



PROPOSAL: CM/GC FOR UL NEW HEALTH SCIENCE SIMULATION, ACADEMIC, AND INNOVATION FACILITY

Prepared by Calhoun Construction Services in partnership with F.A. Wilhelm



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SIGNED AUTHENTICATION



UNIVERSITY OF LOUISVILLE

PROCUREMENT SERVICES Request for Proposal (RFP)

Proposal Number: RP-019-25	DELIVER ORIGINAL COPY OF PROPOSAL TO:
Speed type: J6294	University of Louisville
Issue Date: 3/12/2025	Procurement Services
RFP Title: CM/GC for new HSC facility	2215 S Brook St., Room 107
Contract Administrator: Jamie Peck	Louisville, KY 40208
Contact Email: Jamie.peck@louisville.edu	Method of Award: Competitive Negotiation per KRS 45A.085

IMPORTANT: PROPOSALS MUST BE RECEIVED BY 04/16/2025 at 2:00 PM, EST

NOTICE OF REQUIREMENT

- The University's General Terms and Conditions, viewable at [Procurement Terms and Conditions](#) apply to this RFP, as do the terms and conditions set forth in Section 5 of this RFP. **No other terms should be included.**
- Contracts resulting from this RFP must be governed by and in accordance with the laws of the Commonwealth of Kentucky.
- Any agreement or collusion among offerors or prospective offerors, which restrains, tends to restrain, or is reasonably calculated to restrain competition by agreement to bid at a fixed price or to refrain from offering, otherwise, is prohibited.
- Any person who violates any provision of [KRS 45A.325](#) shall be guilty of a felony and shall be punished by a fine of not less than five thousand dollars, nor more than ten thousand dollars or be imprisoned not less than one year nor more than five years, or both such fine and imprisonment. Any firm, corporation, or association who violates any of the provisions of KRS 45A.325 shall, upon conviction, be fined not less than ten thousand dollars or more than twenty thousand dollars.

AUTHENTICATION OF BID AND STATEMENT OF NON-COLLUSION AND NON-CONFLICT OF INTEREST

I hereby swear (or affirm) under the penalty for false swearing as provided by [KRS 523.040](#):

- That I am the offeror (if the offeror is an individual), a partner, (if the offeror is a partnership), or an officer or employee of the bidding corporation having authority to sign on its behalf (if the offeror is a corporation).
- That the attached proposal has been arrived at by the offeror independently and has been submitted without collusion with, and without any agreement, understanding or planned common course of action with, any other contractor of materials, supplies, equipment, or services described in the RFP, designed to limit independent bidding or competition.
- That the contents of the proposal have not been communicated by the offeror or its employees or agents to any person not an employee or agent of the offeror or its surety on any bond furnished with the proposal and will not be communicated to any such person prior to the official closing of the RFP.
- That the offeror is legally entitled to enter into contracts with the University of Louisville and is not in violation of any prohibited conflict of interest, including, but not limited to, those prohibited by the provisions of [KRS 45A.330](#), [KRS 45A.335](#), [KRS 45A.340](#), and [KRS 164.390](#);
- That the offeror, and its affiliates, are duly registered with the Kentucky Department of Revenue to collect and remit the sales and use tax imposed by [KRS Chapter 139](#) to the extent required by Kentucky law and will remain registered for the duration of any contract award;
- That I have fully informed myself regarding the subject of the statements made above and all such statements are true and accurate.

SWORN STATEMENT OF COMPLIANCE WITH CAMPAIGN FINANCE LAWS

In accordance with [KRS 45A.110 \(2\)](#), the undersigned hereby swears under penalty of perjury that he/she has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky and that the award of a contract to an offeror will not violate any provision of the campaign finance laws of the Commonwealth of Kentucky.


CONTRACTOR REPORT OF PRIOR VIOLATIONS OF KRS CHAPTERS [136](#), [139](#), [141](#), [337](#), [338](#), [341](#) & [342](#)

The Contractor, by signing and submitting a proposal, agrees as required by [KRS 45A.485](#) to submit final determination of any violations of the provisions of KRS Chapters 139, 139, 141, 337, 338, 341 and 342 that have occurred in the previous five (5) years prior to the award of a contract and agrees to remain in continuous compliance with the provisions of the statutes during the duration of any contract that may be established. Final determinations of violations of these statutes must be provided to the University by the successful Contractor prior to the award of a contract.

CERTIFICATION OF NON-SEGREGATED FACILITIES

The Contractor, by submitting a proposal, certifies that he/she is in compliance with the Code of Federal Regulations [Title 41 CFR 60-1.8\(b\)](#) that prohibits the maintaining of segregated facilities.

SIGNATURE REQUIRED: This proposal may not be considered valid unless signed and dated below by an authorized agent of the offeror. Offers signed by an agent are to be accompanied by evidence of his/her authority unless such evidence has previously been furnished to the issuing office.

NAME OF COMPANY: Calhoun Construction Services F.A. Wilhelm	FEDERAL EMPLOYER ID NO: Calhoun 46-0585137	DUNS#:
ADDRESS: 7707 National Turnpike #400	CITY, STATE & ZIP CODE: Louisville, KY 40214	PHONE#: 502-493-1332
PAYMENT TERMS: NET 30	SHIPPING TERMS: FOB DESTINATION	E-MAIL: kurtmeadors@calhounconstruction.com
SIGNATURE: 	PRINTED NAME & TITLE: Kurt Meadors, Vice President, Calhoun	DATE: 4/16/2025

EXECUTIVE SUMMARY & PROPOSAL OVERVIEW



Calhoun Construction Services is proud to submit our qualifications for Construction Manager/General Contractor (CM/GC) services for the University of Louisville's New Health Science Simulation, Academic, and Innovation Facility, along with F.A. Wilhelm Construction Co., Inc.. This critical facility will not only transform the Health Sciences Campus, but also redefine interprofessional health education and community engagement across the Commonwealth.

Founded in 2012 and **headquartered in Louisville, Kentucky**, Calhoun is a trusted construction management firm with a reputation for delivering complex projects on time, on budget, and to the highest quality standards. With over 200 employees and a self-perform workforce skilled in concrete, drywall, and flooring, we bring agility and responsiveness to every project—especially those on occupied campuses. Our experience includes major education, healthcare, and life sciences projects across the region.

To meet the scale and significance of this project, **Calhoun has partnered with F.A. Wilhelm Construction Co., Inc.**, a nationally ranked construction firm with **over 100 years of experience** delivering high-profile healthcare, academic, and research facilities. The relationship between Calhoun and Wilhelm is as longstanding as it gets. Wilhelm is currently ranked:

- **#54** among **ENR's Top 400 Contractors**
- **#1 Contractor in Indiana** (ENR Midwest)
- **#10 Healthcare Contractor** (ENR Midwest)

Wilhelm brings deep expertise in safety, trade coordination, simulation lab construction, prefabrication, and GMP delivery on fast-track schedules.

Calhoun has been building their reputation with their own accolades:

- **#389** among **ENR's Top 400 Contractors**
- **Largest GC/ CM in Louisville**
- **Winner of ENR's Regional Best Projects** (Midwest - Sports & Recreation Category: The New Paddock Experience at Churchill Downs)

With an **EMR of .66**, **Calhoun far exceeds the industry standard in safety** and takes great pride in their established procedures that ensures employees make it home every day without incident.

Together, our firms represent a **seamless blend of regional expertise with the power of national resources**, and a proven ability to **deliver transformational academic buildings within complex, urban campuses**. Our shared history of collaboration ensures a deep understanding of the logistics, communication, and flexibility required to succeed in fully operational environments like the Lou-Med District.

Our joint approach will deliver:

- A **collaborative and transparent preconstruction** phase with consistent budget alignment and real-time cost modeling
- A **flexible, GMP-driven construction process** with coordinated early bid packages for utility relocation and demolition, without sacrificing CM at Risk Ownership
- A **dedicated, full-time on-site team** experienced in simulation labs, LEED documentation, and complex MEP coordination

Calhoun Construction Services, in partnership with F.A. Wilhelm Construction Co., Inc., brings extensive experience managing projects that require complex financial oversight, including the separation of base building (shell and core) costs from multiple tenant-specific fit-outs. This skillset is critical in higher education and healthcare environments, where layered funding sources, phased occupancy, and evolving tenant scopes are common. Our team's unique ability to dissect construction costs will support the University's decision-making relative to future SIM lab growth and other flexible space planning for both first and second cost build-out and renovations.

This proposal is submitted with confidence and commitment to achieving the University's vision for a facility that is not only state-of-the-art but also reflective of the values, mission, and community of the University of Louisville.

TRANSMITTAL LETTER



Jamie Peck
Procurement Services
University of Louisville
2215 S Brook Street
Louisville, KY 40292
jamie.peck@louisville.edu

Re: Transmittal Letter – Proposal Submission for the University of Louisville Health Science Simulation, Academic, and Innovation Facility – RP-019-25

Dear Mr. Peck,

Calhoun Construction Services, LLC is pleased to submit our proposal in response to the University of Louisville's Request for Proposals for Construction Manager – General Contractor (CM/GC) Services for the new Health Science Simulation, Academic, and Innovation Facility.

We acknowledge that we have received and reviewed all written questions, answers, and any clarifications issued by the University related to this RFP. At the time of this submission, we confirm that we have received Addendum #1 and #2, signed and attached following this letter. The signed affidavit is also attached.

We understand and agree that our proposal will remain valid for a period of six (6) months from the date of submission. Further, we accept full financial responsibility for any travel or related expenses incurred should we be invited to participate in oral presentations or candidate interviews.

Calhoun Construction Services takes no exceptions to the requirements or terms and conditions outlined in the RFP. This proposal does not contain confidential or proprietary information.

As President of Calhoun Construction Services, I am authorized to legally bind our firm to the commitments made within this proposal and any resulting agreement. We appreciate the opportunity to be considered for this important project and look forward to the possibility of contributing to a facility that will serve as a beacon of innovation for the University, the Lou-Med District, and the Commonwealth of Kentucky.

Please feel free to contact me directly at 502.523.4946 or johnhinshaw@calhounconstructs.com if additional information is needed.

Sincerely,

John Hinshaw
President
Calhoun Construction Services

UNIVERSITY OF LOUISVILLE®

PROCUREMENT SERVICES ADDENDUM

Date of Notice:	4/14/2025
Solicitation No.:	RFP-019-25
Title:	Construction Manager – General Contractor (CM/GC) For New Health Science Simulation, Academic, and Innovation Facility
Addendum No.:	One (1)

The following shall clarify and/or modify the original bid document(s) as issued by the University of Louisville.

1. KEY EVENT DATES

Section 2.1 of the RFP document (RP-019-25) is changed and highlighted to the read as follows.

Release of RFP	03/12/2025
**Pre-Proposal Conference MANDATORY	03/19/2025 at 9:00 am EST
Deadline for Written Questions	03/26/2025 at 2:00 pm EST
RFP Proposals Due	04/25/2025 at 2:00 pm EST
Short List Announcement	Week of 05/05/2025
Offeror Presentations	Week of 05/12/2025
Letter of Intent to Negotiate Contract	Week of 05/19/2025
Desired Contract Effective Date	Week of 06/02/2025

2. PREBID SIGN IN SHEET

Attached hereto is the sign-in sheet from the mandatory pre-proposal conference held on 3/19/2025 at 9am.

3. VENDOR QUESTIONS & ANSWERS

Q1. Will you please provide three contract documents? Special Conditions, Agreement, and General Conditions?

A1. Attached hereto.

Q2. When will we see the sign in sheet?

A2. Attached hereto.

Q3. Will the Qualification Forms be required in the proposal? If so, will they count towards the 60-page limit?

A3. Yes, the Statement of Non collusion on page 2 of the RFP is required as well as a signature on all Addendums. This will NOT count toward the 60-page limit.

Q4. What is the email size limit for the Technical Proposal?

A4. You can send a separate email to confirm receipt or send a link if the file is too big.

Q5. What is the preferable format for the Technical Proposal to be sent?

A5. A PDF is fine.

Q6. Given the Technical Proposal file size will be large we plan to submit via email with a Download link. Is this acceptable? If not, what method does the University require?

A6. Yes, this is acceptable.

4. ADDITIONAL NOTE

The generator behind KDP will need to be moved prior to building demo; it is not guaranteed to use same generator for public health, but their life safety needs to be operational before demo of KDP Generator.

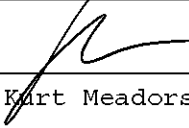
Bidder must acknowledge receipt of this and any addenda either with bid or by separate letter. Acknowledgement must be received in the Department of Procurement Services, Service Complex Building, University of Louisville no later than **04/25/2025 at 2:00PM, EST**. If by separate letter, the following information must be placed in the lower left-hand corner of the envelope:

Solicitation No.:	RFP-019-25
Title:	Construction Manager – General Contractor (CM/GC) For New Health Science Simulation, Academic, and Innovation Facility
Due Date:	04/25/2025

Authorized By:

Procurement Services	Jamie D. Peck
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Receipt Acknowledged:

Company	Calhoun Construction Services, Inc.
Signature	
Name (print)	Kurt Meadors
Date	4/15/2025



**PROCUREMENT SERVICES
ADDENDUM**

Date of Notice:	4/16/2025
Solicitation No.:	RFP-019-25
Title:	Construction Manager – General Contractor (CM/GC) For New Health Science Simulation, Academic, and Innovation Facility
Addendum No.:	Two (2)

The following shall clarify and/or modify the original bid document(s) as issued by the University of Louisville.

1. Addendum 2 contains the following Exhibits for reference.

Exhibit A: Insurance Questionnaire. To be completed with the Form of Proposal for negotiations.

Exhibit B: Form of Proposal. To be completed with the Insurance Questionnaire for negotiations.

Exhibit C: Owner Supplied Material Procedure(s).

Exhibit D: Sample General Contract. (Bid bonding will be discussed during negotiations).

Exhibit E: Sample Special Conditions. (Bid bonding will be discussed during negotiations).


Bidder must acknowledge receipt of this and any addenda either with bid or by separate letter. Acknowledgement must be received in the Department of Procurement Services, Service Complex Building, University of Louisville no later than **04/25/2025 at 2:00PM, EST**. If by separate letter, the following information must be placed in the lower left-hand corner of the envelope:

Solicitation No.:	RFP-019-25
Title:	Construction Manager – General Contractor (CM/GC) For New Health Science Simulation, Academic, and Innovation Facility
Due Date:	04/25/2025

Authorized By:

Procurement Services	Jamie D. Peck
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Receipt Acknowledged:

Company	Calhoun Construction Services, Inc.
Signature	
Name (print)	Kurt Meadors
Date	4/17/2025



Bid #: RP-019-25

TO BE CONSIDERED THIS FORM MUST BE SUBMITTED WITH BID/PROPOSAL
REQUIRED AFFIDAVIT FOR BIDDERS, OFFERORS AND CONTRACTORS
CLAIMING **RESIDENT BIDDER STATUS**

FOR BIDS AND CONTRACTS IN GENERAL:

The bidder or offeror hereby swears and affirms under penalty of perjury that, in accordance with KRS 45A.494(2), the entity bidding is an individual, partnership, association, corporation, or other business entity that, on the date the contract is first advertised or announced as available for bidding:

1. Is authorized to transact business in the Commonwealth;
2. Has for one year prior to and through the date of advertisement
 - a. Filed Kentucky corporate income taxes;
 - b. Made payments to the Kentucky unemployment insurance fund established in KRS 341.49; and
 - c. Maintained a Kentucky workers' compensation policy in effect.

