumstances in which a qualifications-only selection method is beneficial to the subcontractor selection process: It results in the selection of the best suited subcontractors based on past performance criteria. It allows the project team to incorporate the expertise of the subcontractors in design assist and provides accurate cost analysis resulting in better budget decisions.

When the construction documents have been completed, the Team collaborates in the selection of any sub-bidders, review of the bid documents and examination of the estimates for self-performed work and any sub-bids submitted. All estimates and subcontractor bids are tabulated and compared to the project budget to qualify scope. Each team member will have access to the estimates and subcontractor bids and may help make the decision to award subcontracts. Job cost reports and subcontract agreements will be available for the team's review.

2) Subcontractor recruitment.

Subcontractors are an integral part of the construction team, and RYTAN makes every effort to proactively manage the relationships we have with each subcontractor. Subcontractors are involved in our projects from pre-construction through Warranty. We have developed strong and loyal relationships with reliable, professional subcontractors located in virtually every Arizona metropolitan construction market. We currently have pre-qualification information on hundreds of subcontractors. RYTAN typically hosts a local subcontractor fair. Invitations and notices about the fair are sent to local newspapers and publications. Often times, multiple fairs are hosted for one project to serve the various phases of the pre-construction process, which involves initial start-up, schematic documents, design documents, and construction documents.

3) Controversies and claims related to work performed by subcontractors.

RYTAN is able to encourage heavy local subcontractor involvement at every level of the design process, ensuring that cost and constructability analyses for the project are accurate. **RYTAN will enlist recommendations from CESD and ADM Group to be combined with our own database of subcontractor information in preparing a list of qualified subcontractors for all scopes of work.**



