



## JACKSON COUNTY ON-CALL SERVICES

CONSTRUCTION MANAGEMENT  
AT-RISK SERVICES

RFP #: 24-051 | 07.09.2024



**McCOWN  
GORDON**  
CONSTRUCTION



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**Tony Barron**  
Johnson County, Kansas  
*Director of Facilities*

“YOU WON’T FIND ANOTHER  
CONSTRUCTION PARTNER AS SOLID AS  
MCCOWNGORDON FOR YOUR CMAR  
EXPERIENCE. THEY WILL INVEST IN YOUR  
SUCCESS FROM START TO FINISH.”

From our firm foundation 25 years ago, our unwavering focus has been on creating a **people-first approach** to serving our clients. Today, our associates embody the dreams of our visionary founders to **deliver exceptional customer experience** marked with **honesty and integrity**.

As we embark on a quarter-century of service in 2024, we express gratitude to our clients and the communities we have the privilege to partner with to **deliver the best building experience**.



## DATE

July 9, 2024

## TO

**Jackson County, Missouri**

415 East 12th Street, Room 105

Kansas City, MO 64106

## RE

**Jackson County On-Call  
Services**

**RFP No. 24-051**

Request for Qualifications for  
Construction Management At-Risk  
Services

## FROM

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Dear Jackson County Selection Committee,

For exceptional on-demand construction expertise, look no further. McCownGordon | LM2 boasts a proven track record of successfully delivering construction management at-risk on call services. We are confident that our team can make a significant contribution to your county projects. As Kansas City's premier civic construction manager, we specialize in projects that align with your needs, including public infrastructure improvements and municipal building renovations. Our team's experience managing complex renovations and our extensive expertise with on-call projects make McCownGordon | LM2 the right team to serve your community. We believe there are three factors that differentiate us from our competition.

**PROVEN EXPERTISE.** Selecting a construction manager who understands your specific goals is paramount. As a nationally ranked CMR firm, McCownGordon | LM2 builds success through a relentless focus on client relationships. Our dedicated leadership team, extensive experience managing dynamic projects within the public sector, provides expert guidance throughout the entire process. **We excel at delivering CMR services for clients with diverse project scopes, like Jackson County's on-call contract.** Our collaborative approach fosters a seamless experience, ensuring every aspect of the project aligns with your needs. With a proven track record of 273 successful CMR projects completed for public institutions, we are confident in our ability to deliver exceptional results for you.

**BEST VALUE.** There is a distinct difference between this team and others in our industry—the way we collaborate and take a proactive approach to bringing solutions to the table. As good stewards of your taxpayer dollars, we ensure the best value for Jackson County's community. **With an emphasis on maximizing your county's dollars, our team will work diligently to uncover schedule and cost-saving solutions to create the most value for your project(s).** McCownGordon | LM2 stands out as the ideal partner for your project because of our comprehensive in-house support services and a deeply established network of reliable local subcontractors. We are a highly motivated and results-oriented firm with a proven track record of exceeding client expectations.

**TRUSTED PARTNERSHIP.** Our McCownGordon | LM2 team brings a powerful and proven partnership to Jackson County that goes beyond construction. On every project, small or large, we strategically optimize your budget and ensure a smooth construction journey for Jackson County. **Together, we activate a diverse range of partners in supporting and designing creative solutions to boost momentum and ultimately help you enhance the Jackson County community.** Our proven track record of success on 16 projects together as a team positions us to seamlessly deliver high-quality, budget-conscious results.

We value the relationship we have built over the years with Jackson County. Our McCownGordon | LM2 team is committed to being a valuable partner in your construction projects as your on-call construction manager. We look forward to serving the county as your on-call construction manager and delivering the best building experience.

Sincerely,



Luke Deets  
Principal in Charge



LaTasha McCall  
LM2 Principal in Charge



Chris Vaeth  
Corporate Commitment



**McCOWN  
GORDON**  
CONSTRUCTION

## SECTION 5.2

### RESPONSE TO SCOPE OF SERVICES

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WE BUILD  
DIFFERENTLY.



## RESPONSE TO SCOPE OF SERVICES //

# UNDERSTANDING THE SCOPE

Our successful completion of diverse projects, including courthouses, tenant improvements, and more, showcases our unique expertise in delivering exceptional building experiences for complex public spaces. This experience translates directly to Jackson County's needs. By bringing our team on board early, we can ensure a successful outcome for everyone—the County itself, local businesses and residents, and even visitors potentially impacted by construction.

Our proven ability to handle a wide range of project sizes and complexities makes us the ideal partner for construction projects within Jackson County. Furthermore, our extensive experience working on 472 projects within the county has fostered strong, lasting relationships with key stakeholders. These connections pave the way for seamless communication, clear expectations, and an efficient approach to tackling even the most challenging projects. **The McCownGordon | LM2 team is confident in our ability to deliver the scope of services indicated within section 4.0 of the Request for Qualifications.**

### CONSTRUCTION MANAGEMENT AT-RISK EXPERTISE

We leverage our partnership approach through the construction manager at-risk delivery method, integrating with the county and your design partners early in the process. To ensure a successful project with a CMR delivery method, it is crucial to select a team that interfaces and complements the design team. Ninety-five of our projects are completed with a collaborative delivery. Based on our expertise and proven success, we are confident in our ability to provide cost-effective and creative solutions to drive project success.

Our experience with CMR is proven and verifiable. In the past five years, our firms have successfully completed 317 construction manager at risk projects. **More than eighty-two percent of those are for repeat clients—concrete proof of our ability to exceed expectations.**



We will join in on the visioning process and become your advocate. We learn your priorities. Whether your challenge is a tighter budget, complex schedule or diverse project scopes, we help you discover the best solution. We will actively participate in end-user meetings, program verification and architectural and engineering meetings to provide a construction perspective as it relates to schedule, budget, operations and maintenance and constructability.

McCownGordon | LM2 takes a thoughtful approach to the preconstruction integration with your design partner, led by a personal interaction and aided by a technology-driven process. **By hiring McCownGordon | LM2, Jackson County gains a strong partner that values communication and transparency.**

### PROVEN EXPERTISE

Leveraging our \$1.3 billion track record in civic projects across the Midwest and 472 successful completions within Jackson County itself, we bring unparalleled expertise to your complex, public-facing projects. Our extensive history in Jackson County has fostered strong relationships and a deep understanding of your community's needs. We've honed our skills on a wide range of project sizes and complexities, ensuring a seamless, efficient approach to tackling even the most challenging scopes. Our team builds trust through clear communication and sets realistic expectations, guaranteeing a successful outcome for both your project and your community.

## SECTION 5.3

### RESPONDENT'S GENERAL BACKGROUND

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# PURPOSE-DRIVEN COMPANY WITH PURPOSE-DRIVEN VALUES.



## RESPONDENT'S GENERAL BACKGROUND //

# WE DELIVER THE BEST BUILDING EXPERIENCE

McCownGordon | LM2 delivers quality and value through industry-recognized expertise, knowledge and technical excellence. However, we differentiate ourselves through our people and the experience we create for our clients.

### CLIENT-FOCUSED SERVICE

Our business model is built on delivering value through partnerships and offering an unmatched service our clients haven't experienced before. We deliver our work through an integrated process focused on team chemistry. **We manage projects with a customer-focused lens.** We get to know you and ask questions that deepen our understanding of your needs. Then, we make it our mission to prove our value-driven solutions by delivering a successful project.

### MCCOWNGORDON HISTORY & GROWTH

Founded in 1999, McCownGordon was started with the motivation to offer the industry a different kind of construction company—one that focused on the client. Founders Pat McCown and Brett Gordon built a team who believed in doing business transparently and one that valued building long-term relationships. From inception, it was their mission to ensure every employee embodied the core values of integrity, performance and relationships, and that those values wouldn't just be words displayed on our office walls.

## MCCOWNGORDON FIRM FACTS

- ▼ Year of Inception: 1999
- ▼ Ownership Structure: Employee Owned

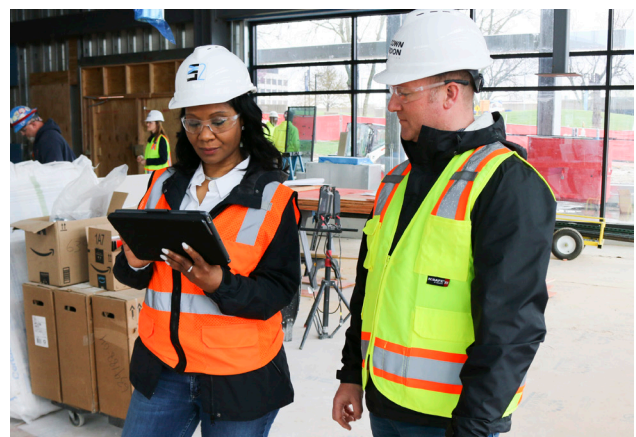
### LM2 FOUNDATION & PARTNERSHIP

Founded in 2016 by LaTasha McCall, LM2 is a **100% black/minority, woman-owned** construction company located in Kansas City, Missouri. LM2 provides construction management services and works to minimize costs, project delivery time and life cycle costs while maximizing flexibility and value through strong communication and process development.

Years ago, LM2 participated in the City of Kansas City, Missouri's MBE/WBE mentorship program with McCownGordon. **Through a successful five-year partnership, LM2 and McCownGordon have collaborated on over \$250 million worth of the region's most complex local projects.**

## LM2 FIRM FACTS

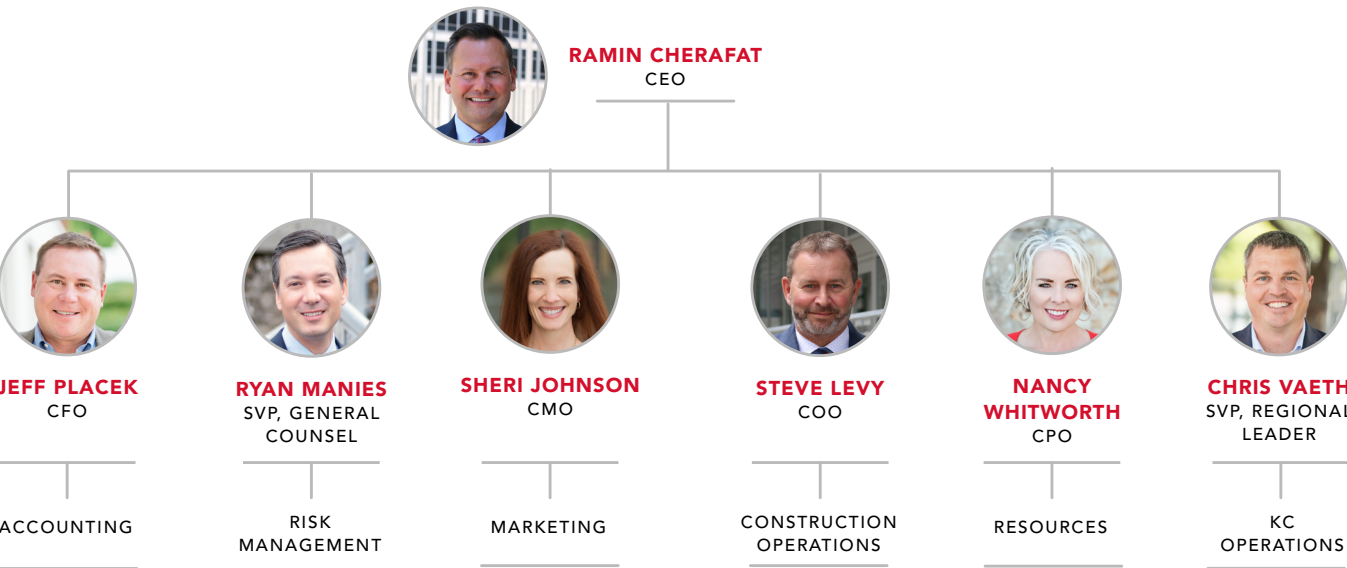
- ▼ Year of Inception: 2016
- ▼ Ownership Structure: Limited Liability Company
- ▼ Certification: M/WBE