The BIDDING AGENCY reserves the right to request documentation supporting a bidder's claim of resident bidder status. Failure to provide such documentation upon request shall result in disqualification of the bidder or contract termination.


Signature

Vice President
Title

Kurt Meadors
Printed Name

3/19/2025
Date

Company Name

Calhoun Construction Services, Inc.

Address

7707 National Turnpike #400

Louisville, KY 40214

Subscribed and sworn to before me by

Kurt Meadors Vice President
(Affiant) (Title)

of Calhoun Construction Services Inc this 19th day of March, 2025.
(Company Name)


Notary Public

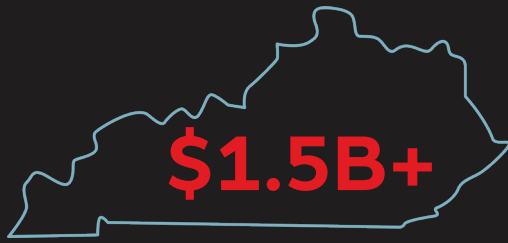
[seal of notary]

My commission expires: 9-16-2027



EXPERIENCE OF THE CM/ GC FIRM(S) - CRITERIA 1

**STRONGEST
TEAM IN
CONSTRUCTION:
CALHOUN +
WILHELM**



Kentucky Projects
In Last Five years*

\$2.68B

2024 Annual Revenue*

4200+

Full-time Employees*

\$1B+

In Healthcare Delivery
In Last Five years*

#10

Healthcare Contractor
(ENR Midwest - F.A. Wilhelm)

.48 EMR

F.A. Wilhelm

.66 EMR

Calhoun Construction Services

TODAY'S LANDMARKS. TOMORROW'S LEGACIES.



With deep roots in Kentucky, Calhoun Construction Services offers the advantage of enhanced reliability in budgeting and scheduling by self-performing several trades.

Calhoun Construction Services was established in 2012 as a sister company to F.A. Wilhelm Construction—one of the nation's most respected construction firms with a history dating back to 1923. From its inception, Calhoun was able to leverage Wilhelm's legacy of excellence, drawing on their extensive resources, technical knowledge, and steadfast values. This foundational partnership remains strong, creating a collaborative network that enhances project outcomes and provides clients with a superior experience. Calhoun and Wilhelm still collaborate on many projects today, including the most-recently completed Paddock and the current work at Starting Gate Club at Churchill Downs.

Headquartered in Louisville with an additional office in Lexington, Calhoun has grown into a trusted regional general contractor and construction management firm, currently employing over 200 full-time professionals. As an S corporation with ten equity shareholders, our firm combines the capacity of a national builder with the responsiveness and insight of local leadership. Our project leadership team brings over 65 years of combined experience and has managed more than \$5 billion in construction projects nationwide, including complex, fast-tracked facilities exceeding \$300 million in value.

Calhoun's growth is built on a reputation for transparency, collaboration, and a tireless commitment to safety and quality. These shared principles with Wilhelm Construction—along with a mutual emphasis on integrity, environmental responsibility, and community impact—position our team to deliver sophisticated, high-performance facilities like the University of Louisville Health Science Simulation, Academic, and Innovation Facility. Our proven track record includes managing multi-phase campus projects, coordinating demolition and utility relocations, and navigating complex stakeholder relationships with minimal disruption to surrounding operations.

Together, Calhoun and Wilhelm offer the strength of a national legacy with the precision and passion of a local partner, delivering projects that reflect the innovation and impact this new UofL facility will represent.

*Combined Calhoun and Wilhelm



HHC PUBLIC HEALTH LAB

MARION COUNTY HEALTH & HOSPITAL CORPORATION | INDIANAPOLIS, IN

Health & Hospital Corporation of Marion County (HHC) operates the Marion County Public Health Department, Eskenazi Health, Eskenazi Health Foundation, Indianapolis EMS, and Long-Term Care. Wilhelm is currently serving as the Construction Manager for the HHC on the new Public Health Laboratory.

The Public Health Laboratory will provide clinical, environmental microbiology, and chemistry laboratory services to all Marion County Public Health Department programs and other local health agencies. The lab also analyzes specimens from private citizens.

CONTRACT METHOD

Construction Manager as Constructor (CMc)

PROJECT SIZE

65,000 SF

CONSTRUCTION COST

\$56,000,000

COMPLETION DATE

June 2026

DESIGNER

Guidon

REFERENCE

Pintuorn Bissett

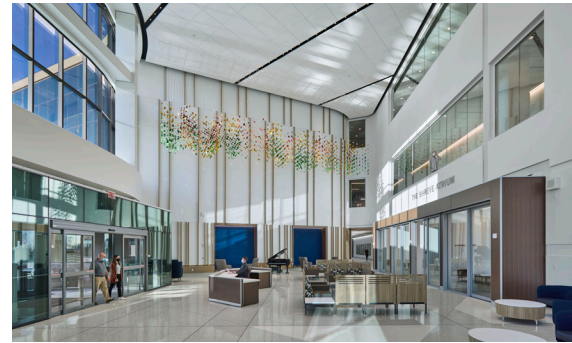
Vice President

Marion County Health & Hospital Corporation

317.618.6408

pbissett@hhcorp.org

PROJECT EXPERIENCE



REGIONAL ACADEMIC HEALTH CENTER

IU HEALTH | BLOOMINGTON, IN

Wilhelm was the construction manager for the \$557 million hospital on the northeast corner of Indiana University's campus. This project consisted of four facilities: an Integrated Care Center, Specialty and Cancer Care Center, Central Utility Plant, and an Academic Building for use by the IU School of Medicine.

The 1 million SF campus will be **LEED certified** and environmentally friendly, incorporating water quality and conservation strategies, energy efficiency features, sustainable/recycled materials, and indoor environment quality amenities. The design incorporates traditional IU elements into its appearance, including Indiana limestone blended with brick highlights, a staple of the University's health facilities throughout the state. An abundance of glass allows for natural light to stream through a multistory atrium and main entry.

Preconstruction on this project began at the end of 2016 with construction completing in the Fall of 2021, just in time for the 200th Anniversary of Indiana University. The project was finished on schedule and within the owner's budget.

CONTRACT METHOD

Construction Manager as Constructor (CMc)

PROJECT SIZE

1,000,000 SF

CONSTRUCTION COST

\$400,000,000

COMPLETION DATE

September 2021

REFERENCE

Kyle Hardie

Executive Director - Strategic Planning

1633 North Capitol Avenue

Indianapolis, IN 46202

khardie1@IUHealth.org

317.964.3422



Executed as phased
GMP, Bid Packages,
and Construction
Schedule

PROJECT EXPERIENCE



IU HEALTH SCIENCES BUILDING

INDIANA UNIVERSITY | BLOOMINGTON, IN

The new center is larger than the previous two centers put together and features patient rooms, doctor rooms and a home environment for training in any number of situations. It new center houses the IU Hearing Clinic, IU Speech-Language Clinic, the School of Medicine, School of Nursing, and School of Social Work.

A shining example of the space available for students and IU Health professionals to work and train alongside each other is the **new Simulation Center**. The center space is **shared between the IU School of Nursing, IU School of Medicine and IU Health Bloomington Hospital**. The university uses it for training and educating students, while the hospital plans to use it for training and onboarding.

CONTRACT METHOD

Construction Manager as Constructor (CMc)

PROJECT SIZE

115,000 SF

CONSTRUCTION COST

\$50,000,000

COMPLETION DATE

December 2020

REFERENCE

Kyle Hardie

Executive Director - Strategic Planning

1633 North Capitol Avenue

Indianapolis, IN 46202

khardie1@IUHealth.org

317.964.3422

PROJECT EXPERIENCE



INNOVATION HALL

IUPUI | INDIANAPOLIS, IN

Located across Michigan Street from the new Purdue in Indianapolis Campus, Innovation Hall was built to meet the evolving teaching and research needs for programs in the Purdue School of Science, Purdue School of Engineering and Technology, and IU School of Informatics and Computing. The research and instruction space will be **constructed to promote interdisciplinary collaboration, interaction and active learning and will house important STEM disciplines of science, technology, engineering and mathematics.**

The first floor of the building is home to three classrooms as well as an informal student lounge and seating area. The classrooms include a 215-seat tiered lecture hall, an 81-seat active learning space with movable chairs and tables, and a 125-seat active learning space where the faculty is in the middle to encourage collaboration. The second and third floors contains engineering and science labs as well as more learning spaces.



CONTRACT METHOD

General Contractor

PROJECT SIZE

90,000 SF

CONSTRUCTION COST

\$34,500,000

COMPLETION DATE

August 2020

REFERENCE

Dave Long

626 N Illinois Street

Indianapolis, IN 46204

dlong@bdmd.com

317.635.5030

PROJECT EXPERIENCE



MARION COUNTY FORENSICS LAB & CORONERS OFFICE

CITY OF INDIANAPOLIS | INDIANAPOLIS, IN

The new Marion County Forensics Lab and Coroner's Office in Indianapolis spans approximately 80,000 SF and features a range of specialized rooms designed for forensic investigations. **Key facilities include a modern autopsy suite, evidence processing labs, toxicology and DNA analysis areas, as well as offices for forensic specialists and administrative staff.** The building also incorporates secure storage for evidence and a public-facing area for families and law enforcement. This **state-of-the-art facility** is poised to enhance investigative capabilities and improve public safety in the community.

CONTRACT METHOD

General Contractor

PROJECT SIZE

80,000 SF

PROJECT COST

\$44,000,000

COMPLETION DATE

September 2024

REFERENCE

Jennifer Tillman

7321 Shadeland Station Way

Indianapolis, IN 46256

jtillman@shrewsusa.com

855.808.0962



PROJECT EXPERIENCE



CHANNEY HALE HALL OF SCIENCE

PURDUE UNIVERSITY | WEST LAFAYETTE, IN

This new, **state-of-the-art facility** takes full advantage of the complementary work across chemistry and biology fields. Designed with technology in mind, this integration enhances collaborations within the College of Science. Students from outside the College of Science including first- and second-year undergraduates are expected to be primary users of this space. **The new, four-story building is 111,000 SF with 33 labs with Biology labs on each floor** and a dedicated Biology Prep/Storage room.

CONTRACT METHOD

Construction Manager as Constructor (CMc)

PROJECT SIZE

111,000 SF

CONSTRUCTION COST

\$52,000,000

COMPLETION DATE

Jul 2020

REFERENCE

Don Peterson

2550 Northwestern Ave, Suite 1100

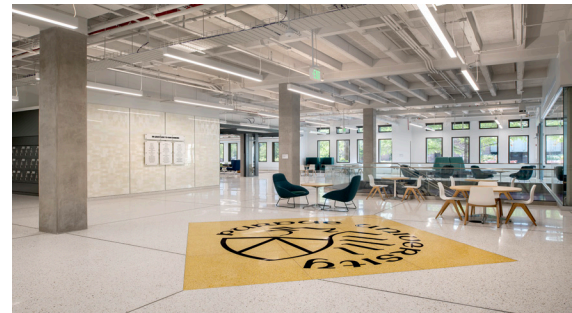
West Lafayette, IN 47907

drpeter@purdue.edu

765.894.0860



PROJECT EXPERIENCE



DATA SCIENCE BUILDING, STEWART CENTER

PURDUE UNIVERSITY | WEST LAFAYETTE, IN

This project is located in the existing Schleman Hall of Student Services and Stewart Center at Purdue University. This project accommodates the Data Science program in Schleman Hall with a complete renovation of 101,000 GSF of space, relocating occupants to temporary campus locations.

Additionally, renovations included modernizing student services and accommodating the new occupants in approximately 45,000 GSF of Stewart Center and 10,400 GSF in the following facilities: Purdue Memorial Union, Hicks Undergraduate Library and Recitation Building. Minor renovations were also completed in Young Hall.

CONTRACT METHOD

Construction Manager as Constructor (CMc)

PROJECT SIZE

101,000 SF

CONSTRUCTION COST

\$38,000,000

COMPLETION DATE

August 2024

REFERENCE

Rustin Meister

2550 Northwestern Ave, Suite 1100

West Lafayette, IN 47907

rmeister@purdue.edu

765.412.3153

PROJECT EXPERIENCE



HEALTH PROFESSIONS BUILDING

BALL STATE UNIVERSITY | MUNCIE, IN

Ball State University's vision is to provide students with access to the **leading edge of inter-professional education** and practice by bringing programs such as nursing, counseling, psychology, dietetics and nutrition, health science, social work, athletic training, and speech and audiology together.

Wilhelm served as the general contractor on this **168,000 SF facility that provides a college campus health library and a variety of simulation rooms and patient care suites, active learning classrooms, and an Inter-professional Education (IPE) Outpatient Clinic.** This multidisciplinary facility brings groups together to provide both hands-on learning and comprehensive patient care.

CONTRACT METHOD

General Contractor

PROJECT SIZE

168,000 SF

CONSTRUCTION COST

\$41,000,000

COMPLETION DATE

January 2020

REFERENCE

Robert Ramey
2000 West University Avenue
Muncie, IN, 47306
reramey2@bsu.edu
765.285.2835

PROJECT EXPERIENCE



"I wanted to take a moment to convey my appreciation for your diligent efforts, as well as those of your team... The intricacies involved in such projects are vast, and the clarity with which you've laid out the plan, particularly regarding the removal of furniture, equipment, and personal items, highlights your team's meticulous approach. Your vision and leadership in this endeavor instill confidence in our collective ability to see this through to a successful completion." - Sajid Mian



UL CM AS ADVISOR

UNIVERSITY OF LOUISVILLE | LOUISVILLE, KY

Calhoun served in a Construction Management Advisory role for the University of Louisville as part of the statewide Asset Preservation Program. This initiative provided funding to all state universities, allowing institutions like UofL to make critical upgrades across their campuses.

The University prioritized air quality for its students, leading to major HVAC renovations as well as electrical infrastructure repairs and upgrades. Calhoun worked closely with the University, multiple design teams, and contractors to develop and implement a comprehensive construction plan.

In total, more than 30 buildings across UofL's campuses benefited from the improvements made possible by the Asset Preservation Program.

CONTRACT METHOD

CM as Advisor

PROJECT SIZE

SF Varies

CONSTRUCTION COST

\$106,000,000

COMPLETION DATE

March 2025

REFERENCE

Sajid Mian
AVP Facilities Management
502-294-3413
sajid.mian@louisville.edu



PROJECT EXPERIENCE



UL SCHOOL OF NURSING & STUDENT COLLABORATION LOUNGE (2 PHASES)

UNIVERSITY OF LOUISVILLE | LOUISVILLE, KY

Calhoun Construction Services served as the General Contractor on the renovation of an existing space into two 100 person classrooms. Calhoun installed new electrical wiring, HVAC, flooring, aluminum storefront, furniture and paint throughout the first, second and third floors.

The 3,485 square-foot **Student Collaboration Lounge** was designed to foster **student engagement and collaborative learning**. It features both open and private areas, including a kitchen modeled after a modern cafe, providing a central hub for nursing students to interact and share ideas.

These projects require not only precision and coordination, but also a deep respect for the clinical, hands-on learning taking place just beyond the construction zone. Our team is **experienced in managing complex schedules, maintaining strict cleanliness and safety standards, and minimizing disruptions**. We approach healthcare training environments with the same level of care as an active clinical setting - because we know the next generation of medical professionals depends on it.