TECHNICAL SCOPE
EXPERTISE



WORKLOAD
CAPACITY



RELEVANT
EXPERIENCE

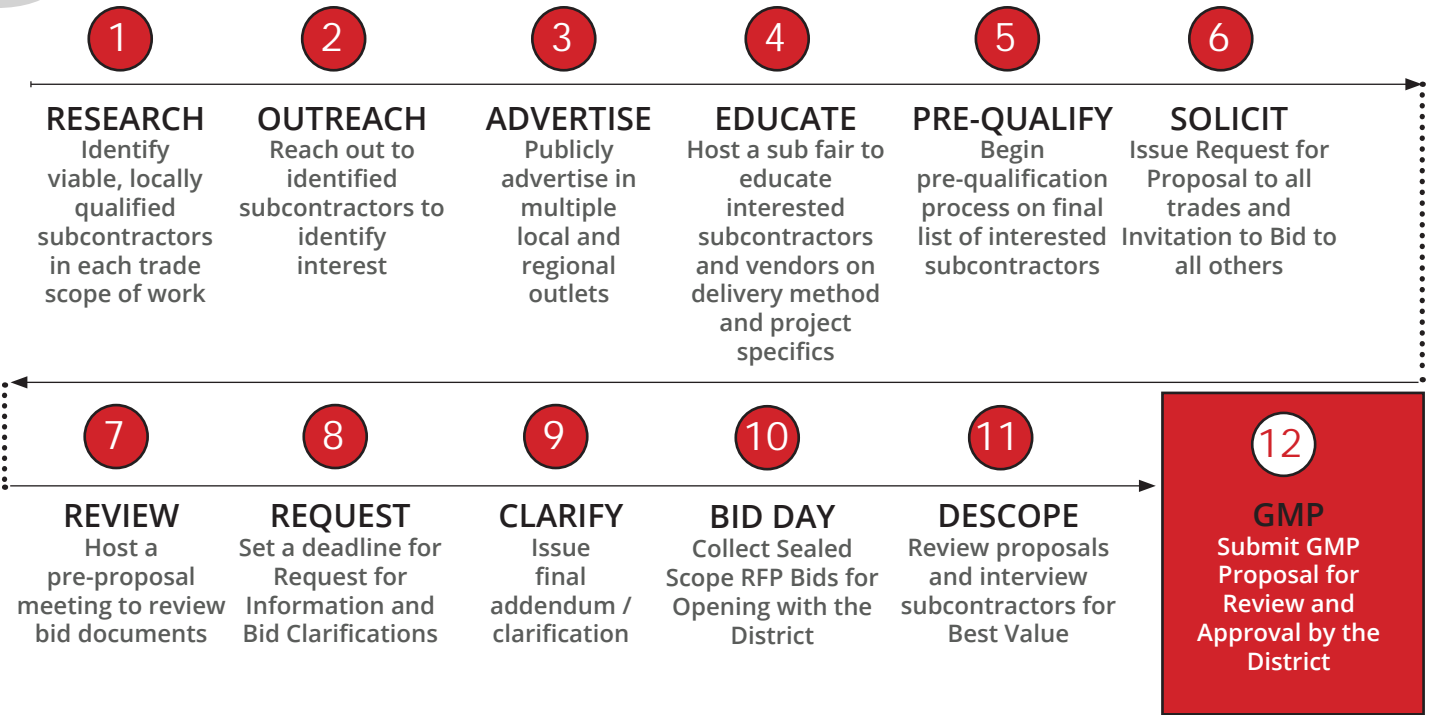


MANPOWER



FINANCIAL
STRENGTH

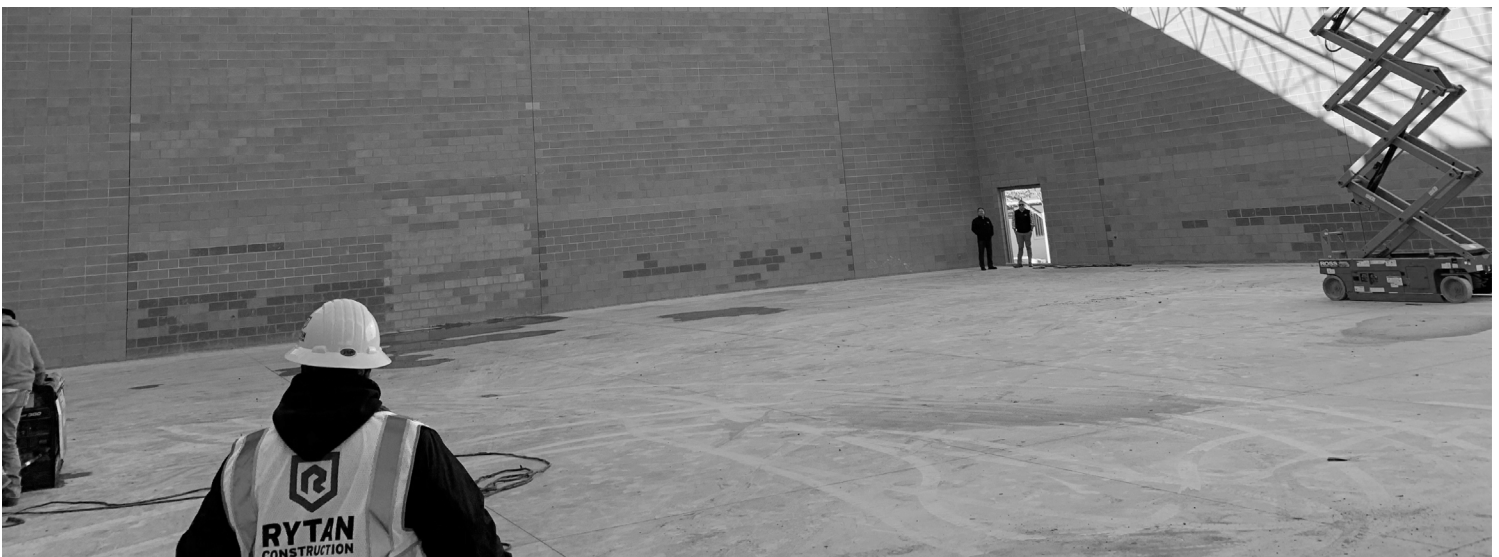
RYTAN's Detailed Subcontractor Selection Plan



H. Describe firm's philosophy on self-performing any of the trade work along with a percentage of this project that will be self-performed, if any.

RYTAN's philosophy on self-performing work is simple... *we don't!*

We recognize the expertise of our trade partners and will NOT be self-performing any work on the Frank Borman Elementary School project.



Tab 4 // ORGANIZATIONAL STRENGTH



A. Provide audited financial statements representing the past two years. Provide Balance Sheets and the Statement of Income and retained earnings.