# APPROACH TO DELIVER SCOPE OF SERVICES

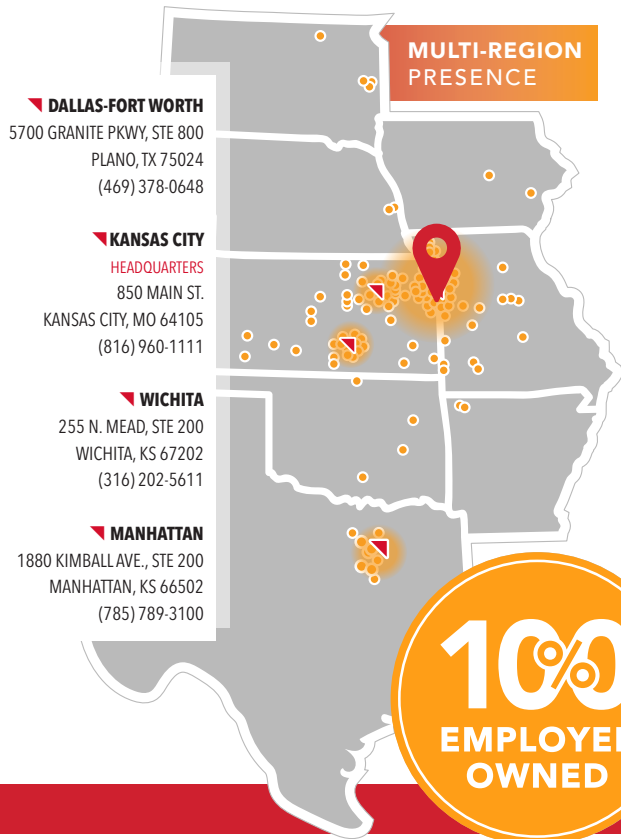
Our success in delivering across a diverse range of projects stems from our meticulous preconstruction and construction services approach. This intentional strategy ensures a smooth journey for our clients, from project conception to completion. We begin by working closely with you to fully understand your goals, budget, and timeline. Through collaborative planning, value engineering, and constructability reviews, we identify potential challenges and proactively develop solutions. This meticulous preconstruction phase translates to a seamless construction process, minimizing disruptions and ensuring on-time, on-budget project delivery.

# OWNERSHIP STRUCTURE



# 100% EMPLOYEE OWNED

McCownGordon is 100 percent employee owned. With a culture that supports operating with an entrepreneurial spirit, our team is deeply invested in our clients projects because our success is tied to theirs. This ownership model also aligns with our strategic goals to expand our expertise through winning and building the regions' most important projects as we strive to be ranked at a higher national level.



## RESPONDENT'S GENERAL BACKGROUND //

# OUR APPROACH

### PRECONSTRUCTION APPROACH

Our approach hinges on acting as a champion to help Jackson County through the best possible construction process. In preconstruction, we focus on giving you more than an accurate budget and cost options. Recognizing the influence both design and construction have on the final product, our team weighs design innovation, constructability, budget and schedule implications, and quality control equally throughout the entire course of the project. Leveraging the latest construction technology and methods such as 3D modeling, laser scanning, and immediate-responsive estimating tools, our team of experts will perform a depth of techniques designed to achieve the following:

- ▶ Maximize efficiencies while working within occupied spaces
- ▶ Leverage your budget to be as efficient as possible, often identifying opportunities to save money in lower priority areas for use in additional space, upgraded finishes, etc.
- ▶ Save you money by realizing economies of scale, scheduling efficiencies, optimal systems selections and more
- ▶ Lower risks by ensuring optimal integration of design and construction and setting a clear plan to mitigate risk in the construction phase
- ▶ Leverage depth of estimating and operational resources to respond as needed

***By engaging our preconstruction team, led by Jason Wengler, you gain a partner who places your best interests foremost in the process and delivers for you every time.***

### COST ESTIMATING

#### ESTIMATING

One of McCownGordon | LM2's most important roles during preconstruction is to provide timely, accurate and detailed budgeting. We prepare an initial estimate for the project using both in-house historical data and trade partner input. Engaged throughout design, we will provide budget updates and systems analyses while major decisions are being made, without the need for the design team to produce documents for every option. ***We provide a "dollar on every decision," and enable the entire group to have budget confidence as design progresses.***

### APPROACH TO JACKSON COUNTY ON-CALL PROJECT MANAGEMENT



#### SETTING THE STAGE

Our team is included in the visioning, goals and purpose meetings as early as possible.



#### BUDGETS

Our team is responsible for developing budgets for projects.



#### SCHEDULES

McCownGordon | LM2 is responsible for developing, updating, and implementing the preconstruction and construction schedules.



#### DIVERSITY

We understand the importance of engaging diverse trade partners to ensure the success of this project.



#### BIDDING

McCownGordon | LM2 is responsible for bidding and construction contracts with trade partners.



#### COMMUNICATION

McCownGordon | LM2 is responsible for coordinating the development of communication plans and strategies as appropriate for the nature of the work.

#### PROOF POINT

McCownGordon  
HAS ASSEMBLED

53

OVER THE LAST 12  
MONTHS.

GUARANTEED  
MAXIMUM  
PRICE  
DOCUMENTS



A TESTAMENT TO OUR PRECISE ACCURACY IN  
PRECONSTRUCTION, THE FINAL GMPs CAME IN AT

**0.73% UNDER BUDGET**

We typically present full estimate deliverables the following stages: schematic design, design development and 50% construction documents.

For each estimate update, we compile a deliverable that includes a master budget, construction cost summary, detailed construction cost estimate, clarifications, cost options, master schedule, constructability and quality reviews and other supporting information. While these are milestone updates, the estimate is constantly updated throughout design with feedback from all partners.

## VALUE ENGINEERING & COST OPTIONS

Throughout preconstruction, McCownGordon | LM2 will conduct constructability reviews and offer potential cost options. Gathering input from the design team, in-house experts and the trade partner market, our team explores alternate materials, means and methods that could yield cost savings or long-term value without compromising design intent or function.

Record of this process is simplified for you in a detailed list of cost options. We will keep a comprehensive list of these choices throughout the design and GMP process, for your evaluation and final decision ensuring Jackson County can maximize the building program within the established budget.

## BUILDING PERFORMANCE SOLUTIONS

Our Building Performance Solutions group provides unique expertise in the construction industry. This team of highly specialized engineers, trade professionals, architects and code officials work to find savings when it comes to building envelope, energy and systems. Our services encompass everything from quality control and mechanical, electrical and plumbing (MEP) to structural management and virtual construction—all designed to provide you with unmatched benefits and long-term facilities that will meet your needs.



**MEP ENGINEERING** // The mechanical, electrical and plumbing (MEP) team provides systems analysis and budgeting. They work closely with the trade partners to verify budget accuracy and assist in identifying scopes of work that have not been fully designed. The group often performs life-cycle assessments, sustainability reviews and On Site support during installations.



**STRUCTURAL & SOILS** // Our structural and soils group will be involved early with design analysis, developing bid packages and interviewing specialty trade partners.



**VIRTUAL DESIGN & CONSTRUCTION** // Our virtual design & construction (VDC) experts coordinate 3D model clash detection, virtual mock ups, existing building laser scanning and so much more. These advanced digital tools add value throughout the entire project timeline; reducing cost, time and waste, while improving efficiency and quality.



**QUALITY ASSURANCE & CONTROL** // The quality assurance and quality control (QA/QC) team proactively manages project quality through early reviews, trade partner engagement, strict enforcement and dogged follow up. Quality is an integral part of how we perform, which results in more long-lasting facilities with fewer changes during construction.



**COMMISSIONING** // Our commissioning (Cx) team serves to improve the energy efficiency of a building and reduce overall costs of operation for the owner. By utilizing our in-house team instead of trade partners to commission a building, you'll benefit from a more streamlined and less subjective process.

## SCHEDULE & PHASING DEVELOPMENT

Budgeting your time is just as important as budgeting your finances for a construction project. As the scope of the project is finalized, we develop the master project schedule. The schedule will integrate key priorities, occupancy requirements and project phasing with the design work and projected construction schedules. The schedule will also incorporate the availability of materials and labor, identify long lead items and depict critical path activities. The master schedule acts as a comprehensive management tool for the team's assignments.

Our team continues to seek creative solutions when it comes to project schedules. We actively evaluate the schedule to find better pathways, whether through overlapping phases of design and construction, re-sequencing, or other means. Many schedule solutions result in cost savings in addition to a quicker, more efficient turnover of your new space.

## SUPPLIER DIVERSITY

The McCownGordon | LM2 team consistently surpasses M/WBE and diverse workforce participation goals set by our clients. We strive to exceed expectations ensuring a diverse project team is able to participate in our industry and on our jobsites. Willy Pegues, our vice president of diversity, equity and inclusion, catalyzes and facilitates organizational change to foster a thriving diverse, equitable and inclusive environment for associates, both internally and externally. Our trade partner list includes a multitude of M/WBE contractors and we frequently engage business development organizations to solicit additional bidders. We educate and encourage our staff to meet with new partners, ever increasing our existing database of M/WBE partners to invite to bid on projects.

### RECENT MBE/WBE SUCCESS

Project	MBE/WBE Goal	MBE/WBE Bid
GSA-1st and 3rd Floor Build Back - Fire Restoration	ZERO	19.6%
MCC Advanced Technical Skills Institute	ZERO	49%
KCPS Lincoln Middle School	ZERO	31%
Mattie Rhodes Cultural Arts Center	23%	32%
MCC Blue River Campus Additions	37%	29%
MCC Penn Valley Campus Engineering Technology Center	ZERO	39%
University Health 2	ZERO	20%
46 Penn Centre	18.6%	24.80%
Kansas City Regional Law Enforcement Memorial Garden	22%	35.74%
KCKPS Central Kitchen	ZERO	31.1%
Hickman Mills School District	ZERO	28%
Swope Health PACE	17%	35%

## TRADE PARTNER SELECTION & BIDDING PROCESS

Our team works hard to grow and strengthen our partnership with local and regional trade partners. With this mindset, we have developed great relationships that allow us to connect with a greater number of qualified trade partners and return competitive pricing to our clients.

## PREQUALIFICATION

It is crucial to effectively prequalify trade partners and ensure the "right-sized" trade partners are selected for the project. McCownGordon's in-house prequalification specialist, Sam Dwyer, is dedicated to ensuring we've effectively prequalified trades.

Prequalification evaluates capacity, operational capabilities, and credit quality of our trade partners. Consistent prequalification requires continuous outreach and marketing efforts. All current and prospective trade partners complete and maintain an updated prequalification with McCownGordon. With our system, estimators can see who is prequalified without getting into the details of their information. The system will also tell the estimators if a prequal has started or if the trade partner is qualified for a certain size project. This process helps minimize risk of defaults and ensure your project receives top-quality performance from the trade partners.

**BID STRATEGY & MARKETING THE PROJECT**

McCownGordon | LM2 will use an RFP process to engage select contractors early to benefit from their technical expertise, help create more accurate pricing, and help drive creative solutions into the project. We think this project will benefit from early engagement from mechanical, electrical, structure and building envelope.

We also use a GMP and open-book approach with these early partners to validate pricing and ensure Jackson County is still receiving competitive pricing throughout.

To adequately prepare for subcontracting to qualified trade partners, McCownGordon | LM2 will break the work into distinct scopes of work for bid. We will evaluate each projects’ scope to determine bidding efficiencies. Our team coordinates all bonding, insurance, and other special requirements to ensure the appropriate contract documents are in place prior the start of the bidding process. We then prepare a potential bidders list for review by the owner(s), the design team and other key stakeholders.