CONTRACT METHOD

General Contractor

PROJECT SIZE

8,100 SF Combined

CONSTRUCTION COST

\$1,100,000

COMPLETION DATE

February 2023

PROJECT EXPERIENCE



UNIVERSITY OF LOUISVILLE – VIVARIUM

UNIVERSITY OF LOUISVILLE | LOUISVILLE, KY

This project scope includes the renovation of two floors in an existing concrete-frame office tower on the Health Services Campus. **The 9th floor laboratory was demolished and replaced with a new vivarium.** This required meticulous planning and careful coordination and considerations for the animal housing and existing operations.

All new mechanical, electrical, plumbing, and fire protection systems were installed to service the 9th floor. The 9th floor received a new exterior-glazed curtainwall system with partial replacement on the 8th floor. The walls, ceilings and floors were refreshed with new materials.

Calhoun self-performed demo, metal framing & drywall, and concrete in addition to being the GC.

CONTRACT METHOD

General Contractor

PROJECT SIZE

12,600 SF

CONSTRUCTION COST

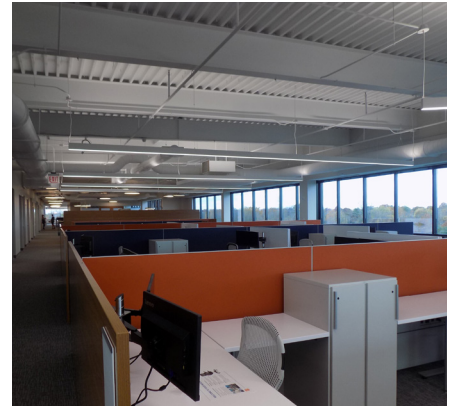
\$8,300,000

COMPLETION DATE

December 2024



PROJECT EXPERIENCE



BRIGHTSPRING – PHASES I & II

RESCARE | LOUISVILLE, KY

BrightSpring is the parent company of ResCare, Inc., which was founded and headquartered in Louisville, Kentucky. It is dedicated to impacting communities for the better with a mission to help people live their best life.

Calhoun Construction served as a General Contractor on the new corporate headquarters. The tenant fit-out on the 3rd and 4th floor of the 805 Shelbyhurst Building consisted of new offices, meeting spaces and conference rooms throughout. Calhoun self-performed the metal stud, drywall and acoustical ceilings. The owners were so pleased with the work they named a conference room after the Superintendent and requested us to come to complete phase II, which consisted of renovating the executive quarters with a hidden door and upgrades and a new lifestyle gym for employees to encourage full-body wellness.

CONTRACT METHOD

General Contractor

PROJECT SIZE

67,900 SF

CONSTRUCTION COST

\$7,000,000

COMPLETION DATE

October 2023

REFERENCE

Lisa Nalley, Chief of Staff & Senior VP
of Human Resources
812-989-0486
lisa.nalley@brightspringhealth.com

PROJECT EXPERIENCE



NORTON ST. MATTHEWS MEDICAL PLAZA

NTS | LOUISVILLE, KY

Calhoun Construction served as the General Contractor for the renovation of this medical complex consisting of exterior and interior updates. The renovation was broken into three phases: exterior upgrades, interior finish upgrades, and interior mechanical upgrades.

For the exterior upgrades, the renovation included replacement of the existing glass with new thermally broken storefront and double-pane glass. The exterior was entirely re clad in drainable EIFS to better match the campus. All new landscaping accented the building's new expanded drop-off canopy to better serve patients.

All work was completed while the plaza was operating during their normal business hours, so special considerations were essential to keep noise and disruptions to an absolute minimum.

CONTRACT METHOD

General Contractor

PROJECT SIZE

95,000 SF

CONSTRUCTION COST

\$9,000,000

COMPLETION DATE

February 2021

REFERENCE

Matt Ricketts, Senior Vice President
502-426-4800 ext. 225
mricketts@ntsdevco.com



PROJECT EXPERIENCE



BCTC NEWTOWN ADMINISTRATIVE BUILDING

BLUEGRASS COMMUNITY & TECHNICAL COLLEGE | LEXINGTON, KY

The existing Administration Building is a brick and wood structure dating back to the early 1800s and holds a unique place in Kentucky's history. Originally known as Fayette Hospital (1817–1822), the building later became formally recognized as Eastern State Hospital. The restoration includes careful replastering of walls and ceilings, all while maintaining the original structural elements. The windows, still intact, offer a glimpse into the past with their flowing, wavy glass—an authentic detail that reflects the building's age.

One of the building's most iconic spaces is the third-floor ballroom, once the site of the Governor's Ball and a symbol of its distinguished past. In addition to the restoration, the project includes a new three-story west-side addition that will connect seamlessly to the historic structure on every level. This new wing will house an assembly room to welcome and orient all incoming students.

The addition will also feature a modern terra cotta rainscreen—the first of its kind in Lexington—bringing a bold architectural statement to this historically rich campus landmark.

CONTRACT METHOD

General Contractor

PROJECT SIZE

28,500 SF

CONSTRUCTION COST

\$13,000,000

COMPLETION DATE

September 2025

REFERENCE

Jeff Bennett
859-619-0278
jeff.bennett@kctcs.edu

PROJECT EXPERIENCE MATRIX



The attached matrix represents a sampling of relevant components we have successfully completed throughout our years of experience.



	NTS Building 435 Shelbyhurst	UofL School of Nursing	BCTC Newtown Admin Building	LFUCG Senior Center	Bright Spring	St. Matthews Medical	UofL Vivarium	UofL CM as Advisor	KSU Blazer Library	L&N Building	UofL Ekstrom Library	UofL Health ACB Dental	KHP International Museum of the Horse	CHR 6th Floor Renovation	KHP Breeds Barn Door Replacement	Kentucky International Convention Center	IU Bloomington Regional Academic Health Center	Ball State Health Professions Building	Purdue Chaney Hale Hall of Science	Purdue Data Science Building, Stewart Center	IUPUI Innovation Hall	HHC Public Health Lab
Classrooms	●		●	●			●				●		●				●	●	●	●	●	●
Faculty Offices	●	●	●				●	●		●	●	●		●			●	●	●	●	●	●
Collaboration Space	●		●		●		●	●			●			●			●	●	●	●	●	●
Lab & Research							●	●				●					●	●	●	●	●	●
Medical Simulation					●		●										●	●				●
Admin Offices	●	●	●	●	●		●	●	●		●	●		●			●	●	●	●	●	●
Meeting Rooms	●	●	●	●	●		●	●	●	●		●		●			●	●	●	●	●	●
Higher Education Experience	●	●					●	●			●						●	●	●	●	●	
LEED Certified																	●	●	●	●	●	●
Worked with EOP Design Team			●							●			●	●	●	●						





Speed Art Museum
LEED Gold



The Nature Conservatory
LEED Platinum



Marion County Assessment & Intervention Center
LEED Silver



NCAA Headquarters
LEED Gold



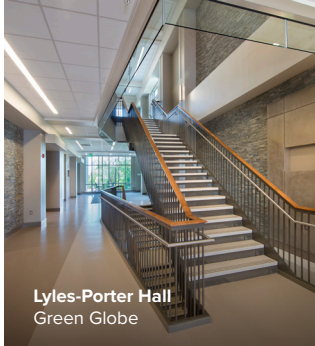
Stout Field Joint Forces Headquarters
LEED Silver



Marion County Civil and Criminal Courthouse
LEED Certified



Institute for Drug Discovery
Green Globe



Lyles-Porter Hall
Green Globe



Park Hall
LEED Silver



IU Health Bloomington Hospital
LEED Silver



SPOTLIGHTING

LEED CERTIFIED PROJECTS & 14 LEED Certified Personnel



SUSTAINABLE BUILDING



BUILDING GREEN

Wilhelm's eco-friendly building practices help maintain long-term sustainability.



NTS Building 435 Shelbyhurst
LEED Silver



EXPERIENCE OF THE CM/ GC TEAM PERSONNEL - CRITERIA 2

PRE-CONSTRUCTION TEAM



Percentages indicated identify minimum expected time commitment to the project, but the team will be fully available to support the mission as needed.



Aaron Bishop
Project Executive
40%

- Oversees pre-construction strategy, aligning budget, design, and schedule.
- Serves as primary Owner contact, ensuring transparent communication.
- Drives risk management, procurement strategy, and value engineering.



Kevin Fennell
Exec. Director of Project Development
Commitment as needed to support mission

- Aligns architectural intent with construction strategy and budget.
- Supports programming, code review, and early design validation.
- Supports stakeholder communication between owner, architect and contractor
- Coordinates design review with constructability reviews and VE analysis



Tyler Blank
Principal Estimator
25%

- Leads GMP development, ensuring accuracy and alignment with project scope.
- Reviews trade budgets and scopes to support design and cost alignment.
- Guides internal pricing strategy and value analysis with executive input.



Mark Dodson
Senior Estimator
25%

- Prepares early conceptual estimates using historical data and benchmarking.
- Supports design decisions by evaluating systems and material options.
- Identifies cost risks and opportunities during schematic design.



Joel Pittard
Project Executive
Commitment as needed to support mission

- Coordinates pre-construction meetings, documents, and milestone tracking.
- Develops bid packages and assists with early procurement planning.
- Reviews design for constructability, logistics, and phasing.

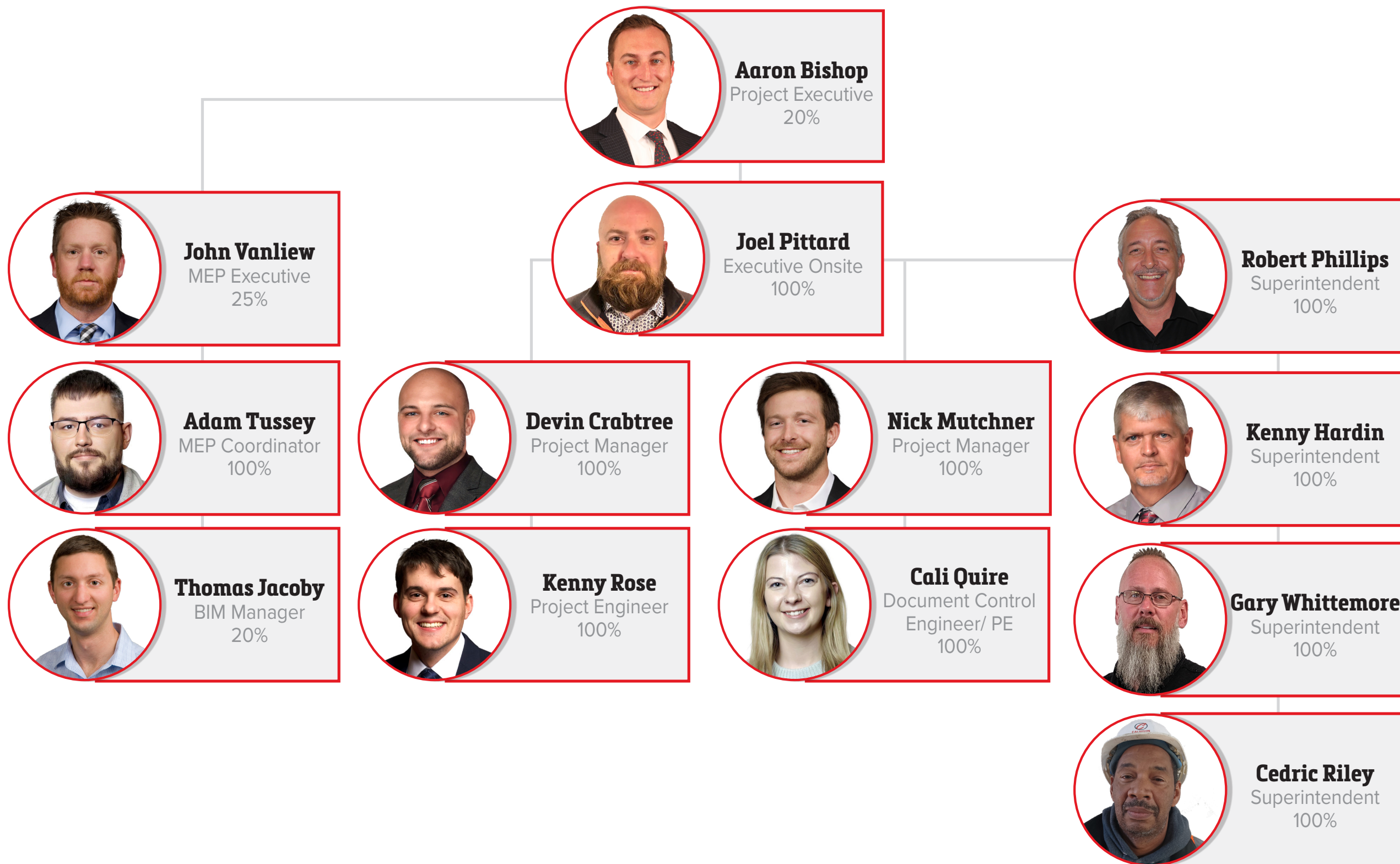


Madelyn Glass
Scheduling Manager
Commitment as needed to support mission

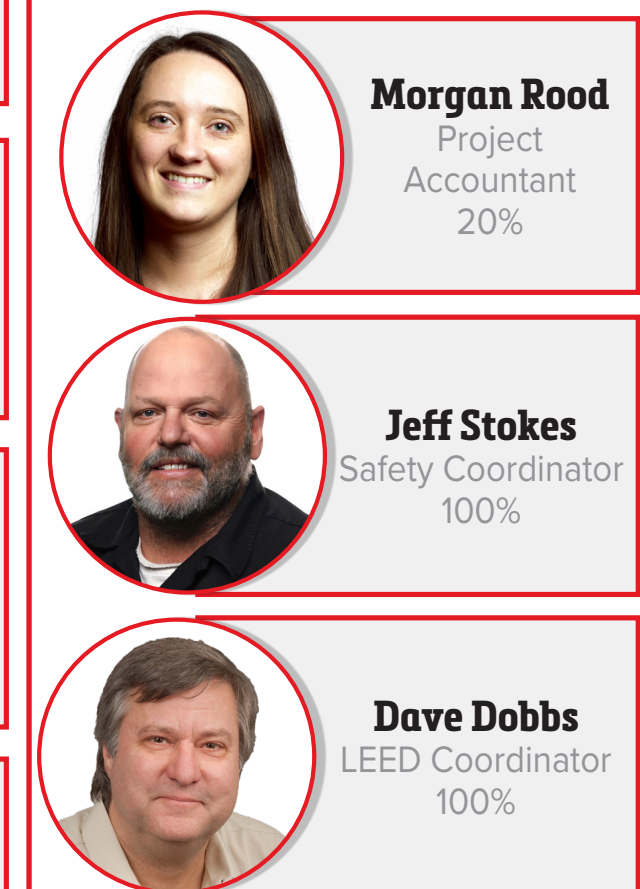
- Develops master pre-construction schedule and identifies key milestones.
- Flags long-lead items and schedule risks early in design.
- Facilitates planning sessions with stakeholders to maintain alignment.

Field/ Project Team

Percentages indicated identify minimum expected time commitment to the project, but the team will be fully available to support the mission as needed.



