

## Appendix D – Approach to Recycling

Complete Appendix D by describing your company's approach to recycling.

**Waste from construction projects adds over 88 million tons of debris to landfills a year.**

**Franken Construction is committed to sustainable construction practices that significantly reduce the impact of construction waste on the communities and environments we live in and work with.**

**Franken Construction is very experienced in LEED and sustainable construction practices having completed many different LEED certified projects. Franke Construction will implement different dumpsters for wood, metal, and trash construction waste to be recycled. Materials will be tracked and the recycled content will be recorded for each project.**

Franken Construction recognizes the significant impact construction waste has on our community and the environment. We are committed to sustainable construction practices and recycling policies that divert building waste from landfills. Where possible, we look for opportunities to reuse or recycle wood, gypsum, metal, cardboard, concrete, and plastics.

Our most basic recycling efforts include individual dumpsters dedicated to wood, metal, and trash. We track and record recyclable content for each LEED project.

Innovative recycling efforts take a little more work and creativity, but we believe the effort is well worth it. For example, during the New Mexico Highlands University Student Housing project, we took great care to ensure the construction waste was properly handled. Our goal was to recycle or salvage a minimum of 75% of construction, demolition, and land-clearing waste. Recycling efforts for this project included:

- Grinding up all OSB (exterior siding) scraps into landscape mulch,
- Donating scrap lumber to the community for further use and/or for firewood,
- Grinding gypsum board scraps for soil stabilizer,
- Taking all metal scraps and cardboard to the recycling center.

We know from past experience that the success of sustainable strategies is dependent on early integration of sustainable ideas and collaboration from all members of the project team. We work with each of our clients, as we will work with UNM, to identify both basic and innovative strategies for recycling and/or reusing construction waste.

## DIVERSITY VENDOR CERTIFICATION PARTICIPATION

Diversity Vendor Certification Participation - It is the policy of some Members participating in Omnia Partners to involve minority and women business enterprises (M/WBE), small and/or disadvantaged business enterprises, disabled veterans business enterprises, historically utilized businesses (HUB) and other diversity recognized businesses in the purchase of goods and services. Respondents shall indicate below whether or not they hold certification in any of the classified areas and include proof of such certification with their response.

1. Minority Women Business Enterprise

Respondent certifies that this firm is an MWBE  Yes  No

List certifying agency: \_\_\_\_\_

2. Small Business Enterprise (SBE) or Disadvantaged Business Enterprise (DBE)

Respondent certifies that this firm is a SBE or DBE  Yes  No

List certifying agency: \_\_\_\_\_

3. Disabled Veterans Business Enterprise (DVBE)

Respondent certifies that this firm is an DVBE  Yes  No

List certifying agency: \_\_\_\_\_

4. Historically Underutilized Businesses (HUB)

Respondent certifies that this firm is an HUB  Yes  No

List certifying agency: \_\_\_\_\_

5. Historically Underutilized Business Zone Enterprise (HUBZone)

Respondent certifies that this firm is an HUBZone  Yes  No

List certifying agency: \_\_\_\_\_

6. Other

Respondent certifies that this firm is a recognized diversity certificate holder  Yes  No

List certifying agency: \_\_\_\_\_

## Appendix A – Management Plan

Attach a copy of the firm’s management plan for this project. Per the evaluation criteria set forth in the Proposal Evaluation, the management plan shall include the following:

- 1) Provide a brief history and description of your company, including an overview and experience providing similar projects and services relating to the Contract being bid:
  - General Construction
  - Mechanical, Electrical, and Plumbing (MEP)
  - Roofing

**Please refer to the response on the following pages.**
- 2) Describe your general understanding of the JOC system to include the joint scoping of work, the preparation of price proposals and Job Order proposals, using the Construction Task Catalog®, meeting the contractual deadlines of proposal development, the rapid mobilization and start-up of Job Orders, and the expedient closeout of Job Orders)

**Please refer to the response on the following pages.**
- 3) Provide a subcontracting plan to include the purchasing of subcontractor services, and work to be accomplished with in-house forces. Identify the amount and type of subcontracting anticipated. Demonstrate in writing your ability to coordinate multiple subcontractors on multiple projects at multiple locations.

**Please refer to the response on the following pages.**
- 4) Provide a list of contemplated subcontractors.

**Please refer to the response on the following pages.**
- 5) The Contractor’s input during the development of the Detailed Scope of Work is a valued component of any JOC program. Outline and describe the Value-Engineering processes you have employed over the last 5 years identifying what worked best and what did not.

**Please refer to the response on the following pages.**
- 6) Demonstrate your firm’s ability to understand the Design and Build environment and how the JOC process can partner with this concept. UNM is seeking a full function contracting relationship that will allow a willing partnership in both design and execution of remodeling projects. Design and flexibility will be crucial to our customer base and successful Proposers must be willing to cooperate with this process.
- 7) Please provide contact information for the person(s) who will be responsible for the following areas. If not applicable, write “Not Applicable”

### Executive Contact:

Contact Person: Brent Franken

Title: Vice President

Phone: 505-554-1481

Fax: 505-454-1394

Email: brentfranken@frankenconstruction.com

**Marketing:**

Contact Person: Brent Franken

Title: Vice President

Phone: 505-554-1481 Fax: 505-454-1394

Email: brentfranken@frankenconstruction.com

**Account Manager/Sales Lead:**

Contact Person: Brent Franken

Title: Vice President

Phone: 505-554-1481 Fax: 505-454-1394

Email: brentfranken@frankenconstruction.com

**Sales Support:**

Contact Person: Rusty Hiers

Title: Sr. Project Manager

Phone: 505-554-1481 Fax: 505-454-1394

Email: rustyhiers@frankenconstruction.com

**Contract Management (if different than sales lead):**

Contact Person: Brent Franken

Title: Vice President

Phone: 505-554-1481 Fax: 505-454-1394

Email: brentfranken@frankenconstruction.com

**Financial Reporting:**

Contact Person: Sheila Montoya

Title: Administrator

Phone: 505-425-7578x115 Fax: 505-454-1394

Email: sheilamontoya@frankenconstruction.com

# Management Plan

## 1) Provide an overview of your experience working in projects related to the Contract being bid: a General Construction

Franken Construction has been in business for over 77 years and has completed a variety of project types. A selection of our service, maintenance, and new construction projects completed as an On-Call Contractor to the State of New Mexico, City of Albuquerque, Las Vegas City Schools, and West Las Vegas City Schools over the past 5 years include:

Project	Cost	Duration
CABQ Trumbull Community Center	\$625,000	4 months
RRPS IT Room Renovation	\$17,000	1 week
CABQ Fume Hood Demo	\$35,000	3 weeks
CABQ Downtown Boiler Repairs	\$885,000	3 months
CABQ Eagle Rock Transit Center Repairs	\$14,000	1 week
CABQ Convention Center Repairs	\$24,000	2 weeks
CABQ 7th Floor Remodel	\$44,000	2 weeks
CABQ Highlands Senior Center	\$367,000	2 months
CABQ Bio Park Jungle Shop	\$380,000	3 months
NMBHI Ligature Upgrades Phase II	\$250,000	2 months
La Planta Roof Repairs	\$200,000	3 months
Big House and Acoma Roof Replacements	\$350,000	3 months
DPS Firing Range Extensions	\$500,000	4 months
DPS D5 Dispatch Center Renovation	\$305,000	4 months
Expo NM Manuel Lujan B & C Repairs and Upgrades	\$85,000	2 months
Meadows Loading Dock Repairs	\$75,000	1 month
NM State Police D3 Paving and Sinkhole Repairs	\$30,000	2 weeks
NMBHI Zia Abatement and Flooring Replacements	\$250,000	3 months
WLV City Schools – Retaining Wall Upgrades	\$40,000	1 month
LVCS Fencing Upgrades	\$250,000	2 months
LVCS Mike Mateo Site Concrete Upgrades	\$125,000	2 months
WLV Fencing Upgrades	\$400,000	2 months
WLV Tony Serna Parking Lot Upgrades	\$100,000	1 month



## 2) Describe your general understanding of the JOC system to include the joint scoping of work, the preparation of price proposals and Job Order proposals, using the Construction Task Catalog®, meeting the contractual deadlines of proposal development, the rapid mobilization and start-up of Job Orders, and the expedient closeout of Job Orders.)

Franken Construction is experienced working under the JOC system, having completed nearly \$20,000,000 worth of work through CES which uses the Gordian pricing and JOC system methods to procure projects.

### JOINTS SCOPING OF WORK

Franken Construction will employ the services of experts and subcontractors to help scope potential projects and work closely with UNM to ensure that the scope of work being priced and provided through our JOC proposals meet the needs of the UNM staff and facilities departments.

**We have developed strong working relationships with subcontractors and suppliers throughout New Mexico over the last 75 years.**

#### PREPARATION OF PROPOSALS & USING THE CTC

All quantities will be accounted for and presented in the Gordian format per the Construction Task Catalog unit pricing and guidelines. Our team will verify quantities and confirm scope items to make sure that the proposals presented encompass all of the scope requirements. Proposals will be in Gordian format using the Master Format catalog methods. All pricing will be transparent, straightforward, and properly categorized for UNM purchasing staff to review.

#### MEETING CONTRACTUAL DEADLINES

Franken Construction prides themselves on their ability to meet any and every schedule ahead of them. Our ability to drive the schedule combined with input and buy in from all of the subcontractors and suppliers that we require helps us to target a date for substantial completion and consistently hit that date or deliver the project ahead of that target date. We have a proven track record of completing all projects on or ahead of schedule.

The key to meeting the proposed schedule is working together as a team with UNM staff, our subcontractors and the design team on their required timelines and incorporating those dates into the schedule. This team-first, collaborative approach creates buy in from all parties and allows subcontractors the necessary time to complete their scope of work. Our weekly look ahead schedule updates are sent out to the entire project team help to keep everyone updated with any changes in the schedule. These allow us to find areas where we can possibly pick up time to accelerate the schedule.

#### RAPID MOBILIZATION AND START-UP OF JOB ORDERS

Franken Construction has the staff available and the infrastructure in place to respond to any project quickly, efficiently, and swiftly. We understand that some of the projects will be emergency procurements and Franken Construction will have the staffing capabilities to direct manpower as needed to help complete these projects expediently for UNM. Currently we have over 50 tradesmen working the field for us with various skills. We will make sure that we dedicate the proper teams and properly skilled workers to each project on an as needed basis.

#### CLOSEOUT OF JOB ORDERS

Franken Construction has worked diligently over the past few years to provide our clients with a smooth and seamless closeout service at the tail end of each project. Throughout the duration of the project, Franken Construction will maintain the As-Built drawings electronically through BlueBeam. We can share these documents in Studio with the entire UNM project team so that the architect and client can view the as-builts in real time as they take place and if they notice any inconsistency, then it can be discussed and corrected immediately. This allows Franken Construction to be able to produce the As-Built drawings immediately at the close of a project.

Operation & Maintenance Data and Warranty guarantees are required to be submitted by the subcontractor when they submit their final pay application. This ensures that we have all of our information needed prior to the close of the project so that we can put together the manuals for the owner. We will submit these manuals to the owner electronically, and if requested we can provide hard copies as well. We have found tying the closeout documents to the final pay app has helped to ensure that all subs are able to get us their information in a timely manner so as not to delay the closeout process. We typically are able to provide our final closeout documents to the architect for review within 10-14 days after substantial completion and upon review from the architect we can usually get them to the owner 3 days after. As the schedule allows for 30 days for closeout, we can provide this closeout documentation in about 10 days.





**3) Provide a subcontracting plan to include the purchasing of subcontractor services, and work to be accomplished with in-house forces. Identify the amount and type of subcontracting anticipated. Demonstrate in writing your ability to coordinate multiple subcontractors on multiple projects at multiple locations.**

Franken Construction will utilize the following factors in reviewing and purchasing the subcontractor services.

**PURCHASING OF SUBCONTRACTOR SERVICES**

Identify all scopes of work per project.

Solicit subcontractor input for each scope item and solicit bids and also value engineering ideas from each subcontractor pricing the project.

Review subcontractor price proposals and interview each subcontractor for manpower capabilities to make sure that they can dedicate the adequate amount of manpower needed to accomplish the project within the schedule.



Only subcontractors with a proven track record of quality work will be considered for each project

Franken Construction Safety plan will be mandatory to be followed by each subcontractor and a review of each subcontractor's safety track record will be done prior to awarding any subcontractor services.

**WORK TO BE ACCOMPLISHED WITH IN-HOUSE FORCES**

Franken Construction has the internal ability to self-perform earthwork, concrete, steel erection and miscellaneous steel installation, rough carpentry, doors & specialties.

**AMOUNT AND TYPE OF SUBCONTRACTING**

Franken Construction, on average, subcontracts out about 70% of each project. Depending on scope it could be more or less than that.

**TYPES OF SUBCONTRACTING ANTICIPATED**

- Earthwork
- Masonry
- Casework
- Roofing
- Firestopping
- Glass & Glazing
- Metal Framing
- Drywall
- Stucco/EIFS
- Flooring/Finishes
- Painting
- Mechanical
- Plumbing
- Electrical
- Site Utilities
- Fences & Gates
- Landscaping



**ABILITY TO COORDINATE MULTIPLE PROJECTS IN MULTIPLE LOCATIONS**

Franken Construction is very experienced in coordinating multiple projects with multiple subs in multiple locations. Since we have adequate field staff to have a lead superintendent on each project, it allows our Project Managers to do coordination of multiple projects at once. The project management staff at Franken Construction is familiar with managing multiple subcontractors on multiple different project in multiple locations. This is one thing that we do each and every day that we come to work. The versatility of our field staff to do multiple trades allows us to tend to each project specifically and the versatility and skill set of our Project Management and estimating staff helps us to be able to manage different projects in different locations with different subcontractors. For the UNM JOC projects, we will have one main point of contact, Brent Franken, who will be in charge of coordinating and scheduling field staffing, manpower, subcontractor coordination, and project coordination.



**4) Provide a separate list of contemplated subcontractors.**

Franken Construction has built solid relationships with nearly all of the local subcontractors throughout New Mexico over the years. Some of the subs that will be contemplated for UNM projects are:

- Northridge Electric
- DKD Electric
- DRB Electric
- Service Electric
- Silverado Enterprises
- Wizer Electric
- Theco Electric
- TLC Plumbing & Heating
- Yearout Mechanical
- Miller Bonded
- Hanna Plumbing
- CH Mechanical
- CAC
- Alstate Steel
- Western Partitions
- Rob Boyles
- GC Construction Winter Finishes
- Southwest Glass
- Coronado Wrecking
- Custom Grading
- Commercial Enterprises
- Universal Constructors
- Rogers Excavating
- Chavez Concrete
- Cornerstone
- Valley Fence Yellowstone
- F&R Painting
- Seal-CO
- High Desert Roofing
- Ray's Flooring
- Precision Masonry
- SW Ironworks
- Maranatha
- Moninger
- C-Tec
- AG Supply
- Groundhog Construction
- Pelletier Construction
- Northern Constructors
- Franklins Earthmoving
- Noel Company
- Cambro
- American Fence
- Hilltop
- Sequoia Landscaping
- ANI
- DKG & Associates
- National Roofing
- Beaty Masonry
- Dependable Masonry
- Ultimate Construction
- Structural Services
- OGB
- ISEC
- Storefront Specialties

**Recent value  
engineering  
savings:**

**CNM  
Ken Chappy Hall  
~\$390,000**

**UNM Taos  
College Pathways  
to Careers Center  
~\$440,000**

**Continental Divide  
Electrical Co-Op  
Headquarters  
~\$685,000**

**5) The Contractor's input during the development of the Detailed Scope of Work is a valued component of any JOC program. Outline and describe the Value-Engineering processes you have employed over the last 5 years identifying what worked best and what did not.**

We approach value engineering as a continual activity, integrating value engineering discussions throughout a project to ensure we adhere to our clients' budgets without sacrificing quality or compromising design intent.

Value engineering opportunities are required from ALL major subcontractors when they submit their bids. These will be presented to UNM and the design team for review and approval. Franken Construction has recently collaborated with owners and design professionals to work the following projects into budget:

1. CNM KC Hall: ~\$390,000 savings
2. UNM Taos Pathways to Careers Center: ~\$440,000 savings
3. Continental Divide Electrical Co-op HQ: ~\$685,000 savings

We strive to offer creative solutions that maximize the programmatic capacities of the facility. These may include:

1. Pre-fabrication of materials off site for more efficient installation.
2. Early release of metal buildings, steel, HVAC units, light fixtures to mitigate cost escalation impacts.
3. Early work packages for utilities to maximize schedule efficiency.
4. Alternative products that can be produced and/or installed more economically without impacting design intent or capability of the space.
5. Ensure the specifications and drawings allow us to capture multiple suppliers and subs for each scope item, allowing us to receive the best possible price for the product.

Franken Construction has employed many strategies for value engineering for our clients in recent years. We have found that the least effective methods relied solely on subcontractors to provide value engineering options, which was a disincentive to them as they perceived value engineering efforts as a reduction in scope and contract. Our most successful value engineering efforts have drawn on the collective experience of our team in pricing, bidding, and constructing projects across the state.

In the 77 years that Franken Construction has been in business, we have amassed valuable insights for cost-effective materials and efficient methods of construction. We apply this knowledge to every project, reviewing drawings and working with the design team and Owner to quickly identify areas to save money, whether that's with time saved on the schedule or on an equal but more cost-effective material substitution.

Our Lead Estimators and Project Managers have more than 15 years of industry experience, to draw upon for value engineering efforts. Jim Franken, President of Franken Construction, oversees the estimates on all projects and brings more than 50 years of industry experience to the team. Our expertise in all areas of building solutions help us to identify areas where we can save our clients' money.

Finally, Franken Construction has the ability to self-perform earthwork, concrete, rough carpentry, doors, and specialty scopes of work. Because these are costs that we can control, we can offer our clients many ideas just within these scopes where time and money can be saved and can also offer a discount on these trades if budgetary issues should arise.

**“Franken completed the project on time, within budget, and with the high quality work demanded. They were a pleasure to have as part of the project team.”**

Michael Reid, University  
Construction Consultant  
UNM SMLC Phase II

**6) Demonstrate your firm’s ability to understand the Design and Build environment and how the JOC process can partner with this concept. UNM is seeking a full function contracting relationship that will allow a willing partnership in both design and execution of remodeling projects. Design and flexibility will be crucial to our customer base and successful Proposers must be willing to cooperate with this process.**

Using the JOC process is a great method to ensure that all scope items are accounted for, that the owner is receiving a proposal that accommodates all of their needs, that pricing is fair, and that cost, schedule, and quality goals are all discussed and agreed to on the front end so that they can be implemented throughout the project.

As noted in question 1, we have completed numerous projects on a JOC basis. Nearly all of these projects involved us walking with the owner and client to review the scope of work that they are needing completed. After that, we start the pricing process and solicit subcontractor input. IF we need to walk the project again, we do that with the subcontractors to make sure that all of the scope items are identified, any problems are discussed, and we can prepare a concise, organized, fair proposal to accomplish the project goals. If brought in on the front end of the project, Franken Construction will work with UNM and the Design firms to make sure that what is being designed fits into the project budget and that there are no constructability issues with what is designed. Franken Construction has been in business for over 75 years because we value our clients, and we strive to build lasting, trustworthy relationships with all of our clients. We look forward to utilizing the JOC contract with UNM to display our value to the UNM team and community and build a relationship with this client that lasts for many years.

## Appendix B – Contractor’s Statement of Qualification

### 1. ORGANIZATION

Name: Franken Construction Company, Inc. Address:

Principal Office: 3424 Stanford Drive NE, Albuquerque NM 87107

Corporation     Partnership     Sole Proprietorship     Joint  
Venture  
 Other

a. How many years has your organization been in business as a contractor? 77

b. How many years has your organization been in business under its present business name? 23

c. Under what other or former names has your organization operated? Steven Franken Construction Company

d. Department of Work Force Solutions Contracting Registration # 03045220140628  
Effective Dates: 5/19/2022 to 5/19/2024

e. Submit FEIN and Dunn & Bradstreet report.

FEIN: 85-0374143

Please refer to Attachment F, Item 1.e.

f. Describe any present or past litigation, bankruptcy or reorganization involving supplier.

Franken Construction has not been involved in any litigation, bankruptcy, or reorganization.

g. Felony Conviction Notice: Indicate if the supplier

- is a publicly held corporation and this reporting requirement is not applicable;
- is not owned or operated by anyone who has been convicted of a felony; or
- is owned or operated by and individual(s) who has been convicted of a felony and provide the names and convictions.