We will actively market your project to the trade partner community. We will ensure the best bid coverage through a series of avenues including virtual/in-person pre-bid meetings, strategically placed ads in local publications, personally reaching out to trade partners and more.

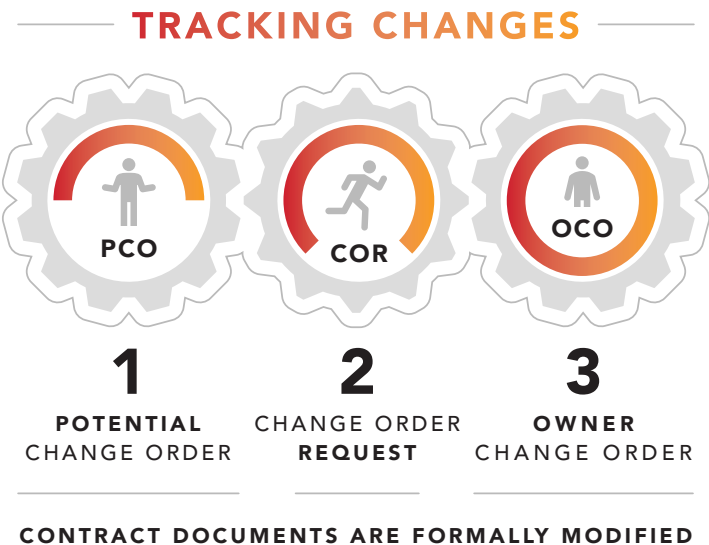
**CONSTRUCTION APPROACH**

Once we have entered the construction phase, consistency in our team will help maintain a transparent and communicative approach. Our team will continue to utilize best-in-class construction technology to streamline project communications with tools like virtual mockups and 360 photography models, cloud-based project management software and electronic construction documents. As part of this collaborative effort, we will encourage our trade partners to be integral team members and continually seek their input and feedback for the best project results.

With every project challenge that may arise, we will bring a team-based solution to the table. Once your project is into active construction, it’s time for our operations team to deliver on our core value of performance.

**BUDGET MANAGEMENT**

Your construction manager’s responsibility is to continually serve as responsible stewards of your project budget. We track project changes for review at each owner’s meeting and at all major project milestones. The overall budget is updated at least once a month. This frequent review will allow for our entire team to make smart decisions based on the condition and status of the project GMP.



We are committed to managing the project budget with diligence and transparency, maximizing the financial investment for Jackson County.

**CONSTRUCTION TECHNOLOGY**

We use advanced digital tools to add value throughout the entire project timeline. Collaboration is increased through mobile technology, drone imaging, 360° cameras, laser scanners, cloud computing and building information models (BIM). These tools communicate architectural design intent models from our design partners with construction content models from our trade contractors throughout the life cycle of the project through BIM based estimates, 3D clash/coordination meetings, and BIM to field solutions. We are constantly working to stay ahead of the technological curve to offer greater efficiencies and benefits for our clients.

**SCHEDULE & LOGISTICS MANAGEMENT**

Our team will develop and maintain a detailed construction schedule that will be part of the bid packages and help maintain project progress and trade partner coordination. Once the GMP has been set and all the contractors selected, this will be the primary tool that will govern the success of the project. Our team’s ability to maintain the project progress, adjust to potential field and coordination issues, and address changes during the project will relate directly to our schedule and its accuracy.

We update our schedules at a minimum of once a week for review with all parties, but especially for detailed review with the onsite contractors during our weekly progress meetings.



## SELF-PERFORM

There are significant advantages to McCownGordon | LM2's ability and commitment to self-perform and the value it will bring to the Jackson County project. The use of our highly skilled labor and craftsman will provide greater control over quality, cost and schedule.

To maximize value for clients, we often self-perform work when the schedule is accelerated, a trade partner offers non-competitive pricing, or a trade partner cannot meet our quality expectations. In these scenarios, we apply our skilled and trained craft associates to execute the work professionally.

Generally, we assist clients with the following:

- ▼ Jobsite maintenance
- ▼ Temporary weather protection
- ▼ Rough and finish carpentry
- ▼ Doors, frames and hardware
- ▼ Hoisting and erosion
- ▼ Light demolition
- ▼ General clean up
- ▼ Water pumping
- ▼ Temporary safety measures

## SELF-PERFORM BENEFITS TO JACKSON COUNTY



### IMPROVED BUDGET

Increase productivity and contractual agreements such as cost of work basis and returned savings to the county.



### EFFICIENT SCHEDULING

Trade-specific experience leads to accurate, efficient and dependable schedules—work can start earlier in the field due to minimizing sub selection and prequalification.



### FLEXIBILITY

Self-perform gives the construction manager flexibility to supplement trade partner workforce with in-house skilled laborers.



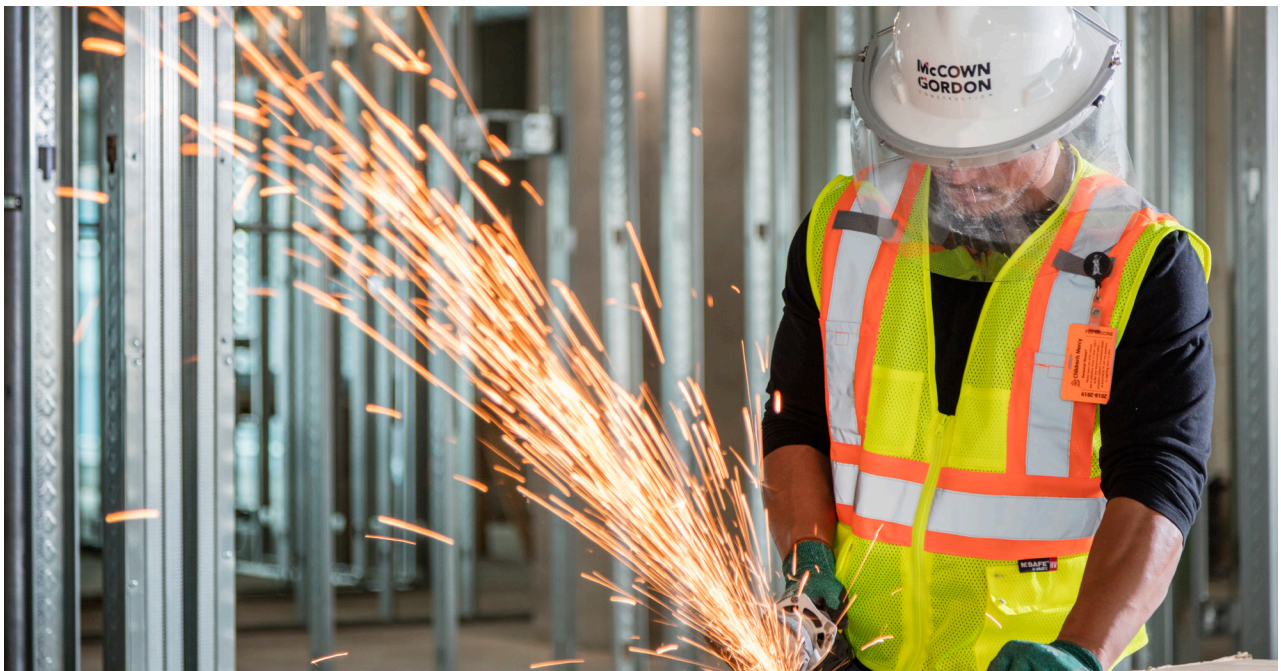
### SUPERIOR QUALITY

Maximized quality and control with the delivery of our own highly skilled and professionally trained craftsman.



### ENHANCED SAFETY

Dedicated in-house staff focused on providing clear expectations and guidelines for trade partners.



## QUALITY CONTROL

McCownGordon | LM2 will manage quality closely through bidder qualification, shop drawing review, permitting and pre-installation meetings. Once construction is underway, mock-ups and first-install work are utilized to ensure construction meets all specification and acceptance criteria. After construction is in place, we will utilize testing procedures and a zero-defect policy to check all work. At the conclusion of the project, McCownGordon | LM2 will prepare a comprehensive punch list and turnover packages and perform or coordinate equipment commissioning.



## CLOSEOUT & WARRANTY

The success of any project is judged on the ability of the team to provide a product consistent with the desires of Jackson County, but to also ensure it is turned over as efficiently as possible. This will include occupancy inspections, punch list completion, final owner training and turnover of all O&M and warranty information to Jackson County.

Our team will begin the closeout process early, engaging your team to learn about operation of new systems, coordinating inspections in advance, and collecting systems testing, O&Ms and warranties from trade partners prior to their completion of work. Once we are nearing turnover, we employ a proactive punch list process. Our teams will complete a pre-punch list walk-through to ensure that the final punch list with the architect and owner is as smooth as possible.

Finally, we place a high emphasis on warranty management. The project team will conduct warranty walk-throughs at predetermined intervals, and prior to the end of the one-year warranty, we schedule an 11-month walk through to review the facility and ensure the proper functionality of the building's systems and components. We remain a resource long after the warranty period is complete.

## Preferred Construction Manager of Choice

*City of Kansas City, Missouri - Multiple Projects at City Hall*

As the preferred construction manager for City of Kansas City, Missouri, McCownGordon | LM2 has consistently delivered exceptional service across a diverse range of projects. Our on-call expertise has been instrumental in tackling repairs and smaller-scale capital improvements. For instance, our team completed a first-floor renovation and fifth floor restoration for City Hall.

Additionally, our construction management expertise (CMR) has been leveraged for larger-scale projects. We are currently constructing the City Hall Garage and Plaza Restoration, a complex project requiring meticulous planning and budget adherence. This project exemplifies our ability to collaborate closely with city officials and the design team to ensure a successful outcome that meets the community's needs.

Through our proven CMR experience, McCownGordon | LM2 has established itself as a trusted partner for the City of Kansas City, Missouri, consistently exceeding expectations for both urgent and complex projects.



## RESPONDENTS GENERAL BACKGROUND //

### ABILITY TO PROVIDE SERVICES

THE MCCOWNGORDON | LM2 TEAM IS COMMITTED TO JACKSON COUNTY & HAS THE CAPABILITY & RESOURCES TO PROVIDE OUTSTANDING ON-CALL TERM AND SUPPLY CONTRACT FOR "AS NEEDED" CONSTRUCTION MANAGEMENT AT-RISK (CMR) SERVICES.

#### CAPACITY

Both headquartered in Jackson County, McCownGordon | LM2 is comprised of over 600 full-time employees serving the Midwest and South Central regions from four offices—including Kansas City, Missouri which has 400+ associates.

As one of the largest construction firms in the midwest, we are involved in projects ranging from less than \$500,000 to more than \$300 million. In addition to our expertise in new construction, horizontal construction, built-to-suit tenant improvements, and renovations and additions for a diverse market mix, we offer robust on-call services to tackle smaller-scale, time-sensitive projects. We vet each project we pursue together to ensure we have the right people with the appropriate amount of availability. This project fits well into our workload for our proposed key team members.

#### MEETING SCHEDULES

As a trusted partner, our early engagement is a proven method for successful project delivery. Our knowledge and experience in collaborative delivery processes has made our teams experts in building a plan to consistently deliver projects on time and on schedule. Our proven track record on multiple projects within Jackson County has been a proving ground for a process that works and delivers on the promises to the community.

Similarly to school bond projects, the exact scope of projects is often unknown at time of onboarding. We are your partner to plan, organize and execute projects that meet your goals and needs. We have a proven track record of successfully delivering public projects with an approach that is consistent and effective. Our team is driven, qualified and focused to provide solutions-driven results, project after project.