Additional Support



PROJECT PERSONNEL



AARON BISHOP, LEED AP BD+C **PROJECT EXECUTIVE**

Aaron is a results-driven healthcare project leader with 20 years of experience and corporate responsibility for both home office and on-site team performance in healthcare construction projects. He combines leadership, technical expertise, and proactive problem-solving to ensure successful project outcomes by anticipating and resolving construction challenges while meeting client expectations. Aaron is skilled in resource allocation and maintaining clear communication with project leadership to deliver healthcare facilities on time and within budget.

YEARS OF EXPERIENCE

21

EDUCATION

B.S., Construction Engineering Management,
University of Texas El Paso

TRAINING/ CERTIFICATION

LEED AP BD+C
OSHA 30-Hour
Certified in Construction Quality Management for Contractors by U.S. Army Corps of Engineers and Naval Facility Engineering Command

PROJECT EXPERIENCE

IU Health Downtown Indianapolis Hospital

Indiana University Health | Indianapolis, IN

This new, expanded 44-acre medical campus and urban hospital will consolidate Methodist and University hospitals and combines adult services into one location with inpatient and observation beds, a full service outpatient center and a medical education building and on-site faculty offices. The project consists of 2,600,000 gross building square feet and includes state of the art exam, imaging, surgery, inpatient, and radiation oncology spaces.

Eskenazi Hospital

Eskenazi Health | Indianapolis, IN

Renovations and additions to the Pharmacy, IR Cardiac Cath Lab, PET-CT Scan, Sterile Processing, Labor Delivery and Recovery, and Outpatient Care Center.

Community South Hospital

Community Health Network | Indianapolis, IN

High-speed integrated delivery project completed a Renovations EP Cath Lab, Cancer Center Pharmacy, operating rooms, life safety improvements, and conversions of patient rooms to Isolation rooms for COVID-19 response.

Fort Bliss Replacement Hospital

U.S. Army Corps of Engineers | Fort Bliss, TX

This expansive new medical campus includes two new hospital towers, as well as a central utility plant, medical offices, an ABSL-2 and BSL-3 lab, and is LEED Silver certified.

Project Apollo

Confidential Pharmaceutical Client | Bloomington, IN

High-speed integrated delivery project that completed a vaccine filling line for COVID-19 response under Operation Warp Speed. The team was challenged to take a 12+ month project and successfully complete it in four months of construction.

Clovis Community Medical Center (Tower Expansion)

Community Medical Centers | Clovis, CA

This expansive project included adding a five story medical tower to a operating medical facility along with renovation of existing facilities and the addition of a parking structure.



PROJECT PERSONNEL



KEVIN FENNEL

EXECUTIVE DIRECTOR OF PROJECT DEVELOPMENT

Kevin has 20 years of successfully designing, managing and delivering projects in national and global markets and across industries in excess of \$500M. He is a licensed architect in both New York and Kentucky.

Prior to Calhoun, Kevin worked in hospitality development and his focus was on the development, design, and construction of new properties and capital improvements for existing properties. As a practicing architect, Kevin worked for and with leading international design firms. He was responsible for project and design leadership, as well as business development. Over his career, he has been a featured speaker and panelist at multiple industry conferences like Hotel Spaces Conference and HD NextGen Conference.

YEARS OF EXPERIENCE

20

EDUCATION

Master of Architecture,
Master of Landscape Architecture,
University of Pennsylvania

TRAINING/ CERTIFICATION

Hotel Real Estate Investment and
Asset Management Certificate,
Cornell University

PROJECT EXPERIENCE

University of Louisville CM as Advisor (includes Vivarium)

University of Louisville | Louisville, KY

University of Louisville Pediatric Care Center

University of Louisville | Louisville, KY

St. Elizabeth's Heart and Vascular Institute

Edgewood, KY

Lead Designer for canopy and atrium addition.

Botswana Innovation Hub

Gaborone, Botswana

Team leader for 41 hectare master plan. 300,000 SF office, laboratory, data center and conference center.

Goldman Sachs Auditorium & Conference Center

New York, NY

Project architect for 45,000 SF conference center and auditorium.

21c Museum Hotels

St. Louis, Chicago, Kansas City, Nashville, Lexington, Oklahoma City, Des Moines

Hunters Point South

New York, NY

Team leader for facade design for 900,000 SF residential development.



PROJECT PERSONNEL



TYLER BLANK **PRINCIPAL ESTIMATOR**

Tyler is a seasoned preconstruction estimator with over 15 years of experience overseeing the performance within the Wilhelm preconstruction teams. He provides strong leadership, technical expertise, and ensures the production of accurate bids and estimates. Tyler excels in resource allocation, daily communication with project leadership, and the coordination and supervision of trade/subcontractors to ensure on-time, successful project delivery.

YEARS OF EXPERIENCE

15

EDUCATION

B.S., Business Administration,
Ball State University

TRAINING/ CERTIFICATION

Primavera
Microsoft Project
On Screen
Agtek
Revit
Navisworks
AutoCAD
Sage Timberline

PROJECT EXPERIENCE

IU Health Indianapolis Hospital

Health & Hospital Corporation of Marion County | Indianapolis, IN

This complex consists of a new hospital including private patient rooms with family space, a Level 1 trauma center (one of only two in Indiana), a burn unit, 17 operating rooms, an emergency department, 12 labor and delivery rooms and more than 90 treatment rooms. Also included are a new parking structure and a faculty office building..

IU Health Bloomington at the Regional Academic Health Center

IU Health | Bloomington, IN

Wilhelm is the construction manager for the IU Health Bloomington at the Regional Academic Health Center project on the northeast corner of IU's campus. This project will consist of four facilities: an Integrated Care Center, Specialty & Cancer Care Center, Central Utility Plant and an Academic Building for use by the IU School of Medicine.

IU Health Goodman Hall/ Neuroscience Center & Parking Structure

Landmark Healthcare Facilities, LLC. | Indianapolis, IN

Innovative facility bringing the expertise of research, testing and diagnostics, and treatment therapies together for unrivaled neurological care. The project includes a state-of-the-art, five-story neuroscience center, a six-level parking structure, and an elevated pedestrian walkway spanning 16th Street. This project is LEED Gold Certified.

IU Health Education Facility

IU Health | Bloomington, IN

Wilhelm is the construction manager for the IU Health Bloomington at the Regional Academic Health Center project on the northeast corner of IU's campus. This project will consist of four facilities: an Integrated Care Center, Specialty & Cancer Care Center, Central Utility Plant and an Academic Building for use by the IU School of Medicine.

The Institute for Drug Discovery

Purdue University | West Lafayette, IN

New facility housing laboratories for Purdue University researchers and providing state-of-the-art chemistry laboratories to replace outdated facilities on campus.

Lyles-Porter Hall

Purdue University | West Lafayette, IN

New sciences research facility anchoring Purdue's Discovery Park. The building provides classrooms, offices, laboratories and exam rooms. Wilhelm served as general contractor and self-performed the concrete foundations.



Proposed U of L Team employees pictured have worked together on previous projects.



MARK DODSON

SENIOR CONCEPTUAL ESTIMATOR

Mark brings 36 years of experience in commercial and industrial contracting, with over a billion dollars in bidding and project management expertise. His diverse project portfolio includes everything from restaurants and retail spaces to office buildings and power plants. Mark excels at creating detailed estimates that provide owners with accurate numbers while also identifying key elements that can offer significant savings without compromising the design.

YEARS OF EXPERIENCE

36
26 Years at F.A. Wilhelm

EDUCATION

B.S. in Construction Technology,
A.S. in Architectural Technology,
Indiana State University

PROJECT EXPERIENCE

Trager Family Jewish Community Center
Louisville, KY
\$33,135,000

Goodwill Opportunity Campus
Louisville, KY
\$35,558,000

Norton Healthcare Sports & Learning Center
Louisville, KY
\$35,000,000

Churchill Downs
Louisville, KY
Starting Gate Club - \$57,000,000
New Paddock Experience - \$153,000,000
Turn One Experience - \$82,000,000
Homestretch Club - \$34,000,000

Silver Creek High School
Sellersburg, IN
\$48,000,000



PROJECT PERSONNEL



JOEL PITTARD

PROJECT EXECUTIVE ONSITE

Joel's day-to-day duties include managing multiple projects to make sure that both materials and subcontractors are ready to be on site and complete their scope of work when superintendents need them.

During the course of a project Joel helps his superintendents think about and plan the work for the next few weeks/months to make sure the team is staying on top of material procurement and manpower needs. His attention to detail and commitment to excellence has earned him respect amongst his peers as well as within the industry.

YEARS OF EXPERIENCE

18

EDUCATION

B.S. Construction Management
Eastern Kentucky University

TRAINING/ CERTIFICATION

OSHA 30-Hour

PROJECT EXPERIENCE

Bernheim Middle School

Shepherdsville, KY

Calhoun served as the General Contractor for this addition and renovation of Bernheim Middle School for Bullitt County Schools. This project includes new additions, new walls, flooring and paint throughout. A new roof was installed as well as new geothermal heating and cooling, and new electric throughout. This phased job was completed in November of '24 instead of the original schedule date of July '25.

Bullitt County Public Schools - Phase II Baseball & Softball Field Improvements

Shepherdsville, KY

Improvements to the Baseball and Softball fields at Bullitt Central, North Bullitt, and Bullitt East High Schools. New buildings include restroom and concession buildings, new dugouts and masonry backstops. Scope includes lighting & electrical and communications. Sitework includes earthwork, new paving and storm drainage.

Bullitt County Public Schools - Football Field Improvements

Shepherdsville, KY

Renovated the football fields for North Bullitt, Bullitt East, & Bullitt Central in 2023. This includes construction of new synthetic turf football fields, track expansions at Bullitt Central and North Bullitt, and a new 8-lane track at Bullitt East High School. Site electrical and communications work is included to support the new fields and amenities, including site lighting, and electrical outlets for field use and communications. Also included are site grading, walks, and drainage to support the athletic fields and bleachers.

AMPED Russell Station Technology Training Center

Louisville, KY

Partial demolition of existing building and construction of new 12,590 square foot, two-story training center. Calhoun serves as the General Contractor for this \$5.6M project that includes steel structure, brick and EIFS over cold formed metal stud exterior walls. Calhoun also will self-perform the drywall and concrete for this project.





DAVE DOBBS, LEED AP BD+C

LEED COORDINATOR

- On-site management to ensure successful, safe and timely completion
- Supervises jobsite staff
- Implements policies and procedures
- Makes on-site day-to-day decisions regarding cost analysis and budget control, scheduling, quality and safety
- Oversees project management operations
- Monitors all reports for timeliness and accuracy
- Maintains communications with owners, architects, and trade/subcontractors
- Coordination and supervision of trade/subcontractors

YEARS OF EXPERIENCE

18

EDUCATION

B.S., Aeronautical Operations,
Concentration
in Business
Administration,
San Jose State University
A.S., Civil Engineering Technology,
IUPUI
B.S., Construction Management,
IUPUI

TRAINING/

CERTIFICATION

LEED Accredited Professional
OSHA 30-Hour
Corps of Engineers Training
Fall Protection Aerial Platform Work

PROJECT EXPERIENCE

Drug Discovery Facility

Purdue University, West Lafayette, IN

New facility housing laboratories for Purdue University researchers and providing state-of-the-art chemistry laboratories to replace outdated facilities on campus.

Sidney and Lois Eskenazi Health Campus

Health & Hospital Corporation of Marion County | Indianapolis, IN

This complex consists of a new hospital including private patient rooms with family space, a Level 1 trauma center (one of only two in Indiana), a burn unit, 17 operating rooms, an emergency department, 12 labor and delivery rooms and more than 90 treatment rooms. Also included are a new parking structure and a faculty office building.

Innovation Hall

Trustees of Indiana University | Bloomington, IN

Wilhelm served as general contractor on this five-story science building. This building provides 65,000 square feet of space to house neuroscientists, biogeochemists, environmental scientists and other researchers. MSB II consists of a large amount of local limestone and slate. This project was awarded LEED Silver Certification.

IUPUI Eugene and Marilyn Glick Eye Institute

Trustees of Indiana University | Indianapolis, IN

Four-story building including an adult outpatient clinic, ophthalmology classroom and an optical shop. Half of the building is dedicated to science and biomedical research. A concrete structure, a Wilhelm specialty, was used in construction of the building to ensure that vibration would not be a problem for sensitive optical research equipment.

Marion County Assessment & Intervention Center

City of Indianapolis | Indianapolis, IN

The construction of a new 37,000+ SF facility to better community health and safety. This facility consists of a structural steel facility that is two stories in height and utilizes both a stone and steel facade. Wilhelm is acting as a general contractor of the facility and will complete both associated site work and general construction.



PROJECT PERSONNEL



MADELYN GLASS

SCHEDULING MANAGER

Madelyn is a highly motivated outgoing professional offering a verifiable track record for the completion of multi-million dollar projects through coordinating trades, developing partnerships and building positive relationships with architects, engineers, local officials, vendors, and clients while maintaining cost. Since she began in the industry, Madelyn has proven herself to be dependable, knowledgeable, and highly capable.

YEARS OF EXPERIENCE

8

EDUCATION

B.S. Construction Management
Technology with a Minor in Building
Information Technology
Purdue University

TRAINING/ CERTIFICATION

OSHA 30-Hour

PROJECT EXPERIENCE

Owensboro Historic Racing & Gaming

Owensboro, KY

This project consists of the new construction of Historical Racing Machine gaming facility. Calhoun self-performed the structural concrete, site concrete, slab on grade, metal stud structural framing, metal stud framing, drywall, as well as the acoustical ceiling tile. This project was started in December of 2023 and was completed in February of 2025.

University of Louisville Vivarium

Louisville, KY

This project scope included the renovation of two floors in an existing concrete-frame office tower on the Health Services Campus. The 9th floor laboratory was replaced with a new vivarium. All new mechanical, electrical, plumbing, and fire protection systems were installed to service the 9th floor. The 9th floor received a new exterior-glazed curtainwall system with partial replacement on the 8th floor. The walls, ceilings and floors were refreshed with new materials. Calhoun self-performed demo, metal framing, drywall, and concrete in addition to being the GC. Madelyn served as Project Manager.

Derby City Gaming Hotel / Casino Expansion

Louisville, KY

This project adds 135,000 sq. ft. of new space to the facility with 200 additional gaming positions. The expansion will include a VIP gaming space, a new sports bar, a stage for live entertainment and an upscale-casual restaurant and bar to create a variety of new food and beverage options for gaming and hotel guests. The adjoining five-story hotel tower will include 123 rooms with 108 standard guest rooms, 14 corner suites and a VIP suite. Adam took on the role of Assistant Superintendent for this project.

Norton St. Matthews Medical Plaza

Louisville, KY

Managed the \$10M renovation of this medical complex consisting of exterior and interior updates. The renovation was broken into three phases: exterior upgrades, interior finish upgrades, interior mechanical upgrades. Madelyn served as Project Engineer.



PROJECT PERSONNEL



DEVIN CRABTREE

PROJECT MANAGER

Devin is a hyper-focused individual with nearly a decade of construction training and experience. He has experience with multifamily and recreational spaces, as well as pharmacy renovations to meet the latest compliance obligations, and renovations within the hospitals and imaging jobs. Devin's exposure to the nuances and specific needs and requirements of the healthcare industry makes him extremely versatile and valuable across all levels and all types of projects.

YEARS OF EXPERIENCE

9

EDUCATION

B.S. in Building Construction Management
Purdue University

TRAINING/ CERTIFICATION

ASHE - Healthcare Construction
OSHA 30-Hour

PROJECT EXPERIENCE

NuLu Marketplace North

Louisville, KY

Calhoun is currently serving as the Construction Manager for the new NuLu Marketplace North building. The new construction of this 55,000 SF, 3-story mixed use building will include office, retail and rental apartment units. This project started in January 2025 and is projected to finish in January 2026.