Franken Construction is not owned or operated by anyone who as been convicted of a felony.

h. Describe any debarment or suspension actions taken against supplier

No debarment or suspension actions have been taken against Franken Construction.

### 2. LICENSING

a. Name of license holder (or qualifying party) exactly as on file with the State of New Mexico Construction Industries Division:

Franken Construction Company, Inc.

b. License Classification: GB98, GA98, GF02

c. License

Number: 7750 License Code: \_\_\_\_\_

d. Issue Date: 10/31/2021 Expiration Date: 10/31/2024

e. Is the firm's contractor's license free of ever being suspended or revoked by the CID or by the appropriate licensing agency in any other state?  
 Yes [ ] No (attach explanation)

f. Does your firm hold all applicable business licenses required by state and local law?  
▪ License Number: BRC-2011-321510 Jurisdiction: City of Albuquerque  
Name of License Holder, exactly as it appears on file with jurisdictional authorities.  
Franken Construction Co., Inc.  
Issue Date: 4/1/2022 Expiration Date: 4/1/2023

▪ License Number: 0339 Jurisdiction: County of San Miguel  
Name of License Holder, exactly as it appears on file with jurisdictional authorities.  
Franken Construction Company, Inc.  
Issue Date: 1/1/2022 Expiration Date: 12/31/2022

▪ License Number: \_\_\_\_\_ Jurisdiction: City of Las Vegas  
Name of License Holder, exactly as it appears on file with jurisdictional authorities.  
Franken Construction Company, Inc.  
Issue Date: 12/31/2021 Expiration Date: 12/31/2022

g. Is your firm registered with the State of New Mexico's Purchasing Department with a Resident Preference Number?  Yes [ ] No  
Resident Preference Number: L0543084208 Issue Date: 9/9/2021  
Name of number holder, exactly as it appears on file with State Purchasing.  
Franken Construction Company, Inc.

h. Is your firm free from formal debarment from public works, federal, state or local jurisdictions?  
 Yes [ ] No (attach explanation\*)

(1) Total number of current employees:

Project Managers	<u>4</u>
Estimators	<u>4</u>
Superintendents	<u>6</u>
Foremen	<u>9</u>
Tradesmen	<u>31</u>

Administration 2  
Others 0

### 3. CAPACITY AND CAPABILITY TO PERFORM THE WORK

#### a. Resources.

(2) Does your firm have the immediate capacity to perform the work required for this project?

Yes

No

(3) What is the number and location of support centers, if applicable, and location of corporate offices?

Franken Construction has two offices: 3424 Stanford Drive NE, Albuquerque NM 87107  
1025 Douglas Avenue, Las Vegas NM 87701

(4) What was your annual construction volume over the last three (3) fiscal years?

~\$32.5 million

(5) What are your overall public sector sales, excluding Federal Government, for last three (3) years?

Please refer to Attachment F, Item 3.a.5.

(6) What is your strategy to increase market share in the public sector?

Please refer to Attachment F, Item 3.a.6.

(7) What differentiates your company from competitors in the public sector?

Please refer to Attachment F, Item 3.a.7.

(8) Describe any green or environmental initiatives or policies.

Please refer to Attachment F, Item 3.a.8.

(9) Provide any necessary detail as it relates to standard ordering methods and payment terms.

Please refer to Attachment F, Item 3.a.9.

(10) If Contractor requires additional agreements with Participating Public Agencies, provide a copy of the proposed agreement herein.

Not applicable. Franken Construction does not require additional agreements with Participating Public Agencies.

### 4. SURETY

a. Firm's current surety company: Travelers Casualty and Surety Company of America

Will this surety be used for the construction contract for this project?

Yes

No (attach explanation\*)

Contact Agent: Dean Vigil Telephone: 505.262.2621

Years utilizing this surety: 27 Maximum capacity: \$30,000,000.00

Aggregate Total of current surety in force: \$80,000,000.00

- b. Is the surety company to be used on this project licensed to do business in the State of New Mexico?

Yes  No (attach explanation\*)

- c. Is your firm free of having any construction contracts taken over by a surety for completion in the past five (5) years?

Yes  No (attach explanation\*)

- d. **Complete Attachment A (Notarized Declaration of Surety) Provide a letter from your bonding company setting forth your company's available bonding capacity and availability and confirming that, if required, your company could provide labor and material payment bonds and performance bonds for certain projects up to the bonding capacity.**

[Please refer to Attachment A.](#)

## 5. SAFETY

- a. Does your firm have a written safety program compliant with current state regulations?  
 Yes  No (attach explanation\*)

*(NOTE: Selected contractor will be required to provide a copy of their firm's written safety program at the time of contracting.)*

- b. Provide the Recordable Incident Rate for the past calendar year: 1

- c. Is your firm free of committing serious or willful violations of federal or state safety laws as determined by a final non-appealable decision of a court or government agency?

Yes  No (attach explanation\*)

- d. Provide your safety record, safety rating, EMR and worker's compensation rate where available.

[Please refer to Attachment F, Item 5.d.](#)

## 6. INSURANCE & CLAIMS HISTORY

- a. Is your firm free from any court judgments, pending litigation, arbitration and final agency decisions filed within the last five (5) years in a construction related matter in which the contractor, or any officer, is or was party?

Yes  No (attach explanation\*)

- b. Has your firm during the past five (5) years been free of a determination by a court of competent jurisdiction that it filed a false claim with any federal, state, or local government entity?

Yes  No (attach explanation\*)

c. Does your firm have the ability to provide the required insurance in the limit stated in the project documents?

Yes  No (attach explanation\*)

d. **Complete Attachment B (Proof of Insurance)** by providing a letter from an insurance carrier stating that the firm is able to obtain insurance in the limits required in the RFP.

[Please refer to Attachment B.](#)

## 7. QUALITY ASSURANCE

a. Does your firm have a written Quality Assurance Program?

Yes  No (attach explanation\*)

b. **Complete Attachment C (Copy of Quality Assurance)** Program by providing a copy of the written Quality Assurance Program.

[Please refer to Attachment C.](#)

## 8. PROJECT SCHEDULING

a. Has the firm been involved with a construction project within the past five (5) years, where the schedule was not met?

Yes  No

If yes, please explain

▪ Project 1 Name: N/A

Reason for Delay: N/A

▪ Project 2 Name: N/A

Reason for Delay: N/A

▪ Project 3 Name: N/A

Reason for Delay: N/A

b. Has the firm been assessed liquidated damages due to scheduling for any project in the past five (5) years?

Yes  No

If yes, please list project(s)

▪ Project 1 Name: N/A

- Project 2 Name: N/A
- Project 3 Name: N/A

**9. LABOR CODE VIOLATIONS**

- a. Has your firm, during the past five (5) years, been free of any determinations by a court or an administrative agency of repeated or willful violations of laws and/or regulations pertaining to the payment of prevailing wages or employment of apprentices of public works projects?  
 Yes  No (attach explanation\*)
- b. **Complete Attachment D (Affidavit of Non-Violation of Labor Codes)** by providing requested affidavit of non-violation of labor codes.
- c. Is the firm free of all sub-contractor Fair Practices Act violations for the past five (5) years?  
 Yes  No (attach explanation\*)

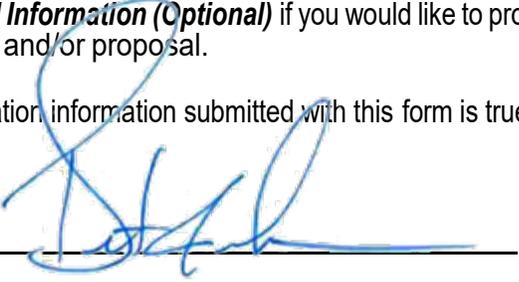
**10. VALUE STATEMENT**

UNM places a strong emphasis on diversity, quality management and sustainable efforts and strives to utilize these practices in its everyday activities. **Complete Attachment E (Copy of Value Statement)** by describing your firm's value system and note how you would demonstrate such practices on this project?  
[Please refer to Attachment E.](#)

**11. CONTRACTOR'S COMMENTS**

- a. **\*Complete Attachment F (Clarifications, and Explanations)** if you have selected any answers in the qualification statement that require further explanation. Note the question number and proceed with the explanation. This attachment may also be used if necessary to further clarify any of the answers to the above qualification questions, by noting the question number and posting the clarification.
- b. **Complete Attachment G (Additional Information (Optional))** if you would like to provide additional information about your firm and/or proposal.

The undersigned certifies that all of the qualification information submitted with this form is true and correct.

Signature of authorized representative 

Printed or typed name Brent Franken

Title Vice President

Date November 17, 2022

Company name Franken Construction Company, Inc.

Address 3424 Stanford Drive NE

City/State/Zip Albuquerque, NM 87107

Telephone 505.554.1481 Fax 505.454.1394

Email brentfranken@frankenconstruction.com

**ATTACHMENTS INCLUDED - 12**

Please check all attachments included in the proposal

- A Notarized Declaration of Surety
- B Proof of Insurance
- C Copy of Quality Assurance Program
- D Affidavit of Non-Violation of Labor Codes
- E Copy of Value Statement
- F Clarifications, and Explanations
- G Additional Information (Optional)

----- END OF **PRIMARY CONTRACTOR'S** QUALIFICATION STATEMENT -----

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**4.d. Complete Attachment A (Notarized Declaration of Surety) Provide a letter from your bonding company setting forth your company's available bonding capacity and availability and confirming that, if required, your company could provide labor and material payment bonds and performance bonds for certain projects up to the bonding capacity.**



USI Southwest, Inc.  
4100 Osuna NE  
Suite 2-203  
Albuquerque, NM 87109  
www.usi.biz  
Phone: 505.262.2621  
Fax: 855.512.3881

November 8, 2022

University of New Mexico  
1700 Lomas NE, Suite 2600  
Albuquerque, NM 87106

RE: Franken Construction Company, Inc.  
UNM JOC Contract, RFP-2379-23

To Whom It May Concern:

Franken Construction Company, Inc. has been a valued account of the Travelers Casualty and Surety Company of America since 1988. We have enjoyed a very successful relationship with them, and all work has been completed on a timely and very professional basis. Travelers Casualty and Surety Company of America is listed in the July 1, 2022 Department of the Treasury's Listing of Approved Sureties (Department Circular 570) with a limit of \$211,846,000.

The Travelers Casualty and Surety Company of America or its predecessor companies have previously considered bonds in excess of \$50,000,000 on a single project with an aggregate in excess of \$75,000,000 for Franken Construction Company, Inc.

Provided that there are no substantial changes in the present conditions, we will favorably consider granting surety credit within those parameters. Final approval on any bid or performance and payment bonds requested in the future will be contingent on the conditions existing at the time of the request.

This letter is being provided as a reference only and is not intended to be any guarantee of, or guarantee to issue any bid, proposal, performance, payment or similar type obligation for this company but as an indication of our past experience and confidence in this firm.

If you should need anything further in this regard, please feel free to contact me.

Sincerely yours,

USI Southwest, Inc.

A handwritten signature in blue ink, appearing to read 'Dean E. Vigil', is written over the typed name.

Dean E. Vigil  
Surety Bond Manager

State of New Mexico

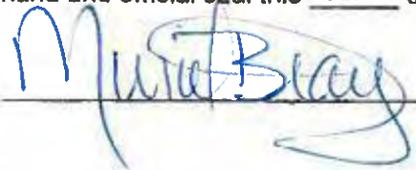
County of Bernalillo

Before me personally appeared Dean E. Vigil

Personally known to me to be the person whose name is subscribed to the attached document.

WITNESS my hand and official seal this 8th day of November, 2022.

Notary public



STATE OF NEW MEXICO  
NOTARY PUBLIC  
Muriel Bray

Commission Number 1034690

My Commission Expires December 22, 2024

My Commission expires: 12/22/24

# THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

## Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we FRANKEN CONSTRUCTION COMPANY, INC.  
1025 Douglas Avenue, Las Vegas, New Mexico 87701

as Principal, hereinafter called the Principal, and TRAVELERS CASUALTY AND SURETY COMPANY  
OF AMERICA, 4100 Osuna NE, Suite 2-203, Albuquerque, New Mexico 87109

a corporation duly organized under the laws of the State of Connecticut  
as Surety, hereinafter called the Surety, are held and firmly bound unto UNIVERSITY OF NEW MEXICO  
1700 Lomas NE, Suite 2600, Albuquerque, New Mexico 87106

as Obligee, hereinafter called the Obligee, in the sum of

FIVE PERCENT (5%) OF THE AMOUNT BID----

Dollars (\$ \_\_\_\_\_ ),

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind  
ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by  
these presents.

WHEREAS, the Principal has submitted a bid for

UNM JOC CONTRACT, RFP-2379-23

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract  
with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding  
or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt  
payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter  
such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty  
hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract  
with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain  
in full force and effect.

Signed and sealed this 17TH day of NOVEMBER 2022

(Witness)

FRANKEN CONSTRUCTION COMPANY, INC.

(Principal)

(Seal)

(Title)

v.p.

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

(Surety)

(Seal)

DEAN E. VIGIL

(Title)

ATTORNEY-IN-FACT





**Travelers Casualty and Surety Company of America  
Travelers Casualty and Surety Company  
St. Paul Fire and Marine Insurance Company**

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Dean E. Vigil**, of Albuquerque, **New Mexico**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February**, 2017.



State of Connecticut

City of Hartford ss.

By: *Robert L. Raney*  
Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, 2017, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2021



*Marie C. Tetreault*  
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect

Dated this 17th day of NOVEMBER, 2022



*Kevin E. Hughes*  
Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.  
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.**

6.d. Complete Attachment B (Proof of Insurance) by providing a letter from an insurance carrier stating that the firm is able to obtain insurance in the limits required in the RFP.



PROTECT. MANAGE. GROW.

USI Southwest, Inc. New

4100 Osuna Rd NE  
Suite 2-203  
Albuquerque, NM 87109  
www.usi.com  
Phone: 505.262.2621  
Fax: 855.512.3881

November 8, 2022

University of New Mexico  
1 University of New Mexico  
Albuquerque, NM 87131

RE: UNM JOC Contract

Subject: Franken Construction Co Inc  
1025 Douglas Ave  
Las Vegas, NM 87701-3930

**Letter of Insurability**

To Whom It May Concern:

Please be advised that Franken Construction Co Inc will be able to obtain the required insurance limits as outlined in the contract requirements. Evidence of coverage is provided per the attached certificate of insurance.

We ask that you review the certificate, noting the coverages and limits of protection provided.

Should you have any questions we welcome your direct inquiries at (505)262-2621.

Best Regards,

*James Zanos*

James Zanos  
Business Insurance Specialist

Enclosure



## DESCRIPTIONS (Continued from Page 1)

Subrogation in favor of the same, when required by written contract.

The General Liability policy contains a special endorsement with "Primary and Noncontributory" wording, when required by written contract.

**7.b. Complete Attachment C (Copy of Quality Assurance) Program by providing a copy of the written Quality Assurance Program.**

**QUALITY ASSURANCE/QUALITY CHECK PROGRAM**

Franken Construction Company recognizes that in today's competitive marketplace, effective quality systems are essential when providing quality cost effective services to our clients. Management is totally committed to providing Commercial & Industrial General Contracting Services that comply fully with the specifications and expectations of our valued clients. Therefore, it is the policy of Franken Construction Company to adhere strictly to this quality control program and to ensure that this program and the requirements of our customers are met on each and every project we execute.

Full responsibility for the implementation and administration of the quality controls described in this manual has been delegated to the Quality Control Manager "QCM" of each project. The QCM has the responsibility and organizational freedom to identify quality control problems, stop work, recommend solutions and verify resolution of such problems. The QCM shall also have the responsibility of documenting the established Quality Assurance / Quality Control Programs in a manner that strives to comply with ISO 9002 Quality Systems. The ultimate objective of this Company's QA/QC program is to comply fully or surpass the quality standards established by ISO 9002.

The Quality Control Manager and Project Managers are jointly responsible for a project's QA/QC activities. They may delegate some of the QA/QC activities to Project Field Superintendents, as necessary, but they shall retain full responsibility for completing their projects in strict accordance with established quality control policies and the client's specifications.

The quality of all subcontractors and vendors shall be the joint responsibility of the QCM and the applicable Project Manager. All projects will be executed in a manner that emphasizes safety, quality, schedule and maximum cost effectiveness.

Any commitment, conflicts, or non-conformance issues not resolved using current established Quality Assurance / Quality Control Procedures shall be brought to the attention of the undersigned for final resolution.

James H. Franken, President  
Franken Construction Company

Section 2  
MANAGEMENT RESPONSIBILITY

2.1 RESPONSIBILITY

Franken Construction management has the responsibility to define and document its policy and objectives for, and commitment to, quality. Franken Construction management will ensure that its policy is understood, implemented, and maintained at all levels of the organization.

All employees have the responsibility and authority for implementation of established QA/QC activities. Resolution of conflicts in QA/QC policies shall flow through the organizational chain of command as follows:

1. Field Employees
2. Craft Leaders
3. General Foreman
4. Field Superintendent
5. Project Manager/Project QA/QC Manager
6. President

It is the responsibility of any employee that manages, performs, or verifies work affecting quality to:

- a. Initiate action to prevent the occurrence of work or service non-conformity;
- b. Identify and record any quality problems;
- c. Initiate, recommend, or provide solutions through designated channels;
- d. Verify the implementation of solutions;
- e. Control further processing, delivery, or installation of non-conforming work until the deficiency or unsatisfactory condition has been corrected.

2.2 ALLOCATION OF RESOURCES AND PERSONNEL

FCC Management shall identify in-house requirements and provide adequate resources and trained personnel as needed to support required QA/QC verification activities. Verification activities shall include inspection, testing and monitoring of the construction / installation processes and audits of the quality systems.

2.3 MANAGEMENT REVIEW

The established QA/QC policies and procedures shall be reviewed at appropriate intervals by management to ensure continuing suitability and effectiveness. These reviews will include assessment of the results of internal audits and shall assess overall conformance to client's requirements and expectations. Records of such reviews and audits shall be maintained.

Section 3  
QUALITY SYSTEMS

Franken Construction Company's staff has established and shall maintain and document this QA/QC system as a means of ensuring that the services we provide our clients conform to specified requirements. This QA/QC system shall include:

- a) Documented quality system procedures and instructions to ensure that all activities are performed in accordance with established requirements;
- b) Effective management support to ensure compliance and the use of the QA/QC procedures and instructions.

All employees of Franken Construction Company shall strive to improve the quality of our services to our clients. The QA/QC program is a process of continuous improvement which requires input from everyone in our organization. Everyone in our organization shall comply and endeavor to improve the process where possible. An effective QA/QC program consists of the following key components;

- a) Established QA/QC procedures and instructions that comply with generally accepted industry standards, Federal, State, and Local which regulate Franken Construction Company activities, and the project specifications and standards established by the client;
- b) The identification and timely issuance to the project team: any required controls, processes, inspection equipment, fixtures, tools, materials and labor skills needed to properly execute the project;
- c) Updating, as necessary, of quality control, inspection, and testing techniques, including the development of new methods and procedures;
- d) Identification of any commitments made which exceeds available resources in sufficient time to properly acquire the required resources;
- e) Clarification of the standards of acceptability as required to support the overall QA/QC program and our client's objectives;
- f) Review of the project process, construction, installation, inspection, and test procedures to ensure that applicable documentation reflects how activities are actually performed;
- g) Effective maintenance of quality records to document and track performance and improvement.

The QA/QC manual is not a controlled document. A copy is available to all employees through their immediate supervisor. The QA/QC manual is designed to convey basic QA/QC procedures and instructions that must be followed by all employees and subcontractors of Franken Construction Company.

Specific QA/QC procedures and instructions for individual activities are maintained by the QCM and issued to Project Managers as controlled documents. It is the Project Manager's responsibility to ensure specific activity QA/QC procedures and instructions are conveyed to the individuals or subcontractors performing the specified activities.

Section 4  
PROJECT REVIEW and SETUP

4.1 PROPOSAL SUBMISSION AND RESPONSIBILITY ASSIGNMENT

Upon receipt of a Request for Proposal (RFP) from a client, management will review the requirements of the RFP and determine if a proposal will be submitted to perform the work. If management decides to submit a proposal for the work, a Project Manager is assigned the responsibility of generating the proposal to perform the work. The proposal must include all costs related to completing the work in accordance with the client's specifications.