**400+**  
KANSAS CITY  
ASSOCIATES

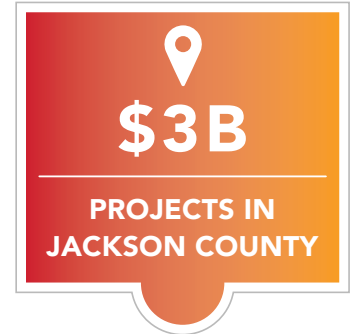
**600+**  
FIRM-WIDE  
ASSOCIATES

## OUR TEAM WORKS HARD TO GROW & STRENGTHEN OUR PARTNERSHIP WITH LOCAL AND REGIONAL TRADE PARTNERS.

### COMMUNITY FOCUSED AT OUR CORE

Community engagement is more than good stewardship to us. The entire McCownGordon | LM2 team is deeply committed to a vision for a better Jackson County. We understand the generational impact projects like these can bring to the area. Not only will these projects provide more equitable access to education and workforce training opportunities, but it will address socio-economic needs and create systemic change in Kansas City's urban core.

Our community engagement team, led by Pat Contreras, brings decades of relationships and community trust building to achieve long-term outcomes throughout the metro. From neighborhoods and community groups to mass media support and government affairs, our team brings unique experience developing and implementing the most impactful and inclusive workforce training programs in Kansas City's history.



## SECTION 5.4

### REFERENCES

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# SUCCESS STORIES ARE WORTH SHARING.

“

*You won't find another construction pattern as solid as McCownGordon for your CMR experience. They will invest in your success from start to finish.*

**Tony Barron**

JOHNSON COUNTY, KANSAS

# REFERENCES //

## RELEVANT EXPERIENCE



Project cost adjusted to represent 2024 values

Civic infrastructure and buildings are community cornerstones. They represent the county and the people who live and work there. We understand the nuances of projects designed to serve the public and the additional communication, outreach and financial stewardship that is required.



# CITY OF KANSAS CITY, MISSOURI ON-CALL & CMR PROJECTS

McCownGordon | LM2 boasts a longstanding partnership with Kansas City, proudly collaborating on over 16 projects over the years. This deep-rooted relationship fosters seamless communication and ensures a collaborative approach to every project's success.

Through this extensive partnership, McCownGordon | LM2 has cultivated strong relationships with City personnel at all levels. Our familiarity with their processes and procedures enables us to deliver streamlined project management, minimizing delays and maximizing efficiency.

## CITY HALL PROJECTS

Through a successful partnership with McCownGordon | LM2, the Kansas City, Missouri City Hall has been revitalized with a series of small and large scale renovations and additions. These projects, including a first floor renovation, fifth floor remodel and exterior renovation, showcase the enduring collaboration that keeps Kansas City choosing our firms.



**CITY HALL FIFTH FLOOR REMODEL**



**FIRE STATION 15**



**BARNEY ALLIS PLAZA**

## GARAGE & PLAZA RESTORATION

The City received a report from the General Services Department detailing the dangerous condition of the City Hall Parking Garage and they were instructed to close it. Through an extensive selection-based process, the city hired McCownGordon | LM2 to address these pressing concerns. The failing condition of the parking garage was due to poor ventilation, life safety systems, deteriorating concrete, waterproofing and corrosion. Our team will demolish the middle of the garage and rebuild a new 36,000 SF, concrete structure which will be connected to the existing structure. This process will require multiple phases of shoring and bracing to ensure the building does not collapse during the demolition and construction.



# CITY OF MANHATTAN

## ON-CALL PROJECTS

A strong and ongoing partnership with the City of Manhattan has fostered remarkable results. This collaboration showcases our expertise and commitment to delivering high-quality solutions. The diversity of projects entrusted to us speaks volumes about the City's trust in our capabilities.

This successful track record strengthens our bond with Manhattan. We're committed to continuing this collaborative spirit, working hand-in-hand with city officials to address their evolving needs and further enhance the vibrancy of Manhattan's communities.

### ON-CALL SERVICES

Our successful track record with the City of Manhattan has led to an on-call services agreement for a wide-range of initiatives valued up to \$3 million for each project. These on-call projects demonstrate the City's trust in our team to handle diverse projects, and our proven ability to create meaningful relationships with clients.



**MANHATTAN  
AVENUE  
RENOVATION**



**ANTHONY  
RECREATION  
CENTER**



**KIDSCAPE @ FLINT  
HILLS DISCOVERY  
CENTER**



**JOHNNY KAW  
PARK**



### AGGIEVILLE PARKING GARAGE

The new parking garage, part of the Aggieville Community Vision, alleviates parking congestion and improves pedestrian safety. Due to McCownGordon's extensive and proactive communication plan, all businesses maintained access throughout the 16 months of construction.

# DERBY PUBLIC SCHOOLS

## DERBY CAPITAL OUTLAY/ON-CALL PROJECTS

After completing multiple bond projects for Derby Public Schools, the district rehired us for their five-year outlay / on-call projects. Our commitment to excellence and collaborative approach resonated with Derby Public Schools, leading to their decision to continue our partnership through this initiative. Through our Construction Manager at Risk delivery method, we will manage various projects ranging from \$1 million to \$1.6 million throughout the District on an as-needed basis. This continued partnership reflects the strength of our communication and unwavering dedication to achieving new heights for Derby Public Schools. Some examples are noted below:

### **Derby High School** | \$17,500,000

Derby High School received extensive renovations that included the administrative office, auditorium, restrooms, corridors, atrium, commons, chemistry and culinary arts classrooms, media center, debate room and lecture hall.

Additions at Derby High School include the Panther Learning Center that doubles as a storm shelter. This space will support the diverse needs of students including non-traditional academic programs. The 26,000 SF Panther Activity Center addition addresses overcrowding, particularly for physical education classes and includes a 70-yard indoor turf field, storage room, restrooms and concessions.

### **Wineteer Elementary School** | \$6,100,000

Wineteer Elementary received one new storm shelter addition that functions as classroom and administrative space. Renovations included the existing lobby/cafeteria, three classrooms in the east wing, music and art classrooms and the media center. Mechanical, electrical and plumbing renovations were also a part of the project scope.

### **Derby Hills Elementary** | \$6,800,000

This project included a gymnasium addition, parking lot expansion and interior remodel followed by a mechanical overhaul to the existing space. During preconstruction, we were able to save the bond money by modifying the existing mechanical drawings from roof-top units (RTU) design to air-handling unit (AHU) design utilizing existing underground ductwork as supply.

### **Park Hill Elementary** | \$2,900,000

Park Hill Elementary consisted of two new storm shelter additions to the North and South functioning as classrooms and resource wings. The existing resource area was renovated as one classroom adjoining the South addition.



### **HEAR IT FOR YOURSELF.**

*Burke Jones, Director of Operations for Derby Public Schools, speaks on his experience with McCownGordon on the Derby school projects.*

To learn more, click or scan with your camera app.



# NORTH KANSAS CITY SCHOOLS

## DEFERRED MAINTENANCE/ON-CALL PROJECTS

Our strong, ongoing partnership with the North Kansas City School District has resulted in over 50 successful project completions across their facilities.

The district's trust in our expertise has led to a wide range of awarded projects, addressing their diverse needs and prioritizing the safety of the students in an efficient learning environment. These include:

- ▼ **Enhanced safety:** Fire alarm system improvements ensure the well-being of students and staff.
- ▼ **Improved learning experience:** Modern lighting and restroom renovations contribute to a more positive learning environment.
- ▼ **Building longevity:** Roof replacements and parking lot resurfacing safeguard the district's investments in its facilities.
- ▼ **Functional learning spaces:** New flooring creates durable and practical spaces for students.

This breadth of completed projects exemplifies our commitment to building strong partnerships and delivering a comprehensive range of services tailored to our clients' needs.



### **Renovations at Nine District Schools | \$6,800,000**

This project consisted of nine separate school buildings with various scopes of work and trade partners working in each building. Three schools had existing flooring removal and installation in the evenings starting at Spring Break to help alleviate the impact of all the work happening at once over the summer. Interior renovations included flooring, fire alarm upgrades, HVAC upgrades, restroom upgrades, casework and various interior finish updates. Exterior work included new modified bitumen roofing and new asphalt parking lots, playgrounds, new sidewalks and curbs, sealcoating and striping. Our team coordinated with the owner for replacement of playground equipment with exterior work.

### **Clardy & Gashland Elementary Renovations | \$3,000,000**

Clardy Elementary received corridor flooring replacements, new ceilings and light fixtures, restroom renovations with new finishes, construction of a maker space and a renovation of the main entry to provide security upgrades. Gashland Elementary involved a wheelchair lift installation, ADA upgrades and a ramp installation.

### **Oak Park & Winnetonka High School Renovations | \$3,100,000**

NKC Schools aimed to promote equity within its district by enhancing both Oak Park High School and Winnetonka High School facilities. Our team completed renovation projects at both high schools, focusing on interior enhancements. Upgrades included new courtyard windows and doors, fresh paint, and new systems for collecting dust and exhaust in the wood shop. Restrooms were completely transformed with new partitions, ceilings, fixtures, lighting, and flooring. With a stringent timeline, our team took proactive measures to expedite material procurement for an early project commencement, ensuring adherence to the schedule. Proactive procurement and thorough planning ensured on-time, on-budget delivery.

# GARMIN

## ON-CALL PROJECTS

McCownGordon's partnership with Garmin exemplifies our dedication to building long-term relationships and exceeding client expectations. Over the course of this successful collaboration, we've tackled more than 65+ projects as their preferred construction manager, ranging from small-scale amenity upgrades to large-scale office expansions and parking structure improvements.

This diverse portfolio demonstrates our ability to adapt to client needs, regardless of project size or complexity. Through open communication and a collaborative approach, we ensure a seamless experience for Garmin, consistently delivering high-quality results that enhance your facilities for both staff and visitors.



### **Campus Projects 2022** | \$2,200,000

This encompasses all projects constructed in 2022 for Garmin. The projects included renovations and improvements of varying scopes and sizes at numerous locations inside of their campus.



### **Campus Projects 2021** | \$3,800,000

Throughout 2022, we worked on a series of renovations and improvements across their expansive campus. These projects involved a diverse range of scopes and sizes, all aimed at enhancing their facilities.



### **Miscellaneous Projects 2019** | \$700,000

In 2019, we completed many miscellaneous projects for Garmin. These projects include project management, supervision and other various scopes that vary in size and cost.

### **Vibe Lab** | \$1,100,000

The Vibe Lab included demolition activities, moving in two vibration tables, new flooring and updated furnishings. This project required our team to conduct daily shutdowns and overhead MEP activities.



# JOHNSON COUNTY, KANSAS ON-CALL PROJECTS

Our established partnership with Johnson County spans 21 projects, with 18 successfully completed and 3 currently underway. This extensive collaboration has fostered strong relationships with County personnel at all levels. Our deep understanding of their processes and procedures allowed us to deliver efficient and seamless project management from the very start. Some project examples are showcased below.

## SUNSET DRIVE OFFICE BUILDING

The 128,00 SF Sunset Drive Office Building houses seven administration departments allowing the county to reduce its dependence on leased office space. The County's primary focuses for the design and construction included accessibility to the public, energy efficiency and building performance, and employee comfort.

Construction of the building relied on an integrated team approach to achieve the aggressive schedule and budget control. The facility meets LEED Gold standards and was the second building in the state of Kansas to ever achieve this certification.



**PUBLIC WORKS**



**MONTICELLO  
LIBRARY**



**HEALTH SERVICES  
BUILDING**



**COMMUNICATIONS  
CENTER**



## HEALTH SERVICES BUILDING

With a steadfast commitment to enhancing outcomes for its residents, Johnson County endeavors to set a new benchmark for community-based services, paving the way for positive change and sustainable progress. The new, integrated 150,000 SF Health Services Building will consolidate three county agencies: Mental Health, Health and Environment, and Aging and Human Services. The project goal is to improve service delivery, increase collaboration among different departments, and create a more efficient and effective system of care.