Upton Oxmoor Apartments

Louisville, KY

Calhoun acted as the General Contractor on the construction of the 301-unit Upton Oxmoor Apartment Complex. The complex consists of (9) wood-framed buildings containing the apartment dwellings and a 530-car post-tensioned cast-in-place parking garage, at a total construction cost of \$46M. The main building of the complex has approximately 10,000 SF of common area.

Multiple Pharmacy Renovations (Mary & Elizabeth, Jewish Hospital, UofL Health, Norton's Healthcare)

Louisville, KY

Calhoun served (and is still serving) as the construction manager on several renovation projects of the existing hospital pharmacies' compounding clean room. The renovations were necessary to comply with the new USP 797/800 standards. Some locations received new robot compounding equipment. All work was self-performed. Overall, Calhoun has completed over 60 pharmacy projects totaling over \$5 Million.

Frazier Rehabilitation Third Floor Renovation

Louisville, KY

Calhoun served as general contractor on this renovation and framed new walls, hung drywall, patched any imperfections on existing drywall. All walls on the entire floor were newly painted and we installed grab bars, mirrors, soap and hand sanitizers, glove holders, and sanitizer wipes holder.



PROJECT PERSONNEL



NICK MUTCHNER

PROJECT MANAGER

Nick came to Calhoun originally as an intern a couple of years ago and we couldn't wait to get him officially on board. On a day to day basis, Nick is typically in the field tracking progress and quality control, managing subcontractors, and communicating with subs.

He efficiently manages submittals and RFI's, problem-solves, and troubleshoots with subs, the owner and architect. He works with our team on coordinating with sub contractors to ensure the job is running smoothly, with the goal to remain on schedule and under the budget.

YEARS OF EXPERIENCE

8

EDUCATION

B.S. Construction Management
Technology with a Minor in Building
Information Technology
Purdue University

TRAINING/ CERTIFICATION

OSHA 30-Hour

PROJECT EXPERIENCE

Silver Creek High School **Sellersburg, IN**

Calhoun served as the General Contractor for the \$48M renovation and expansion of Silver Creek High School. This job includes 38 new classrooms, two art rooms, four Project Lead the Way rooms, a science lab, a TV/radio studio, and an expanded student union and cafeteria. The project also involves updates to the athletic facilities and the construction of a new performing arts wing.

Churchill Downs New Paddock Experience

Louisville, KY

This project transformed the pre-existing Paddock area in a manner that enhanced the experience for nearly every guest who enters the gates of the historic racetrack. The bold new design enhances visibility of the iconic Twin Spires, streamlines guest circulation paths, updated the audio visual experience and creates additional value for guests by updating existing ticket products and amenities.

Trager Family Jewish Community Center

Louisville, KY

Calhoun performed the pre-construction budgeting and served as the General Contractor. The 108,000 SF building includes an Early Learning Center / daycare, administration offices, auditorium, café, indoor recreation and lap pools, fitness center, and two indoor basketball courts with overhead walking track.

Churchill Downs Turn One Grandstand

Louisville, KY

Churchill Down's Turn One venue changed the footprint and increased the customer experience. Boasting a ground level 65,000 SF club space and accommodating over 2,000 patrons, club guests enjoy incredible track site lines along Turn One. Guests ascending the escalators to the upper concourse and view levels can use new covered stadium-style padded arena seating.



Proposed U of L Team employees pictured have worked together on previous projects.

PROJECT PERSONNEL



YEARS OF EXPERIENCE

2

EDUCATION

B.S. Chemistry
Eastern Kentucky University

TRAINING/ CERTIFICATION

OSHA 30-Hour

CALI QUIRE

DOCUMENT CONTROL ENGINEER

- Oversees daily field activities, tracking progress and quality control.
- Manages subcontractor coordination and site logistics.
- Leads submittal and RFI processes to maintain workflow.
- Collaborates with the owner and design team to resolve issues quickly.
- Supports project goals through strong communication and problem-solving.
- Helps ensure projects remain on schedule and within budget.

PROJECT EXPERIENCE

Churchill Downs Starting Gate Club

Louisville, KY

Calhoun is serving as the Construction Manager for a stadium rebuild with seating and an open-air club renovation at Churchill Downs. This \$35 million, 134,000 square-foot project started in July of 2024 and will be completed in May of 2025.

Churchill Downs New Paddock Experience

Louisville, KY

This project transformed the pre-existing Paddock area in a manner that enhanced the experience for nearly every guest who enters the gates of the historic racetrack. The bold new design enhances visibility of the iconic Twin Spires, streamlines guest circulation paths, updated the audio visual experience and creates additional value for guests by updating existing ticket products and amenities.



YEARS OF EXPERIENCE

3

EDUCATION

B.S. Construction Management
Murray State University

TRAINING/ CERTIFICATION

OSHA 30-Hour

KENNY ROSE

PROJECT ENGINEER

- Tracks field progress and quality to ensure project standards are met.
- Manages subcontractor coordination and daily site activity.
- Handles submittals and RFIs to maintain project momentum.
- Collaborates with the owner and design team to resolve field issues.
- Drives project success through clear communication and problem-solving.
- Supports schedule and budget adherence through proactive management.

PROJECT EXPERIENCE

Churchill Downs Starting Gate Club

Louisville, KY

Silver Creek High School

Sellersburg, IN

Calhoun served as the General Contractor for the \$48M renovation and expansion of Silver Creek High School. This job includes 38 new classrooms, two art rooms, four Project Lead the Way rooms, a science lab, a TV/radio studio, and an expanded student union and cafeteria.

Goodwill Opportunity Campus

Louisville, KY

Calhoun served as the Construction Manager for this project that was worth \$36 million. In addition to hosting Goodwill's mission-related career services and programs, the facility houses co-located partners that include KentuckianaWorks, Big Brothers Big Sisters of Kentuckiana, YMCA, Volunteers of America, Park Community Credit Union, Kentucky College of Barbering, the U of L College of Dentistry and Legal Aid Society.



Proposed U of L Team employees pictured have worked together on previous projects.

PROJECT PERSONNEL



JOHN VANLIEW

MEP EXECUTIVE

John is highly involved in the day-to-day construction process while managing schedules, cost, procurement, and construction documents. He meets regularly with Calhoun management, subcontractors, and vendors to ensure project plan is executed safely and on schedule.

With his vast experience as an electrician and in the industry with MEP, he is utilized as a knowledgeable resource across multiple projects.

YEARS OF EXPERIENCE

23

EDUCATION

Associate of Applied Science,
Business Management
Vincennes University

TRAINING/ CERTIFICATION

Associated Builders and
Contractors, 4 year Electrical
Apprenticeship
Journey Electrician, ABC
(Associated Builders and
Contractors) 2004
Certificate of Project Management,
Purdue University
Certificate of Supervision, Purdue
University
OSHA 30-Hour
Procore
Plangrid/Build

PROJECT EXPERIENCE

Churchill Downs Starting Gate Club

Louisville, KY

Calhoun is serving as the Construction Manager for a stadium rebuild with seating and an open-air club renovation at Churchill Downs. This \$35 million, 134,000 square-foot project started in July of 2024 and will be completed in May of 2025.

Owensboro Historic Racing & Gaming

Owensboro, KY

This project consists of the new construction of Historical Racing Machine gaming facility. Calhoun self-performed the structural concrete, site concrete, slab on grade, metal stud structural framing, metal stud framing, drywall, as well as the acoustical ceiling tile. This project was started in December of 2023 and was completed in February of 2025.

Churchill Downs New Paddock Experience

Louisville, KY

This project transformed the pre-existing Paddock area in a manner that enhanced the experience for nearly every guest who enters the gates of the historic racetrack. The bold new design enhances visibility of the iconic Twin Spires, streamlines guest circulation paths, updated the audio visual experience and creates additional value for guests by updating existing ticket products and amenities.



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PROJECT PERSONNEL



ADAM TUSSEY

MEP COORDINATOR

Adam sets high standards for himself and high expectations for his co-workers. His overall morale and productivity are boosted by experience in project development and staff management procedures.

He has an excellent track record of resolving issues, increasing customer satisfaction, and driving overall operational improvements.

YEARS OF EXPERIENCE

5

EDUCATION

High School Diploma,
South Ripley High School,
Versailles, IN

PROJECT EXPERIENCE

Owensboro Historic Racing & Gaming

Owensboro, KY

This project consists of the new construction of Historical Racing Machine gaming facility. Calhoun self-performed the structural concrete, site concrete, slab on grade, metal stud structural framing, metal stud framing, drywall, as well as the acoustical ceiling tile. This project was started in December of 2023 and was completed in February of 2025.

Derby City Gaming Hotel / Casino Expansion

Louisville, KY

This project adds 135,000 sq. ft. of new space to the facility with 200 additional gaming positions. The expansion will include a VIP gaming space, a new sports bar, a stage for live entertainment and an upscale-casual restaurant and bar to create a variety of new food and beverage options for gaming and hotel guests. The adjoining five-story hotel tower will include 123 rooms with 108 standard guest rooms, 14 corner suites and a VIP suite. Adam took on the role of Assistant Superintendent for this project.

Goodwill Opportunity Campus

Louisville, KY

Goodwill Industries of Kentucky purchased 20 acres of property at 28th Street and Broadway in West Louisville to be used as an Opportunity Campus. The property houses a 120,000 square-foot facility that serves as a one-stop shop for residents to access a complement of resources to help enhance their lives. Calhoun served as the Construction Manager for this project that was worth \$36 million. In addition to hosting Goodwill's mission-related career services and programs, the facility houses co-located partners that include KentuckianaWorks, Big Brothers Big Sisters of Kentuckiana, YMCA, Volunteers of America, Park Community Credit Union, Kentucky College of Barbering, the U of L College of Dentistry and Legal Aid Society. Adam served as the Assistant Superintendent for this project.



PROJECT PERSONNEL



THOMAS JACOBY

BIM MANAGER

Thomas is a skilled manager with expertise in Revit, AutoCAD, Navisworks, and SketchUp, overseeing multiple project estimates and construction schedules throughout the entire construction process. With a strong focus on virtual construction, he leads the management and coordination of MEP work using Building Information Modeling (BIM) during preconstruction and construction phases, while also guiding structural design in the preconstruction phase to ensure seamless project execution.

YEARS OF EXPERIENCE

12

EDUCATION

B.S., Construction Management,
Ball State University

TRAINING/ CERTIFICATION

Revit
AutoCAD
Navisworks
SketchUp

PROJECT EXPERIENCE

IU Health Downtown Indianapolis Hospital

Indiana University Health | Indianapolis, IN

This new, expanded 44-acre medical campus and urban hospital will consolidate Methodist and University hospitals and combines adult services into one location with inpatient and observation beds, a full service outpatient center and a medical education building and on-site faculty offices. The project consists of 2,600,000 gross building square feet and includes state of the art exam, imaging, surgery, inpatient, and radiation oncology spaces.

University of Florida Health North

University of Florida Health | Jacksonville, Florida

Virtual construction engineer on this six-story, state-of-the-art medical office complex in a joint-venture with Perry-McCall Construction. An emergency department, urgent care, imaging and women's health services, operating room suites, and interventional rooms occupy the first two floors of the complex while University of Florida staff and community physicians have primary space on the top four floors. Innovative technology and hospitality are the central focus for future patients of northern Jacksonville and its surrounding areas.

Hobart & Russell Creighton Hall of Animal Sciences

Purdue University | West Lafayette, IN

The 90,000 sf Hobart & Russell Creighton Hall of Animal Sciences will be the new home of the Department of Animal Sciences. The three-floor structure houses research laboratories, classrooms designed for interactive and team-based learning, conference rooms, and open spaces to facilitate faculty and student interactions. The facility also contains scientists' and staff offices, including individuals from animal regulatory agencies. Wilhelm completed the concrete, masonry and excavation work for this project.

Flex Laboratory

Purdue University | West Lafayette, IN

Work included demolition, excavation, exterior improvements, utilities and earth retention.

Cummins Indy Headquarters

Cummins Inc. | Indianapolis, IN

New headquarter facilities for this global giant provide innovative spaces and sustainable green design and construction, and include one building, a parking structure, and public gardens / gathering spaces.



Proposed U of L Team employees pictured have worked together on previous projects.

PROJECT PERSONNEL



MORGAN ROOD

PROJECT ACCOUNTANT

Morgan is a dedicated accounting professional. She brings a strong blend of financial expertise and leadership experience, with a proven track record in managing complex accounting operations within the construction and technology sectors. Morgan excels in budget analysis, cost reconciliation, and financial reporting. Her technical proficiency spans Microsoft Office Suite, Excel, QuickBooks, Yardi Voyager, Sage300, and Procore. Her background is further enriched by leadership roles during her academic years and a solid foundation in customer service and team management.

YEARS OF EXPERIENCE

5

EDUCATION

B.S. in Accounting & Business
Administration,
Spalding University

TRAINING/ CERTIFICATION

Microsoft Office Suite
Excel
Quickbooks
Yardi Voyager
Sage300
Procore

RELEVANT EXPERIENCE

Bullitt County Public Schools - Phase II Baseball & Softball Field Improvements
Shepherdsville, KY

AMPED Russell Station Technology Training Center
Louisville, KY

Senior Construction Accountant, Denton Floyd Real Estate

Jeffersonville, IN – March 2022 to Present

- Prepare and analyze construction financial reports, budgets, and forecasts.
- Review and reconcile project costs, budgets, and expenditures.
- Collaborate with project managers to ensure accurate tracking of construction activities.
- Maintain compliance with regulatory requirements and company policies.
- Oversee accounts payable/receivable for construction projects.

Staff Accountant, Unified Technologies

Louisville, KY – December 2020 – March 14, 2022

- Managed monthly financial close processes, including preparing journal entries and reconciling accounts.
- Generated financial statements and reports for internal and external stakeholders.
- Assisted in budgeting and forecasting activities.
- Ensured compliance with GAAP and company policies in all financial operations.
- Processed payroll and managed accounts payable/receivable.
- Supported audit processes by providing necessary documentation and insights.



PROJECT PERSONNEL



JEFF STOKES

SAFETY DIRECTOR

Jeff is a results-oriented safety professional with decades of experience in the industry, and his dedication to maintaining a safe workplace is exceptional. Jeff has been the onsite safety manager for several of Churchill Downs' recent projects.

With the onset of Covid-19, Jeff was assigned as the Covid-19 Coordinator where he conducted daily inspections, ensuring that all contractors were in compliance with CDC and state policies.

YEARS OF EXPERIENCE

35

EDUCATION

B.S. in Accounting & Business
Administration,
Spalding University

TRAINING/ CERTIFICATION

Navy Crane Centers Crane Load
Test Director
Navy Crane Centers 40 Hour
Crane Safety Course
80 Hour Construction Safety
Standards - Safety Inspector
Course of Instruction
OSHA 30-Hour General Industry
& Construction Industry Training
Programs

PROJECT EXPERIENCE

Churchill Downs Starting Gate Club

Louisville, KY

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Churchill Downs New Paddock Experience

Louisville, KY

This project transformed the pre-existing Paddock area in a manner that enhanced the experience for nearly every guest who enters the gates of the historic racetrack. The bold new design enhances visibility of the iconic Twin Spires, streamlines guest circulation paths, updated the audio visual experience and creates additional value for guests by updating existing ticket products and amenities.