Please refer to the separate sealed envelope labeled "CONFIDENTIAL - Financial Information".

B. Provide a letter from your bonding company indicating the ability to bond this project, the firm's maximum cumulative bonding limit, and your current bonding available capacity.

Please refer to the following page for a letter from our bonding company.

C. Provide a certificate of insurance indicating firm's insurance coverage. A sample certificate may be provided. However, before any work is initiated, the successful contractor must provide a certificate that names CESD as additional insured.

Please refer to the following pages.

D. Provide a letter from your firm's insurance company stating the Workers' Compensation Experience Modification Rate (EMR) for the past three (3) years.

Please refer to the following pages.

E. Identify the current total dollar value of awarded construction work currently being managed by the proposed office including the total number of direct employees supporting this construction value.

The current total dollar value of awarded work currently being managed by the local office is \$22,000,000. RYTAN currently employs 15 people. Our current available single project bonding capacity is \$50,000,000 with an aggregate is \$75,000,000. We currently have over \$50,000,000 in available bonding capacity.

F. Identify any judgment or liens against the firm within the last three years.

None.

G. Identify any current unresolved bond claims against the firm.

None.

H. Identify any deficiency orders issued against the prime contractor by the Arizona Registrar of Contractors within the last three years.

None.

I. Identify and any filing under the United States Bankruptcy Code over the past three years.

None.



On behalf of RYTAN Construction:

Please be advised that Hartford Casualty Insurance Company is the current surety for the captioned contractor, a firm we hold in high regard. Our current line parameters are \$50,000,000 single within a \$75,000,000 aggregate.

We are willing to consider bonds within this stated program, and even consider larger singles/aggregates, based upon a particular project's scope; and normal and customary underwriting information being made available at the time of the actual request. Our experience with RYTAN Construction is excellent, and we highly recommend them to you.

As surety for RYTAN Construction, The Hartford will favorably consider providing a 100% Performance Bond and a 100% Payment Bond for the captioned project, provided a contract is awarded to, and executed by RYTAN.

The Hartford is licensed to transact business throughout every state in the country, is listed on the Department of the Treasury's Listing of Certified Companies, and maintains an A.M. Best Rating of A+ with a financial size category of XV.

This letter is for informational purposes only and it is understood that a surety relationship is strictly a matter between a principal and a surety and The Hartford and Bonding and Insurance Solutions, LLC cannot be held liable to our principal, or any third parties, if for whatever reason we elect not to execute a bond.

This letter will expire one hundred and eighty (180) days from the above date.

Sincerely,



Nicole M. Johnson, Attorney-in-Fact
Hartford Casualty Insurance Company
7400 College Blvd., Suite 500
Overland Park, KS 66210
Phone: (816) 944-2233



CERTIFICATE OF LIABILITY INSURANCE

RYTANLL-01

APOHLMAYER

DATE (MM/DD/YYYY)

5/12/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
HUB International Insurance Services (SOW)
4835 E Cactus Road Suite 246
Scottsdale, AZ 85254

CONTACT NAME: Bethany Gilmore

PHONE (A/C, No, Ext): (480) 385-7336

FAX (A/C, No): (480) 946-3512

E-MAIL ADDRESS: bethany.gilmore@hubinternational.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Transportation Insurance Company

20494

INSURER B: Continental Casualty Company

20443

INSURER C: The Continental Insurance Company

35289

INSURER D:

INSURER E:

INSURER F:

INSURED

RYTAN LLC
4636 E Elwood St #7 & 8
Phoenix, AZ 85040

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C6080611848	3/8/2022	3/8/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6080611834	3/8/2022	3/8/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6080611851	3/8/2022	3/8/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 P/COP Agg \$ 10,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Builders Risk			6080616600	3/8/2022	3/8/2023	SEE DESCRIPTION
B	Leased/Rented Equip			6080616600	3/8/2022	3/8/2023	w/ \$1000 Ded 240,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder, Owner and all others as required by written contract are Additional Insured(s) on a Primary/Noncontributory basis including Waiver of Subrogation respects to General Liability per attached endorsements. Per Project Aggregate applies per attached endorsement. Commercial Auto Liability Additional Insured including Waiver of Subrogation applies per attached endorsements. Umbrella Liability is Excess over General Liability and Auto Liability.