The building will focus on the patient/client/staff experience, featuring a universal design approach that is inclusive to all. This will include private consultation spaces, improved amenity spaces, increased daylight and nature connectivity, and welcoming features that promote wellbeing, comfort and dignity. Collaborative workspaces will be incorporated throughout to promote teamwork and communication among different departments. These amenities will be invaluable for the county's recruitment and retention efforts, helping improve the overall workplace environment and culture. The facility is adaptable and flexible to accommodate future growth and changes in service needs.



McCownGordon is proud of our strong record of service. The following individuals can attest to our ability to deliver innovative solutions and outstanding service. We encourage you to talk with our clients and partners to get a firsthand account of the experience working with us.

### BRIAN PLATT

**KANSAS CITY, MISSOURI** City Manager  
(816) 513-1500 | [brian.platt@kcmo.org](mailto:brian.platt@kcmo.org)

### BRIAN JOHNSON

**CITY OF MANHATTAN** City Engineer  
(785) 587-2489 | [johnsonb@cityofmnhk.com](mailto:johnsonb@cityofmnhk.com)

### BURKE JONES

**DERBY PUBLIC SCHOOLS** Director of Operations  
(316) 788-8479 | [bjones@usd260.org](mailto:bjones@usd260.org)

### JEFF VANDEL

**NORTH KANSAS CITY SCHOOLS** Executive Director of Facilities  
(816) 985-3734 | [jeff.vandel@nkcschools.org](mailto:jeff.vandel@nkcschools.org)

### PATRICK DESBOIS

**GARMIN** Executive Vice President  
(913) 440-1300 | [patrick.desbois@garmin.com](mailto:patrick.desbois@garmin.com)

### TONY BARRON

**JOHNSON COUNTY** Director of Facilities  
[tony.barron@jocogov.org](mailto:tony.barron@jocogov.org)



*This was the City of Manhattan's first experience with a construction manager, and we could not be more pleased. Initially the firm was only under contract to provide construction management services for the Discovery Center building, but due to their strong performance, we expanded their services to include the exhibit areas and the adjacent Blue Earth Plaza Park.*



### RON FEHR

*City of Manhattan*



## SECTION 5.5

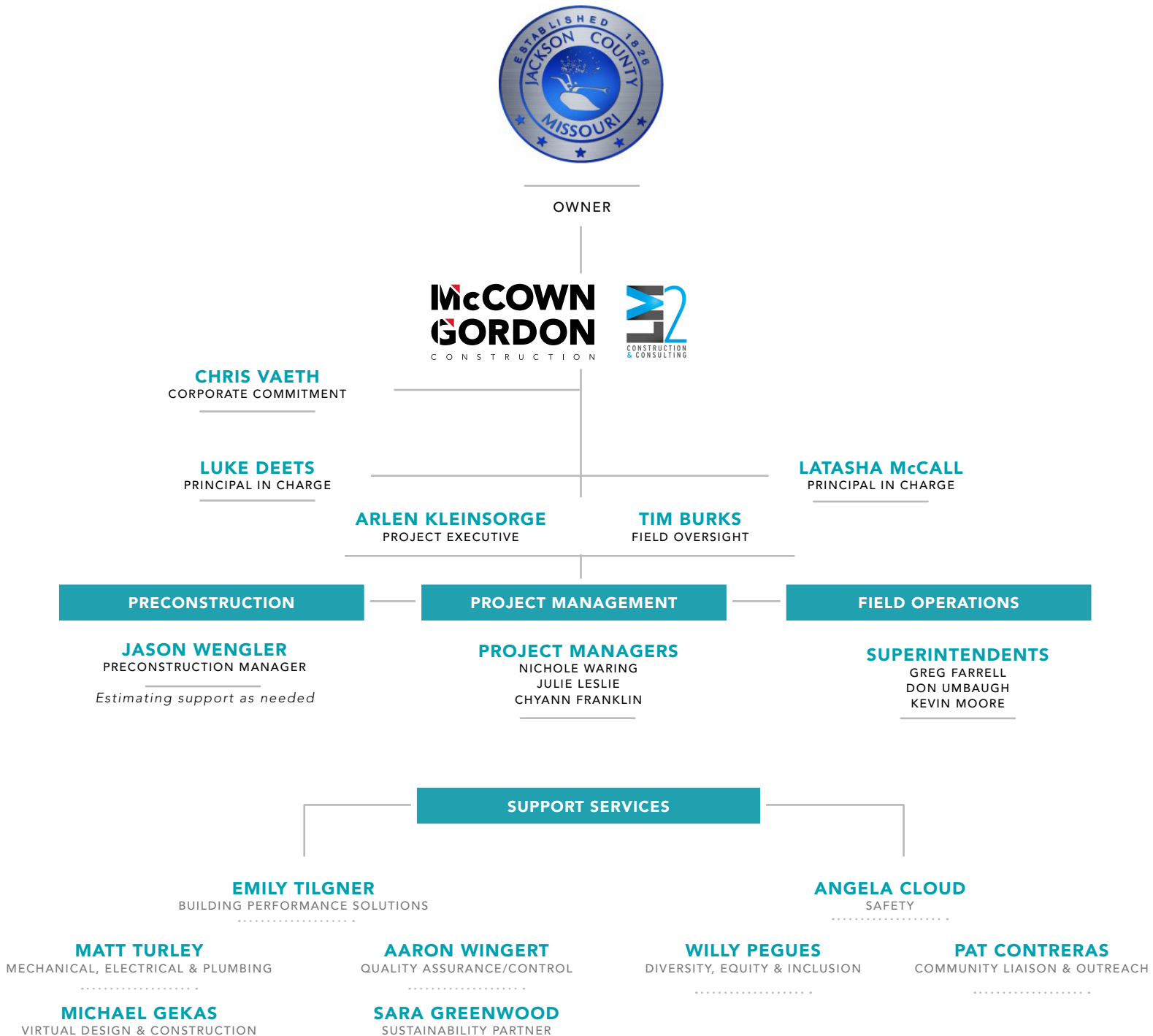
### RESUMES OF KEY PERSONNEL

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THE BEST WORK  
BEGINS WITH THE  
RIGHT PEOPLE.



# RESUMES OF KEY PERSONNEL // ORGANIZATION CHART



## CHRIS VAETH LEED AP, DBIA

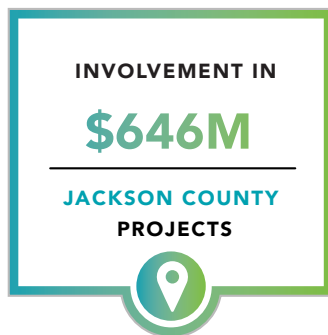
### CORPORATE COMMITMENT

Chris Vaeth serves as Senior Vice President for McCownGordon and leads the Kansas City region for the company. As corporate commitment liaison, he will prioritize Jackson County's experience, ensuring every interaction reflects our unwavering dedication to excellence.

Chris is focused on finding solutions for clients and supports a robust team of leaders to deliver on their needs with respective focus on the firm's education, corporate, healthcare, development, civic and mixed-use markets. Chris has been with McCownGordon since 2003 and is a member of the company's executive team working on corporate strategy and development.

Chris will be involved in the project early to set the team up for success in finding project solutions for Jackson County. He will support our team of project leaders providing corporate commitment and ensuring all resources are available for every project.

### SELECT PROJECT EXPERIENCE



*Project cost adjusted to represent 2024 values*



### EDUCATION

*B.S. Civil Engineering, Missouri University of Science and Technology*

### TRAINING / CERTIFICATIONS

DBIA

### AFFILIATIONS

Give Hope Back Founder and Board Member

Overland Park Chamber of Commerce Leadership Overland Park

Greater Kansas City Chamber of Commerce Centurions Alumni Association

Civic Council of Greater Kansas City Kansas City Tomorrow Alumni Program Association

Kansas City Kansas Public Schools USD 500 Diploma Plus Steering Committee

Urban Land Institute Board of Directors

Association for Corporate Growth Member

JDRF Board of Directors

Greater Kansas City Chamber of Commerce Real Estate Steering Committee Member

University Health Board Member

### AWARDS

50 Missourians You Should Know, Ingram's Magazine

NextGen Leader, Kansas City Business Journal

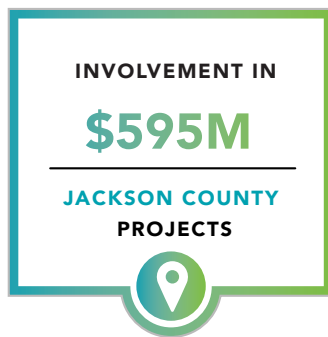
## LUKE DEETS

### PRINCIPAL IN CHARGE

Luke brings a breadth of experience to the project team, and a positive, results-driven management style. With Luke as a civic leader, there is no learning curve. He understands the unique needs of civic projects and will simplify the process for Jackson County. Luke's knowledge and expertise of projects located in the County in conjunction with his leadership experience are valuable to any project team.

As principal in charge, Luke will be involved in the project at the earliest stages to understand your business goals and set the team up for success. He will ensure our team is built with people who are best suited for your overall project team, with the right level of experience and expertise to immediately bring the best value for your projects. Luke is accountable for ensuring the project team has all the resources necessary to deliver top-notch performance and Jackson County receive the best customer experience.

### SELECT PROJECT EXPERIENCE



*Project cost adjusted to represent 2024 values*



### EDUCATION

*B.S. Architectural Engineering Kansas State University*

*M.S. Architectural Engineering Kansas State University*

### TRAINING / CERTIFICATIONS

ASHE Certified

Builder's Association Leadership Course

EPA Renovation

OSHA 10 Hour

### AFFILIATIONS

Olathe Public Schools Board Member

Clay County EDC Board Member

National Institute for Construction Excellence (Past President)

Association for Learning Environments (Past Board Member)

### AWARDS

Rising Star, The Independent Magazine

**LATASHA McCALL**  
PRINCIPAL IN CHARGE

LaTasha is the president and founder of LM2 Construction & Consulting, LLC, a 100% black/minority woman-owned construction and consulting company registered in Kansas City, Missouri. Born and raised in Kansas City, LaTasha has over 24 years of experience in both private and government sectors. Her approach to construction is a hands-on style in the operation and management of projects.

As principal in charge, LaTasha will provide leadership to the entire team throughout construction, completion and warranty period of the project. Through her commitment to excellence, LaTasha strives to exceed industry standards by forming strong professional partnerships based on integrity, ingenuity and reliability.

**SELECT PROJECT EXPERIENCE**

**City of Kansas City, Missouri**  
*On-Call Maintenance*  
Kansas City, Missouri  
Multiple Projects | Projects <\$1M

**City of Kansas City, Missouri**  
*City Hall Garage & Plaza Restoration*  
Kansas City, Missouri  
36,000 SF | \$17,400,000

**City of Kansas City, Missouri**  
*Brush Creek Community Center*  
Kansas City, Missouri  
14,000 SF | \$2,000,000

**City of Kansas City, Missouri**  
*Juke House Event Space*  
Kansas City, Missouri  
5,000 SF | \$250,000

**Kansas City Police Department**  
*Lithium Battery Storage Room*  
Kansas City, Missouri  
7,000 SF | \$850,000

**City of Kansas City, Missouri**  
*Community Action Network Space*  
Kansas City, Missouri  
3,000 SF | \$500,000



**EDUCATION**

*B.S. Business Administration, Drake University*

**TRAINING / CERTIFICATIONS**

OSHA 30 Hour

**AFFILIATIONS**

SAM  
SBA  
WOSB  
US Federal Contractor Verified Vendor  
MMBDC  
NAWIC  
GKCCC  
GSA WOSB 30K MATOC

**AWARDS**

Woman of the Year - KC Chamber

  
27  
— YEARS —  
IN THE INDUSTRY

  
8  
— YEARS —  
AT LM2

*Project cost adjusted to represent 2024 values*

**ARLEN KLEINSORGE**  
**PROJECT EXECUTIVE**

With a 20-year tenure, Arlen has played an integral role in establishing McCownGordon as one of Kansas City's largest contractors. He leads the civic market within the Kansas City region, working closely with several municipalities. Arlen specializes in fast-track assignments due to his experience and proactive approach to projects. He is extremely effective when it comes to managing large teams and always places the relationship first. His primary focus is ensuring the team is bringing solutions and value to the project while working collaboratively with client, architect and trade partners.