4.2 RFQ and CONTRACTUAL REVIEW

The Project Manager shall review the contract documents contained in the RFP and establish and maintain procedures to ensure that:

- a) The requirements and acceptance specifications of the client are adequately defined and documented;
- b) Any requirements differing from those included in the proposal are resolved or clarified in the proposal;
- c) That Franken Construction Company has the capability to meet all contractual requirements of the RFP and any ensuing contract;
- d) Records of such contract reviews shall be maintained for future reference.

The RFP and contract review activities, interfaces, and communication shall be coordinated with the client as required to clarify all issues and to ensure that the responsibilities of both parties are well defined and documented.

4.3 PROPOSAL PREPARATION

The Project Manager shall set up the project structure as the proposal for the work is generated. It is the responsibility of the Project Manager to ensure that all costs related to executing the work in accordance with established QA/QC procedures and the contract requirements are included.

The process of identifying all material and subcontractor requirements shall be in accordance with established QA/QC procedures. Proper sourcing during the proposal stage will make actual purchasing and subcontracting activities much more efficient after award of the work.

Once all costs have been identified and an execution/staffing plan has been developed, the Project Manager shall schedule a meeting with management to review the proposal's risks and contingencies. Final decisions concerning proposal pricing and clarifications shall be management's responsibility.

4.4 PROJECT SETUP

Upon award, the Project Manager shall immediately setup the project in accordance with the execution and staffing plan established during the proposal. All key

staff members shall be notified and sent as much information concerning their responsibilities to the project as soon as possible.

The Project Manager shall develop a project QA/QC file containing the basic QA/QC manual and all related specific activities, QA/QC procedures, and instructions.

## Section 5 DOCUMENT CONTROL

### 5.1 CONTROL OF QA/QC MANUALS, PROCEDURES and INSTRUCTIONS

Specific QA/QC procedures and instructions for individual activities are maintained by the QCM/Project Manager and issued to Field Superintendents as controlled documents. It is the Project Manager's responsibility to ensure specific activity. QA/QC procedures and instructions are conveyed to the individuals or subcontractors performing the specific activities.

Revisions to the QA/QC documents shall be by section and approved for adequacy by authorized personnel prior to issue. A revised table of contents indicating the newly issued approved and accepted revision shall accompany the revised sections. In the case of sample forms a revised "Listing of Exhibits" shall indicate the latest exhibit revisions.

The QCM shall ensure that:

- a) All pertinent issues of appropriate QA/QC documents are available at all locations where operations essential to the effective functioning of the quality system are performed;
- b) All obsolete documents are promptly removed from all points of issue or use.

A master list or equivalent document control procedure shall be established to identify the current revision of documents in order to preclude the use of non-applicable documents. Documents shall be re-issued after a practical number of changes have been made.

### 5.2 CONTROL OF PROJECT RELATED DOCUMENTS

Upon award, each project is assigned a project number and the Project Manager establishes a "Project Job File". This file shall contain a complete set of all project related contract documents, specifications, drawings, etc. All information generated during the life of the project shall be maintained in this job file.

A listing shall be made of all drawings, specifications, vendor data, etc. that are to be submitted to the client for review and approval. A copy of all documents returned by the client approved, or approved as noted, shall be maintained in the job file.

Any revisions to the contract documents shall be date stamped on the date received and reviewed by the Project Manager for any possible impact to the project. All changes after contract award shall be properly documented and any associated addition or deduction to the contract price shall be immediately identified and submitted to the client for review and approval.

A complete set of all documents required for proper execution of the work shall be maintained at the project site. Any revisions received shall be immediately forwarded to the project site for use while executing the project. Any field changes to the work shall be properly noted on the project site set of the drawings. The project site set of the drawings shall show the work exactly as the work was built. (Hereinafter referred to as the "As-Built" set of drawings.)

Section 6  
PURCHASING and MATERIAL CONTROL

6.1 GENERAL PURCHASING REQUIREMENTS

The Project Manager has the overall responsibility to ensure that all materials and services purchased are in accordance with the established QA/QC procedures, the project specifications, and drawings.

6.2 SUBCONTRACTING REQUIREMENTS

All subcontractors shall be selected on the basis of their ability to meet subcontract requirements, including established quality requirements. Franken Construction Company has established a list of qualified subcontractors for services typically subcontracted. A key element in selecting a subcontractor is their ability to work with Franken Construction Company as a cohesive part of the overall project team.

The selection of subcontractors, and the type and extent of control exercised by the Project Manager shall be dependent upon the type of service, client requirements, and, where appropriate, on records of subcontractors' previously demonstrated capability and performance. The QA/QC Manager and the Project Manager shall ensure that applicable QA/QC procedures are followed by all subcontractors performing services for Franken Construction Company. Applicable client contract requirements and liabilities shall be agreed upon in writing by all subcontractors.

6.3 MAINTENANCE OF PURCHASING DATA

All purchasing documents shall contain data clearly describing the material or service ordered, including, where applicable:

- a) The type, class, style, grade, or other precise identification of items purchased as part of the LEED submittal requirements.
- b) The title or other positive identification, and applicable issue dates of specifications, drawings, process requirements, inspection instructions, and other relevant technical data, including requirements for approval or qualification of product, procedures, process equipment, and personnel;
- c) The title, number, and issue of the quality system standard to be applied to the product.

The Project Manager shall review and approve purchasing documents for adequacy of specified requirements prior to release.

6.4 VERIFICATION OF PURCHASED PRODUCTS

Where specified in the contract, the client/vendor/subcontractor or their representative shall be afforded the right to verify at source or upon receipt that purchased materials or work conforms to specified requirements. Verification by the client/vendor/subcontractor shall not absolve the Project Manager of the responsibility to ensure that acceptable materials are used in the performance of the work.

The client's/vendor's/subcontractor's verification at a vendor or subcontractor's plant shall not be used by the Project Manager as evidence of effective control of quality by the vendor or subcontractor.

## Section 7

### MATERIAL CERTIFICATION and TRACEABILITY

#### 7.1 CLIENT SUPPLIED MATERIALS and EQUIPMENT

The Project Manager shall ensure that all materials and equipment furnished by the client are verified, stored, and maintained until incorporation into the work. Any such items that are damaged or otherwise unsuitable for use shall be recorded and reported to the client immediately. Proper notification to the client of receipt of any unusable materials or equipment must be made in order to ensure that the client retains the responsibility for providing useable materials or equipment.

#### 7.2 PRODUCT IDENTIFICATION AND TRACEABILITY

Where appropriate, the Project Manager shall establish and maintain procedures for identifying materials and equipment from applicable drawings, specifications, or other documents, during all stages of production, delivery, and installation.

Where, and to the extent that, traceability is a specified requirement of the contract, individual products or product batches shall have a unique identification. This identification shall be recorded in the Job File and issued to the client with specified "As-Built" data.

## Section 8

### PROCESS CONTROLS

#### 8.1 MANAGEMENT OF PROCESS CONTROLS

During project setup the Project Manager develops the project QA/QC plan covering all construction activities and applicable processes which directly affect quality. The Project Manager shall ensure that these processes are carried out under controlled conditions.

The controlled conditions shall include the following:

- a) Documented work instructions defining the manner of executing the work to ensure that an acceptable level of quality is maintained at all times. The instructions shall also specify equipment, materials, skills and working environments required to comply with applicable standards, codes, and quality plans;

- b) Monitoring and control of suitable process and work characteristics during execution of the work;
- c) Clear identification of the required approval of processes;
- d) Criteria for workmanship which shall be stipulated, to the greatest practicable extent, in written standards or by means of representative samples.

## 8.2 SPECIFIC ACTIVITY PROCESS CONTROLS

Specific Activity Process Controls are for activities where the results cannot be fully verified by subsequent inspection and testing. Accordingly, continuous monitoring and / or compliance with documented procedures are required to ensure that the specified requirements are met.

Management shall continue review of established QA/QC procedures to ensure ongoing suitability and effectiveness. As the need for new activity QA/QC process procedures is identified they will be created and implemented. Records shall be maintained for qualified processes, equipment, and personnel, as appropriate.

The following Specific Activity QA/QC Procedures shall be followed when performing applicable activities:

- a. Business Acquisition, Estimating and Proposal Preparation
- b. Purchasing, Material Control and Subcontracting
- c. LEED Submittals Information
- d. Project Management and Cost\Document Control
- e. Civil and Site Work
- f. Concrete Foundations
- g. Buildings and Structures
- h. Mechanical Systems
- i. Electrical Systems
- j. HVAC Systems

## Section 9 INSPECTION and TESTING

### 9.1 INSPECTION AND TESTING OF PURCHASED MATERIALS AND EQUIPMENT

All materials and equipment shall be inspected and tested to ensure conformance with the project requirements before it is released for use. Verification that all items conform to specified requirements of the quality plan shall be documented and filed in the project QA/QC file. In determining the amount and nature of inspections, consideration should be given to the control exercised at the manufacturing source and documented evidence of quality conformance provided from the supplier.

Where incoming materials are released for urgent construction purposes, it shall be positively identified and recorded in order to permit immediate recall and replacement in the event of nonconformance to specified requirements.

## 9.2 INSPECTION AND TESTING DURING CONSTRUCTION

During actual construction of a project, the Project Manager shall ensure that:

- a) All inspection and testing activities are performed in accordance with the quality plan and documented procedures;
- b) Ensure specification and drawing conformance by the use of established process monitoring and control methods;
- c) Ensure that all required inspections and tests have been completed and necessary reports have been received and verified before the finished work is released to the client.
- d) Identify and correct any nonconforming work.

## 9.3 FINAL INSPECTION AND TESTING

The quality plan or documented procedures for final inspection and testing require that all specified inspection and tests, including those specified either by established quality procedures or the client, are carried out and that the work meets specified requirements.

The Project Manager shall ensure that all final inspections and testing activities are in accordance with the quality plan and documented procedures. Upon completion, all associated data and documentation shall be properly filed in the project QA/QC file and submitted to the client as required.

## 9.4 INSPECTION AND TEST RECORDS

The Project Manager shall ensure that all records which give evidence that the work has passed specified inspection and/or testing acceptance criteria are maintained in the project QA/QC file for future reference.

## 9.5 INSPECTION AND TEST STATUS

The inspection and test status of the work shall be identified by using markings, authorized stamps, tags, labels, routing cards, inspection records, test software, physical location, or other suitable means, which indicate the conformance or nonconformance of work with regard to inspections and tests performed. The identification of inspection and test status shall be maintained, as necessary, throughout the project to ensure that all work has passed the required inspections and testing specified.

Records shall identify the inspection authority responsible for the release of conforming work.

## INSPECTION, MEASURING, and TEST EQUIPMENT

The QCM shall ensure that all inspection, measuring, and test equipment is controlled, calibrated, and maintained, whether owned by Franken Construction Company, on loan, or provided by the client. Equipment shall be used in a manner which ensures that measurement uncertainty is known and is consistent with the required measurement capability.

The QCM shall:

- a) Identify the measurements to be made, the accuracy required, and select the appropriate inspection, measuring, and test equipment;
- b) Identify, calibrate, and adjust all inspection, measuring, and test equipment and devices that can affect work quality at set intervals to ensure that certified equipment having a known valid relationship to nationally recognized standards - where no such standards exist, the basis used for calibration shall be documented;
- c) Establish, document, and maintain calibration procedures, including details of equipment type, identification number, location, frequency of checks, check method, acceptance criteria, and the action to be taken when results are unsatisfactory;
- d) Ensure that the inspection, measuring, and test equipment is capable of the accuracy and precision necessary;
- e) Identify inspection, measuring, and test equipment with a suitable indicator or approved identification record to show the calibration status;
- f) Maintain calibration records for inspection, measuring, and test equipment;
- g) Assess and document the validity of previous inspection and test results when inspection, measuring, and test equipment is found to be out of calibration;
- h) Ensure that the environmental conditions are suitable for the calibrations, inspections, measurements, and tests being carried out;
- i) Ensure that the handling, preservation, and storage of inspection, measuring, and test equipment is such that the accuracy and fitness for use is maintained;
- j) Safeguard inspection, measuring, and test facilities, including both test hardware and test software, from adjustments which would invalidate the calibration setting.

Where test hardware (jigs, fixtures, templates, patterns) or test software is used as suitable forms of inspection, they shall be checked to prove that they are capable of verifying the acceptability of the work prior to use during construction. All test hardware shall be rechecked at prescribed intervals. The Project Manager shall establish the extent and frequency of such checks and shall maintain records as evidence of control.

Measurement design data shall be made available, when required by the client or his representative, for verification that it is functionally adequate.

Section 11  
CONTROL OF NONCONFORMING ACTIONS and CORRECTIVE ACTIONS

11.1 CONTROL OF NONCONFORMING WORK

The Project Manger shall establish and maintain procedures to ensure that any work that does not conform to specified requirements is prevented from inadvertent release to the client. Control shall provide for identification, documentation, evaluation, segregation when practical, disposition of nonconforming work, and for notification to management as required.

11.2 NONCONFORMITY REVIEW AND DISPOSITION

Nonconforming work shall be reviewed in accordance with documented procedures.

The nonconforming work may be:

- a) Reworked to meet the specified requirements
- b) Accepted with or without repair by concession of the client
- c) Reused for alternative applications
- d) Rejected, torn out, scrapped and new work performed.

Where required by the contract, the proposed use or repair of the nonconforming work to specified requirements shall be reported for concession to the client or his representative. The description of nonconformity that has been accepted, and of repairs, shall be recorded to denote the actual condition.

Repaired and reworked work shall be re-inspected in accordance with documented procedures.

11.3 CORRECTIVE ACTION

The Project Manager shall establish, document, and maintain procedures for:

- a) Investigating the cause of nonconforming work and the corrective action needed to prevent recurrence;
- b) Analyzing all processes, work operations, concessions, quality records, service reports, and customer complaints to detect and eliminate potential causes of nonconforming work;
- c) Initiating preventative actions to deal with problems in relation to the risks encountered;

- d) Applying controls to ensure that corrective actions are taken and their effectiveness;
- e) Implementing and recording changes in procedures resulting from corrective actions.

## Section 12 AUDITS, RECORDS and TRAINING

### 12.1 INTERNAL QUALITY AUDITS

The QCM shall carry out internal audits to verify whether quality activities comply with planned arrangements and to determine the effectiveness of the quality system. The QCM shall maintain records on the performance and adequacy of each project's QA/QC activities.

Audits shall be scheduled on the basis of the status and importance of the activity. The audits and follow-up actions shall be carried out in accordance with documented procedures established to ensure improvement to overall company QA/QC program.

The results of the audits shall be documented and brought to the attention of the Company President within 10 days or sooner when critical action is required, after each internal quality audit. Each audit report shall have the actions started and planned by the QCM and Project Manager for any nonconforming activities found.

### 12.2 QUALITY RECORDS

The QCM shall follow established procedures for identification, collection, indexing, filing, storage, maintenance, and disposition of quality records.

Quality records are to be maintained to demonstrate achievement of the required quality and the effective operation of the quality system. Pertinent subcontractor quality records shall be an element of this data.

All quality records shall be legible and identifiable to the project involved. Quality records shall be stored and maintained in such a way that they are readily retrievable in facilities that provide a suitable environment to minimize deterioration or damage to prevent loss of the records. Retention times of quality records shall be a minimum of seven (7) years, longer if required by specific project requirements. Where agreed contractually quality records shall be made available for evaluation by the client.

### 12.3 TRAINING

The QCM/Project Managers/Safety Director & Consultant, and management are all responsible for identifying the training needs of all personnel performing activities affecting quality during production and installation. Personnel performing specific assigned tasks shall be qualified on the basis of appropriate education, training, and / or experience, as required. Appropriate records of training shall be maintained on each individual's training and qualifications.

9.b. Complete Attachment D (Affidavit of Non-Violation of Labor Codes) by providing requested affidavit of non-violation of labor codes.

Attachment D

Affidavit of Non-Violation of Labor Codes

Supplemental to Subcontractor's Statement of Qualifications

Name of Firm: Franken Construction Company, Inc.

Address: 3424 Stanford Drive NE, Albuquerque NM 87107

Project: UNM Job Order Contracting (JOC)

Reference:

Request for Proposal No: RFP-2379-23

**Affidavit of Non-violation of Labor Codes**

To: The University of New Mexico

The undersigned officer of Franken Construction Company, Inc. hereby states that  
Franken Construction Company, Inc. has, during the past five  
years, been free of any determinations by a court or an administrative agency, of repeated or willful violations of laws  
and/or regulations pertaining to the payment of prevailing wages or employment of apprentices of public works  
projects.



Signature

November 17, 2022

Date

Brent Franken

Name

Vice - President

Title

NOTARY

State of New Mexico )

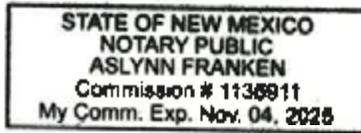
)

County of Bernalillo )

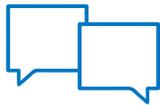
Signed or attested before me on 11.07.22 by Aslynn Franken

[Handwritten Signature]

seal



My Commission Expires: 11.04.25



**“Franken Construction was committed to making sure that our project succeeded and that we stayed within budget. They worked very professionally with all other contractors involved with this project. This insured that the project worked smoothly for all involved.”**

Ted Hern, former Superintendent,  
Santa Rosa Consolidated Schools

## Attachment E

**10. UNM places a strong emphasis on diversity, quality management and sustainable efforts and strives to utilize these practices in its everyday activities. Complete Attachment E (Copy of Value Statement) by describing your firm’s value system and note how you would demonstrate such practices on this project?**

As a local New Mexican contractor, Franken Construction recognizes the importance of supporting our diverse communities through sustainable construction practices with a focus on quality. Over our 77-year history, we have worked with our clients to develop value-add processes that not only help projects fit into budget, but that also ensure the longevity of the buildings and reduce the impact of construction on our environment. The following are examples of cost, schedule, and quality control features Franken Construction implements within every project. We will use these as a baseline and work with UNM to identify and develop further project-specific benchmarks for quality, sustainability, and diversity.

### QUALITY CONTROL GOALS

- Franken Construction will have someone on-site to verify all materials that are delivered and installed are the approved specified materials.
- Our QA/QC Manager will thoroughly review all submittals and be on-site to verify that all material coming into the site conforms with the approved submittals.
- Experienced and knowledgeable Superintendents assigned to projects based on expertise and ability to deliver.
- Franken Construction extends a 2-year maintenance warranty to all clients to cover any scheduled, preventative maintenance in addition to any and all immediate warranty response calls.
- Franken Construction will keep real-time as-built drawings updated electronically through BluBeam Revu so that when we turn in the as-built drawings to the Owner at the end of the project, they are accurate and complete for future use by the Owner.

### SCHEDULE GOALS

The following measures ensure that the schedule is either met or improved upon:

- Solicit input from critical subcontractors on their expected task durations for the project and hold them to those durations during the construction of the project.
- All dates for any shutdowns or utility tie-ins that could potentially impact the existing facilities will be tracked on the schedule. Notification will be given to the Owner a minimum of two weeks in advance of when utility tie ins and shutdowns will be required.
- Provide submittals, samples, and mock-ups to the Architect at the beginning of the project so all material can be ordered and on hand when needed.
- Two week look ahead schedules completed each week and discussed at the weekly OAC meetings.
- Two week look ahead schedules distributed to the entire Owners team each week, so there is never any confusion on the work being performed.
- Two week look ahead schedules to be distributed to key subcontractors, so there are clear expectations on what is needed and when.
- Overtime work will be a contractual requirement from Franken Construction if there is a need for it to maintain the submitted project schedule or to minimize disruptions to the campus.



### COST GOALS

From the start of the proposal process, through the end of construction punch list, Franken Construction will implement the following procedures to ensure we present a fair price to the Owner that will not come with additional costs for omitted scope:

- Accurate bid scope and cost review prior to bid submission of the proposal.
- Pre-Construction meetings with subcontractors to verify the scope of work and budget.
- Procure for all documentation and cost management to create transparency with the Owner and Architect.
- Submittals to the architect promptly at the beginning of the project so all materials can be ordered and finishes selected in a timely manner, so there are no late changes that could impact the budget.
- Thorough RFI vetting for any cost savings or cost impacts to minimize any change order requests.
- Franken Construction will not submit change orders to the Owner if they are under \$1,000.
- Verify all quantities and pricing before submitting any change orders to the Owner.