APPLICABLE FORMS ATTACHED: CNA74705XX 01/15, CNA75079XX 10/16, CNA63359XX 04/12

Builders Risk Policy Detail:
SEE ATTACHED ACORD 101

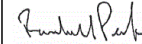
CERTIFICATE HOLDER

CANCELLATION

Proof of Coverage

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD



Rytan, LLC
4636 E Elwood St. Ste. 7-9
Phoenix, AZ 85040-1963

RE: Experience Modifier Rate

You have requested us to provide you with the Experience Modifier Rate for your company, a client company of a Professional Employer Organization.

The effective date and the Experience Modifier Rate are as follows:

10/01/21 to 10/01/22 is .93
10/01/20 to 10/01/21 is .92
01/01/20 to 01/01/21 is .94
01/01/19 to 01/01/20 is .93
12/22/18 to 01/01/19 is .91

If you have any further questions, please contact the NCCI toll free number at 800-622-4123 to confirm this information, reference Risk ID 020611960.

Thank you.

Sincerely,



Tim Ogata
Senior WC Compliance Coordinator, Property & Casualty

insperity.com



Tab 5 // REQUIRED FORMS

CARTWRIGHT SCHOOL DISTRICT NO. 83
CONSTRUCTION MANAGER AT RISK
FRANK BORMAN SCHOOL NEW CONSTRUCTION AND RENOVATIONS
RFQ #21-22-06
OFFER AND ACCEPTANCE FORM

OFFER

The Undersigned hereby submits the Proposal and agrees to furnish the material, service or construction in compliance with all terms, conditions, specifications, and amendments in the Solicitation and any written exceptions in the Proposal.

Federal Employer Identification No.

27-03673677

For clarification of this RFQ, contact:

Name: **Ignacio Gastelum / Jessica Bateman**

DUNS No. **017605930**

Phone: **602-684-4580**

Tax Rate: **8.6** % Fax:

E-Mail: **jbateman@rytanconstruction.com**

RYTAN Construction

4636 East Elwood Street, Suite 7

Phoenix, AZ 85040

City State Zip



Signature of Person Authorized to Sign Proposal
Ignacio Gastelum

Printed Name
President

Title

CERTIFICATION

By signature in the Offer section above, the Offeror certifies:

1. The submission of the Proposal did not involve collusion or other anti-competitive practices.
2. The Offeror shall not discriminate against any employee or applicant for employment in violation of State Executive Order 99-4, 2000-4 or A.R.S. § 41-1461 through 1465.
3. The Offeror has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted Proposal. Failure to provide a valid signature affirming the stipulations required by this clause shall result in rejection of the Proposal. Signing the Proposal with a false statement shall void the Proposal, any resulting contract and may be subject to legal remedies provided by law.
4. The Offeror warrants that it and all proposed subcontractors will maintain compliance with the Federal Immigration and Nationality Act (FINA), A.R.S. § 41-4401 and A.R.S. § 23-214 and all other Federal immigration laws and regulations related to the immigration status of its employees which requires compliance with Federal immigration laws by employers, contractors and subcontractors in accordance with the E-Verify Employee Eligibility Verification Program.
5. In accordance with A.R.S. § 35-392, the Offeror is in compliance and shall remain in compliance with the Export Administration Act.
6. In accordance with A.R.S. § 15-512, the Offeror shall comply with fingerprinting requirements unless otherwise exempted.
7. Per A.R.S. 35-393.01, the District is prohibited from entering into a contract with a company to acquire or dispose of services, supplies information technology or construction that is engaged in, or, during the term of the contract, becomes engaged in boycott of Israel. Unless and until the District Court's injunction in Jordahl V. Brnovich et al., Case No. 3:174-cv-08263 (D. Ariz.) is stayed or lifted, the Anti-Israel Boycott Provision (A.R.S. 35-393.01 (A)) is unenforceable and that State will take no action to enforce it. The participation in Boycott of Israel is not a mandatory part of the offer as long as the injunction remains in place.
8. By submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
9. By submission of this proposal, that no Federal appropriated funds have been paid or will be paid by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a Cooperative Agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

ACCEPTANCE

The Proposal is hereby accepted. The Contractor is now bound to sell the materials or services listed by the attached contract and based upon the solicitation, including all terms, conditions, specifications, amendments, etc., and the Contractor's Proposal as accepted by Cartwright School District #83. This contract shall henceforth be referred to as Contract No. **21-22-06**.