As project executive, Arlen will provide high-level leadership and expertise as Jackson County's client manager. He will be actively involved in preconstruction to drive innovative solutions focusing on full team collaboration and delivering on your goals for your projects. Arlen will also ensure a seamless transition from the preconstruction phase to construction, a key to overall project success.

**SELECT PROJECT EXPERIENCE**

**City of Prairie Village**

*Prairie Village, Kansas*

2 Projects | \$31,000,000

**City of Overland Park**

*Overland Park, Kansas*

5 Projects | \$38,200,000

**City of Kansas City, Missouri**

*Kansas City, Missouri*

4 Projects | \$48,500,000

**City of Lenexa**

*Lenexa, Kansas*

2 Projects | \$23,900,000

**Church of the Resurrection**

*Multiple Locations*

9 Projects | \$148,300,000

**General Services Administration**

*Multiple Locations*

6 Projects | \$19,600,000



**EDUCATION**

*B.S. Construction Management Kansas State University*

**TRAINING / CERTIFICATIONS**

Adult CPR/First Aid

Dale Carnegie

OSHA 10 Hour

OSHA 30 Hour

**AFFILIATIONS**

Southwest Johnson County Economic Development Board Member/Vice-President

**AWARDS**

Project Manager of the Year Nominee, American Subcontractors Association of Kansas City



*Project cost adjusted to represent 2024 values*

## JASON WENGLER, LEED AP

### PRECONSTRUCTION MANAGER

Jason understands firsthand the significant benefits that preconstruction services and early collaboration bring to owners and projects, which is why he excels in partnering with multiple stakeholders to devise cost-saving solutions for complex programs. Jason's expertise in developing construction budgets and schedules along with his knowledge of the local trade partner community have been proven an asset time and time again for his clients.

As the preconstruction manager, Jason will lead the preconstruction process in collaboration with the design team. He will be actively involved throughout the preconstruction phase of the projects while interfacing with trade partners, vendors and the design team. His key responsibilities include conceptual estimating, detailed estimates, and review of documents with the entire project team.

### SELECT PROJECT EXPERIENCE

#### North Kansas City Schools

*Kansas City, Missouri*

5 Projects | \$22,500,000

#### City of Prairie Village

*Municipal Complex Improvements*

*Prairie Village, Kansas*

\$20,100,000

#### William Jewell College

*Mathes Hall Housing Renovation*

*Liberty, Missouri*

24,000 SF | \$1,700,000

#### Anderson County

*Law Enforcement Center*

*Garnett, Kansas*

\$6,000,000

#### City of Olathe

*Indian Creek Library*

*Olathe, Kansas*

45,000 SF | \$20,200,000

#### KIPP Endeavor Academy

*High School*

*Kansas City, Missouri*

42,000 SF | \$12,500,000



### EDUCATION

*B.S. Civil Engineering Missouri University of Science & Technology*

*M.S. Construction Management University of Kansas*

### TRAINING / CERTIFICATIONS

LEED AP

Dale Carnegie

### AFFILIATIONS

DBIA

ASPE

— 28 —  
— YEARS —  
IN THE INDUSTRY

— 6 —  
— YEARS —  
AT McCOWNGORDON

*Project cost adjusted to represent 2024 values*

## TIM BURKS

### FIELD OVERSIGHT

Tim provides strong, results-driven leadership on his project sites. He has led his project teams to many successfully completed projects. He focuses on maintaining clean, organized job sites with strict safety standards enforced, which results in extremely safe construction sites.

Tim's focus on quality is second to none and he has been noted for consistently completing facilities on time and within budget. He is a team player who brings a high level of due-diligence, On Site administration and communication skills to his projects. His personality and work ethic have proven to be valuable qualities to clients. As field oversight, Tim will provide high-level leadership to supervise all field operations.

### SELECT PROJECT EXPERIENCE

#### North Kansas City Schools

*Kansas City, Missouri*

5 Projects | \$22,500,000

#### City of Kansas City, Missouri

*City Hall Garage & Plaza Restoration*

*Kansas City, Missouri*

36,000 SF | \$17,400,000

#### American Century Investments

*Kansas City, Missouri*

6 Projects | \$9,300,000

#### City of Kansas City, Missouri

*5th Floor Remodel*

*Kansas City, Missouri*

18,800 SF | \$1,000,000

#### North Kansas City Schools

*Kansas City, Missouri*

9 Projects | \$123,500,000

#### American Century Investments

*6th Floor Renovations*

*Kansas City, Missouri*

18,800 SF | \$2,900,000



### TRAINING / CERTIFICATIONS

ASHE Certified Health Care construction

ASHE Certified Infection Control

OSHA 30 Hour



29  
— YEARS —  
IN THE INDUSTRY

11  
— YEARS —  
AT McCOWNGORDON

*Project cost adjusted to represent 2024 values*



**McCOWN  
GORDON**  
CONSTRUCTION

## NICHOLE WARING

### PROJECT MANAGER

Nichole brings a positive, upbeat personality and a great deal of experience to the McCownGordon team. Since working at McCownGordon, she has come to appreciate the company's emphasis on integrity and problem-solving. Her proactive approach and dedication to following through allows her to build and maintain great relationships with project partners.

As project manager, Nichole will be involved in the day-to-day coordination between Jackson County and architect. She will be responsible for owner and sub contracts, submittals, RFIs, budgets, facilitating meetings and schedule development and management. She will also be the daily point of contact for the owner's representatives, architects, engineers, subs and all other parties.

### SELECT PROJECT EXPERIENCE

#### Church of the Resurrection

*Multiple Locations*

9 Projects | \$148,300,000

#### General Services Administration

*Multiple Locations*

6 Projects | \$19,600,000

#### Clay County Public Health Center

*Medical Office Building*

Kansas City, Missouri  
6,800 SF | \$3,700,000

#### Johnson County

*Monticello Library*

Shawnee, Kansas  
30,500 SF | \$18,700,000



### EDUCATION

*B.S. Construction Science and Management Kansas State University*

### TRAINING / CERTIFICATIONS

Adult CPR/First Aid

OSHA 10 Hour

### AFFILIATIONS

Associated General Contractors of America Member

## JULIE LESLIE AIA, LEED AP, NCARB

### PROJECT MANAGER

Julie comes from a background in architecture and historic preservation, bringing a unique perspective to project management. Her involvement in industry groups gives her the latest knowledge on building technologies and trends. Her experience of working in occupied spaces, historic buildings and around existing operations will be of great value to the team. As project manager, Julie will be involved in the day-to-day coordination between Jackson County and the architect. She will be responsible for owner and subcontractor contracts, submittals, RFIs, budgets, schedule development and management, and running subcontractor and OAC meetings.

### SELECT PROJECT EXPERIENCE

#### North Kansas City Schools

*Kansas City, Missouri*

9 Projects | \$6,900,000

#### City of Olathe

*Indian Creek Library*

Olathe, Kansas  
45,000 SF | \$20,300,000

#### North Kansas City Schools

*Kansas City, Missouri*

9 Projects | \$123,500,000

#### Church of the Resurrection

*New Sanctuary*

Leawood, Kansas  
143,000 SF | \$102,800,000



### EDUCATION

*B.S. Bachelor of Architecture Iowa State University*

### TRAINING / CERTIFICATIONS

Adult CPR/First Aid

Dale Carnegie

Lead Safety Awareness Training

OSHA 30 Hour

*Project cost adjusted to represent 2024 values*

**CHYANN FRANKLIN**  
PROJECT MANAGER

Chyann brings many years of experience to the team. Her keen attention to detail allows her to identify potential problems and find appropriate solutions to consistently keep productivity levels high. Chyann is a key contributor to the overall success of projects and is dedicated to managing projects from conception to completion.

She will serve as the day-to-day project lead, engaging in preconstruction to understand budget and schedule development and strategize bidding to maximize value. She will manage project costs and timeline and the coordination between Jackson County and the design team. Chyann is also responsible for trade partner contracts, safety and managing close-out and warranty.

**SELECT PROJECT EXPERIENCE**

**General Services Administration**  
*Kansas City, Kansas*  
3 Projects | \$6,300,000

**Museum at Prairiefire**  
*Classroom Conversion*  
Overland Park, Kansas  
2,000 SF | \$190,000

**Garmin**  
*Olathe, Kansas*  
Multiple Projects | \$2,700,000

**Shook Hardy & Bacon**  
*Renovations*  
Kansas City, Missouri  
35,000 SF | \$2,700,000



**EDUCATION**

*B.S. Construction Science and Management Kansas State University*

**TRAINING / CERTIFICATIONS**

LEAN Construction Builders Association of Greater Kansas City  
OSHA 30,

**AFFILIATIONS**

MCA-KC Young Professionals Committee Chair

**GREG FARRELL**  
SUPERINTENDENT

Greg has proven to be an effective communicator who brings a great deal of experience to the team. He has had the opportunity to be part of multiple civic projects giving him the understanding needed to lead the field on INSERT the Jackson County on-call projects. As superintendent, Greg will oversee the entire field construction process. He will lead the coordination of timely, efficient work of all trade partners, ensuring compliance with all drawings and specifications, monitoring safety, and ensuring constant communication.

**SELECT PROJECT EXPERIENCE**

**General Services Administration**  
*Kansas City, Kansas*  
3 Projects | \$6,300,000

**City of Prairie Village**  
*Prairie Village, Kansas*  
2 Projects | \$31,000,000

**Central Jackson County Fire Protection District**  
*Fire Station 6*  
Grain Valley, Missouri  
16,000 SF | \$10,700,000

**Johnson County, Kansas**  
*Sunflower Fire Station*  
Desoto, Kansas  
20,000 SF | \$14,000,000



**TRAINING / CERTIFICATIONS**

Boom Lift Safety Builders Association of Greater Kansas City  
Fall Protection Builders Association of Greater Kansas City  
OSHA 10 Hour & 30 Hour

*Project cost adjusted to represent 2024 values*

## DON UмбаUGH

### SUPERINTENDENT

Don brings years of prior construction management experience to the team. More specifically, he has been involved in a number of corporate projects. Don demonstrates strong personnel and project management abilities along with highly effective communication skills. He continuously proves to be a valuable asset to the overall success of projects.

#### SELECT PROJECT EXPERIENCE

##### North Kansas City Schools

Kansas City, Missouri

Multiple Projects | \$5,200,000

##### Mattie Rhodes Center

Kansas City, Missouri

2 Projects | \$200,000

##### American Century Investments

Kansas City, Missouri

6 Projects | \$9,300,000

##### Artio Medical

Renovation

Leawood, Kansas

15,500 SF | \$840,000



#### TRAINING / CERTIFICATIONS

3-E Services Scissor Lift Operator's Authorization

Adult CPR/First Aid

AED-Adult

OSHA 10 Hour Carpenter's Union

OSHA Scaffold Competent Person Builders Association of Greater Kansas City

## KEVIN MOORE CLC, STSC

### SUPERINTENDENT

Kevin brings almost three decades of construction experience to the team and has been involved in many corporate projects. His extensive knowledge and background prove his capabilities as a reliable superintendent. Kevin demonstrates exemplary organizational and communication skills which reflect on the rest of the project team.