Churchill Downs Turn One Experience

Louisville, KY

Churchill Down's new Turn One venue changed the footprint and increased the customer experience at one of our most storied National treasures. Boasting a ground level 65,000 square foot club space accommodating over 2,000 patrons, club guests enjoy incredible track site lines along Turn One. At almost one and a half football fields in length, club patrons have walk up access to the track rail adding to an already incredible experience.

Churchill Downs Homestretch Club

Louisville, KY

The Homestretch Club will renovate the grandstand near the Twin Spires, replacing outdoor bleacher seating with three premium seating options offering all-inclusive amenities. Guests will enjoy prime views of the starting gate, track's Big Board, and homestretch. The 18,600 sq. ft. interior will feature a high-end, air-conditioned club with food, drinks, and a grand staircase, creating an elegant venue for special events at Churchill Downs.



PROJECT PERSONNEL



ROBERT PHILLIPS SUPERINTENDENT

Robert is an experienced healthcare project leader with corporate responsibility for both home office and on-site team performance. He brings a wealth of leadership, technical expertise, and a proactive approach to anticipate and resolve construction issues, ensuring client expectations are met. Robert excels in resource allocation and maintaining effective communication with project leadership to deliver healthcare projects on time and within budget.

YEARS OF EXPERIENCE

36

TRAINING/ CERTIFICATION

OSHA 30-Hour Certified

PROJECT EXPERIENCE

Elanco Global Headquarters

Elanco, Corp. | Indianapolis, IN

Wilhelm is managing the construction of Elanco's new 250,000 SF, six-story global headquarters, which includes offices, a state-of-the-art laboratory, an event center, a three-story parking garage, and an outdoor event lawn and courtyard.

Churchill Downs Turn One Experience

Churchill Downs, Inc. | Louisville, KY

Churchill Down's new Turn One venue enhances the customer experience with a 65,000 SF club space, accommodating over 2,000 guests. Offering stunning track views along Turn One, patrons can walk up to the track rail, adding to the exceptional experience.

Churchill Downs Homestretch Club

Churchill Downs, Inc. | Louisville, KY

The Homestretch Club will renovate the grandstand near the Twin Spires, replacing outdoor bleacher seating with three premium seating options offering all-inclusive amenities. Guests will enjoy prime views of the starting gate, track's Big Board, and homestretch. The 18,600 sq. ft. interior will feature a high-end, air-conditioned club with food, drinks, and a grand staircase, creating an elegant venue for special events at Churchill Downs.

Indiana University Medical Science Center

Indiana University | Indianapolis, IN

Served as assistant superintendent on the addition and renovations for the existing building located on the campus of IUPUI in Indianapolis. This \$18.5 million project included four stories above-grade with two stories below-grade, and extensive renovation of the existing building with laboratory furnishings. Wilhelm coordinated all construction trades work activities including mechanical and electrical subcontractors.

K362

Confidential Client | Indianapolis, IN

Served as superintendent of this \$99.5 million, 475,000 SF Biotech laboratory project. This building created a new entry to the Technology Center Campus. Wilhelm provided concrete construction, steel erection, masonry construction, carpentry and sheet metal work with its own employees.





KENNY HARDIN

SUPERINTENDENT

Kenny has distinguished himself in the construction industry through his specialization in healthcare and imaging projects. With a robust background that combines technical expertise and hands-on experience, he has played a pivotal role in steering complex projects to successful completion. His work, characterized by a deep understanding of the unique requirements of healthcare facilities, underscores his commitment to excellence. His leadership abilities and his proactive approach ensures that projects are delivered on time and within budget, while also contributing to enhancing the capabilities of Calhoun in the highly-specialized and critical field of healthcare construction.

YEARS OF EXPERIENCE

35

TRAINING/ CERTIFICATION

OSHA 30-Hour

PROJECT EXPERIENCE

Multiple Pharmacy Renovations (Mary & Elizabeth, Jewish Hospital, UofL Health, Norton's Healthcare)

Louisville, KY

Calhoun served (and is still serving) as the construction manager on several renovation projects of the existing hospital pharmacies' compounding clean room. The renovations were necessary to comply with the new USP 797/800 standards. Some locations received new robot compounding equipment. All work was self-performed. Overall, Calhoun has completed over 60 pharmacy projects totaling over \$5 Million.

Frazier Rehabilitation Third Floor Renovation

Louisville, KY

Calhoun served as general contractor on this renovation and framed new walls, hung drywall, patched any imperfections on existing drywall. All walls on the entire floor were newly painted and we installed grab bars, mirrors, soap and hand sanitizers, glove holders, and sanitizer wipes holder. **Multiple Imaging Projects/ Renovations (UofL Health, Norton Healthcare, Jewish Hospital, Mary & Elizabeth)**

Louisville, KY

Calhoun served as the construction manager on several renovation projects of the existing hospital imaging facilities, including CT, Mammogram, and MRI equipment across multiple locations.

UofL Health - Mary & Elizabeth Physician's Lounge

Louisville, KY

Currently, Kenny is the Superintendent on this renovation that includes new flooring, lighting, electrical work, HVAC work, and even finish work of a food line for physician use with cabinetry surrounding.





GARY WHITTEMORE

SUPERINTENDENT

- Supervision and control of all construction activities
- Coordinates and schedules trade/subcontractors and suppliers
- Monitors performance to ensure that work is performed correctly and on-time
- Oversees project quality control and safety programs

YEARS OF EXPERIENCE

25

EDUCATION

A.S., Machine Technology, Ivy Tech

TRAINING/
CERTIFICATION

OSHA 30-Hour

MICCS - Metro Indianapolis

Aerial work, Platform Permit

Hilti Qualified Operator - Power

Actuated Tools

Hilti Trained Operator - Gas

Powered, Gas Powered Fastening

Tools

PROJECT EXPERIENCE

IU Health Downtown Indianapolis Hospital

Indiana University Health | Indianapolis, IN

This new, expanded 44-acre medical campus and urban hospital will consolidate Methodist and University hospitals and combines adult services into one location with inpatient and observation beds, a full service outpatient center and a medical education building and on-site faculty offices. The project consists of 2,600,000 gross building square feet and includes state of the art exam, imaging, surgery, inpatient, and radiation oncology spaces.

IU Health Bloomington Regional Academic Health Center

Indiana University Health | Bloomington, IN

Construction manager for the IU Health Bloomington at the Regional Academic Health Center project on the northeast corner of IU's campus. This project consisted of four facilities: an Integrated Care Center, Specialty & Cancer Care Center, Central Utility Plant, and an Academic Building for use by the IU School of Medicine. Preconstruction on this project began at the end of 2016 with construction completing in the Winter of 2020 in time for the 200th Anniversary of Indiana University.

Chaney Hale Hall of Science

Purdue University | West Lafayette, IN

A new 111,000 SF, four-story building with 33 labs with Biology labs on each floor and a dedicated Biology Prep/Storage room. This new, state-of-the-art facility takes full advantage of the complementary work across chemistry and biology fields.

Cummins CTC Office Tower Renovation

Cummins, Inc. | Columbus, IN

Cummins Inc. has reopened its Worldwide Technical Center Hub Office Tower in Columbus, Indiana, following extensive renovations. The updated facility now features modern workspaces, advanced laboratories, and collaborative areas designed to enhance innovation and efficiency. Wilhelm served as the general contractor on this project, self-performing the concrete and HVAC / sheet metal scopes throughout the construction phase.



PROJECT PERSONNEL



CEDRIC RILEY **SUPERINTENDENT**

Cedric is a superintendent with more than 20 years experience in construction. With wide variety of work under his belt and the client focused mindset, listening and working closely with the customers to provide exactly what they want and need. His capable skills and amicable nature allow for him to be an effective and well-respected Superintendent.

YEARS OF EXPERIENCE

20+

TRAINING/ CERTIFICATION

OSHA 30-Hour

PROJECT EXPERIENCE

Bernheim Middle School

Shepherdsville, KY

Calhoun served as the General Contractor for this addition and renovation of Bernheim Middle School for Bullitt County Schools. This project includes new additions, new walls, flooring and paint throughout. A new roof was installed as well as new geothermal heating and cooling, and new electric throughout. This phased job was completed in November of '24 instead of the original schedule date of July '25.

AMPED Russell Station Technology Training Center

Louisville, KY

Partial demolition of existing building and construction of new 12,590 square foot, two-story training center. Calhoun serves as the General Contractor for this \$5.6M project that includes steel structure, brick and EIFS over cold formed metal stud exterior walls. Calhoun also will self-perform the drywall and concrete for this project.

Goodwill Opportunity Campus

Louisville, KY

Goodwill Industries of Kentucky purchased 20 acres of property at 28th Street and Broadway in West Louisville to be used as an Opportunity Campus. The property houses a 120,000 square-foot facility that serves as a one-stop shop for residents to access a complement of resources to help enhance their lives. Calhoun served as the Construction Manager for this project that was worth \$36 million.

Trager Family Jewish Community Center

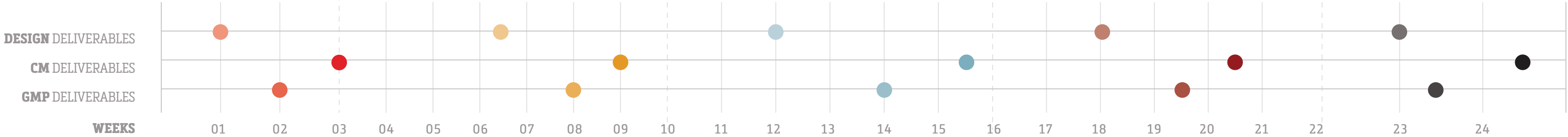
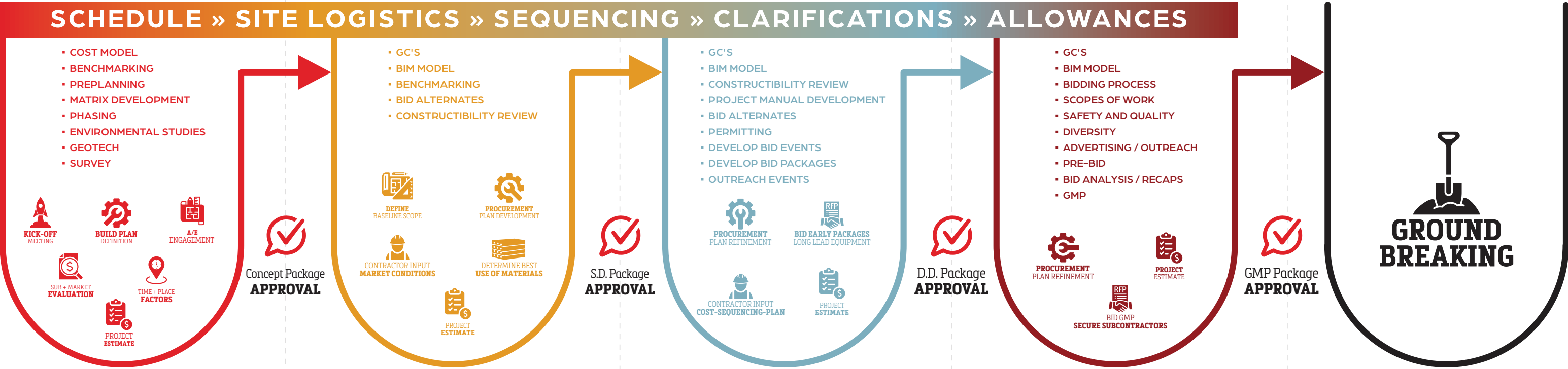
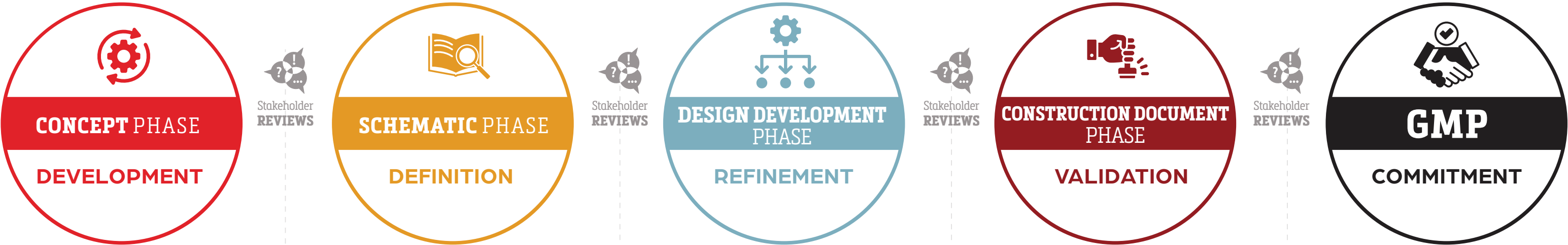
Louisville, KY

The new Trager Family Jewish Community Center building includes 108,000 sqft over two stories and includes an Early Learning Center / daycare, administration offices, auditorium, café, indoor recreation and lap pools, fitness center, and two indoor basketball courts with overhead walking track. Cedric worked with Calhoun on this challenging project as a subcontractor and joined our team soon after.



WORK PLAN METHODOLOGY - CRITERIA 3

PRECONSTRUCTION PROCESS



WILHELM + CALHOUN WORK PLAN



Work Plan & Execution Approach

As Construction Managers for the University of Louisville New Health Science Facility, Calhoun Construction Services and F.A. Wilhelm will bring together proven processes, local expertise, and a commitment to client-first collaboration. Together, our teams will deliver a seamless project experience—from design through close-out—prioritizing safety, schedule, cost transparency, and quality.

PRE-CONSTRUCTION ACTIVITIES

Create Online Collaborative Workspace

The abundance of information and documents on a complex project can quickly become overwhelming. To increase organization, sophistication and project control, Calhoun hosts a Procore construction management platform for all project team members to share and view project-related documents in real-time. The project-specific Procore platform will be used for all phases of the project: pre-construction, construction, and closeout.

Estimating & Value Engineering

Our teams will provide accurate estimating at every phase—beginning with conceptual design estimates based on historical cost data and evolving into detailed takeoffs during design development. We will conduct ongoing reconciliation between estimates and market conditions, offering strategic value engineering suggestions to maintain project intent while maximizing value. Neither Calhoun nor Wilhelm engage in scope-reduction-based value engineering unless requested.

Value Engineering

The initial design and product selections are not always the best value for the project. Calhoun will lead value-engineering and constructibility efforts to challenge the project team and subcontractors to provide alternate products and design solutions that will provide an exceptional final product, at a reduced cost.

We will meet with the project team along with major subcontractors, to review the design documents, scopes of work, and value engineering ideas to ensure the correct scope of work is bought from day one. Our VE list will highlight 3 categories of value engineering items:

Green – Items that will not impact the design intent, aesthetics, and operation of the building.

Yellow – Items that may change the design, but their impacts are either minimal or acceptable to the project team.

Red – Items that could compromise the vision of the project. These are not desirable changes.

Throughout our pre-construction experience, we rarely have needed to utilize “red” VE items. Calhoun consistently brings projects to within the budget without compromising the project vision and operation of the facility.