The Contractor has been cautioned not to commence any billable work or to provide any material or service under this contract until Contractor receives a purchase order, contract release document, or written notice to proceed.

Awarded this _____ day of _____ 2022

Authorized Signature _____

CARTWRIGHT SCHOOL DISTRICT NO. 83
CONSTRUCTION MANAGER AT RISK
FRANK BORMAN SCHOOL NEW CONSTRUCTION AND RENOVATIONS
RFQ #21-22-06

ACKNOWLEDGEMENT AND ACCEPTANCE FORM

Explanatory Note: The purpose of this form is to confirm the Offeror's acknowledgement and acceptance of the terms and conditions of the Solicitation, subject to any exceptions or modifications to terms or conditions that are expressly requested in the form or that have been requested and approved prior to submission of the Offer. All exceptions or modifications to the Solicitation, regardless of whether the District approved such items prior to submission of the Offer, must be clearly set forth in this form.

The Offeror, by the undersigned representative, acknowledges and accepts all terms and conditions of the Solicitation, except as expressly noted below or in the additional pages attached hereto. As used in this form, "terms and conditions of Solicitation" means all terms, conditions, specifications, certifications and warranties set forth in the documents that comprise the Solicitation, including the Uniform Instructions for Offers, General Terms and Conditions of Contract, Special Terms and Conditions, Scope of Work, and Solicitation Addendums (if any).

Check one of the following responses to the terms and conditions in the Solicitation:

- ☒ The Offeror takes **no** exceptions or modifications to the terms and conditions of the Solicitation.
Note: If none are listed below, it is understood that no exceptions/deviations are taken.
- ☐ The Offer requests the exceptions or modifications set forth below and attached hereto to the terms and conditions of the Solicitation:
Note: All requested exceptions/deviations must be clearly explained. Reference the specific language that you are taking exception. Unacceptable exceptions shall remove your proposal from consideration for award. Cartwright School District #83 shall be the sole judge on the acceptance of exceptions/deviations and their decision shall be final.

The Undersigned hereby acknowledges the Acknowledgement and Acceptance of Terms and Conditions to this solicitation are clearly listed on this form.

RYTAN Construction

Company Name

June 9, 2022

Date

Ignacio Gastelum, President

Printed Name & Title



Ignacio Gastelum

Authorized Signature

Confidential/Proprietary Submittals (mark one):

- ☐ **Confidential/Proprietary materials not included.**
Financial Statements are included in a separate envelope.

RFQ – 21-22-06 Frank Borman School New Construction & Renovations

Due Date: June 9, 2022, 1:00PM Arizona Local Time

CARTWRIGHT SCHOOL DISTRICT NO. 83
CONSTRUCTION MANAGER AT RISK
FRANK BORMAN SCHOOL NEW CONSTRUCTION AND RENOVATIONS
RFQ #21-22-06

CONFIDENTIAL/PROPRIETARY FORM

- ☒ **Confidential/Proprietary materials included.** Offeror should specifically identify below the section and page number(s) of the confidential/proprietary information as well as include a statement advising the School District/Public Entity of why the information should not be disclosed. Note that identification in this section does not guarantee that disclosure will be prevented but that the item(s) will be subject to review by the District. District will not consider an entire Offer or pricing as confidential or proprietary information. District will inform Offeror in writing of their determination. A complete copy of the bid response with the Confidential/Proprietary material redacted must be submitted with your Offer and so identified. Failure to submit a redacted copy may result in denial request.

Financial Statements are included in a separate envelope.

The Undersigned hereby acknowledges that all items deemed to be confidential or proprietary are clearly listed on this form.