#### SELECT PROJECT EXPERIENCE

##### Garmin

Olathe, Kansas

Multiple Projects | \$2,700,000

##### North Kansas City Schools

Chapel Hill Elementary Addition and Renovation

Gladstone, Missouri

10,300 SF | \$5,100,000

##### Metropolitan Community College

Advanced Technical Skills Institute

Kansas City, Missouri

100,000 SF | \$19,200,000

##### Pembroke Hill School

Campus Improvements

Kansas City, Missouri

92,000 SF | \$51,900,000



#### TRAINING / CERTIFICATIONS

Adult CPR/First Aid

AED-Adult

Building Trades Union Carpenter Apprenticeship Program

Fall Protection

OSHA 10 Hour & 30 Hour

#### AFFILIATIONS

Carpenters Union Member

Project cost adjusted to represent 2024 values



## SPECIALTY SERVICES



**EMILY TILGNER** PE, QCXP, WELL AP  
BUILDING PERFORMANCE SOLUTIONS

Emily leads our building performance solutions group consisting of MEP and structural engineering, virtual design, construction, commissioning and sustainability. Emily will use the latest technology to quickly perform life cycle assessments (LCA) by evaluating energy usage versus utility, maintenance and replacement costs to provide Johnson County the most sustainable option. Following LEED practices, Emily will evaluate LCAs on materials to address renewable and recycled-content solutions.



**AARON WINGERT**  
QUALITY ASSURANCE & CONTROL

As quality manager, Aaron is responsible for the level of quality. He will work in the preconstruction phase with the design team and major trade partners to set the level of quality right from the start. Throughout the construction phase, Aaron will hold coordination meetings to thoroughly review construction documents, finalize plans for installation and identify conflicts before construction begins. Prior to any work being installed, he will require and facilitate pre-installation meetings ensuring the contractors clearly understand the team's quality expectations.



**MATT TURLEY** PE  
MEP ENGINEERING

As a professional engineer with over a decade of experience, Matt proves to be a valuable asset to our team. He brings a wealth of experience to the team, adding crucial knowledge when it comes to the systems of your projects. With extensive experience in managing complex facilities, he is familiar with the unique requirements as well as the potential issues that can arise. His management style is proactive and results-driven when collaborating with team members, trade partners and the client.



**MICHAEL GEKAS** AIA, LEED AP BD+C  
VIRTUAL DESIGN & CONSTRUCTION

As virtual design and construction executive, Michael will help save time and money. Michael utilizes building information modeling (BIM) to provide detailed estimates, 3D logistics planning, clash reporting, schedule animations, sequencing reports and safety plans, expertise that helps to enhance the quality and delivery projects. Michael will work closely with the design team, as well as the project team to deliver real results using the latest in construction technology.



**ANGELA CLOUD**  
SAFETY

Angela is one of the leaders who built McCownGordon's elite safety program. Angela is directly responsible for the overall implementation and supervision of McCownGordon | LM2's safety and health program on our project sites. Her direct responsibilities include jobsite inspections, employee training, program development and implementation, enforcement of safety rules, management of safety incentive program, monthly and annual reports to executive team and other risk management duties.



**WILLY PEGUES, IV**  
**DIVERSITY, EQUITY & INCLUSION**

Willy brings extensive experience leading multi-disciplinary Diversity, Equity and Inclusion (DEI) programs. He will guide our team's diversity plan focused on community outreach for maximizing participation for diverse business enterprises and trade workforce. He will work hand in hand with our team to develop scope packaging, supplier procurement, contracting terms, mentor-protégé relationships and workforce training. He brings leadership and communication strengths zeroed in on fostering a diverse, equitable and inclusive project environment.



**SARA GREENWOOD** LEED AP, LEED FELLOW  
**SUSTAINABILITY**

Sara is a sustainability consultant with expertise in green building practices, managing certification processes and achieving sustainability goals. With over 16 years of experience, she brings expertise for sustainability goals and certifications like LEED. She is collaborative and effective, with a knowledge base that is unparalleled.



**PAT CONTRERAS**  
**COMMUNITY LIAISON & OUTREACH**

Communities want to be in the know when it comes to public projects because of the effects these facilities have on our city as a whole. As part of our team's commitment to community outreach, Pat will work closely with the district to enhance the communication within the community prior to the project. He will ensure MBE/WBE compliance throughout the project. Pat will help the team meet the district's goals on participation and ensure an equal opportunity for all contractors.



## SECTION 5.6

### LICENSING

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LET'S DO IT RIGHT,  
RIGHT FROM THE  
START.





## LICENSING

- ▼ Missouri State Registration: LC0030042
- ▼ Kansas City, Missouri Business License: 21818496
- ▼ North Kansas City Business License: 4078-2020
- ▼ Blue Springs, Missouri Business License: LIC017189
- ▼ Independence Missouri Business License: 123000
- ▼ Grandview, Missouri Occupational License: 2487
- ▼ Raytown Missouri Business License: 003559-11
- ▼ Grain Valley, Missouri Occupational License: 8175927

## SECTION 5.7

### SAFETY

# PROTECTING WHAT MATTERS MOST.



## SAFETY //

# SAFETY PERFORMANCE PROGRAM

Safety is a top priority on every McCownGordon | LM2 project. Our team adheres to strict procedures for both themselves and those working on a project site. Through consistency and accountability, we continually improve safety standards and strive to achieve an elite safety culture.



**SAFETY FIRST. IT'S OUR STANDARD.**

A crucial component of our safety program is preplanning. Before ever stepping foot on the jobsite, our project team completes a thorough review of the project, including owner safety requirements, and evaluates potential risks. From this review, we develop a complete site-specific safety plan. The project team, made up of the On Site superintendent, safety director/engineer and project management staff, leads risk management. Through an initial kick-off meeting and pre-installation meetings before starting each scope of work, we communicate and reinforce safety expectations and attitudes with everyone on site. With the added commitment from our leadership team, our strong safety culture permeates every project.

## OCCUPIED BUILDING SAFETY

Working in an occupied space creates many safety challenges and the best way to mitigate those is by preplanning. Prior to ever stepping foot on the jobsite, McCownGordon | LM2's project team will complete a thorough review of the project—including your safety requirements—and evaluate potential risks. From this review, we develop a complete site-specific safety plan. This plan will be managed, reviewed/updated, and led by our superintendent and safety manager throughout construction. It is paramount that Jackson County community members remain risk free while we are working on active campuses.

The McCownGordon | LM2 team understands the intricacies of working in and around occupied facilities. Our team coordinates deliveries, access, storage and staging to minimize disruption. We post easy-to-read signage to prevent the construction site from interfering with vehicular and pedestrian traffic, and all road or sidewalk impacts are coordinated in advance with the County.

At McCownGordon | LM2, safety is our ethical responsibility and the way we do business. Our project team is dedicated to overseeing the risk-management program for every project.

Our in-house safety department also provides support and remains involved in the day-to-day operations to ensure all parties involved clearly understand their safety responsibilities.

Our top priority when working in an occupied facility is the safety of staff, visitors and community. Our safety team puts together site specific safety plans. Designing in specific safety measures keeping the student and public safety as the driving force to our approach. Our communication plan will include a detailed approach to share how safety and logistics will function on each site. This will be done through regular communication through building administration, the use of social media and newsletters.



## SECTION 5.8

### FINANCIAL STABILITY

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# STRENGTH & STABILITY TO PROTECT YOU.



## FINANCIAL STABILITY

McCownGordon is financially strong with positive returns and projections. The last several years have proved to be successful as we continue to leverage our scale of projects, earn new business, open new offices and grow our team.

We currently have 60 projects under contract with \$1.6 Billion of contracted backlog that will put in place over the next 3.5 years. The stability of our financials should give you the confidence your project will have the right amount of manpower to meet schedule requirements. When it comes to capacity and capability, we are well suited to serve Jackson County and bring the expertise, value-driven solutions and collaboration you desire.

Please refer to our other attachment named **'2023 McCownGordon Financial Statement – Confidential'** for our documentation on our financial stability.

## REFERENCES

### NICK HADLEY

#### VICE PRESIDENT

Commerce Bank

(816) 234-8973 | [nick.hadley@commercebank.com](mailto:nick.hadley@commercebank.com)

### JOHN SANDERS

#### SENIOR VICE PRESIDENT

Zurich American Insurance Company

(913) 825-4505 | [john.sanders@zurichna.com](mailto:john.sanders@zurichna.com)

### JEFF CAREY

#### SVP, UNIT LEADER - SURETY

Lockton Companies

(816) 960-9360 | [jcarey@lockton.com](mailto:jcarey@lockton.com)

## CAPACITY

CAPACITY PER PROJECT: **\$450,000,000**

TOTAL BONDING PROGRAM: **\$900,000,000**

**\*Can be evidenced with a bonding letter from our surety, if needed, with a turn around time of roughly 48 hours**

## SECTION 5.9

### PURCHASING FORMS (ATTACHMENT B)

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# PASSION TO EXCEED YOUR EXPECTATIONS.



**AFFIDAVIT**

STATE OF Missouri )  
 ) SS.  
COUNTY OF Jackson )

Luke Deets

of the city of Kansas City

County of Jackson State of Missouri being duly sworn on her or his oath, deposes and says,

1. That I am the Principal in Charge (Title of Affiant) of McCown Gordon Construction, LLC (Name of Bidder) and have been authorized by said Bidder to make this Affidavit upon my best information and belief, after reasonable inquiry as to the representations herein.
2. No Officer, Agent or Employee of Jackson County, Missouri is financially interested directly or indirectly what Bidder is offering to sell to the County pursuant to this Invitation (though no representation is made regarding potential ownership of publicly traded stock of bidder).
3. If Bidder were awarded any contract, job, work or service for Jackson County, Missouri, no Officer, Agent or Employee of the County would be interested in or receive any benefit from the profit or emolument of such.
4. Either Bidder is duly listed and assessed on the tax rolls of Jackson County, Missouri and is not delinquent in the payment of any taxes due to the County or Bidder did not have on December 31, 2023 any property subject to taxation by the County and if bidder is duly listed and assessed on the tax rolls of Jackson County, Missouri, bidder agrees to permit an audit of its records, if requested by the Jackson County Director of Assessment, as they relate to the assessment of Business Personal Property.
5. Bidder has not participated in collusion or committed any act in restraint of trade, directly or indirectly, which bears upon anyone's response or lack of response to the Invitation.
6. Bidder certifies and warrants that Bidder or Bidder's firm/organization is not listed on the General Services Administration's Report of Debarred and/or Suspended Parties, or the State of Missouri and City of Kansas City, Missouri Debarment List.
7. Bidder certifies and affirms its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.
8. Bidder certifies and affirms that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

McCown Gordon Construction, LLC (Name of Bidder)

By: [Signature] (Signature of Affiant)

Principal in Charge (Title of Affiant)

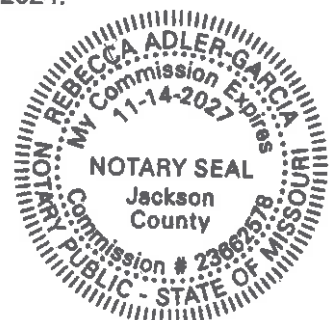
Subscribed and sworn to before me this 9<sup>th</sup> day of July, 2024.

Rebecca Adler Garcia

NOTARY PUBLIC in and for the County of Jackson (SEAL)

State of Missouri

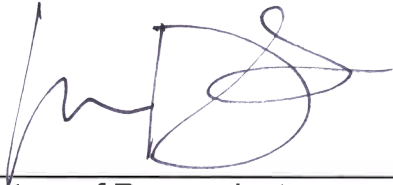
My Commission Expires: 11/14/2027



## ACKNOWLEDGMENT OF RECEIPT OF ADDENDA

The undersigned acknowledges receipt of Addenda through and including numbers

N/A and that this Proposal is submitted in accordance with information, instructions, and stipulations set forth therein.