WILHELM + CALHOUN WORK PLAN



	Proposed	Tentative	Accepted	Rejected
Easy...	(\$310,430)	\$0	(\$125,292)	\$0
Debatable...	(\$124,540)	(\$131,000)	(\$10,400)	(\$148,300)
Hard...	\$0	(\$4,000)	\$0	\$0
Deferred...	\$0	\$0	\$0	(\$360,363)
Total...	(\$434,970)	(\$135,000)	(\$135,692)	(\$508,663)
	(\$1,214,325)			

TOTAL HARD AND SOFT BUDGET STATUS
 Current Budget... \$40,000,000
 Current Estimate... \$43,270,655
 Accepted Scope Savings... -\$135,692
 Build Team Savings... -\$8,820
 Current Cost... \$43,126,143
 Over / Under Budget... \$3,126,143

Number	Level of Cut	Spec Section	Area	Item Description	Amount	Option Price	Status	Status				Notes
								Proposed	Tentative	Accepted	Rejected	
22	Easy			Delete mockup per A305	(\$125,292)		Accepted			(\$125,292)		Carrying an allowance of \$100,000 that can be given back.
2	Easy			Eliminate recessed wall base	(\$15,000)		Proposed	(\$15,000)				From Calhoun Drywall estimate
3	Easy			Use fiberglass in lieu of mineral fiber	(\$20,000)		Proposed	(\$20,000)				Calhoun estimate
4	Easy			Hardwood Substitution and Standard Colors	(\$53,500)		Proposed	(\$53,500)				Artex provided these costs.
6	Easy			Use standard athletic wall pad in Gymnasium	(\$14,000)		Proposed	(\$14,000)				Quote from athletic pad supplier.
8	Debatable			Install electric/gas heating on the VAV boxes and rooftop units in lieu of hydronic heating	(\$131,000)		Tentative		(\$131,000)			Quote from KCC. Plumbing and Electric Costs to be Confirmed.
9	Debatable			Eliminate return air ductwork in area's where ductwork is installed above ceilings	(\$15,300)		Rejected				(\$15,300)	Quote from KCC. Cabling and Plumbing Costs to be Confirmed
7	Debatable			Target Reduced Security Bollard Rating	(\$95,000)		Proposed	(\$95,000)				Selection of alternate K4 bollard could be made.
11	Debatable			Install internally lined rectangular ductwork in lieu of double wall spiral where double wall spiral is run exposed	(\$29,540)		Proposed	(\$29,540)				Quote from KCC.
12	Easy			Provide PEX/CPVC for domestic water piping in lieu of propress copper	(\$51,500)		Proposed	(\$51,500)				This is a quote from Walker
14	Debatable			Target Acoustical Panel Reduction	(\$100,000)		Rejected				(\$100,000)	Acoustical ceiling panels system costs could be reduced.
13	Debatable			Remove trap primers and piping to all FD-3 in pool area	(\$10,400)		Accepted			(\$10,400)		This is a quote from Walker
17	Deferred			Defer east parking lot (190 Spots)	(\$93,358)		Rejected				(\$93,358)	Updated quote from Lou Paving to keep curb and walk on south side.
18	Deferred			Defer or eliminate landscaping plantings in selected areas	\$0		Rejected				\$0	Discuss w JCC and Kelli at SWL.
16	Easy			Target Alternate Lighting Package	(\$92,000)		Proposed	(\$92,000)	Image			Real Quote from AccServ w Tax and 1% freight. Design review needed.
25	Easy			Blocking detail using fr wood in lieu of bent studs.	(\$7,500)		Proposed	(\$7,500)				From Calhoun Drywall estimate
21	Debatable			Eliminate Precast Projections at Social Wing	(\$33,000)		Rejected				(\$33,000)	Quote from Coreslab.
32	Easy			Alternate for Rubber Mulch.	(\$56,250)		Proposed	(\$56,250)				No product selected but \$30k carried.
23	Hard			Reduce quantity of drinking fountains at locker room and second floor areas.	(\$4,000)		Tentative		(\$4,000)			Price per each bank of fountains.
33	Easy			Eliminate Rated Floor Boxes at Fitness Area	(\$680)		Proposed	(\$680)				Cost per each to eliminate rated floor boxes at Fitness Area.
19	Deferred			Shell office space / temp office in auditorium / stage in gym as needed.	(\$267,005)		Rejected				(\$267,005)	Costs from subcontractors. Appears to be conservative. Decision needed by
20	Easy			Reduced JCC Financing Costs	\$0		Rejected				\$0	JCC Savings Number to be Confirmed
34	Easy			Move to Kohler Package, Add Hard-Wired Touchless Fixtures	\$0		Tentative		\$0			Am Std under review now. JCC to provide alt pkg for pricing.
35	Easy			AV Package - Calhoun currently does not have these costs incl.	\$0		Tentative		\$0			AV Package to be finalized then determine if Calhoun is to carry.

BIDDING ACTIVITIES

Procurement & Bid Packaging

Calhoun and Wilhelm will partner to develop bid packages that reflects market conditions, trade contractor strengths, and project-specific goals, including supplier diversity and **maximizing local participation**. Each scope of work will be clearly defined, eliminating ambiguity to reduce bidder contingencies and improve cost accuracy.

Bid packages will be organized **using CSI MasterFormat standards** and broken down to align with the capacity of regional trade partners. Our joint procurement plan will include:

- Detailed scope reviews to avoid scope gaps or overlaps.
- Pre-bid conferences with the owner, architect, and contractors to clarify requirements.
- Custom bid forms to streamline analysis.
- Pre-award meetings to confirm scope, schedule, and compliance prior to contract issuance.

All subcontractor bids will be carefully evaluated based on financial stability, safety record, workforce capacity, and project relevance.

WILHELM + CALHOUN WORK PLAN



CONSTRUCTION ACTIVITIES

Logistics & Site Execution

Site logistics will be planned with sensitivity to downtown medical district constraints, prioritizing:

- A **safe and secure perimeter** with defined access points.
- Sequenced material deliveries and on-site laydown areas.
- Coordinated utility connections and temporary services.
- Designated contractor trailer zones and worker facilities.

We will host **daily coordination meetings** and utilize two-week look-ahead schedules to manage subcontractor activities and mitigate risk of overlap or interference.

Schedule Management

Our joint scheduling approach combines Calhoun's boots-on-the-ground accountability with Wilhelm's technology-supported planning tools. A comprehensive master CPM schedule will track preconstruction milestones, trade contractor work, and **critical equipment delivery timelines**. We will produce filtered versions tailored for:

- Executive summaries
- Trade-specific milestones
- Room-by-room turnover
- Punch list and commissioning phases

All updates will be tracked via **Procore** and validated with third-party comparison tools to maintain transparency and schedule fidelity.

Cost Management & Change Control

We maintain an open-book approach using integrated financial tracking platforms, including **Procore and Vista Viewpoint**. Our teams will:

- Issue monthly cost reports with budget-to-actual comparisons.
- Track potential changes and incorporate them into forecasts.
- Monitor pending change orders and proactively engage design teams to minimize cost growth.

Pre-bid scoping and consistent trade engagement allow us to reduce costly changes downstream. Each change will be validated, priced, and approved using a formal change control process.

Owner-Supplied Material Purchases

Calhoun is well equipped to **manage owner-supplied material purchases**. We recently completed two major projects for the Louisville Urban League and Goodwill Industries of Kentucky where all material was purchased by the owner. The Calhoun team managed the **entire process** to ensure all tax benefits were realized and materials were delivered to the project on time.

WILHELM + CALHOUN WORK PLAN



Quality Control

Calhoun and Wilhelm are **aligned in a proactive approach** to quality—emphasizing getting it right the first time. Our teams will implement a site-specific Quality Management Plan, including:

- Daily inspections and issue tracking through Procore.
- Non-conformance reporting and resolution logs.
- Coordination with design team reviews and third-party testing.
- Formal documentation and auditing of corrective actions.

Safety Management

Both Calhoun and Wilhelm maintain **industry-leading safety records**, supported by field-based safety managers and ongoing training programs. Calhoun's EMR of 0.66 and Wilhelm's multi-year EMRs below 0.61 are reflective of our shared culture of safety. Our joint plan includes:

- Site-specific safety plans **tailored to medical construction risks**.
- Daily safety huddles, incident tracking, and weekly inspections.
- OSHA 30 and competent-person training for all supervisory staff.
- **Transparent safety reporting** shared with the owner.

Commissioning & Close-Out

Our team will initiate the commissioning process early in the project lifecycle, integrating it into trade contractor scopes and schedule milestones. We will **coordinate closely with the University** and any designated commissioning agent to ensure systems meet functional and performance requirements.

Final turnover will include:

- Comprehensive O&M manuals and as-built drawings.
- Training for building staff and system demonstrations.
- Completion of punch list items and phased occupancy planning.



CONSISTENT & DEPENDABLE BUDGET OUTCOMES



Churchill Downs Paddock
Budget \$156 million
GMP \$153 million

Derby City Gaming Hotel
Budget \$62.7 million
GMP \$60.8 million

Owensboro Racing & Gaming
Budget \$55.1 million
GMP \$54.5 million



VALUE ENGINEERING EXAMPLE

CHANNEY HALE HALL OF SCIENCE

Purdue University Stem Teaching Facility

VALUE ENGINEERING: Wilhelm and the design team collaborated to develop and price a list of over 50 VE opportunities totaling over \$2.3M. This enabled the University to selectively choose VE items, saving over \$1.5M for the project. Ultimately, these savings drove the cost of the project down enough to come in under the University's budget of \$52.6M.



BID PACKAGES STRATEGIES: Bid Package Phasing or Bid Grouping allowed critical utility construction to begin while value engineering of the later bid packages was ongoing. The project as a whole had 4 major bid groups with a total of over 25 bid packages.

VALUE ENGINEERING ITEMS

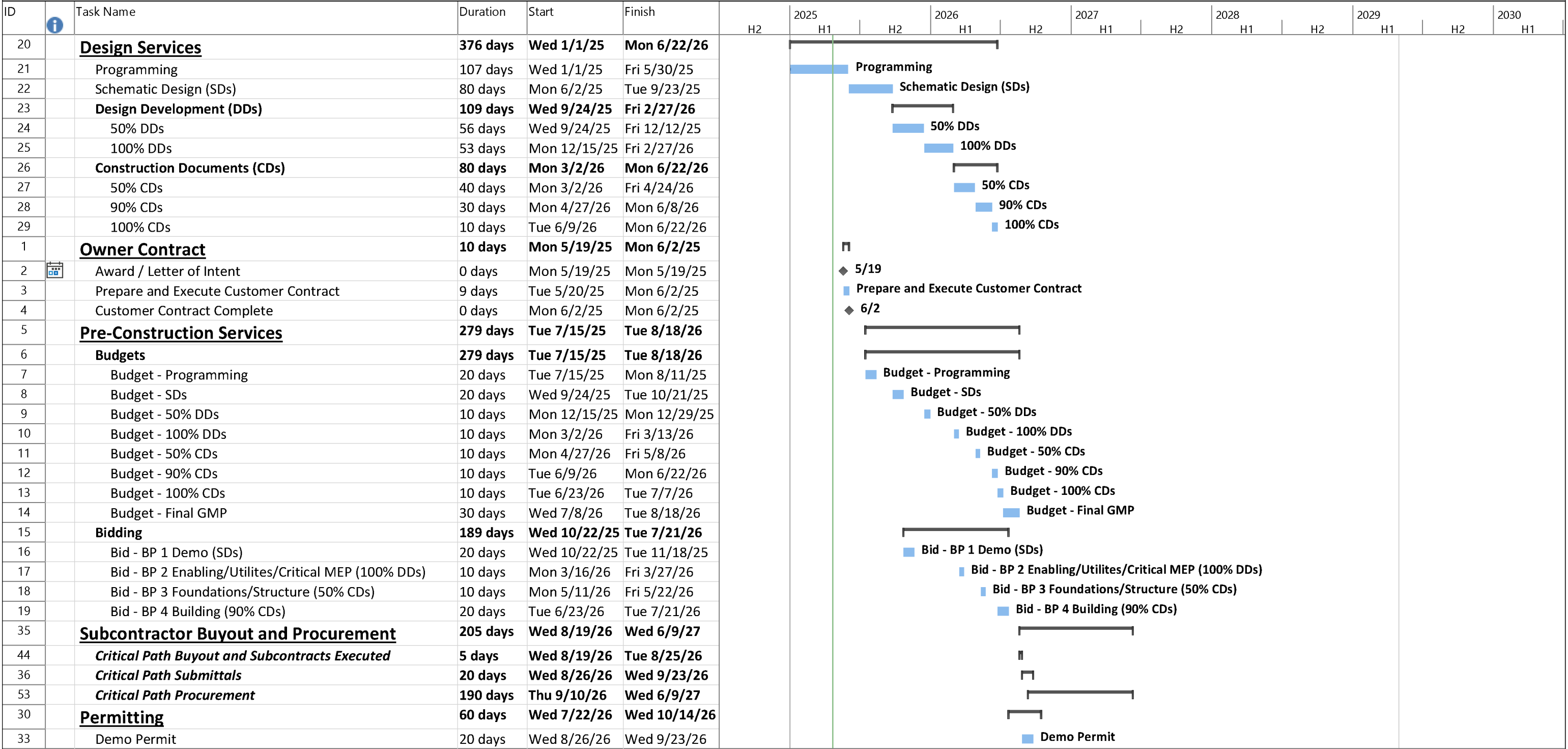
ITEM: Revised ductwork plan
SAFETY: Fewer installation hours
QUALITY: No change
COST: -\$55,000
SCHEDULE: No impact

ITEM: Alternate lighting fixture
SAFETY: No impact
QUALITY: No change
COST: -\$95,000
SCHEDULE: No impact

ITEM: Sterilizer modular wall alternate
SAFETY: No impact
QUALITY: No change
COST: -\$40,000
SCHEDULE: No impact



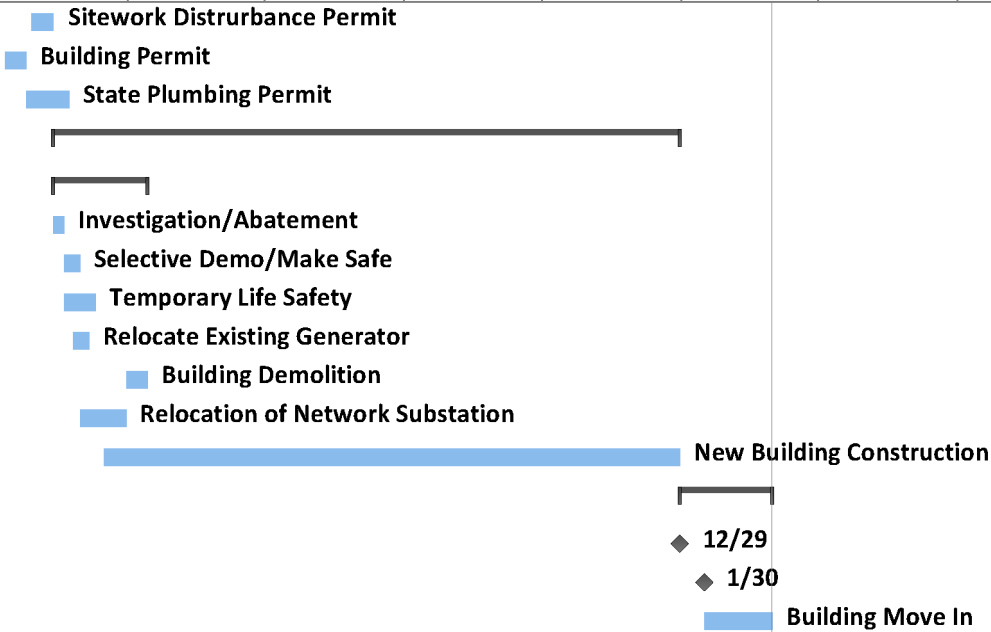
New Health Science Facility
Proposal Schedule - 04.22.25