### DIVERSITY, EQUITY AND INCLUSION GOALS

At Franken Construction, we pride ourselves on being an Equal Opportunity Employer and having a diverse pool of employees. Currently we have 54 employees and our team is a diversified blend of ethnicities, genders, and individuals from a broad span of backgrounds. As finding manpower in this industry is an ongoing challenge, we are open to hiring all different ethnicities and genders for all roles of employment.

Having a diverse set of team members involved in our day-to-day processes bring difference schools of thoughts and allows us to look at certain challenges with different points of view. Some company-wide processes we have implemented to address diversity, equity, and inclusion are:

- Treat ALL employees Fairly
- Update all of our job postings to be more inclusive
- Promote innovation and creativity in the workplace

## Attachment F: Clarifications and Explanations



**1.e. FEIN and Dunn & Bradstreet report.**  
Please refer to the following pages.

**Franken Construction Company, Inc.** DUNS: 00-482-9818

Quick View Report

**Company Information**

1025 Douglas Ave  
Las Vegas, NM 87701

This is a **headquarters subsidiary** location.  
Maintains a branch location in Las Vegas, NM.

**Telephone** (505) 425-7578  
**Chief Executive:** DIRECTOR(S): THE OFFICER(S)  
**Stock Symbol:** NA  
**Year Started** 1988  
**Employees** 69

**Financial Statement**

**Sales** NA  
**Net Worth** NA  
**History:** NA  
**Financial Condition:** NA  
**Financing:** SECURED  
**SIC:** 1521  
1542  
**Line of Business:** Single-family house cnst,  
nonresidential cnstn

**Corporate Family:**

This business is a headquarters subsidiary of the corporate family.

**Scores**

**PAYDEX®**

**70** ▲  
15 days beyond terms



Based on up to 24 months of trade.  
**D&B PAYDEX® Key**

- High risk of late payment (average 30 to 120 days beyond terms)
- Medium risk of late payment (average 30 days or less beyond terms)
- Low risk of late payment (average prompt to 30+ days sooner)

**Credit Limit Recommendation**

Risk Category	Conservative Credit Limit
<b>Low</b>	<b>\$100k</b>
	Aggressive Credit Limit
	<b>\$200k</b>



## D&B Rating ®

Rating

--

The credit rating was assigned based on D&B's assessment of the company's financial ratios and its cash flow. For more information, see the D&B Rating Key.

Below is an overview of the company's rating history since 10/12/2009

D&B Rating	Date Applied
--	2020-11-10
1R3	2017-12-19
1R2	2016-10-25
3A1	2016-05-24
3A2	2015-08-17
1R3	2015-03-02
4A1	2012-12-17
4A2	2011-12-19
4A1	2010-07-02
1R2	2009-10-12

The Summary Analysis section reflects information in D&B's file as of November 8, 2022

## D&B Viability Rating

3

Viability Score



Compared to ALL US Businesses within the D&B Database:

- Level of Risk: **Low Risk**
- Businesses ranked 3 have a probability of becoming no longer viable: **3%**
- Percentage of businesses ranked 3: **15%**
- Across all US businesses, the average probability of becoming no longer viable: **14%**

# 2

## Portfolio Comparison



Compared to ALL US Businesses within the D&B Database:

- Model Segment: **Established Trade Payments**
- Level of Risk: **Low Risk**
- Businesses ranked 2 within this model segment have a probability of becoming no longer viable: **3%**
- Percentage of businesses ranked 2 within this model segment: **16%**
- Within this model segment, the average probability of becoming no longer viable: **5%**

# B

## Data Depth Indicator



### Data Depth Indicator:

Rich Firmographics  
 Extensive Commercial Trading Activity  
 Basic Financial Attributes

# Z

## Company Profile

Financial Data	Trade Payments	Company Size	Years in Business
-	-	<b>SUBSIDIARY</b>	-

Compared to ALL US Businesses within the D&B Database:

- Financial Data: -
- Trade Payments: -
- Company Size: **SUBSIDIARY**
- Years in Business: -

## History & Operations

### History

The following information was reported: **11/08/2022**

#### Officer(s):

ALLAN FRANKEN, PRES  
 STEVEN R FRANKEN, SEC-TREAS  
 JAMES H. FRANKEN, PRES  
 LAWRENCE E. FRANKEN, V PRES  
 STEVEN R. FRANKEN, SEC-TRES

#### DIRECTOR(S):

THE OFFICER(S)

The New Mexico Secretary of State's business registrations file showed that Franken Construction Company, Inc was registered as a Corporation on January 25, 1988.

Business started 1988 by Steven Franken Sr and Shirley Franken. 100% of capital stock is owned by the parent company.

ALLAN FRANKEN. Antecedents are unknown.

STEVEN R FRANKEN born 1950. 1979 present active here. 1972-1979 First Federal Savings & Loan, Las Vegas, NM, as comptroller. 1972 Rockhurst College, Kansas City, MO.

JAMES H. FRANKEN. Antecedents are unknown.

LAWRENCE E. FRANKEN. Antecedents are unknown.  
STEVEN R. FRANKEN. Antecedents are unknown.

## Operations

11/08/2022

**Description:**

Subsidiary of FRANKEN COMPANIES, INC., LAS VEGAS, NM started 1988 which operates as holding company. Parent company owns 100% of capital stock. Parent company has two other subsidiary(ies). Intercompany relations: Loans and guarantees are in effect.

As notes this company is a subsidiary of Franken Companies Inc, DUNS #36-240-5086 and reference is made to that report for background information on the parent company and it management.

Contractor of single family housing, specializing in new construction and general remodeling (10%). Contractor of nonresidential buildings, specializing in new construction of commercial or office buildings and renovation or repair of commercial or office buildings.

Contracts call for.

Has 300 account(s). Terms are Net 30 days. Sells to general public and commercial concerns. Territory : Local.

Nonseasonal.

**Employees:** 69 which includes officer(s). 7 employed here.

**Facilities:** Rents 2,400 sq. ft. in a one story frame building.

**Location:** Residential section on main street.

**Branches:** Maintains a branch location in Las Vegas, NM.

## SIC & NAICS

**SIC:**

Based on information in our file, D&B has assigned this company an extended 8-digit SIC. D&B's use of 8-digit SICs enables us to be more specific to a company's operations that if we use the standard 4-digit code. The 4-digit SIC numbers link to the description on the Occupational Safety & Health Administration (OSHA) Web site. Links open in a new browser window.

1521 9901 New construction, single-family houses  
1521 0101 General remodeling, single-family houses  
1542 0101 Commercial and office building, new construction  
1542 0103 Commercial and office buildings, renovation and repair

**NAICS:**

236115 New Single-Family Housing Construction (except For-Sale Builders)  
236118 Residential Remodelers  
236220 Commercial and Institutional Building Construction

## Payments

### PAYDEX® ®

The D&B PAYDEX® is a unique, dollar weighted indicator of payment performance based on up to 27 payment experiences as reported to D&B by trade references.

3 Month PAYDEX®

80 ▲

When weighted by dollar amount, payments to suppliers average ON TERMS terms.

24 Month PAYDEX®

70 ▲

When weighted by dollar amount, payments to suppliers average 15 days beyond terms.

Based on payments collected over the last 3 months

Based on payments collected over the last 24 months

When dollar amounts are not considered, then approximately 90 of the company's payments are within terms.



High risk of late payment (average 30 to 120 days beyond terms)



Medium risk of late payment (average 30 days or less beyond terms)



Low risk of late payment (average prompt to 30+ days sooner)

## Payments Summary

Total (Last 24 Months): 27

	Total Received	Total Dollar Amount	Largest High Credit Payment summary	Within Terms	Days Slow			
					31	30-80	81-90	90
<b>Top Industries</b>								
Whol lumber/millwork	2	\$47,500.00	\$45,000.00	100%	0	0	0	0
Radiotelephone commun	2	\$12,500.00	\$7,500.00	100%	0	0	0	0
Natnl commercial bank	2	\$550.00	\$500.00	100%	0	0	0	0
Drywall/insulate work	1	\$100,000.00	\$100,000.00	50%	0	50	0	0
Misc business service	1	\$20,000.00	\$20,000.00	100%	0	0	0	0
Misc equipment rental	1	\$7,500.00	\$7,500.00	100%	0	0	0	0
Ret building material	1	\$7,500.00	\$7,500.00	100%	0	0	0	0
Whol industrial equip	1	\$2,500.00	\$2,500.00	100%	0	0	0	0
Whol metal	1	\$2,500.00	\$2,500.00	100%	0	0	0	0
Holding company	1	\$2,500.00	\$2,500.00	100%	0	0	0	0
Whol hardware	1	\$1,000.00	\$1,000.00	100%	0	0	0	0
Ret stationery	1	\$1,000.00	\$1,000.00	50%	50	0	0	0
Ret furniture	1	\$750.00	\$750.00	100%	0	0	0	0
Mfg readymix concrete	1	\$500.00	\$500.00	100%	0	0	0	0
Misc publishing	1	\$250.00	\$250.00	0%	0	0	0	100
Air courier service	1	\$100.00	\$100.00	100%	0	0	0	0
Accounting services	1	\$100.00	\$100.00	100%	0	0	0	0
Business consulting	1	\$50.00	\$50.00	100%	0	0	0	0
Mfg paint/allied prdt	1	\$50.00	\$50.00	100%	0	0	0	0
Misc communictns svcs	1	\$50.00	\$50.00	100%	0	0	0	0
Nonclassified	1	\$50.00	\$50.00	100%	0	0	0	0
<b>Other Categories</b>								
Cash experiences	3	\$150	\$100	--	--	--	--	--
Unknown	0	\$0	\$0	--	--	--	--	--
Unfavorable comments	0	\$0	\$0	--	--	--	--	--
Placed for collections with D&B:	0	\$0	\$0	--	--	--	--	--
Other	0	N/A	\$0	--	--	--	--	--
Total in D&B's file	27	\$207,100	\$100,000	--	--	--	--	--

The highest Now Owes on file is \$30,000

The highest Past Due on file is \$500

There are 27 payment experience(s) in D&Bs file for the most recent 24 months, with 15 experience(s) reported during the last three month period.

## Payments Details

Total (Last 24 Months): 27

Date	Paying Record	High Credit	Now Owes	Past Due	Selling Terms	Last sale w/f (Mo. )
11/2022	(001)	\$50	--	--	Cash account	6-12 mos
10/2022	Ppt	\$20,000	\$20,000	\$0	--	1 mo
10/2022	Ppt	\$7,500	\$7,500	\$0	--	1 mo
10/2022	Ppt	\$2,500	\$0	\$0	--	1 mo
10/2022	Ppt	\$2,500	\$0	\$0	--	6-12 mos
10/2022	Ppt	\$2,500	\$250	\$0	--	1 mo
10/2022	Ppt	\$1,000	\$0	\$0	--	2-3 mos
09/2022	Ppt	\$7,500	\$0	\$0	--	2-3 mos
09/2022	Ppt	\$7,500	\$0	\$0	--	2-3 mos
09/2022	Ppt	\$5,000	\$2,500	\$0	--	1 mo
09/2022	Ppt	\$2,500	\$100	\$0	--	1 mo
09/2022	Ppt	\$500	\$0	\$0	N30	2-3 mos
09/2022	Ppt	\$100	\$0	\$0	--	2-3 mos
09/2022	Ppt-Slow 30	\$1,000	\$1,000	\$500	--	1 mo
08/2022	Ppt	\$50	\$0	\$0	--	6-12 mos
07/2022	Slow 120+	\$250	\$250	\$250	--	--
03/2022	Ppt	\$500	\$0	\$0	--	6-12 mos
03/2022	(018)	\$100	\$0	\$0	Cash account	6-12 mos
01/2022	Ppt	\$50	\$0	\$0	--	6-12 mos
12/2021	(020)	--	--	--	Cash account	1 mo
11/2021	Ppt	\$750	\$0	\$0	N30	6-12 mos
10/2021	Ppt	\$50	\$0	\$0	N30	6-12 mos
09/2021	Ppt	\$50	\$0	\$0	--	6-12 mos
06/2021	Ppt-Slow 60	\$100,000	\$30,000	\$0	--	1 mo
02/2021	Ppt	\$100	\$0	\$0	--	1 mo
10/2020	Ppt	\$50	\$0	\$0	--	6-12 mos
09/2020	Ppt	\$45,000	\$2,500	\$50	N60	1 mo

Payments Detail Key:  30 or more days beyond terms

Accounts are sometimes placed for collection even though the existence or amount of the debt is disputed.

Payment experiences reflect how bills are met in relation to the terms granted. In some instances payment beyond terms can be the result of disputes over merchandise, skipped invoices etc.

Each experience shown is from a separate supplier. Updated trade experiences replace those previously reported.

## Banking and Finance

### Statement Update

Key Business Ratios from D&B

We currently do not have enough information to generate the graphs for the selected Key Business Ratio.

- [This Company](#)

### Key Financial Comparisons

	(\$)	(\$)	(\$)
<b>This Company's Operating Results Year Over Year</b>			
Net Sales	NA	NA	NA
Gross Profit	NA	NA	NA
Net Profit	NA	NA	NA
Dividends / Withdrawals	NA	NA	NA
Working Capital	NA	NA	NA
<b>This Company's Assets Year Over Year</b>			
Cash	NA	NA	NA
Accounts Receivable	NA	NA	NA
Notes Receivable	NA	NA	NA
Inventories	NA	NA	NA
Other Current	NA	NA	NA
Total Current	NA	NA	NA
Fixed Assets	NA	NA	NA
Other Non Current	NA	NA	NA
Total Assets	NA	NA	NA
<b>This Company's Liabilities Year Over Year</b>			
Accounts Payable	NA	NA	NA
Bank Loan	NA	NA	NA
Notes Payable	NA	NA	NA
Other Current Liabilities	NA	NA	NA
Total Current Liabilities	NA	NA	NA
Other Long Term and Short Term Liabilities	NA	NA	NA
Deferred Credit	NA	NA	NA
Net Worth	NA	NA	NA
Total Liabilities and Net Worth	NA	NA	NA



We currently do not have any recent financial statements on file for your business. Submitting financial statements can help improve your D&B scores. To submit a financial statement, please call customer service at 800-333-0505.

## Key Business Ratios

	This Company	Industry Median	Industry Quartile
<b>Solvency</b>			
Quick Ratio	NA	NA	NA
Current Ratio	NA	NA	NA
Current Liabilities to Net Worth	NA	NA	NA
Current Liabilities to Inventory	NA	NA	NA
Total Current	NA	NA	NA
Fixed Assets to Net Worth	NA	NA	NA
<b>Efficiency</b>			
Collection Period	NA	NA	NA
Inventory Turn Over	NA	NA	NA
Sales to NWC	NA	NA	NA
Acct Pay to Sales	NA	NA	NA
<b>Profitability</b>			
Return on Sales	NA	NA	NA
Return on Assets	NA	NA	NA
Return on NetWorth	NA	NA	NA

## Public Filings

### Summary

The following data includes both open and closed filings found in D&B's database on this company.

Record Type	# of Records	Most Recent Filing Date
Bankruptcy Proceedings	0	-
Judgments	0	-
Liens	0	-
Suits	0	-
UCCs	2	10/27/15

The following Public Filing data is for information purposes only and is not the official record. Certified copies can only be obtained from the official source.

### Judgments

We currently don't have enough data to display this section

### Liens

We currently don't have enough data to display this section

## Suits

We currently don't have enough data to display this section

## UCC Filings

**Collateral:** Account(s) and proceeds - Equipment and proceeds - General  
intangibles(s) and proceeds

**Type:** Original

**Sec.Party:** BANK OF THE WEST, ALBUQUERQUE, NM

**Debtor:** FRANKEN CONSTRUCTION COMPANY, INC.

**Filing No.:** 20140003318C

**Filed With:** SECRETARY OF STATE/OPERATIONS BUREAU/UCC DIVISION,  
SANTA FE, NM

**Date Filed:** 02/28/14

**Latest Info Received:** 03/04/14

---

**Collateral:** Equipment

**Type:** Original

**Sec.Party:** COMMUNITY 1ST BANK LAS VEGAS, LAS VEGAS, NM

**Debtor:** FRANKEN CONSTRUCTION

**Filing No.:** 20150034735E

**Filed With:** SECRETARY OF STATE/OPERATIONS BUREAU/UCC DIVISION,  
SANTA FE, NM

**Date Filed:** 10/27/15

**Latest Info Received:** 11/17/15

---

The public record items contained herein may have been paid, terminated, vacated or released prior to today's date.

## Government Activity

### Summary

**Borrower (Dir/Guar):** NO

**Administrative Debt:** NO

**Contractor:** NO

**Grantee:** NO

**Party excluded**

**from federal program(s):** NO

Possible Candidate:

**Labor Surplus Area:** YES (2020)

**Small Business:** N/A

**8(A) Firm:** N/A

The public record items contained herein may have been paid, terminated, vacated, or released prior to today's date

The public record items contained herein may have been paid, terminated, vacated or released prior to today's date.

## Special Events

## Corporate Linkage

## Parent

Company Name	DUNS #	City, State
FRANKEN COMPANIES, INC.	36-240-5086	LAS VEGAS, NEW MEXICO

## Headquarters (US)

Company Name	DUNS #	City, State
FRANKEN CONSTRUCTION COMPANY, INC.	00-482-9818	LAS VEGAS, NEW MEXICO
FRANKEN COMPANIES, INC.	36-240-5086	LAS VEGAS, NEW MEXICO
FRANKEN OIL AND DISTRIBUTING COMPANY	03-576-4935	LAS VEGAS, NEW MEXICO

## US Linkages

Company Name	DUNS #	City, State
--------------	--------	-------------

## Subsidiaries

FRANKEN PROPERTIES, INC.	80-234-4085	LAS VEGAS, NEW MEXICO
--------------------------	-------------	-----------------------

## Branches

FRANKEN OIL AND DISTRIBUTING COMPANY	17-145-0695	LAS VEGAS, NEW MEXICO
FRANKEN CONSTRUCTION COMPANY, INC.	93-203-5769	LAS VEGAS, NEW MEXICO
FRANKEN OIL AND DISTRIBUTING COMPANY	16-866-2674	LAS VEGAS, NEW MEXICO
FRANKEN OIL AND DISTRIBUTING COMPANY	83-424-6480	WAGON MOUND, NEW MEXICO
FRANKEN COMPANIES, INC.	84-331-5847	LAS VEGAS, NEW MEXICO
FRANKEN COMPANIES, INC.	03-134-7587	T OR C, NEW MEXICO
FRANKEN OIL AND DISTRIBUTING COMPANY	15-451-0841	ALBUQUERQUE, NEW MEXICO



### 3.a.5. What are your overall public sector sales, excluding Federal Government, for last three (3) years?

Franken Construction has averaged approximately ~\$32.5 million in volume over the past 5 years. Our lowest annual volume over that span was ~\$24 million and the highest volume we have had in that span was ~\$38 million which was in 2021.

### 3.a.6. What is your strategy to increase market share in the public sector?

With a modest growth plan in place, Franken Construction has secured the workforce necessary to begin taking on more work throughout Northern and Central New Mexico. We currently have a backlog of work in place of ~\$30 million and we are expecting to add ~\$14-\$20 million of additional work volume for this year, bringing us to our anticipated volume of ~\$44-\$50 million for this upcoming calendar year.

Franken Construction has put a large emphasis on expanding into the more emerging markets in NM, specifically Albuquerque. We opened our office in Albuquerque four years ago and did \$11 million in revenue our first year. In our fourth full year of operation out of this Albuquerque office, we are expecting to do \$35 million in revenue. With our current workforce in place, we are planning to modestly grow our volumes by an annual average of ~\$12-\$15 million each year for the next two years. We have identified several key projects in the Albuquerque and surrounding area that we will strategically pursue to attain this ~\$12-\$15 million/year growth target. In two years, Franken Construction anticipates our annual volume to be ~\$44-\$50 million.



### 3.a.7. What differentiates your company from competitors in the public sector?

Franken Construction's leadership team are directly involved in project delivery, providing project management, on-site supervision, estimating and quality assurance. Having our company leadership actively involved in projects eliminates 'middle management' errors, improving communication among all team members. Our leadership team is invested in your projects from day one; we work directly with you to establish schedules and cost control methods and set standards for quality control.

For over 75 years, our philosophy has been to provide competitive pricing, excellent project management and unsurpassed customer service to our clients. We recognize that our actions have the power to improve people's lives by promoting a safe and productive work environment, and to grow the New Mexico economy through the employment of a local workforce. We are also committed to addressing the needs of future generations by providing sustainable construction services.