\_\_\_\_\_  
Signature of Respondent

7/9/2024

\_\_\_\_\_  
Date

McCownGordon Construction

\_\_\_\_\_  
Company Name

850 Main St

\_\_\_\_\_  
Address

Kansas City, MO 64105

\_\_\_\_\_  
City, State, Zip

(816) 256-7734

\_\_\_\_\_  
Phone

As of 7/9/2024, Jackson County, Missouri has not released an addendum.

**EXHIBIT F**

**RESPONDENT'S EXCEPTIONS  
TO  
SCOPE OF SERVICES  
OF**

**JACKSON COUNTY, MISSOURI REQUEST FOR QUALIFICATIONS NO. 24-051**

Respondent's attention is directed to Paragraph 4 of the General Conditions of this Request for Qualifications. **READ THIS PARAGRAPH CAREFULLY.**

The following exceptions to the Scope of Services of Request for Qualification No. 24-051 are requested by the undersigned Respondent: (Use additional pages as necessary.)

REFERENCE PARA # & PAGE #	EXCEPTION REQUESTED
	No exceptions to the scope of services.

Name of Firm: McCown Gordon Construction, LLC

Signature of Bidder: 



**OFFICE OF THE COUNTY AUDITOR**  
**COMPLIANCE REVIEW OFFICE**  
415 EAST 12TH STREET, 2ND FLOOR  
KANSAS CITY, MISSOURI 64106

(816) 881-3302  
FAX (816) 881-3340  
CRO@JACKSONGOV.ORG  
WWW.JACKSONGOV.ORG/AUDITOR

**JACKSON COUNTY, MISSOURI**  
**CONTRACTOR UTILIZATION PLAN**

ITB/RFP/RFQ Number: 24-051  
ITB/RFP/RFQ Title: Construction Management At-Risk  
Contracting Department: Public Works Department

Respondent: McCown Gordon Construction, LLC

I, Luke Deets, of lawful age and upon my oath state as follows:

1. This Affidavit is made for the purpose of complying with the provisions of the MBE/WBE/VBE submittal requirements on the above Invitation to Bid and the MBE/WBE/VBE Program and is given on behalf of the Bidder listed above. It sets out the Bidder's plan to utilize MBE and/or WBE and/or VBE prime and subcontractors on the Bid.

**The goals set by Jackson County, Missouri are:**

9.5 %MBE      11.7 %WBE      9.5 %VBE

2. Bidder stipulates that it will utilize a minimum of the following percentages of MBE/WBE participation in the above bid:

TBD %MBE      TBD %WBE      TBD %VBE

3. The following are the MBE/WBE/VBE Contractors to be utilized on the above-named Bid. **Bidder maintains that it either has a formal contract or a conditional contract contingent upon award.**

**Please note:**

- a. If Bidder is a certified MBE, WBE, or VBE firm, it may list itself in the appropriate area below.
- b. No contractor may be listed under multiple categories below regardless of certifications

**\*\*\*INTERNAL USE ONLY\*\*\***

CUP RECEIVED: \_\_\_\_\_ CUP APPROVED: \_\_\_\_\_

GFW RECEIVED: \_\_\_\_\_ GFE APPROVED: \_\_\_\_\_

CUP REVISED: \_\_\_\_\_ REVISION APPROVED: \_\_\_\_\_

APPROVED GOALS: \_\_\_\_\_ MBE      \_\_\_\_\_ WBE      \_\_\_\_\_ VBE

RES/ORD: \_\_\_\_\_ AMT AWARDED: \_\_\_\_\_

NOTES:

### MBE SUBCONTRACTORS

A.	MBE Firm:	LM2 Construction	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved:    Y    N</b>  <b>Contract Value:</b> \$
	Address line 1:	228 Executive Way	
	Address line 2-including County:	Lee's Summit, MO (Jackson)	
	Telephone Number:	(816) 600-2001	
	President/Owner:	LaTasha McCall	
	Email Address:	latasha@lm2cc.com	
	Certifying Agency:	City of Kansas City, MO	
	Expiration Date of Certification:	N/A	
	Scopes of Work Utilized:	CMAR Supervisor	
	Percentage of Contract Awarded:	TBD	

B.	MBE Firm:		<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved:    Y    N</b>  <b>Contract Value:</b> \$
	Address line 1:		
	Address line 2-including County:		
	Telephone Number:		
	President/Owner:		
	Email Address:		
	Certifying Agency:		
	Expiration Date of Certification:		
	Scopes of Work Utilized:		
	Percentage of Contract Awarded:		

C.	MBE Firm:		<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved:    Y    N</b>  <b>Contract Value:</b> \$
	Address line 1:		
	Address line 2-including County:		
	Telephone Number:		
	President/Owner:		
	Email Address:		
	Certifying Agency:		
	Expiration Date of Certification:		
	Scopes of Work Utilized:		
	Percentage of Contract Awarded:		

TOTAL MBE VALUE:	\$
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\*\*\* Add Additional Pages as Necessary \*\*\*

### WBE SUBCONTRACTORS

A.	WBE Firm:	The Greenwood Consulting Group	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Contract Value:</b> \$
	Address line 1:	6631 Rainbow Ave	
	Address line 2-including County:	Mission Hills, KS 66208	
	Telephone Number:	(415) 602-9220	
	President/Owner:	Sara Greenwood	
	Email Address:	sara@thegreenwoodconsultinggroup.com	
	Certifying Agency:	City of Mission Hills, KS	
	Expiration Date of Certification:	N/A	
	Scopes of Work Utilized:	Sustainability	
	Percentage of Contract Awarded:	TBD	

B.	WBE Firm:	LM2 Construction	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Contract Value:</b> \$
	Address line 1:	228 Executive Way	
	Address line 2-including County:	Lee's Summit, MO (Jackson)	
	Telephone Number:	(816) 600-2001	
	President/Owner:	LaTasha McCall	
	Email Address:	latasha@lm2cc.com	
	Certifying Agency:	City of Kansas City, MO	
	Expiration Date of Certification:	N/A	
	Scopes of Work Utilized:	CMAR Supervision	
	Percentage of Contract Awarded:	TBD	

C.	WBE Firm:		<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Contract Value:</b> \$
	Address line 1:		
	Address line 2-including County:		
	Telephone Number:		
	President/Owner:		
	Email Address:		
	Certifying Agency:		
	Expiration Date of Certification:		
	Scopes of Work Utilized:		
	Percentage of Contract Awarded:		

TOTAL WBE VALUE:	\$
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\*\*\* Add Additional Pages as Necessary \*\*\*

### VBE SUBCONTRACTORS

A.	VBE Firm:		<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Contract Value:</b> \$
	Address line 1:		
	Address line 2-including County:		
	Telephone Number:		
	President/Owner:		
	Email Address:		
	Certifying Agency:		
	Expiration Date of Certification:		
	Scopes of Work Utilized:		
	Percentage of Contract Awarded:		

B.	VBE Firm:		<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Contract Value:</b> \$
	Address line 1:		
	Address line 2-including County:		
	Telephone Number:		
	President/Owner:		
	Email Address:		
	Certifying Agency:		
	Expiration Date of Certification:		
	Scopes of Work Utilized:		
	Percentage of Contract Awarded:		

C.	VBE Firm:		<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Contract Value:</b> \$
	Address line 1:		
	Address line 2-including County:		
	Telephone Number:		
	President/Owner:		
	Email Address:		
	Certifying Agency:		
	Expiration Date of Certification:		
	Scopes of Work Utilized:		
	Percentage of Contract Awarded:		

	TOTAL VBE VALUE: \$
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\*\*\* Add Additional Pages as Necessary \*\*\*

## ACKNOWLEDGMENT

Respondent acknowledges that it is responsible for considering the effect that any change order and/or amendments changing the total contract amount may have on its ability to meet or exceed the subcontractor participation goals.

### Good Faith Effort:

Respondent further acknowledges that it is responsible for submitting a Good Faith Effort Form if it will be unable to meet the participation goals. A Good Faith Effort Form documents the efforts a respondent puts forth to achieve the MBE and/or WBE and/or VBE goals on a project. Simply stating that goals cannot be met is not considered sufficient.

### Contractor Modification Form:

If, at any point during the life of the awarded contract, the contractor needs to substitute an approved subcontractor a Contractor Modification Form must be submitted to the Compliance Review Office.

Any Good Faith Effort or Contractor Modification Form must be approved by the Compliance Review Office.

\*\*\*Contact the Compliance Review Office for assistance or to request forms.\*\*\*

I hereby certify that I am authorized to make this Affidavit on behalf of the Respondent named below and who shall abide by the terms set forth herein. I acknowledge that the assigned values determined by this CUP shall be enforceable under the contract terms and conditions.

Respondent Primary Contact: Luke Deets



Title: Vice President, Business Unit Leader Email: ldeets@mccowngordon.com

Date: 7/9/2024

Phone: (816) 256-7734

Subscribed and sworn to before me this 9th day of July 2024.

Rebecca Adler-Garcia  
Notary Public

My Commission Expires: 11/14/2027

(Attach corporate seal if applicable)



For questions on this form please contact:

Compliance Review Office  
(816) 881-3302  
CRO@jacksongov.org

**Business & Contact Information**

BUSINESS NAME	<b>LM2 Construction &amp; Consulting, DBA LM2 Construction &amp; Consulting, LLC</b>
OWNER	LaTasha McCall
ADDRESS	228 NW Executive Way Missouri Lees Summit, MO 64063 <a href="#">[map]</a>
PHONE	816-600-2001
FAX	816-600-2057
EMAIL	<a href="mailto:latasha@lm2cc.com">latasha@lm2cc.com</a>
WEBSITE	<a href="http://lm2cc.com">http://lm2cc.com</a>

**Certification Information**

CERTIFYING AGENCY	City of Kansas City
CERTIFICATION TYPE	WBE - Women Business Enterprise
CERTIFIED BUSINESS DESCRIPTION	This business is certified to perform construction management in the areas of plumbing, roofing, painting and drywall - Finish Carpentry - Painting

**Commodity Codes**

Code	Description
NAICS 236116	Custom builders (except for-sale), multifamily buildings
NAICS 236220	Construction management, commercial and institutional building
NAICS 238320	Painting and Wall Covering Contractors
NAICS 238350	Finish Carpentry Contractors
NAICS 541611	Administrative management consulting services
NAICS 541613	Marketing management consulting services

**Additional Information**

MODOT VENDOR NUMBER	0020818
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### Business & Contact Information

BUSINESS NAME	<b>LM2 Construction &amp; Consulting, DBA LM2 Construction &amp; Consulting, LLC</b>
OWNER	LaTasha McCall
ADDRESS	228 NW Executive Way Missouri Lees Summit, MO 64063 <a href="#">[map]</a>
PHONE	816-600-2001
FAX	816-600-2057
EMAIL	<a href="mailto:latasha@lm2cc.com">latasha@lm2cc.com</a>
WEBSITE	<a href="http://lm2cc.com">http://lm2cc.com</a>

### Certification Information

CERTIFYING AGENCY	City of Kansas City
CERTIFICATION TYPE	MBE - Minority Business Enterprise
CERTIFIED BUSINESS DESCRIPTION	This business is certified to perform construction management in the areas of plumbing, roofing, painting and drywall - Finish Carpentry - Painting

### Commodity Codes

Code	Description
NAICS 236116	Custom builders (except for-sale), multifamily buildings
NAICS 236220	Construction management, commercial and institutional building
NAICS 238320	Painting and Wall Covering Contractors
NAICS 238350	Finish Carpentry Contractors
NAICS 541611	Administrative management consulting services
NAICS 541613	Marketing management consulting services

### Additional Information

MODOT VENDOR NUMBER	0020818
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**McCOWN  
GORDON**  
C O N S T R U C T I O N