New Health Science Facility
Proposal Schedule - 04.22.25



ID	Task Name	Duration	Start	Finish	H2	2025 H1	H2	2026 H1	H2	2027 H1	H2	2028 H1	H2	2029 H1	H2	2030 H1
34	Sitework Distrurbance Permit	20 days	Wed 8/26/26	Wed 9/23/26												
32	Building Permit	20 days	Wed 7/22/26	Tue 8/18/26												
31	State Plumbing Permit	40 days	Wed 8/19/26	Wed 10/14/26												
60	Construction	575 days	Thu 9/24/26	Fri 12/29/28												
61	Demolition of KDP	85 days	Thu 9/24/26	Tue 1/26/27												
62	Investigation/Abatement	10 days	Thu 9/24/26	Wed 10/7/26												
63	Selective Demo/Make Safe	15 days	Thu 10/8/26	Wed 10/28/26												
64	Temporary Life Safety	30 days	Thu 10/8/26	Wed 11/18/26												
65	Relocate Existing Generator	15 days	Tue 10/20/26	Mon 11/9/26												
66	Building Demolition	20 days	Tue 12/29/26	Tue 1/26/27												
67	Relocation of Network Substation	40 days	Thu 10/29/26	Mon 12/28/26												
68	New Building Construction	530 days	Mon 11/30/26	Fri 12/29/28												
69	Owner Occupancy	85 days	Fri 12/29/28	Mon 4/30/29												
70	Substantial Completion	0 days	Fri 12/29/28	Fri 12/29/28												
71	Final Completion Completion	0 days	Tue 1/30/29	Tue 1/30/29												
72	Building Move In	64 days	Wed 1/31/29	Mon 4/30/29												





PROJECT UNDERSTANDING & APPROACH - CRITERIA 4

PROJECT UNDERSTANDING & APPROACH



Calhoun Construction Services, in partnership with F.A. Wilhelm Construction Co., Inc., brings a deep understanding of the complexity, scale, and importance of the University of Louisville's New Health Science Simulation, Academic, and Innovation Facility. This transformative project **requires both technical expertise and a thoughtful, phased execution strategy**—delivered within an urban healthcare setting.

We recognize the University's goals to create a LEED Gold-certified facility that houses the School of Public Health and Information Sciences, supports future-proof health simulation labs, and flexes for academic, research, and public use. This work must be accomplished while managing the demolition of the Kentucky Disease Building and relocation of critical utility infrastructure—**all without interrupting ongoing campus and healthcare operations.**

Execution Strategy

Our complete work plan methodology outlines each stage of project development—from **conceptual estimating through closeout**—and will guide our execution from day one. The following summary highlights our strategic approach tailored to this project:

- **Schedule Integration:** A detailed CPM schedule will be developed early in preconstruction and maintained throughout design and construction. The schedule will **identify long-lead procurement items, early trade packages, and all owner/architect deliverables** to align with the Fall 2029 occupancy milestone and the required April 30, 2029 construction completion.
- **Phasing and Site Logistics:** We will coordinate demolition, substation relocation, and phased construction around active buildings, with **particular focus on pedestrian safety, utility continuity, and material delivery routing**. Our logistics plan will mitigate congestion and protect operations of nearby facilities such as Metro Health and Norton Healthcare.
- **Cost Management and GMP Strategy:** Through real-time budgeting, subcontractor collaboration, and transparent allowance tracking, we will **maintain budget alignment from schematic design through GMP**. Change management and owner-supplied materials will be tracked in real time using industry-standard software (Vista Viewpoint), with contingency and risk management handled collaboratively.
- **Risk Mitigation**
Key risks we have identified and proactively plan to address include:
 - **Substation Relocation:** Early coordination with University utilities and long-lead planning to avoid disruption.
 - **Urban Campus Constraints:** Detailed phasing, off-peak delivery coordination, and **secured perimeters will protect public health and safety.**
 - **Supply Chain and Material Availability:** Long-lead item tracking begins in schematic design, with procurement integrated into our master schedule.
 - **Commissioning Bottlenecks:** Early trade engagement and aggressive schedule coordination will ensure systems are ready and verified in advance of substantial completion.

FORM OF PROPOSAL/ INSURANCE QUESTIONNAIRE

EXHIBIT B: FORM OF PROPOSAL

To be completed with Insurance Questionnaire for negotiations



Department of Procurement Services
FORM OF PROPOSAL FOR NEGOTIATIONS

**BREAKDOWN OF CM-GC's
PRE-CONSTRUCTION PERIOD SERVICES "A"**

Anticipated Pre-Construction duration: Approximately 15 months Starting immediately after the contract is awarded in 2025

Please note Early Bid Packages will be determined during the design process.

Position	% of Time	Preconstruction Duration	Monthly Rate	Total Cost
Project Executive	40%	15 mos	\$ 8,729	\$ 130,935
Principal Estimator	25%	15 mos	\$ 3,897	\$ 58,455
Project Manager	100%	15 mos	\$ 18,186	\$ 272,790
LEED Coordinator	5%	15 mos	\$ 909	\$ 13,635
Others If Applicable	Voluntary Pre-Con Fee Reduction			\$(275,815)
A. CM-GC's Pre-Construction Services				\$ 200,000

Participate in weekly pre-construction meetings. Following development (with the Architect) of a line-item budget, present monthly updates that reflect the progress of the work at the specific point in time and development of the project when the update is represented. Other pre-construction services to be provided shall be in accordance with the RFP.

Total "A" \$ 200,000

**BREAKDOWN OF GENERAL CONTRACTOR'S/MANAGEMENT CONSTRUCTION PERIOD
SERVICES "B"**

Assuming the following:

- **\$190,000,000 GMP**
- **Substantial Completion of Construction 3/30/2029**
- **Final Completion of Construction 4/30/2029**

CM-GC's Construction Period Services inclusive of all General & Special Terms and Conditions. The cost for these items cannot be deferred to a trade package. CM-GC is responsible for these costs.

Staff Costs (See following page)	\$	5,223,968	
Field Office/Trailers	\$	121,600	
Set-up/Breakdown Field Office	\$	30,000	
CM Office Furnishing, Equip & Supplies	\$	39,600	
Telephone/Data Hook-up/Usage	\$	48,000	
Temporary Electric Hook-Up for CM Office (Consumption by Owner)	\$	10,000	
Construction Photographs & Timelapse Cameras	\$	80,000	
Construction Fence, Fence Screen	\$	60,000	
BIM Management	\$	Inc.	
Payment and Performance Bond*	\$	1,235,000	
Project Insurance/Liability* (Contractor/Owner)	\$	380,000	
Builder's Risk Insurance*	\$	520,000	
CM-GC Fee & Overhead/Profit**	\$	3,800,000	% 2.00%
TOTAL "B"	\$	11,548,168	

*Final Insurance(s) Coverage and Bonding costs shall be based upon the final GMP. Specify dollar amount based upon \$190,000,000 current construction budget. Complete Insurance Exhibit Questions.

**CM-GC Fee & Overhead/Profit to be expressed as both dollar and percentage of the current construction budget of \$190,000,000. Should Construction budget increase, percentage indicated will then determine the CM-GC Fee & Overhead/Profit.

CM-GC's Construction Period Services – Personnel Costs Anticipated Construction Duration: TBD for Early Bid Packages (construction completion 4/30/2029)

Position	% of Time	Construction Duration	Monthly Rate	Total Cost
Project Executive X 2	20% & 100%	32 mos	\$ 22,914	\$ 733,248
Project Manager X 3	1 x 100% 1 x 75% 1 x 50%	32 mos	\$ 33,985	\$ 1,087,520
Superintendent X 4	2 x 100% 2 x 50%	32 mos	\$ 50,769	\$ 1,624,608
Document Control Engineer	100%	32 mos	\$ 14,722	\$ 471,104
MEP Coordinator	25%	28 mos	\$ 3,183	\$ 101,856
LEED Coordinator	10%	28 mos	\$ 1,819	\$ 58,208
Field Office Manager	100%	32 mos	\$ 14,722	\$ 471,104
Safety Coordinator	100%	28 mos	\$ 15,458	\$ 494,656
Project Accountant	20%	32 mos	\$ 2,494	\$ 79,808
BIM Manager	20%	28 mos	\$ 3,183	\$ 101,856
Others if Applicable				
CM-GC's Construction Period Services – Personnel Costs				\$ 5,223,968

Breakdown of Proposal

A. CM-GC's Pre-Construction Services

\$ 200,000
(Complete attached breakdown in Section B)

B. CM-GC's Construction Period Services

\$ 11,548,168
(Complete attached breakdown in Section B)

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C. **Total CM-GC Fees (A + B)**

\$ 11,748,168

Provide a copy of your Certificate of Insurance.

EXHIBIT A: INSURANCE QUESTIONNAIRE

To be completed with form of proposal for negotiations

A. Insurance.

List all applicable insurance policies with their respective types of coverage (including, without limitation, general liability, professional liability, automobile, Contractor's Pollution Liability, and worker's compensation policies) and corresponding policy limits. Please provide a certificate of insurance in connection with your firm's response to this RFP.

Workers Compensation Only CCIP

If your team is interested in proposing a Worker's Compensation CCIP for the project, please outline the costs of the program to the Owner including an itemization of the premium costs, loss funding by the Owner, any collateral requirement by the Owner, and claims administration charges, any additional costs to the project for a site medic/nurse, or any other CIP related costs.

Please include the premium rate as a percentage of payroll, the estimated payroll included in this estimate, and any audit provisions.

Please also provide a CCIP pro forma which outlines all of the costs of the program (as outlined above), as well as the expected credits from your team and perspective subs which will potentially offset the cost of the CCIP.

Please confirm that any costs incurred in excess of what is charged to the Owner will be at your risk, and not the Owner.

OCIP

Owner is also considering an OCIP for this project. Please provide your experience working on OCIP projects.

Provide a deduct alternate assuming the owner implements the GL and Excess only OCIP. Contractor to remove their insurance costs, as well as their sub insurance costs from the cost of work, so the estimate will contemplate the OCIP. Owner provided coverages we will provide would include OCIP, CPL pollution, Builder's Risk, CPPI Professional, and OPPI professional coverages.

Builders Risk

B. Include Builder's Risk Insurance as an add alternate. Bonding Capacity.

Provide a letter from the firm's bonding agency stating that the firm's current payment and performance bonding capacity to meet a project of this scale. Please note that the Construction Manager will ultimately post a payment and performance bond in the form required by Owner and the City in an amount equal to the GMP. The surety company shall have at least an A- Policy Holder Rating and a Class X Required Financial rating per the latest issue of A. M. Best's Key Rating Guide. Describe the strategy by which the firm will bond its subcontractors or enroll them in a subcontractor default insurance program.

Bond and Insurance Costs and Premiums. Include the premium costs for providing a performance and payment bond in the amount of the GMP. Assume a GMP for the entire Project which compares to similar facilities. Also please provide responses to the following:

- What is your Team's overall insurance charge to the project? What is the premium basis of the charge? The insurance charge will be based upon the contract values.

The entire insurance charge would be \$380,000 (for all lines other than Builder's risk), the builders risk cost would be \$520,000. This is an estimate that will need to be revisited at a later date with more info to evaluate.

- Do you have a claim's made policy or occurrence policy? Occurrence

ATTACHMENT B: INSURANCE REQUIREMENTS

To be completed with form of proposal for negotiations

- Do you all have Tail coverage for General and professional liability? Yes
 - It will be required for a claim's made policy.
- How are the insurance charges billed to the owner, as a rate on hard costs as the project progresses, or all upfront at project inception subject to adjustment based on approved change orders? This depends on the coverages. If builders risk coverage is required, it is billed up front and subject to adjustment. All other lines will be included into our billed payroll.
- What specific insurance coverages are included in this charge? Please specify coverage limits as well as the specific charge by line of coverage.
Pollution and Professional \$5m.
Auto (\$2m CSL), GL (\$2m/\$4m), Work Comp (\$1m/\$1m/\$1m), Umbrella (\$15m), and Excess (\$35m).
- If the Project Owner implements an Owner Controlled Insurance Program, which includes the project General Liability and Excess Liability with a minimum of \$200,000,000 in coverage limits, what insurance charges would remain in the above identified insurance rate?
Pollution/Professional, work comp, auto, and a portion of the umbrella/excess that goes over those lines.
- In the event the Owner proceeds with the GL OCIP, please provide a list of any required coverages or terms for the CIP.
Standard coverages for general contractors.
- If the Project Owner implement a Contractor's Pollution Liability OCIP, what reduction if any will there be to the above rates?
As it sits today roughly .025% of the contract value would be the reduction. This will have to be re-estimated at a later date to ensure the accuracy of the rates at that time.
- Please provide a list of all Required Terms & Conditions for the Builder Risk in order to meet your company's minimum requirements.
Standard all peril builders risk. If flood and quake are to be included charges may apply.
- Builders Risk program will include a \$25K maximum deductible to be allocated to the responsible, negligent party.

ATTACHMENT B: INSURANCE REQUIREMENTS

To be completed with form of proposal for negotiations

- Does your team plan to propose a Subcontractor Default Insurance (SDI) program for this project? If so, please outline your coverage limits, SDI charge, and premium/charge basis- total hard costs, or only the hard costs for the subcontractors who are enrolled into the program. How is the premiums billed to ownership, as subs are enrolled or an upfront charge? What is the Bond/SDI charge for subcontractors that are not enrolled in the SDI program? Please also confirm that SDI Deductibles/Self-Insured Retentions are now an allowable cost of work.

No

- Please confirm that all project insurance charges are below the fee line (no CM fee on insurance charges). If not, please identify any lines of coverage that are subject to your proposed CM fee.
All insurance charges are below the fee line.

- Please confirm the following information with respect to your performance & payment Bond:
Standard rate is .65% of contract value, anything over two years does carry a charge of 1% of the total premium cost for each addition month. No other charges.

- Standard Rate for Bid Build Projects under 4 years
- Time Surcharge that applies each month > 48 months
- Any other Applicable Surcharges for Project

- Confirm if Contractor is interested in proposing a Worker's Compensation CCIP for the project, please outline the costs of the program to the XXXs including an itemization of the premium costs, loss funding by the Owner, any collateral requirement by the owner, and claims administration charges, any additional costs to the project for a site medic/nurse, or any other CIP related costs.(the next bullet should be included here)

- Please include the premium rate as a percentage of payroll, the estimated payroll included in this estimate, and any audit provisions.

We may have an interest in proposing a WC CCIP, but it would have to be underwritten and evaluated for pricing at time closer to the project start with more information and detail of the project to give costs.

- If Contractor is interested in proposing a CCIP, please provide a CCIP pro forma which outlines all of the costs of the program, as well as the expected credits from your team and perspective subs which will potentially offset the cost of the CCIP. Please itemize all charges for CCIP Administration, loss funding, claims handling fees, as well as all insurance charges, outside of the CCIP.
If we did pursue a CCIP we would be open book on all costs and fees associated at that time.

Please confirm that any costs incurred in excess of what is charged to the XXXs will be at your risk, and not the XXXs.

THANK YOU FOR THE OPPORTUNITY!