Franken Construction offers an experienced and knowledgeable team that has worked together effectively on many projects. Many of our team members have been with the company for over ten years and are invested in building better communities across New Mexico.

Our staff engages a team first approach through collaboration with owners, architects, and subcontractors to drive the projects to a successful end result for our clients. With comprehensive project administration controls and highly competitive pricing, our management approach is designed to achieve successful project delivery, and keep our team organized and focused.

Because we make the effort to foster cooperation, respect, and proactive approaches for all of our clients, the Franken Construction team is able to meet all objectives for design, cost, schedule, and quality.

**“Franken Construction’s attention to detail contributed greatly to the success of the project. Collaboration played a key role in information sharing and was enhanced by [Franken’s] communication skills and willingness to work collaboratively and act quickly.”**

Erik Mease, AIA, Principal  
Architect, SMPC  
CNM Ken Chappy Hall  
Renovation (CMAR)

Franken Construction makes a commitment to each of our clients to complete every project on time and within budget. We accommodate Owner requested changes to the scopes of work, working closely with both the client and the design team to adjust for, and minimize impacts to, schedule and budget.

**3.a.8. Describe any green or environmental initiatives or policies.**

Franken Construction is committed to sustainable construction methods, environmentally friendly business practices, and participating in the growth of a global sustainable design and construction community. As such, Franken Construction provides LEED™ and green sustainable construction administration services for our clients.

Our sustainable building action plan that includes: 1) Materials Management, in which our team develops a matrix of materials with estimated material values and contributions to sustainable design goals; 2) Waste Management, which diverts construction waste from landfills with a waste management plan for the project; and 3) Submittals, which prioritize LEED/sustainable design documentation and coordination with the design team, so that the process is more efficient, and much more likely to succeed.

**3.a.9. Provide any necessary detail as it relates to standard ordering methods and payment terms.**

Franken Construction will place all orders via purchase order once an NTP is issued. Standard Payment terms are NET 30.

**3.a.10. If Contractor requires additional agreements with Participating Public Agencies, provide a copy of the proposed agreement herein.**

Franken Construction does not require additional agreement with Participating Public Agencies.

5.d. Provide your safety record, safety rating, EMR and worker's compensation rate where available.

**OSHA's Form 300A (Rev. 01/2004)**  
**Summary of Work-Related Injuries and Illnesses**

Year 2021  
 U.S. Department of Labor  
 Occupational Safety and Health Administration  
 OSHA Form 300A (Rev. 01/2004)

An establishment covered by this OSHA rule should file this Summary page even if no injuries or illnesses occurred during the year. Depend on the type of job to check the correct boxes.  
 Mark the box to show the work-related injury you made for each category. If an injury or illness occurred, mark the box to show the number of cases for every page of the log. If you had no cases in the category, mark the box to show the number of cases.  
 If you are a contractor, and your subcontractors have the right to review the OSHA Form 300 or its contents, they also have access to this OSHA Form 300A at all equipment. See OSHA Form 300A (Rev. 01/2004) for further details on the primary employer for this form.

**Number of Cases**

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
a	b	c	d
0	0	0	0

**Number of Days**

Total number of days away from work	Total number of days of job transfer or restriction
e	f
0	0

**Injury and Illness Types**

Total number of cases	1. Fracture	2. Skin Disorder	3. Respiratory Condition	4. Poisoning	5. Hearing Loss	6. Other Illnesses
g	h	i	j	k	l	m
0	0	0	0	0	0	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form.

This summary page is for use by the employer to provide a summary of the work-related injuries and illnesses that occurred during the year. It is not intended to be used as a legal document. The information on this form is for use only by the employer and the OSHA. It is not intended to be used as a legal document. The information on this form is for use only by the employer and the OSHA. It is not intended to be used as a legal document.

**Establishment Information**

Your establishment name: Franken Construction Company  
 Street: 1000 Cleveland Avenue  
 City: Las Vegas State: Nevada Zip: 89104  
 Industry description (e.g., Manufacturer of motor vehicles):  
General Contractor  
 Standard Industrial Classification (SIC) number (e.g., 3600):  
3600  
 OSHA North American Industry Classification (NAICS) number (e.g., 36000):  
36000

**Employment Information**

Annual average number of employees: 41  
 Total hours worked by all employees all year: 10,250

**Sign Here**

**Knowingly Falsifying this document may result in a fine.**

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Signature: Michael R. Smith Title: Company Executive  
 Date: 1/15/2022



## WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: FRANKEN CONSTRUCTION CO INC

Risk ID: 300105521

Rating Effective Date: 01/01/2022

Production Date: 10/22/2021

State: NEW MEXICO

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
NA-A	.16	140,089	184,349	44,260	0	53,775	8,377	8,377
NA-B	.16	29,844	43,343	13,499	0	53,775	0	0
(A) Wt	(B)	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses
.16		169,933	227,692	57,759	0	53,775	2,513	2,513

	Primary Losses	Stabilizing Value	Retable Excess	Totals	
Actual	(I) 2,513	$C * (1 - A) + G$ 196,519	(A) * (F) 0	(J) 199,032	
Expected	(E) 57,759	$C * (1 - A) + G$ 196,519	(A) * (C) 27,189	(K) 281,467	
	ARAP	FLARAP	SARAP	MAARAP	Exp Mod
Factors	1.00				(J) / (K) .71

**REVISED RATING**  
 RATING REFLECTS A DECREASE OF 70% MEDICAL ONLY PRIMARY AND EXCESS LOSS DOLLARS WHERE ERA IS APPLIED.  
 ONE OR MORE CLAIM AMOUNTS HAVE BEEN REDUCED DUE TO EMPLOYER REIMBURSEMENTS AS PART OF A NET DEDUCTIBLE PROGRAM.  
 RATING REVISED TO REFLECT APPROVED RATING VALUES

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PROTECT. MANAGE. GROW.

USI Southwest, Inc.  
4100 Osuna Rd NE  
Suite 2-203  
Albuquerque, NM 87109  
www.usi.com  
Phone: 505.262.2621  
Fax: 855.512.3881

October 5, 2021

Franken Construction Co., Inc.  
1025 Douglas Avenue  
Las Vegas, NM 87701

Subject: Workers Compensation Experience Modifier Summary  
Rating Years: 01/01/2017 – 01/01/2021

To Whom it May Regard,

With respect to our valued insured Franken Construction Co., Inc., please be advised that based on the most current information available from the National Council on Compensation Insurance, the following modifiers were developed:

01/01/2017 Effective Date = 0.76  
01/01/2018 Effective Date = 0.96  
01/01/2019 Effective Date = 0.93  
01/01/2020 Effective Date = 0.73  
01/01/2021 Effective Date = 0.71

Should you require any additional information or have questions we welcome your direct inquiries. You may call us at (505)262-2621.

Respectfully,

*Stuart Kuyper*

Stuart Kuyper  
Risk Management Consultant

## **Appendix C – Quality Control Plan and Safety**

Attach a copy of the firm's quality control plan and safety. Per the evaluation criteria set forth in proposal evaluation, the quality control plan shall include the following:

- 1) Propose a mechanism for addressing the preparation, submittal and re-submittal of proposals, transmittals, reports, drawings, and data.
- 2) Proposed plan for insuring that the price proposal, submittals, and documents are complete and accurate.
- 3) Proposed organizational approach for quality control and procedures to ensure that projects are constructed according to the scope of work, standards and specifications.
- 4) Explain the firm's approach to safety and procedures that you will follow to insure site safety and accident prevention on all jobs.
- 5) Please describe your company's approach to recycling. **(Complete Appendix D)**

**1. Propose a mechanism for addressing the preparation, submittal and re-submittal of proposals, transmittals, reports, drawings, and data.**

Franken Construction will prepare all proposals in an excel format so that pricing is itemized and clear. The pricing will then be plugged into the Gordian program and categorized accordingly. Each iteration of each proposal will be saved in the Gordian program and cataloged for future reference. FCC will utilize the Procore project management platform for the distribution of proposals, transmittals, reports, drawings, and data.

**2. Proposed plan for insuring that the price proposal, submittals and documents are complete and accurate.**

FCC will do thorough bid reviews prior to submitting an pricing. Submittals for each project will be reviewed and dissected prior to submission to the Design professionals or the owners. Submittals and documents will be transmitted through Procore as well so that all information is easily transferrable and transparent. Additionally, all documents and project information will be accessible through Procore at all times by all parties.

**3. Proposed organizational approach for quality control and procedures to ensure that projects are constructed according to the scope of work, standards, and specifications.**

FCC will have their QA/QC officer involved on all projects making sure that the projects are being constructed according to the specs and standards required. This QA/QC officer will also do submittal reviews and constructability reviews on the front end of each project.



Careful staging of the UNM Science & Mathematics Learning Center minimized disruptions to campus traffic.

Signage and security measures kept pedestrians safe.



**4. Explain the firm's approach to safety and procedures that you will follow to insure site safety and accident prevention on all jobs.**

Franken Construction will require all onsite construction personnel along with anyone coming onto the jobsite to sign in and out at the onsite job trailer, without exception. IF there is no jobsite trailer, our supervisor will have the sign in sheet with him the whole time and a sign in will still be required to access the site. This will help to ensure that FCC is aware of everyone who will be working on the site. Prior to any construction personnel actually working on the site, they will go through extensive OSHA training and become either OSHA 10hr (carpenters & laborers) or OSHA 30hr (Supervisors & Foreman) certified. FCC plans to ensure a safe and secure jobsite fence by driving fence posts into the soil to make them more secure so they cannot be moved which will keep unauthorized personnel out of the site. Franken Construction will maintain safe egress for all students and faculty to use the adjacent buildings as we plan to keep them operational for the duration of each project. In order to safely shield any students, faculty, or parents that are entering or exiting the adjacent buildings from the construction project going on around them Franken Construction will install screened jobsite fencing around the site work areas. Additionally, since the adjacent buildings will be occupied during construction, Franken Construction will plan on doing the majority of any site work within the parameters of the construction fencing so there are no disturbances to the outside of the jobsite parameters.

**5. Please describe your company's approach to recycling. (Complete Appendix D).**

FCC is very experienced in LEED and sustainable construction practices having completed many different LEED certified projects. FCC will implement different dumpsters for wood, metal, and trash construction waste to be recycled. Materials will be tracked and the recycled content will be recorded for each project.

## Appendix E – Key Personnel Project Manager

Name: Brent Franken

Name: \_\_\_\_\_

Title: Vice President | Project Manager / Estimator

# of Years with the Firm: 15

**Experience with the Following Type of Construction Services:**

General Construction       Mechanical, Electrical, and Plumbing       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 18

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment

General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement     Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Paintin

**ATTACH RESUME** Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Ben Harris Title Construction Manager

Telephone: 505.270.2353 Email Address: benjamin.harris@aps.edu

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Ray R. Vigil, AIA, LEED AP Title Principal Architect

Telephone: 505.890.5030 Email Address: Ray@VA-Architects.com



# Brent Franken

Vice President | Project Manager

Having grown up in the industry, Brent knew his passion for the construction trade at an early age. Brent is particularly skilled in contract administration and procurement, estimating, quantity surveys, material takeoff, drawing reviews, and project closeout. Brent works proactively with architects and owner to overcome scheduling and staging challenges, and assist with value-add and value-engineering processes to meet programmatic and budgetary goals. Brent has led several successful education projects, including the recent renovations of Jones Hall and Brown Hall at NMIMT.

## Recent Projects

### UNM Taos College Pathways to Careers Center

Taos, NM

ROLE: Project Manager

\$4.87 Million new construction of campus gateway project combining learning resource center, classrooms, archives, center for academic success and achievement and the Taos education career center. CMAR delivery method.

### NMIMT Jones Hall Renovation

Socorro, NM

ROLE: Project Manager

\$11.4 Million renovation to the 44,830 SF Materials Engineering Department laboratories, classrooms, conference rooms, and faculty/staff offices. CMAR delivery method.

### NMIMT Brown Hall Renovation

Socorro, NM

ROLE: Project Manager

\$6.4 Million renovation of the 23,800 SF administrative building to improve functionality, expand office space, and update electrical, mechanical, and IT systems.

### CNM Art Building Renovation at Ken Chappy Hall

Albuquerque, NM

ROLE: Project Manager

\$5 Million renovation to a 1977 brutalist-style main campus building. CMAR project required close collaboration with CNM and SMPC Architects to develop a comprehensive safety plan minimizing campus disruptions while keeping students and faculty safe. Completed two months early. CMAR delivery method.

## YEARS OF EXPERIENCE

18 in Industry / 15 with FCC

## EDUCATION

Bachelor of Science in Finance and Construction Management, University of New Mexico, 2008

## CERTIFICATIONS

OSHA 30 Hour Construction Industry Outreach Training  
CPR and First Aid Certified

## MAJOR ACCOMPLISHMENTS

Children's Cancer Fund of New Mexico Board Member 2013-Present

AGC Construction Leadership Council Member 2016

AGC Construction Supervisory Leadership Training Completion 2014

## PROFICIENT IN

New Construction Projects

RS Means Estimating

Microsoft Project Scheduling

Procore Construction Management Software

Confined Space Safety

Scaffolding Safety

Excavations Safety

## References

Ben Harris  
Construction Manager  
APS Facilities Design & Construction  
505.270.2353  
benjamin.harris@aps.edu

Ray R. Vigil, AIA, LEED AP  
Principal Architect  
Vigil & Associates Architectural  
Group, P.C.  
505.890.5030  
ray@va-architects.com

## Appendix E – Key Personnel Project Manager

Name: Rusty Hiers

Name: \_\_\_\_\_

Title: Sr. Project Manager

# of Years with the Firm: 1

**Experience with the Following Type of Construction Services:**

General Construction       Mechanical, Electrical, and Plumbing       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 15

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment

General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement     Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Paintin

**ATTACH RESUME** Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Sharon Rodgers Title Senior Project Manager

Telephone: 505.239.4756 Email Address: srodgers5@unm.edu

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Susan Johnson Title Principal Architect

Telephone: 505.883.5200 Email Address: sbj@fbtarch.com



# Rusty Hiers

Senior Project Manager

As a Senior Project Manager, Rusty provides oversight of Frankenstein Construction’s more complex projects requiring advanced levels of project planning. Rusty works with Owners and Architects to ensure each project is constructed in accordance with the intended design, and adhere to budget, schedule, safety, and quality goals. A skilled Project Manager, Rusty’s approach is to promote teamwork and positive communication among the entire project team.

## Recent Projects

### UNM Taproom Albuquerque, NM\*

Senior Project Manager  
\$388,421, Renovation of a portion of the UNM-SUB to construct the first taproom on campus while minimizing the disturbance to the existing campus life. Construction Manager at Risk.

### UNM Chemistry Renovations – Phase 1 Albuquerque, NM\*

ROLE: Project Manager  
\$12,307,967, LEED Gold. Renovation of the existing chemistry complex. Construction Manager at Risk.

### UNM Domenici Center for Health Sciences Education Phase 2 Albuquerque, NM\*

ROLE: Project Engineer  
\$15,351,217, LEED Gold, 100,000sf Addition to the Campus of Health Sciences. The Domenici Center includes a human anatomy lab, a clinical performance centers, student lounges, a learning center, classrooms.

### UNM College of Education Phase 1 Albuquerque, NM\*

ROLE: Project Engineer  
\$6,179,074, LEED Platinum. 26,000sf Three story with mechanical penthouse addition to the existing college of education.

### UNM Castetter Hall Phase 2B Albuquerque, NM\*

ROLE: Project Engineer  
\$5,850,460, LEED Silver. 30,000sf Addition to the biology complex

### YEARS OF EXPERIENCE

15 in Industry / <1 with FCC

### CERTIFICATIONS

OSHA 10  
CPR & First Aid  
Trauma Management

### PROFICIENT IN

- Renovations
- New Construction
- Construction on an Active Campus
- Utility Coordination
- Construction Management at Risk
- Design Build
- Procure
- Sage
- Bluebeam Revu
- RS Means Estimating

*\*prior firm experience*

## References

Sharon Rodgers  
Senior Project Manager  
UNM Planning, Design and  
Construction  
505.239.4756

Susan Johnson  
Principal  
FBT Architects  
505.883.5200

## Appendix E – Key Personnel Project Manager

Name: Sebastian Tapia

Name: \_\_\_\_\_

Title: Project Manager

# of Years with the Firm: 1

**Experience with the Following Type of Construction Services:**

General Construction       Mechanical, Electrical, and Plumbing       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 5

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment

General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement     Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Paintin

**ATTACH RESUME** Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

**Agency's contact: Name** Ken Gutierrez      **Title** Design Professional/Associate

Telephone: 575.527.0400      Email Address: ken@va-architects.com, APS

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

**Agency's contact: Name** Sergio Meza      **Title** Construction Manager

Telephone: 505.659.9204      Email Address: Sergio.meza@aps.edu,



# Sebastien Tapia

Project Manager

Sebastien is a detail-oriented and collaborative project manager. He began his project management career during his freshman year of college, where he worked full time as a project engineer on large scale construction projects. In this role, he managed all procurement, LEED coordination, design changes, and scheduling needs to build multiple projects. Since then, Sebastien has accumulated a diverse and versatile skillset through project experience ranging from difficult historical renovations to large scale healthcare projects. He excels at procuring material, managing subcontractors, and providing flexible value engineering options to complete projects on time and within budget.

## Recent Projects

### APS Early College Academy

Albuquerque, NM

ROLE: Project Manager

\$9 Million, 52,700 SF complete remodel of the main school building built in 1975 and an independent second level addition. Maintained schedule and remained within budget while navigating the difficult supply chain issues to remain in design specifications.

### Continental Divide Electrical Co-Op HQ

Grants, NM

ROLE: Assistant Project Manager

\$15 Million 23,000 SF Administration Building, 15,000 SF Warehouse Building, 9,000 SF Maintenance Shop, 26 Acres of Sitework for new headquarters building that consolidates CDEC operations. Administration building with offices, customer service center, drive through, community meeting space, training and board rooms.

### Presbyterian Hospital Tower Renovation and Addition\*

Albuquerque, NM

ROLE: Project Engineer

\$165 Million, 335,000 SF addition of two independent structures separated by an expansion joint. These structures are a 10-story bed tower/diagnostic and treatment unit and a two-story connector to the existing hospital entry.

### New Mexico Army National Guard LC Readiness Center\*

Las Cruces, NM

ROLE: Project Engineer/LEED Coordinator

\$15 Million, 34,000 SF of new construction for administration, training, restrooms/lockers, storage, and a hangar for minor aircraft maintenance. The building included space for four helicopters, training and administration areas, a vault, sliding hangar doors and custom casework.

*\*project completed prior to joining Franken Construction*

## References

Ken Gutierrez  
Design Professional/Associate  
Vigil & Associates Architectural  
Group  
ken@va-architects.com,  
575.527.0400

Sergio Meza  
Construction Manager  
APS Facilities, Construction, and  
Design  
Sergio.meza@aps.edu, 505.659.9204

### YEARS OF EXPERIENCE

5 in Industry / 1 with FCC

### EDUCATION

Bachelor of Business  
Administration Project and  
Supply Chain Management  
New Mexico State University

### CERTIFICATIONS

Procore Project Manager  
Certified

### PROFICIENT IN

Microsoft Project Scheduling

Project Procurement

Change Management

Value Engineering

E-Builder Software

Gordian Software

## Appendix E – Key Personnel Project Manager

Name: Phillip Martinez

Name: \_\_\_\_\_

Title: Vice President | Project Manager / Sr. Estimator

# of Years with the Firm: 26

**Experience with the Following Type of Construction Services:**

General Construction       Mechanical, Electrical, and Plumbing       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 35

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment

General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement     Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Paintin

**ATTACH RESUME** Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

**Agency's contact: Name** Kevin Balciar **Title** Owner / Architect

Telephone: 505.293.1477 Email Address: architects@soleilwest.com

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

**Agency's contact: Name** Darice Balizan **Title** Associate Superintendent

Telephone: 505.426.2328 Email Address: darice\_balizan@wlvs.k12.nm.us



# Phillip Martinez

Vice President | Project Manager / Estimator

Phillip is an executive level team leader of Franken Construction Company. He can oversee individual projects, as well as provide management guidance and oversight to the project management team members throughout the project. Phillip provides years of hands on knowledge and experience, combined with proven project management skills and abilities. Prior to becoming a project manager over 25 years ago, he had worked as a carpenter, foreman, and superintendent. His involvement with this project is from original estimate to close-out, and on to warranty issues should they arise. His attention to customer service is unsurpassed.