RYTAN Construction
 Company Name

June 9, 2022
 Date

Ignacio Gastelum, President

Printed Name & Title



Authorized Signature

CARTWRIGHT SCHOOL DISTRICT NO. 83
CONSTRUCTION MANAGER AT RISK
FRANK BORMAN SCHOOL NEW CONSTRUCTION AND RENOVATIONS
RFQ #21-22-06

AMENDMENT ACKNOWLEDGEMENT FORM

This page is used to acknowledge any and all amendments that might be issued. Any amendment issued within three days of the solicitation due date will include a new due date to allow for addressing the amendment issues. Your signature indicates that you took the information provided in the amendment into consideration when providing your complete Proposal response.



Sign and date the appropriate line(s):

No Amendments Issued

Signature

Date

Amendment No. 1 Acknowledgement

Signature

Date

Ignacio Gastelum

June 9, 2022

Amendment No. 2 Acknowledgement

Signature

Date

Amendment No. 3 Acknowledgement

Signature

Date

CARTWRIGHT SCHOOL DISTRICT NO. 83
CONSTRUCTION MANAGER AT RISK
FRANK BORMAN SCHOOL NEW CONSTRUCTION AND RENOVATIONS
RFQ #21-22-06
CONFLICT OF INTEREST DISCLOSURE FORM

Company Name: RYTAN Construction

Arizona State law (ARS, 38-503) requires you to disclose any substantial interest you or your relatives have in any Cartwright School District vote, decision, contract, sale or purchase. A Cartwright School District Board Member or employee must complete and submit this form promptly when a situation arises or may arise that requires disclosure.

Federal Law (2 CFR 200.112) requires the non-Federal entity must disclose in writing any potential conflict of interest to the Federal awarding agency or pass-through entity in accordance with applicable Federal awarding agency policy.

Are you a Cartwright School District employee? ☐ Yes ☒ No (If Yes, full solicitation must be done)

Are you a Cartwright School District Board Member? ☐ Yes ☒ No (If Yes, Please see CSD#83 Policy BCB for Instructions)

INITIAL EACH STATEMENT

IG I understand that if **I** or a **relative** has financial or ownership interest in a Cartwright School District matter, I may **NOT** participate in it in any way for any segment on behalf of the Cartwright School District.

IG I understand that if **I** or a **relative** is employed by, is sales representative for or owns part of a business, company, property or partnership I may **NOT** do any of the following on Cartwright School District's behalf:

- Participate in selecting a vendor for the goods or services supplied by the business
- Vote on or approve the award of a contract to the business
- Supervise the work of the business for Cartwright School District
- Approve invoices from the business
- Participate in determining that Cartwright School District needs the types of goods or services supplied by the business
- Participate in resolving any contract disputes between the business and Cartwright School District

IG No conflict of interest exists for me at this time. I have no financial and/or ownership interest in any business, company, partnership or property.

 Yes, I have financial and/or ownership interest in the following:

☐ Business ☐ Company ☐ Partnership ☐ Property

Name of business, company, partnership or property: _____ Phone: (____) _____

Provide a full description of your financial or ownership interest:

Describe any current or future matters that CSD#83 is or may be involved in that affect the interests you identified above: In signing this form, I understand that there are criminal and civil penalties for violating State of Arizona and Federal laws relating to conflicts-of-interest.

Name (please print): Ignacio Gastelum Telephone: 480 922-8899

Signature:  Date: June 9, 2022

1 "Substantial Interest" Defined: A "substantial interest" is any financial or ownership interest, direct or indirect, that isn't a "remote interest." For instance, employment by a firm creates a substantial interest. The situations that qualify as "remote interests" under law are very limited.

2 Persons Covered: The law covers governing members and full-time, part-time and contract employees. Also, any substantial interest of these relatives will be attributed to your: spouse, child, grandchild, parent, grandparent, brother or sister -- whole or half blood -- and their spouses and parents, or a brother, sister or child of a spouse.

25

RFQ – 21-22-06 Frank Borman School New Construction & Renovations Due Date: June 9, 2022, 1:00PM Arizona Local Time



RYTANLL-01

APOHLMAYER

DATE (MM/DD/YYYY)

5/12/2022

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
HUB International Insurance Services (SOW)
4835 E Cactus Road Suite 246
Scottsdale, AZ 85254

CONTACT **Bethany Gilmore**

PHONE
(A/C, No, Ext): (480) 385-7336

FAX
(A/C, No): (480) 946-3512

E-MAIL
ADDRESS: bethany.gilmore@hubinternational.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Transportation Insurance Company

20494

INSURER B : Continental Casualty Company

20443

INSURER C : The Continental Insurance Company

35289

INSURER D :

INSURER E :

INSURER F :

INSURED

RYTAN LLC
4636 E Elwood St #7 & 8
Phoenix, AZ 85040

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY						
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C6080611848	3/8/2022	3/8/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	OTHER:						
B	AUTOMOBILE LIABILITY						
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6080611834	3/8/2022	3/8/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY						
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR						
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE			6080611851	3/8/2022	3/8/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 P/COP Agg \$ 10,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						
B	Builders Risk			6080616600	3/8/2022	3/8/2023	SEE DESCRIPTION
B	Leased/Rented Equip			6080616600	3/8/2022	3/8/2023	w/ \$1000 Ded 240,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder, Owner and all others as required by written contract are Additional Insured(s) on a Primary/Noncontributory basis including Waiver of Subrogation respects to General Liability per attached endorsements. Per Project Aggregate applies per attached endorsement. Commercial Auto Liability Additional Insured including Waiver of Subrogation applies per attached endorsements. Umbrella Liability is Excess over General Liability and Auto Liability.

APPLICABLE FORMS ATTACHED: CNA74705XX 01/15, CNA75079XX 10/16, CNA63359XX 04/12

Builders Risk Policy Detail:
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

Proof of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Bethany Gilmore

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

CARTWRIGHT SCHOOL DISTRICT NO. 83
CONSTRUCTION MANAGER AT RISK
FRANK BORMAN SCHOOL NEW CONSTRUCTION AND RENOVATIONS
RFQ #21-22-06

VENDOR/CONTRACTOR RELATIONS

Exhibit A
Per Governing Board Policy DJG-E
Vendor/Contractor Relations

Responsible Contractor Certification

Firm: RYTAN Construction

TBD

(Insert name, address and telephone
Number of subcontractor firm)

Project Name:
**Frank Borman Elementay School
New Construction and Renovations**
Project Number:
21-22-06

As a condition of performing work on a project for the Cartwright School District #83 as a General Contractor, the Contractor submitting a bid shall execute this form and certify compliance with the responsible subcontractor's selection plan set forth below. Bids will not be awarded unless they are accompanied by a fully executed copy of this certification form for each proposed subcontractor.

This form must be completed by an employee or other person representing the submitting firm who has the authority to execute this form and has adequate knowledge to address all matters specified herein. The person completing this form shall initial each qualification standard listed below and execute the signature requirement at the end of this form in the presence of a notary.

Subcontractor Selection Plan

1. The subcontractor meets the bonding requirements for the contract, as and when required by applicable law or contract specifications, and any insurance requirements, including general liability insurance, workers compensation insurance and unemployment insurance.	IG
2. The subcontractor has not been debarred or suspended by any federal, state or local government agency or authority in the past three years.	IG
3. The subcontractor has not defaulted on any project in the past three years.	IG
4. The subcontractor and/or its owners have not been convicted of any crime relating to the contracting business in the past three years.	IG
5. The subcontractor has not within the past three years been found in violation of any law applicable to its contracting business, including, but not limited to, licensing laws, tax laws, prompt payment laws, wage and hour laws, prevailing wage laws, environmental laws or others where the result of such violation was the payment of a major fine and back pay damages.	IG
6. The subcontractor will pay all employees that it employs on the project, at least the current minimum wage rates/fringe benefits as required under applicable federal, state or local wage/benefit laws.	IG
7. All craft labor that will be employed by the subcontractor for the project has completed, or will complete within 90 days, at least the OSHA 10-hour training course for safety established by the U.S. Department of Labor, Occupational Safety & Health Administration.	IG
8. Selection of a subcontractor shall be based upon qualifications alone, or on a combination of qualifications and price, and <u>not</u> based on price alone (see A.A.C. R7-2-1108.B.11.b).	IG

CARTWRIGHT SCHOOL DISTRICT NO. 83
CONSTRUCTION MANAGER AT RISK
FRANK BORMAN SCHOOL NEW CONSTRUCTION AND RENOVATIONS
RFQ #21-22-06