## Recent Projects

### NMHU Rodgers Hall Renovation

Las Vegas, NM

ROLE: Project Manager / Estimator

\$3 Million historic renovation of administrative building on the NMHU main campus. The project includes heritage room, a spacious and modern classroom, and a state-of-the-art governance board room.

### NMHU Media Arts Trolley Barn

Las Vegas, NM

ROLE: Project Manager / Estimator

\$6.0 Million historic preservation and addition. LEED Silver Certified media center with conference rooms, classrooms, computer labs, and multi-media departments. Completed on time.

### Capital High School Addition and Renovation

Santa Fe, NM

Role: QA/QC Manager

\$8.5M addition and renovation of the administration, classrooms and kitchen/Dining area. The school remodel and additions require approximately 19,820 SF added and or remodeled to accommodate the growing occupancy needs.

### UNM Science & Math Learning Center (Ph. II)

Albuquerque, NM

Role: QA/QC Manager

\$3.3 Million addition and AGC NM Best Building Award winner, this project is LEED Silver Certified equivalent facility with bond beams on drilled piers foundation, chemistry labs, and staff offices. Completed on time.

## YEARS OF EXPERIENCE

35 in Industry / 26 with FCC

## EDUCATION

Four year Construction Apprenticeship Training Program Luna Community College in Las Vegas

## CERTIFICATIONS

Two Year certificate in building trades and computer skills Luna Community College

OSHA 30 Hour Construction Industry Outreach Training

CPR and First Aid Certified

## PROFICIENT IN

Remodels/Additions/Historic Preservation/Roadwork/Paving/New Construction Projects

Scaffolding Safety

Excavations Safety

Confined Space Safety

RS Means Estimating

Microsoft Project Scheduling

Bluebeam Revu

Procore Construction Management Software

## References

Kevin Balciar, Owner / Architect,  
Soleil West  
505.293.1477  
architects@soleilwest.com

Darice Balizan, Associate  
Superintendent  
West Las Vegas Schools  
505.426.2328 (w); 505.426.2332 (f)

## Appendix F – Key Personnel Lead Superintendent

Name: Larry Franken

Name: \_\_\_\_\_

Title: Senior Superintendent

# of Years with the Firm: 42

**Experience with the Following Type of Construction Services:**

General Construction       Electrical       Mechanical       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 42

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment  
 General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement       Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Painting

**ATTACH RESUME**     Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Mike Reid Title University Construction Consultant

Telephone: 505.220.6256 Email Address: mreid@unm.edu

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Roy Woods Title Architect

Telephone: 505.983.6948 Email Address: \_\_\_\_\_



# Larry Franken

Vice President | Senior Superintendent

As Vice President of Franken Construction and a Senior Superintendent, Larry brings extensive construction knowledge to the team. He has worked on every type of public construction project while at Franken Construction over the last 35 years. Particularly skilled in onsite job safety, working with tight site conditions and projects with shortened schedules, Larry is an asset to any construction team.

## YEARS OF EXPERIENCE

39 in Industry / 39 with FCC

## EDUCATION

Bachelor of Science in Architecture Texas Tech, Lubbock, Texas 1980

## REGISTRATIONS

GB-98  
GA-01

## CERTIFICATIONS

OSHA 30 Hour Construction Industry Outreach Training

CPR and First Aid Certified

Forklift Operator

Proficient in Scaffolding Safety

Excavations Safety

Confined Space Safety

Fall Protection Safety

Hazardous Communication Safety

Powder Actuated Tools

## Recent Projects

### UNM Science & Math Learning Center (Ph. II)

Albuquerque, NM

ROLE: Sr. Superintendent

\$3.3 Million addition and AGC NM Best Building Award winner, this project is LEED Silver Certified equivalent facility with bond beams on drilled piers foundation, chemistry labs, and staff offices. Completed on time.

### NMHU Rodgers Hall Renovation

Las Vegas, NM

ROLE: Sr. Superintendent

\$3 Million historic renovation of administrative building on the NMHU main campus. The project includes heritage room, a spacious and modern classroom, and a state-of-the-art governance board room.

### NMHU Media Arts Trolley Barn

Las Vegas, NM

ROLE: Sr. Superintendent

\$6.0 Million historic preservation and addition. LEED Silver Certified media center with conference rooms, classrooms, computer labs, and multi-media departments. Completed on time.

### Capital High School Addition and Renovation

Santa Fe, NM

ROLE: Superintendent

\$8.5M addition and renovation of the administration, classrooms and kitchen/Dining area. The school remodel and additions require approximately 19,820 SF added and or remodeled to accommodate the growing occupancy needs.

## References

Michael Reid  
University Construction Consultant  
UNM Planning/Design/Construction  
505.220.6256  
mreid@unm.edu

Roy Woods  
Conron Woods Architects  
505.983.6948

## Appendix F – Key Personnel Lead Superintendent

Name: Sergio Garcia

Name: \_\_\_\_\_

Title: Superintendent

# of Years with the Firm: 1

**Experience with the Following Type of Construction Services:**

General Construction       Electrical       Mechanical       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 15

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment  
 General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement       Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Painting

**ATTACH RESUME**     Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Ken Gutierrez Title Design Professional/Associate

Telephone: 575.527.0400 Email Address: ken@va-architects.com

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Sergio Meza Title Construction Manager

Telephone: 505.659.9204 Email Address: Sergio.meza@aps.edu



# Sergio Garcia

Superintendent

Sergio brings over 15 years of experience as a carpenter, iron worker, and equipment operator to his role as a Superintendent. He is responsible for daily jobsite activities including safety, subcontractor and supplier coordination, scheduling, and quality control. He has worked on numerous sites which are occupied by students, faculty, employees, and the public and is fully cognizant of the enhanced safety and scheduling requirements for projects on active campuses.

## YEARS OF EXPERIENCE

15 in Industry / <1 with FCC

## EDUCATION

GED 2005

Carpenter Apprenticeship Program, CNM

ABC School

## CERTIFICATIONS

OSHA 10

CPR & First Aid

## PROFICIENT IN

Procore

## Recent Projects

### APS Professional Development Complex

Albuquerque, NM\*

ROLE: Superintendent

\$15 Million, 45,000 SF, includes breakout rooms, full-service kitchen, and specialized conference room to support teacher education.

### North Valley High School

Albuquerque, NM\*

ROLE: Assistant Superintendent

\$30 Million, 16 month project completed on time.

### Taos Ski Valley Residence

Taos, NM\*

ROLE: Superintendent

\$50 Million, 13 month project completed on time.

### 1616 South Broadway Condominiums

Denver, CO\*

ROLE: Superintendent

\$17 Million, 10 month project completed on time.

### Westgate Community Center

Albuquerque, NM\*

ROLE: Superintendent

\$9.7 Million, 4 month project completed on time.

*\*prior firm experience*

## References

Ken Gutierrez  
Design Professional/Associate  
Vigil & Associates Architectural  
Group, P.C.  
575.527.0400  
ken@va-architects.com

Sergio Meza  
Construction Manager  
APS Facilities Design & Construction  
505.659.9204  
Sergio.meza@aps.edu

## Appendix F – Key Personnel Lead Superintendent

Name: Jason Barela

Name: \_\_\_\_\_

Title: Superintendent

# of Years with the Firm: 10

**Experience with the Following Type of Construction Services:**

General Construction       Electrical       Mechanical       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 24

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment  
 General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement       Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Painting

**ATTACH RESUME**     Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Chuck Carlson Title Architect

Telephone: 505.890.5030 Email Address: chuck@va-architects.com

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Diana Trujeque Title Executive Director

Telephone: 505.243.3618 Email Address: ccfnm@ccfnm.org



# Jason Barela

Superintendent

As Project Superintendent, Jason is responsible for daily jobsite activities, including, jobsite safety, coordinating subcontractors and suppliers, scheduling, and quality control. He has worked on numerous sites which are occupied by students, faculty, residents, employees, and the public. He is fully cognizant of the safety and scheduling requirements when building a project with various kinds of challenges. His knowledge of the construction industry, ability to motivate others, and the respect he has earned from those he has worked with at Franken Construction will assure that his projects will be completed on time and at a high level of quality.

## Recent Projects

### **Cibola High School Re-Roof and HVAC Upgrades**

Albuquerque, NM

ROLE: Superintendent

\$10 Million renovation for the correction of structural deficiencies at an existing high school. Currently scheduled for completion one month early.

### **UNM Science & Math Learning Center (Ph. II)**

Albuquerque, NM

ROLE: Lead Foreman

\$3.3 Million addition and AGC NM Best Building Award winner, this project is LEED Silver Certified equivalent facility with bond beams on drilled piers foundation, chemistry labs, and staff offices. Completed on time, July 2015.

### **Santa Fe Ramirez Thomas Elementary**

Santa Fe, NM

ROLE: Assistant Superintendent

\$3.4M addition; required adding the gymnasium by demolishing existing perimeter wall footings, pouring new footings, and moving out the walls, all whilst keeping the structural integrity of the existing building.

### **Erin's Place**

Albuquerque, NM

ROLE: Superintendent

Erin's Place, designed and constructed for the Children's Cancer Fund, provides a home-like setting made up of three housing units, backyards, and playgrounds for families whose children are receiving hospice care or treatment in Albuquerque. Completed on time, May 2017

## YEARS OF EXPERIENCE

24 in Industry / 10 with FCC

## EDUCATION

Robertson High School, Las Vegas, New Mexico

Luna CC Apprenticeship Training

AGC Supervisory Training Program Graduate

## CERTIFICATIONS

HazCom

Osha 30

Forklift Training

Scaffolding Training

First Aid/CPR

## PROFICIENT IN

Scaffolding Safety

Excavations Safety

Confined Space Safety

Fall Protection Safety

Hazardous Communication Safety

Powder Actuated Tools

## References

Chuck Carlson  
Vigil & Associates  
505.890.5030

Diana Trujeque, Executive Director  
Children's Cancer Fund of NM  
505.243.3618  
ccfnm@ccfnm.org

## Appendix F – Key Personnel Lead Superintendent

Name: John Silva

Name: \_\_\_\_\_

Title: Superintendent

# of Years with the Firm: 12

**Experience with the Following Type of Construction Services:**

General Construction       Electrical       Mechanical       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 12

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations     Clinical / Medical Environment  
 General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement     Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Painting

**ATTACH RESUME**     Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Mike Fields Title VP Security Officer

Telephone: 505.425.7584 Email Address: \_\_\_\_\_

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Pete Campos Title Former President, Luna Community College

Telephone: 505.454.2500 Email Address: ccfnm@ccfnm.org



# John Silva

Superintendent

With over 15 years of construction experience, John has extensive construction knowledge having worked in a variety of construction projects ranging from educational, residential, to correctional, while at Franken Construction over the last decade. Particularly skilled in onsite job safety, working on tight site conditions, and projects with shortened schedules, John is an asset to any construction team.

## Recent Projects

### NMIMT Brown Hall Renovation

Socorro, NM

ROLE: Superintendent

\$6.4 Million renovation of the 23,800 SF administrative building to improve functionality, expand office space, and update electrical, mechanical, and IT systems.

### Santa Fe Ramirez Thomas Elementary School

Santa Fe, NM

ROLE: Superintendent

\$3.4M addition; required adding the gymnasium by demolishing existing perimeter wall footings, pouring new footings, and moving out the walls, all whilst keeping the structural integrity of the existing building. Project with Vigil & Associates.

### West Las Vegas High School

Las Vegas, NM

ROLE: Assistant Superintendent

The 95,000 SF high school includes: classrooms, computer labs, centralized administration office, science laboratories, a wood shop, band room, athletic fields, a cafeteria, a multi-purpose room, faculty offices, and meeting spaces.

### Anton Chico Elementary/Rita Marquez Elementary School

Anton Chico, NM

ROLE: Assistant Superintendent

\$7.2 Million new elementary and middle school and AGC NM Best Building Award winner. The facility includes a new gymnasium, classrooms, computer labs, conference rooms, and staff offices. Completed on time.

## YEARS OF EXPERIENCE

15 in Industry / 12 with FCC

## EDUCATION

2000 Graduate, Robertson High School, Las Vegas, New Mexico

## CERTIFICATIONS

OSHA 30 – Hour Construction Industry Training

Competent Person in Scaffolding, Excavations & Trenching, and Confined Space

Certified in Adult First Aid/CPR/AED

## PROFICIENT IN

Scaffolding Safety

Excavations Safety

Confined Space Safety

Fall Protection Safety

Hazardous Communication Safety

Powder Actuated Tools

## References

Mike Fields  
Community First Bank  
505.425.7584

Pete Campos  
(former president)  
Luna Community College  
505.454.2500

## Appendix F – Key Personnel Lead Superintendent

Name: Larry Franken

Name: \_\_\_\_\_

Title: Senior Superintendent

# of Years with the Firm: 42

**Experience with the Following Type of Construction Services:**

General Construction       Electrical       Mechanical       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 42

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment  
 General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement       Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Painting

**ATTACH RESUME**     Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Mike Reid Title University Construction Consultant

Telephone: 505.220.6256 Email Address: mreid@unm.edu

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Roy Woods Title Architect

Telephone: 505.983.6948 Email Address: \_\_\_\_\_



# Larry Franken

Vice President | Senior Superintendent

As Vice President of Franken Construction and a Senior Superintendent, Larry brings extensive construction knowledge to the team. He has worked on every type of public construction project while at Franken Construction over the last 35 years. Particularly skilled in onsite job safety, working with tight site conditions and projects with shortened schedules, Larry is an asset to any construction team.

## YEARS OF EXPERIENCE

39 in Industry / 39 with FCC

## EDUCATION

Bachelor of Science in Architecture Texas Tech, Lubbock, Texas 1980

## REGISTRATIONS

GB-98  
GA-01

## CERTIFICATIONS

OSHA 30 Hour Construction Industry Outreach Training

CPR and First Aid Certified

Forklift Operator

Proficient in Scaffolding Safety

Excavations Safety

Confined Space Safety

Fall Protection Safety

Hazardous Communication Safety

Powder Actuated Tools

## Recent Projects

### UNM Science & Math Learning Center (Ph. II)

Albuquerque, NM

ROLE: Sr. Superintendent

\$3.3 Million addition and AGC NM Best Building Award winner, this project is LEED Silver Certified equivalent facility with bond beams on drilled piers foundation, chemistry labs, and staff offices. Completed on time.

### NMHU Rodgers Hall Renovation

Las Vegas, NM

ROLE: Sr. Superintendent

\$3 Million historic renovation of administrative building on the NMHU main campus. The project includes heritage room, a spacious and modern classroom, and a state-of-the-art governance board room.

### NMHU Media Arts Trolley Barn

Las Vegas, NM

ROLE: Sr. Superintendent

\$6.0 Million historic preservation and addition. LEED Silver Certified media center with conference rooms, classrooms, computer labs, and multi-media departments. Completed on time.

### Capital High School Addition and Renovation

Santa Fe, NM

ROLE: Superintendent

\$8.5M addition and renovation of the administration, classrooms and kitchen/Dining area. The school remodel and additions require approximately 19,820 SF added and or remodeled to accommodate the growing occupancy needs.

## References

Michael Reid  
University Construction Consultant  
UNM Planning/Design/Construction  
505.220.6256  
mreid@unm.edu

Roy Woods  
Conron Woods Architects  
505.983.6948

## Appendix F – Key Personnel Lead Superintendent

Name: Sergio Garcia

Name: \_\_\_\_\_

Title: Superintendent

# of Years with the Firm: 1

**Experience with the Following Type of Construction Services:**

General Construction       Electrical       Mechanical       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 15

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment  
 General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement       Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Painting

**ATTACH RESUME**     Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Ken Gutierrez Title Design Professional/Associate

Telephone: 575.527.0400 Email Address: ken@va-architects.com

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Sergio Meza Title Construction Manager

Telephone: 505.659.9204 Email Address: Sergio.meza@aps.edu



# Sergio Garcia

Superintendent

Sergio brings over 15 years of experience as a carpenter, iron worker, and equipment operator to his role as a Superintendent. He is responsible for daily jobsite activities including safety, subcontractor and supplier coordination, scheduling, and quality control. He has worked on numerous sites which are occupied by students, faculty, employees, and the public and is fully cognizant of the enhanced safety and scheduling requirements for projects on active campuses.

## YEARS OF EXPERIENCE

15 in Industry / <1 with FCC

## EDUCATION

GED 2005

Carpenter Apprenticeship Program, CNM

ABC School

## CERTIFICATIONS

OSHA 10

CPR & First Aid

## PROFICIENT IN

Procore

## Recent Projects

### APS Professional Development Complex

Albuquerque, NM\*

ROLE: Superintendent

\$15 Million, 45,000 SF, includes breakout rooms, full-service kitchen, and specialized conference room to support teacher education.

### North Valley High School

Albuquerque, NM\*

ROLE: Assistant Superintendent

\$30 Million, 16 month project completed on time.

### Taos Ski Valley Residence

Taos, NM\*

ROLE: Superintendent

\$50 Million, 13 month project completed on time.

### 1616 South Broadway Condominiums

Denver, CO\*

ROLE: Superintendent

\$17 Million, 10 month project completed on time.

### Westgate Community Center

Albuquerque, NM\*

ROLE: Superintendent

\$9.7 Million, 4 month project completed on time.

*\*prior firm experience*

## References

Ken Gutierrez  
Design Professional/Associate  
Vigil & Associates Architectural  
Group, P.C.  
575.527.0400  
ken@va-architects.com

Sergio Meza  
Construction Manager  
APS Facilities Design & Construction  
505.659.9204  
Sergio.meza@aps.edu

## Appendix F – Key Personnel Lead Superintendent

Name: Jason Barela

Name: \_\_\_\_\_

Title: Superintendent

# of Years with the Firm: 10

**Experience with the Following Type of Construction Services:**

General Construction       Electrical       Mechanical       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 24

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations       Clinical / Medical Environment  
 General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement       Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Painting

**ATTACH RESUME**     Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

**Agency's contact: Name** Chuck Carlson      **Title** Architect

Telephone: 505.890.5030      Email Address: chuck@va-architects.com

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

**Agency's contact: Name** Diana Trujeque      **Title** Executive Director

Telephone: 505.243.3618      Email Address: ccfnm@ccfnm.org



# Jason Barela

Superintendent

As Project Superintendent, Jason is responsible for daily jobsite activities, including, jobsite safety, coordinating subcontractors and suppliers, scheduling, and quality control. He has worked on numerous sites which are occupied by students, faculty, residents, employees, and the public. He is fully cognizant of the safety and scheduling requirements when building a project with various kinds of challenges. His knowledge of the construction industry, ability to motivate others, and the respect he has earned from those he has worked with at Franken Construction will assure that his projects will be completed on time and at a high level of quality.

## Recent Projects

### **Cibola High School Re-Roof and HVAC Upgrades**

Albuquerque, NM

ROLE: Superintendent

\$10 Million renovation for the correction of structural deficiencies at an existing high school. Currently scheduled for completion one month early.

### **UNM Science & Math Learning Center (Ph. II)**

Albuquerque, NM

ROLE: Lead Foreman

\$3.3 Million addition and AGC NM Best Building Award winner, this project is LEED Silver Certified equivalent facility with bond beams on drilled piers foundation, chemistry labs, and staff offices. Completed on time, July 2015.

### **Santa Fe Ramirez Thomas Elementary**

Santa Fe, NM

ROLE: Assistant Superintendent

\$3.4M addition; required adding the gymnasium by demolishing existing perimeter wall footings, pouring new footings, and moving out the walls, all whilst keeping the structural integrity of the existing building.

### **Erin's Place**

Albuquerque, NM

ROLE: Superintendent

Erin's Place, designed and constructed for the Children's Cancer Fund, provides a home-like setting made up of three housing units, backyards, and playgrounds for families whose children are receiving hospice care or treatment in Albuquerque. Completed on time, May 2017

## YEARS OF EXPERIENCE

24 in Industry / 10 with FCC

## EDUCATION

Robertson High School, Las Vegas, New Mexico

Luna CC Apprenticeship Training

AGC Supervisory Training Program Graduate

## CERTIFICATIONS

HazCom

Osha 30

Forklift Training

Scaffolding Training

First Aid/CPR

## PROFICIENT IN

Scaffolding Safety

Excavations Safety

Confined Space Safety

Fall Protection Safety

Hazardous Communication Safety

Powder Actuated Tools

## References

Chuck Carlson  
Vigil & Associates  
505.890.5030

Diana Trujeque, Executive Director  
Children's Cancer Fund of NM  
505.243.3618  
ccfnm@ccfnm.org

## Appendix F – Key Personnel Lead Superintendent

Name: John Silva

Name: \_\_\_\_\_

Title: Superintendent

# of Years with the Firm: 12

**Experience with the Following Type of Construction Services:**

General Construction       Electrical       Mechanical       Roofing

# of Years as a Project Manager for Type of Construction Services Selected Above: 12

**Check All Relevant Experience:**

Projects for Higher Education Owners     Laboratory Renovations     Clinical / Medical Environment  
 General Construction     Roofing Replacement/Repair     Mechanical Upgrades     Electrical Upgrades

Interior Renovation     Asbestos abatement     Exterior / Interior painting     Boiler Replacement

Bituminous Paving     Concrete     Masonry     Exterior Facade     Security Camera Installation

Canopy Replacement/Repair     Elevator Repair/Replacement     Escalator Repair/Replacement

Overhead Doors     Glass Installation     Steel Erection     Concrete Floor

Duct bank repair / installation     Outdoor light installation     Fire Suppression System Installation

Landscaping     Fencing     Earthwork / Site Work     Demolition     Painting

**ATTACH RESUME**     Yes

**Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Mike Fields Title VP Security Officer

Telephone: 505.425.7584 Email Address: \_\_\_\_\_

**Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Pete Campos Title Former President, Luna Community College

Telephone: 505.454.2500 Email Address: ccfnm@ccfnm.org



# John Silva

Superintendent

With over 15 years of construction experience, John has extensive construction knowledge having worked in a variety of construction projects ranging from educational, residential, to correctional, while at Franken Construction over the last decade. Particularly skilled in onsite job safety, working on tight site conditions, and projects with shortened schedules, John is an asset to any construction team.

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Socorro, NM

ROLE: Superintendent

\$6.4 Million renovation of the 23,800 SF administrative building to improve functionality, expand office space, and update electrical, mechanical, and IT systems.

### Santa Fe Ramirez Thomas Elementary School

Santa Fe, NM

ROLE: Superintendent

\$3.4M addition; required adding the gymnasium by demolishing existing perimeter wall footings, pouring new footings, and moving out the walls, all whilst keeping the structural integrity of the existing building. Project with Vigil & Associates.

### West Las Vegas High School

Las Vegas, NM

ROLE: Assistant Superintendent

The 95,000 SF high school includes: classrooms, computer labs, centralized administration office, science laboratories, a wood shop, band room, athletic fields, a cafeteria, a multi-purpose room, faculty offices, and meeting spaces.

### Anton Chico Elementary/Rita Marquez Elementary School

Anton Chico, NM

ROLE: Assistant Superintendent

\$7.2 Million new elementary and middle school and AGC NM Best Building Award winner. The facility includes a new gymnasium, classrooms, computer labs, conference rooms, and staff offices. Completed on time.

## YEARS OF EXPERIENCE

15 in Industry / 12 with FCC

## EDUCATION

2000 Graduate, Robertson High School, Las Vegas, New Mexico

## CERTIFICATIONS

OSHA 30 – Hour Construction Industry Training

Competent Person in Scaffolding, Excavations & Trenching, and Confined Space

Certified in Adult First Aid/CPR/AED

## PROFICIENT IN

Scaffolding Safety

Excavations Safety

Confined Space Safety

Fall Protection Safety

Hazardous Communication Safety

Powder Actuated Tools

## References

Mike Fields  
Community First Bank  
505.425.7584

Pete Campos  
(former president)  
Luna Community College  
505.454.2500

## Appendix H – Comparable Construction Experience General Construction Projects

*Applicable to Firms Submitting a Proposal for General Construction Contracts*

Proponent's Name: Franken Construction

Agency / Client Name: The University of New Mexico

Project Name: Taos Campus - College Pathways to Careers Center

Project Number: \_\_\_\_\_ Project Value: \$4,870,000

**Achieved or Anticipated Final Acceptance after January 1, 2021**     Yes     No

Company Role:     Sub Contractor                       Prime / JV Contractor

Agency:             Public                                       Private

Location:            On a UNM Campus                       Within State of New Mexico

Estimated Self Performance (%): 25  
(Based on actual hours through the working foreperson. **Supervisory hours do NOT apply.**)

**Project Type:** (The project type should correspond to the applicable Contract the proposal is being submitted for: General Construction, MEP, Roofing)  
 General Construction             Mechanical, Electrical, and Plumbing             Roofing             Painting

**Project Scope:** (Briefly describe the scope of work and the trades involved. The project scope should correspond to the applicable trade Contract the proposer is submitting for: General Construction, MEP, Roofing)

Please refer to the following page for project scope details.

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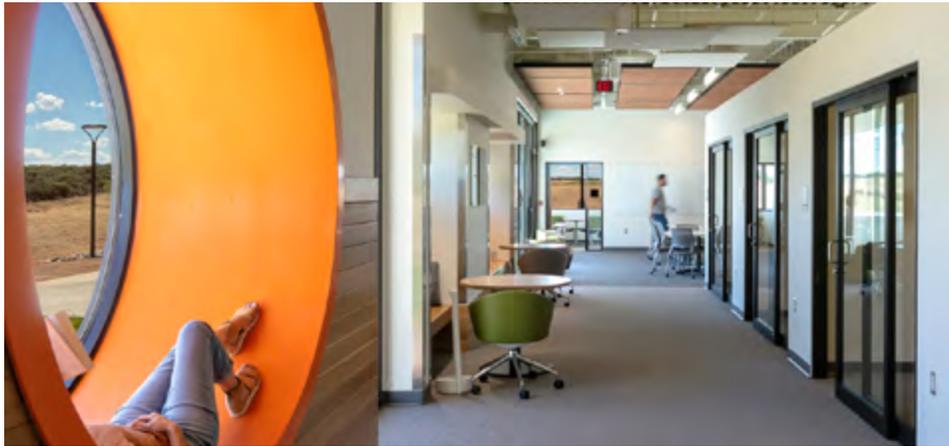
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**Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Maria Dion Title Associate Director

Telephone: 505.803.1425 Email Address: mdion@unm.edu

**Briefly describe the project: Attached additional page, if necessary.**



# UNM Taos College Pathways to Careers Center

Taos, NM

Franken Construction worked with UNM and the architect throughout the design on constructability reviews, providing real-time pricing on design updates to verify feasibility. Franken Construction conducted on site pot holing for utilities to assist in design for rerouting existing utilities around the building pad, and took soil samples for proctors from multiple sources to assist in developing a soils report. Finally, Franken Construction provided up to date materials and equipment pricing to help determine the most cost effective and efficient solutions, and assisted with budgeting and cost estimation throughout design to meet UNM's design goals.

The new 12,000 SF building combines a learning resource center, teaching classrooms, archives, Center for Academic Success and Achievement and Taos Education Career Center. The bright, naturally lit open space incorporates an intricate ceiling system, formal and informal teaching spaces, and multimodal study spaces. The acequia archives are housed in temperature and humidity controlled rooms to protect artifacts. The overall site is designed to enhance student outdoor learning spaces and engagement, and required new storm drain utilities to divert water around the site.

## OWNER

The University of New Mexico

## DURATION OF CONSTRUCTION

12 months (anticipated completion is 2 months early)

## FINAL COST

\$4.87M

## REFERENCE

Maria Dion, UNM PDC  
Associate Director,  
505.803.1425

## Appendix H – Comparable Construction Experience General Construction Projects

*Applicable to Firms Submitting a Proposal for General Construction Contracts*

Proponent's Name: Franken Construction

Agency / Client Name: Central New Mexico Community College

Project Name: Art Classroom Renovation At Ken Chappy Hall

Project Number: \_\_\_\_\_ Project Value: \$5,700,000

**Achieved or Anticipated Final Acceptance after January 1, 2021**     Yes     No

Company Role:     Sub Contractor                       Prime / JV Contractor

Agency:             Public                                       Private

Location:             On a UNM Campus                       Within State of New Mexico

Estimated Self Performance (%): 75  
(Based on actual hours through the working foreperson. **Supervisory hours do NOT apply.**)

**Project Type:** (The project type should correspond to the applicable Contract the proposal is being submitted for: General Construction, MEP, Roofing)  
 General Construction             Mechanical, Electrical, and Plumbing             Roofing             Painting

**Project Scope:** (Briefly describe the scope of work and the trades involved. The project scope should correspond to the applicable trade Contract the proposer is submitting for: General Construction, MEP, Roofing)

The Ken Chappy Hall renovation included mechanical upgrades, LED lighting, finishes, and ADA upgrades. Please refer to the following page for project scope details.

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**Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Marie Shaver-Holloway Title Project Manager

Telephone: 505.224.4583 Email Address: mshaverhollowa@cnm.edu

**Briefly describe the project: Attached additional page, if necessary.**



# Art Classroom Renovation at Ken Chappy Hall

Albuquerque, NM

Franken Construction worked closely with SMPC Architects and CNM during schematic design and design development to assist with constructability reviews and construction cost estimating. Site staging and safety were critical pre-construction discussions to ensure minimal disruptions to adjacent buildings, parking areas, and CNM staff working in the front areas of Ken Chappy Hall. A comprehensive construction fencing and traffic plan minimized campus disruptions while keeping students and faculty safe.

SMPC's design for the Art Building transforms the 1977 brutalist-style building into an inspiring learning center with natural light, textured walls, and covered courtyards that blend interior and exterior transitions. Franken Construction collaborated with SMPC to understand the design intent and ensure the final project fully encompassed the school's programming needs within the required budget and schedule. Franken Construction completed the project two months early.

**The limited project budget and specialty system needs created significant challenges on this project.** The Franken team cost evaluated multiple options, suggesting unique alternatives that would bring the project in budget while still delivering on the "wow factor" the client was looking for.

## OWNER

Central New Mexico  
Community College

## PRECONSTRUCTION

March 2020 - December 2020

## DURATION OF CONSTRUCTION

January 2021 - October 2021  
(2 months early)

## FINAL COST

\$5M

## REFERENCE

Marie Shaver-Holloway,  
CNM Project Manager,  
505.224.4583  
Eric Mease, Architect, SMPC,  
505.255.8668

## Appendix H – Comparable Construction Experience General Construction Projects

*Applicable to Firms Submitting a Proposal for General Construction Contracts*

Proponent's Name: Franken Construction

Agency / Client Name: New Mexico Institute of Mining & Technology

Project Name: Jones Hall

Project Number: \_\_\_\_\_ Project Value: \$11,400,000

**Achieved or Anticipated Final Acceptance after January 1, 2021**  Yes  No

Company Role:  Sub Contractor  Prime / JV Contractor

Agency:  Public  Private

Location:  On a UNM Campus  Within State of New Mexico

Estimated Self Performance (%): 25  
(Based on actual hours through the working foreperson. **Supervisory hours do NOT apply.**)

**Project Type:** (The project type should correspond to the applicable Contract the proposal is being submitted for: General Construction, MEP, Roofing)

General Construction  Mechanical, Electrical, and Plumbing  Roofing  Painting

**Project Scope:** (Briefly describe the scope of work and the trades involved. The project scope should correspond to the applicable trade Contract the proposer is submitting for: General Construction, MEP, Roofing)

The renovation of Jones Hall included new HVAC upgrades, finishes, TPO roof, EIFS system, acoustical ceilings, access control and lighting throughout the building. Updated laboratories and lab casework, as well as a complete upgrade of MEP systems ensure the facility will meet the needs of the department for years to come.

Please refer to the following page for project scope details.

**Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Alex Garcia Title Director of Capital Projects

Telephone: 575.835.5723 Email Address: alex.garcia@nmt.edu

**Briefly describe the project:** Attached additional page, if necessary.



## Jones Hall Renovation

Socorro, NM

Franken Construction worked with New Mexico Institute of Mining and Technology NMIMT to determine the main areas of need and types of HVAC upgrades that would be required for this project. We identified laboratory casework that needed to be replaced and collaborated with NMIMT and a lab casework contractor to design labs that met the faculty's needs. Franken Construction also conducted investigative work, opening ceilings, determining plenum space and identifying existing conditions to assist the architect and engineers during design. Finally, Franken Construction provided up to date materials and equipment pricing to help determine the most cost effective and efficient solutions, and assisted with budgeting and cost estimation throughout design to meet NMIMT's design goals.

The renovation of Jones Hall included new HVAC upgrades, finishes, TPO roof, EIFS system, acoustical ceilings, access control and lighting throughout the building. Updated laboratories and lab casework, as well as a complete upgrade of MEP systems ensure the facility will meet the needs of the department for years to come.

### OWNER

New Mexico Institute of Mining and Technology

### DURATION OF CONSTRUCTION

14 months (completed 4 months early)

### FINAL COST

\$11.4M

### REFERENCE

Alex Garcia, Facilities Director, 575.835.5723

## Appendix H – Comparable Construction Experience General Construction Projects

*Applicable to Firms Submitting a Proposal for General Construction Contracts*

Proponent's Name: Franken Construction

Agency / Client Name: Albuquerque Public Schools

Project Name: Early College Academy Renovation

Project Number: \_\_\_\_\_ Project Value: \$9,870,670

**Achieved or Anticipated Final Acceptance after January 1, 2021**     Yes     No

Company Role:     Sub Contractor                       Prime / JV Contractor

Agency:             Public     Private

Location:             On a UNM Campus                       Within State of New Mexico

Estimated Self Performance (%): 15  
(Based on actual hours through the working foreperson. **Supervisory hours do NOT apply.**)

**Project Type:** (The project type should correspond to the applicable Contract the proposal is being submitted for: General Construction, MEP, Roofing)  
 General Construction             Mechanical, Electrical, and Plumbing             Roofing             Painting

**Project Scope:** (Briefly describe the scope of work and the trades involved. The project scope should correspond to the applicable trade Contract the proposer is submitting for: General Construction, MEP, Roofing)

General construction renovation, including mechanical upgrades, LED lighting, finishes, and ADA  
upgrades. Please refer to the following page for project scope details.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Denise Hammer Title APS Staff Architect

Telephone: 505.842.3707 Email Address: denise.hammer@aps.edu

**Briefly describe the project: Attached additional page, if necessary.**



# Early College Academy Modernization, Renovation and Addition

Albuquerque, NM

The APS Early College Academy (ECA) at CEC Modernization, Renovation and Addition is a complete renovation of the 1975 portion of the ECA building, including mechanical upgrades, LED lighting, finishes, and ADA upgrades. The scope included reconfiguration of spaces for the Secure Main Entry, Administration area, Cosmetology, Café, and various Shared Office Spaces as well as a complete reroof of the remaining exposed portion of the 1975 roof and a 13,860 SF second-floor addition. Minor site work was required for footings, utilities, egress and the mechanical yard extension.

## OWNER

Albuquerque Public Schools

## SCHEDULE

May 2021 - July 31, 2022

## FINAL COST

\$9,870,670

## REFERENCE

Tina Reames, Principal  
Architect, Cherry/See/  
Reams 505.842.1278

## Appendix H – Comparable Construction Experience General Construction Projects

*Applicable to Firms Submitting a Proposal for General Construction Contracts*

Proponent's Name: Franken Construction

Agency / Client Name: Las Vegas City Schools

Project Name: Los Ninos Elementary Phase 2

Project Number: \_\_\_\_\_ Project Value: \$11,086,972

**Achieved or Anticipated Final Acceptance after January 1, 2021**  Yes  No

Company Role:  Sub Contractor  Prime / JV Contractor

Agency:  Public  Private

Location:  On a UNM Campus  Within State of New Mexico

Estimated Self Performance (%): 25  
(Based on actual hours through the working foreperson. **Supervisory hours do NOT apply.**)

**Project Type:** (The project type should correspond to the applicable Contract the proposal is being submitted for: General Construction, MEP, Roofing)

General Construction  Mechanical, Electrical, and Plumbing  Roofing  Painting

**Project Scope:** (Briefly describe the scope of work and the trades involved. The project scope should correspond to the applicable trade Contract the proposer is submitting for: General Construction, MEP, Roofing)

The interior renovation consists of 55,804 square feet of building systems upgrades, replacement of flooring and ceilings, HVAC upgrades, complete lighting replacement, partial roof replacement, and building security and intercom upgrades. Exterior improvements include door and window replacements, E.I.F.S replacement, and existing CMU cleaning.  
Please refer to the following page for project scope details.

**Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Agency's contact: Name Larryssa Archuleta Title Superintendent

Telephone: 505.454.5700 Email Address: larryssaarchuleta@cybercardinal.com

**Briefly describe the project: Attached additional page, if necessary.**



## Los Ninos Elementary School - Phase II

Las Vegas, NM

Los Ninos Elementary School serves approximately 392 K-3rd grade students and is the district's only Dual Language School. It is also host to the district's early childhood Head Start/Pre-K program, which serves nearly 80 students. Analysis of the Las Vegas City Schools elementary schools for the 2017 – 2022 master plan indicated that Los Ninos Elementary was in need of significant renovation and facility improvements. It was also the only school identified for a small addition to support the district's pre-K program.

The interior renovation consists of 55,804 square feet of building systems upgrades, replacement of flooring and ceilings, HVAC upgrades, complete lighting replacement, partial roof replacement, and building security and intercom upgrades. Exterior improvements include door and window replacements, E.I.F.S replacement, and existing CMU cleaning. Additionally, the existing teacher breakroom has been renovated into a new kitchen and cafeteria, and the existing administration area has been remodeled into a new special education/S.T.E.A.M lab. The project also includes a new 10,800 SF administrative wing.

Franken Construction completed the Phase 1 site work at the Los Ninos campus, and had already established a strong, collaborative relationship with the design team and district. This familiarity was essential in maintaining the project schedule despite potential setbacks due to the COVID-19 pandemic.

### OWNER

Las Vegas City Schools

### PROJECT SIZE

55,804 SF (renovation)  
10,800 SF (addition)

### SCHEDULE

Aug. 2020 - Sept. 2021

### REFERENCE

Laryssa Archuleta  
Superintendent  
505.454.5700

## **Appendix K – Indefinite Quantity Contract Experience**

### **General**

1. Agency Name: BioPark On-Call Facilities Construction
2. Contract Number: City of Albuquerque Project #4379.06

### **Reference Information**

3. Reference Name, Position: Marisa Ortiz
4. Address: 903 10th St. SW,
5. City, State, Zip Code: Albuquerque, NM, 87102
6. Phone Number: 505.249.5765
7. Email Address: marisaortiz@cabq.gov

### **Contract Time:**

8. Potential Maximum Time:\* 1095 Days
9. Award Date: 8-25-22
10. Expiration/Termination Date(or still active): 11-7-25 (Still Active)

### **Contract Amounts:**

11. Potential Maximum Amount:\*\* \$6,434,830.00
12. Total Amount of Work Issued (\$): NEW
13. Total Number of Job Orders Issued (#): NEW

### **Key Personnel**

14. Name and Position: Brent Franken - Vice President
15. Name and Position: Rusty Hiers - Senior Project Manager/Estimator
16. Name and Position: Sebastien Tapia - Project Manager
17. Name and Position: Brian Cruz - Site Superintendent

18. Yes or No, Did any of the key personnel proposed for this contract work on the contract referenced? Yes

19. If answer to the above question is "Yes" and if those individuals are not listed as key personnel above list the name and position below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*Potential Maximum Time** shall mean the entire possible duration of the contract. The Potential Maximum Time is calculated by adding together the base term plus all possible option terms.

**\*\*Potential Maximum Amount** shall be the sum of the potential Maximum for the base term and all possible option terms

## Appendix K – Indefinite Quantity Contract Experience

### General

1. Agency Name: RIO RANCHO PUBLIC SCHOOLS
2. Contract Number: No. 2022-019-FAC

### Reference Information

3. Reference Name, Position: Michael Madrid CPO CPPB,
4. Address: 500 Laser Road,
5. City, State, Zip Code: Rio Rancho, NM 87124
6. Phone Number: 505-962-1143
7. Email Address: michael.madrid@rrps.net

### Contract Time:

8. Potential Maximum Time:\* 1095 Days
9. Award Date: 7/14/2022
10. Expiration/Termination Date(or still active): June 30, 2025 (Still Active)

### Contract Amounts:

11. Potential Maximum Amount:\*\* 10,000,000.00
12. Total Amount of Work Issued (\$): 17,000.00
13. Total Number of Job Orders Issued (#): 1

### Key Personnel

14. Name and Position: Brent Franken - Vice President
15. Name and Position: Rusty Hiers - Senior Project Manager/Estimator
16. Name and Position: Sebastien Tapia - Project Manager
17. Name and Position: Mike Romero - Site Superintendent

18. Yes or No, Did any of the key personnel proposed for this contract work on the contract referenced? Yes

19. If answer to the above question is "Yes" and if those individuals are not listed as key personnel above list the name and position below:

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\***Potential Maximum Time** shall mean the entire possible duration of the contract. The Potential Maximum Time is calculated by adding together the base term plus all possible option terms.