VENDOR/CONTRACTOR RELATIONS

9. The subcontractor shall demonstrate its qualifications through, but not limited to, the following: a. the subcontractor uses highly qualified workers, with the preferred method being participation in a registered apprenticeship program that has graduated journeymen three of the last five years; b. the subcontractor has not had any type of business, contracting or trade license, registration, or other certification, excluding specialty certifications, revoked or suspended in the past three years; c. previous work history with the District; d. years in the business.	IG
10. The subcontractor has all other technical qualifications and resources, including equipment, personnel and financial resources to perform the referenced contract, or will obtain the same through the use of qualified, responsible sub-subcontractors.	IG
11. The subcontractor will maintain all qualifications, resources and capabilities referenced in this certification throughout the duration of the project.	IG
12. The subcontractor shall notify the general contractor within seven days of any changes to any matters attested to in this certification.	IG

The undersigned attests that he or she has the authority to execute this form and has sufficient knowledge to address all matters specified herein and attests, under the penalty of perjury, the information submitted is true, complete and accurate.

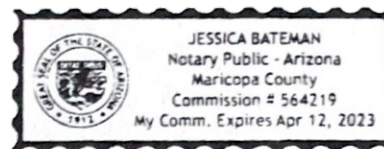

Signature of Authorized Representative
Ignacio Gastelum

Print Name
President
Title

RYTAN Construction
Name of Firm
June 9, 2022
Date

SUBSCRIBE AND SWORN to before me on this
9th day of **June**, 20**22**


Notary Public
My commission expires: **April 12, 2023**



CARTWRIGHT SCHOOL DISTRICT NO. 83
CONSTRUCTION MANAGER AT RISK
FRANK BORMAN SCHOOL NEW CONSTRUCTION AND RENOVATIONS
RFQ #21-22-06
MWBE

Minority/Women Business Enterprise (MWBE)
and
Historically Underutilized Businesses (HUB)

Historically Underutilized Business (HUB) or Minority/Women Business Enterprise (MWBE) entities are encouraged to indicate their HUB and MWBE status when responding to this request for proposal.

Vendor certifies that this firm is a MWBE (Required by some participating agencies) ☒ Yes ☐ No

Vendor certifies that this firm is a HUB (Required by some participating agencies) ☐ Yes ☒ No

Please scan a copy of MWBE and/or HUB certification letter and the percentage of your business with MWBE and/or HUB suppliers, if applicable, in your proposal response in the Response Attachments section.

I, the authorized representative for the company named below, certify that the information concerning residency certification, and MWBE and HUB certifications have been reviewed by me and the information furnished is true to the best of my knowledge.

Contractor's Name/Company Name: RYTAN Construction

Address, City, State, and Zip Code: 4636 East Elwood Street, Suite 7, Phoenix, AZ 85040

Phone Number: 480-922-8899 Fax Number: 480-368-9495

Printed Name and Title of Authorized Representative: Ignacio Gastelum, President

Email Address: igastelum@rytanconstruction.com

Signature of Authorized Representative:  Date: June 9, 2022

THIS CERTIFIES THAT

RYTAN, LLC.

dba RYTAN Construction



NMSDC
National Minority Supplier
Development Council

*** Nationally certified by the: PACIFIC SOUTHWEST MINORITY SUPPLIER DEVELOPMENT COUNCIL**

***NAICS Code(s): 236220**

* Description of their product/services as defined by the North American Industry Classification System (NAICS)

11/06/2021

Issued Date

11/17/2022

Expiration Date

AZ14750

Certificate Number



Ying McGuire
NMSDC CEO and President



Patricia Crenshaw, President

By using your password (NMSDC issued only), authorized users may log into NMSDC Central to view the entire profile: <http://nmsdc.org>

[Certify](#), [Develop](#), [Connect](#), [Advocate](#).

* MBEs certified by an Affiliate of the National Minority Supplier Development Council, Inc.®



RYTAN
CONSTRUCTION

RFQ# 21-22-06

Construction Manager at Risk Services

CARTWRIGHT ELEMENTARY SCHOOL DISTRICT
Frank Borman Elementary School
New Construction and Renovations

www.rytanconstruction.com