\*\***Potential Maximum Amount** shall be the sum of the potential Maximum for the base term and all possible option terms

## Appendix K – Indefinite Quantity Contract Experience

### General

1. Agency Name: City of Albuquerque
2. Contract Number: City Project No. 755000(2)

### Reference Information

3. Reference Name, Position: Juanito Serna / Project Manager DMD
4. Address: 1 Civic Plaza
5. City, State, Zip Code: Albuquerque, NM 87102
6. Phone Number: 505.218.2004
7. Email Address: jeserna@cabq.gov

### Contract Time:

8. Potential Maximum Time:\* 730
9. Award Date: 1/6/2021
10. Expiration/Termination Date(or still active): 2/17/2023 (Still Active)

### Contract Amounts:

11. Potential Maximum Amount:\*\* 5,640,783.75
12. Total Amount of Work Issued (\$): 4,804,783.75
13. Total Number of Job Orders Issued (#): 22

### Key Personnel

14. Name and Position: Brent Franken - Vice President
15. Name and Position: Rusty Hiers - Senior Project Manager/Estimator
16. Name and Position: Sebastien Tapia - Project Manager
17. Name and Position: Greg English - Site Superintendent
18. Yes or No, Did any of the key personnel proposed for this contract work on the contract referenced? Yes
19. If answer to the above question is "Yes" and if those individuals are not listed as key personnel above list the name and position below:

\***Potential Maximum Time** shall mean the entire possible duration of the contract. The Potential Maximum Time is calculated by adding together the base term plus all possible option terms.

\*\***Potential Maximum Amount** shall be the sum of the potential Maximum for the base term and all possible option terms

## **Appendix K – Indefinite Quantity Contract Experience**

### **General**

1. Agency Name: City of Albuquerque
2. Contract Number: Albuquerque Project No.7982921

### **Reference Information**

3. Reference Name, Position: Juanito Serna / Project Manager DMD
4. Address: 1 Civic Plaza  
\_\_\_\_\_  
\_\_\_\_\_
5. City, State, Zip Code: Albuquerque, NM 87102
6. Phone Number: 505.218.2004
7. Email Address: jeserna@cabq.gov

### **Contract Time:**

8. Potential Maximum Time:\* 730
9. Award Date: 9/1/2021
10. Expiration/Termination Date(or still active): August 31, 2024(Still Active)

### **Contract Amounts:**

11. Potential Maximum Amount:\*\* \$9,254,647.50
12. Total Amount of Work Issued (\$): NEW EXTENSION
13. Total Number of Job Orders Issued (#): NEW EXTENSION

### **Key Personnel**

14. Name and Position: Brent Franken - Vice President
15. Name and Position: Rusty Hiers - Senior Project Manager/Estimator
16. Name and Position: Sebastien Tapia - Project Manager
17. Name and Position: Greg English - Site Superintendent

18. Yes or No, Did any of the key personnel proposed for this contract work on the contract referenced? Yes

19. If answer to the above question is "Yes" and if those individuals are not listed as key personnel above list the name and position below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*Potential Maximum Time** shall mean the entire possible duration of the contract. The Potential Maximum Time is calculated by adding together the base term plus all possible option terms.

**\*\*Potential Maximum Amount** shall be the sum of the potential Maximum for the base term and all possible option terms

## **Appendix K – Indefinite Quantity Contract Experience**

### **General**

1. Agency Name: Cooperative Educational Services (CES)
2. Contract Number: # 2021-10-R2146-234567

### **Reference Information**

3. Reference Name, Position: David Chavez (Executive Director )
4. Address: 10601 Research Rd SE  
\_\_\_\_\_  
\_\_\_\_\_
5. City, State, Zip Code: Albuquerque, NM 87123
6. Phone Number: Ofc: 505.344.5470
7. Email Address: \_\_\_\_\_

### **Contract Time:**

8. Potential Maximum Time:\* 1095
9. Award Date: January 5, 2021
10. Expiration/Termination Date(or still active): January 4, 2024

### **Contract Amounts:**

11. Potential Maximum Amount:\*\* Unlimited
12. Total Amount of Work Issued (\$): 6,000,000
13. Total Number of Job Orders Issued (#): 22

### **Key Personnel**

14. Name and Position: Brent Franken - Vice President
15. Name and Position: Rusty Hiers - Senior Project Manager/Estimator
16. Name and Position: Sebastien Tapia - Project Manager
17. Name and Position: Mark Carrol - Site Superintendent
18. Yes or No, Did any of the key personnel proposed for this contract work on the contract referenced? Yes  
\_\_\_\_\_
19. If answer to the above question is "Yes" and if those individuals are not listed as key personnel above list the name and position below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\***Potential Maximum Time** shall mean the entire possible duration of the contract. The Potential Maximum Time is calculated by adding together the base term plus all possible option terms.

\*\***Potential Maximum Amount** shall be the sum of the potential Maximum for the base term and all possible option terms

## **Appendix K – Indefinite Quantity Contract Experience**

### **General**

1. Agency Name: State of New Mexico General Services Department Purchasing Division
2. Contract Number: 00-00000-20-00110

### **Reference Information**

3. Reference Name, Position: Michael Saavedra
4. Address: 1100 St. Francis Drive
5. City, State, Zip Code: Santa Fe, New Mexico 87505
6. Phone Number: 505-372-8489
7. Email Address: michael.saavedra@state.nm.us

### **Contract Time:**

8. Potential Maximum Time:\* 1095
9. Award Date: 07/01/2020
10. Expiration/Termination Date(or still active): 06/30/2023

### **Contract Amounts:**

11. Potential Maximum Amount:\*\* 12,500,000
12. Total Amount of Work Issued (\$): 6,590,000
13. Total Number of Job Orders Issued (#): 16

### **Key Personnel**

14. Name and Position: Brent Franken - Vice President
15. Name and Position: Rusty Hiers - Senior Project Manager/Estimator
16. Name and Position: Sebastien Tapia - Project Manager
17. Name and Position: Sergio Garcia - Site Superintendent

18. Yes or No, Did any of the key personnel proposed for this contract work on the contract referenced? Yes

19. If answer to the above question is "Yes" and if those individuals are not listed as key personnel above list the name and position below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*Potential Maximum Time** shall mean the entire possible duration of the contract. The Potential Maximum Time is calculated by adding together the base term plus all possible option terms.

**\*\*Potential Maximum Amount** shall be the sum of the potential Maximum for the base term and all possible option terms

Expressed as a dollar amount.

## Appendix L – Price Proposal

# University of New Mexico

## BID FOR JOB ORDER CONTRACT (PRICE PROPOSAL)

Date of Bid: [November 17, 2022](#)

New Mexico State Contractor's License No. [7750](#)

Resident Contractor's Preference Certificate No. [L0543084208](#)

Contractor's New Mexico Gross Receipts Tax No. [01-079615-00-0](#)

Contractor's Federal Employee Identification No. [85-0374143](#)

Dept. Workforce Solutions Registered Contractors Number [03045220140628](#)

UNM [Job Order Contracting \(JOC\)](#)

Request for Proposals No. [RFP-2379-23](#)

Bid (Price Proposal) of (company name): [Franken Construction Company](#)  
(hereinafter called the "Bidder") organized and existing under the laws of the State of New Mexico, doing business as a Corporation, Partnership or Individual. (Circle correct one).

To: The Regents of The University of New Mexico, Albuquerque, New Mexico  
(hereinafter called the "Owner").

The undersigned, as an authorized representative for the Bidder named above, in compliance with the Request For proposals (RFP) for Job Order Contracting services, having examined the Contract Documents, hereby proposes to furnish all labor, materials and supplies, and to construct the project in accordance with the contract documents at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the contract documents, of which this proposal is a part.

Offeror must agree to commence work on a date specified in a written "Notice to Proceed" issued by the Owner. The Offeror must agree to complete the Project within the Job Order Completion Time stipulated date in the "Notice of Proceed". At the sole discretion of the Owner, liquidated damages will be assessed, if at all, on a Job Order-by-Job-Order basis. For each calendar day that the Detailed Scope of Work for a Job Order shall remain incomplete after the Job Order Completion Time, as amended pursuant to this Contract, the amount per calendar will be determined with each Job Order, and that amount will be deducted from any money due the Contractor, not as a penalty but as liquidated damages.

The following information is required for state reporting purposes only, and will not be used in evaluating or awarding the contract.

Is project material offered grown, produced or wholly manufactured in New Mexico? Yes

Business Size / Classification:

Small Business Concern

Disadvantaged Business Concern

Large Business Concern

Women Owned Business Concern

The Contractor shall perform all Work required called for in each individual Job Order issued under this Contract using the Construction Task Catalog<sup>®</sup> and Technical Specifications incorporated herein. Contractor shall perform any or all functions called for in the Contract Documents in the quantities specified in individual Job Orders against this Contract for the Unit Prices specified in the Construction Task Catalog<sup>®</sup> (CTC) multiplied by the Adjustment Factors being proposed.

The Bidder shall set forth Adjustment Factors in clearly legible figures in the respective space provided. Failure to submit Adjustment Factors for all categories may result in the Proposal being deemed non-responsive. **All amounts shall exclude NM Gross Receipts Tax.** The Contractor shall perform the Tasks required by each individual Job Order using the following Adjustment Factors:

The Schedule of Prices is contained in a separate Microsoft Excel document. Complete the Microsoft Excel document and submit as part of this Appendix L. **Be sure to enter Adjustment Factors for each campus and trade being proposed.**

**PART 1: SCHEDULE OF PRICES:**

Attach Schedule of Prices from the Microsoft Excel document. On the Microsoft Excel document, be sure to enter Adjustment Factors for each campus and trade being proposed.

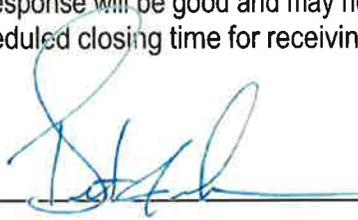
Has the Part 1: Schedule of Prices been attached to this Appendix L:     Yes     No

**PART 2: SIGNATURES**

The Bidder understands that the contract(s) will be awarded in accordance with the all terms and conditions contained in this RFP and that the Owner reserves the right to reject any or all bids and to waive any formalities in the bidding.

The Bidder agrees that this response will be good and may not be withdrawn for a period of thirty (30) calendar days after the scheduled closing time for receiving bids.

Respectfully Submitted,

By:(Authorized Signature)  \_\_\_\_\_ Date: November 17, 2022

By:(Same Name, Printed or Typed) Brent Franken \_\_\_\_\_

Title: Vice President \_\_\_\_\_

Company: Franken Construction Company, Inc. \_\_\_\_\_

Address: 3424 Stanford Drive NE \_\_\_\_\_

Zip: Albuquerque, NM 87107 \_\_\_\_\_

Phone: 505.554.1481 Fax: 505.454.1394 Email: brentfranken@frankenconstruction.com

(Affix Corporate Seal if response by Corporation):

## Part 1 Schedule of Prices

Attach this schedule of Prices to Appendix L

OFFEROR'S NAME: Franken Construction Co., Inc.

**For the UNM Job Order Contracting Program** the Offeror shall complete the cells highlighted grey below. Failure to submit all the Adjustment Factors for the Campus/Contract Type being proposes may result in the bid for that Campus/Contract Type being deemed non-responsive. **The Contractor is to include the administrative fee of 2.98% into their responding adjustment factors.** The Contractor shall perform the Tasks required by each individual Job Order using the following Adjustment Factors:

UNM Job Order Contracting Program		CONTRACT TYPES		
Campus / Region	Adjustment Factor Name	General Construction	Mechanical, Electrical, Plumbing	Roofing
<b>Main Campus (Albuquerque)</b>	Normal Working Hours (60%)	0.25		
	Other Than Normal Working Hours (30%)	0.45		
	Non Pre-Priced (10%)	0.35		
	<b>Award Criteria Figure</b>	0.3200	0.0000	0.0000
Campus / Region	Adjustment Factor Name	General Construction	Mechanical, Electrical, Plumbing	Roofing
<b>Northern New Mexico Branch Campuses</b>	Normal Working Hours (60%)	0.28		
	Other Than Normal Working Hours (30%)	0.5		
	Non Pre-Priced (10%)	0.35		
	<b>Award Criteria Figure</b>	0.3530	0.0000	0.0000
Campus / Region	Adjustment Factor Name	General Construction	Mechanical, Electrical, Plumbing	Roofing
<b>Southern New Mexico Branch Campuses</b>	Normal Working Hours (60%)	0.35		
	Other Than Normal Working Hours (30%)	0.5		
	Non Pre-Priced (10%)	0.45		
	<b>Award Criteria Figure</b>	0.4050	0.0000	0.0000

**For the UNM Cooperative Purchasing Job Order Contracting Program** the Offeror shall complete the cells highlighted grey below. Failure to submit all the Adjustment Factors for the Region/Contract Type being propose may result in the bid for that Region/Contract Type being deemed non-responsive. A complete map of the regions can be found in the Purpose of this RFP Document. **The Contractor is to include the administrative fee of 7.50% into their responding adjustment factors.** The Contractor shall perform the Tasks required by each individual Job Order using the following Adjustment Factors:

UNM Cooperative Purchasing Job Order Contracting Program		CONTRACT TYPES		
Campus / Region	Adjustment Factor Name	General Construction	Mechanical, Electrical, Plumbing	Roofing
Region #1	Normal Working Hours (60%)	0.35		
	Other Than Normal Working Hours (30%)	0.6		
	Non Pre-Priced (10%)	0.45		
	<b>Award Criteria Figure</b>	0.4350	0.0000	0.0000
Campus / Region	Adjustment Factor Name	General Construction	Mechanical, Electrical, Plumbing	Roofing
Region #2	Normal Working Hours (60%)	0.32		
	Other Than Normal Working Hours (30%)	0.55		
	Non Pre-Priced (10%)	0.4		
	<b>Award Criteria Figure</b>	0.3970	0.0000	0.0000
Campus / Region	Adjustment Factor Name	General Construction	Mechanical, Electrical, Plumbing	Roofing
Region #3	Normal Working Hours (60%)	0.32		
	Other Than Normal Working Hours (30%)	0.55		
	Non Pre-Priced (10%)	0.4		
	<b>Award Criteria Figure</b>	0.3970	0.0000	0.0000
Campus / Region	Adjustment Factor Name	General Construction	Mechanical, Electrical, Plumbing	Roofing
Region #4	Normal Working Hours (60%)	0.37		
	Other Than Normal Working Hours (30%)	0.6		
	Non Pre-Priced (10%)	0.45		
	<b>Award Criteria Figure</b>	0.4470	0.0000	0.0000
Campus / Region	Adjustment Factor Name	General Construction	Mechanical, Electrical, Plumbing	Roofing
Region #5	Normal Working Hours (60%)	0.37		
	Other Than Normal Working Hours (30%)	0.6		
	Non Pre-Priced (10%)	0.45		
	<b>Award Criteria Figure</b>	0.4470	0.0000	0.0000

**NOTES TO OFFERERS**

**1. The Other Than Normal Working Hours Adjustment Factors must be greater than or equal to the Normal Working Hours Adjustment Factors.**

**2. The Non Pre-Priced Adjustment Factor must be greater than or equal to 1.000**

3. The weighted multipliers above are for the purpose of calculating an Award Criteria Figure only. No assurances are made by the owner that Work will be ordered under the Contract in a distribution consistent with the weighted percentages above. The Award Criteria Figure is only used for the purpose of determining the Bid.

4. When submitting Job Order Price Proposals related to specific Job Orders, the Bidder shall utilize one or more of the Adjustment Factors applicable to the Work being Performed.

**5. Make sure to attach this Part 1: Schedule of Prices to Appendix L in your proposal**

By: Authorized Signature:



By: Same Name and title Printed or typed:

Brent Franken - Vice-President

Date:

11.7.2022

# STATE OF NEW MEXICO

TAXATION AND REVENUE DEPARTMENT

## RESIDENT CONTRACTOR CERTIFICATE

Issued to: **FRANKEN CONSTRUCTION CO INC**

DBA: **FRANKEN CONSTRUCTION CO INC**  
**1025 DOUGLAS AVE**  
**LAS VEGAS, NM 87701-4483**

Expires: **09-Sep-2023**

Certificate Number:

**L0543084208**



Stephanie Schardin Clarke  
*Cabinet Secretary*

THIS CERTIFICATE IS NOT TRANSFERABLE

## EXHIBIT B

### SMALL AND SMALL DISADVANTAGED BUSINESS CERTIFICATION

The University of New Mexico participates in the Government's Small and Small Disadvantaged Business programs. This requires written certification from our suppliers and contractors as to their business status. Please furnish the information requested below.

1.0 Small Business – An enterprise independently owned and operated, not dominant in its field and meets employment and/or sales standards developed by the Small Business Administration. See 13 CFR 121.201

1.a Small Disadvantaged Business – a Small Business Concern owned and controlled by socially and economically disadvantaged individuals; and

- (1) Which is at least 51% owned by one or more socially and economically disadvantaged individuals; or in the case of any publicly owned business, at least 51% of the stock of which is owned by one or more socially and economically disadvantaged individuals and
- (2) Whose management of daily operations is controlled by one or more such individuals. The contractor shall presume Black Americans, Hispanic Americans, Native Americans (such as American Indians, Eskimos, Aleuts and Native Hawaiians), Asian-Pacific Americans and other minorities or any other individual found to be disadvantaged by the Administration pursuant to Section 8 (a) of the Small Business Act and
- (3) Is certified by the SBA as a Small Disadvantaged Business.

1.b Women-Owned Business Concern – A business that is at least 51% owned by a woman or women who also control and operate it. Control in this context means exercising the power to make policy decisions. Operate in this context means being actively involved in the day-to-day management.

1.c HUBZone Small Business Concern – A business that is located in historically underutilized business zones, in an effort to increase employment opportunities, investment and economic development in those areas as determined by the Small Business Administration's (SBA) List of Qualified HUBZone Small Business Concerns.

1.d Veteran-Owned Small Business Concern – A business that is at least 51% owned by one or more veterans; or in the case of any publicly owned business, at least 51% of the stock of which is owned and controlled by one or more veterans and the management and daily business operations of which are controlled by one or more veterans.

1.e Service Disabled Veteran-Owned Small Business – A business that is at least 51% owned by one or more service disabled veterans; or in the case of any publicly owned business, at least 51% of the stock of which is owned and controlled by one or more service disabled veterans and the management and daily business operations of which are controlled by one or more service disabled veterans. Service disabled veteran means a veteran as defined in 38 U.S.C. 101(2) with a disability that is service connected as defined in 13 U.S.C. 101(16).

Company Name: Franken Construction Company, Inc. Telephone: 505.554.1481  
Street Address: 3424 Stanford Drive NE County: Bernalillo  
City: Albuquerque State & Zip: New Mexico 87107  
Is this firm a (please check):  Division  Subsidiary  Affiliated? Primary NAICS Code: 236220  
If an item above is checked, please provide the name and address of the Parent Company below:  
N/A

Check All Categories That Apply:

- 1. Small Business
- 2. Small Disadvantaged Business (Must be SBA Certified)
- 3. Woman Owned Small Business
- 4. HUBZone Small Business Concern (Must be SBA Certified)
- 5. Veteran Owned Small Business
- 6. Disabled Veteran Owned Small Business
- 7. Historically Black College/University or Minority Institution
- 8. Large Business

Signature and Title of Individual Completing Form:

Brent Franken, Vice President

Date November 17, 2022

Please return this form to:

The University of New Mexico  
Purchasing Department  
MSC01 1240  
Albuquerque, NM 87131  
505-277-2036 (voice)  
505-277-7774 (fax)

NOTE:

This certification is valid for a one year period. It is your responsibility to notify us if your size or ownership status changes during this period. After one year, you are required to re-certify with us.

**THANK YOU FOR YOUR COOPERATION**

Notice: In accordance with U.S.C. 645(d), any person who misrepresents a firm's proper size classification shall (1) be punished by imposition of a fine, imprisonment, or both; (2) be subject to administrative remedies; and (3) be ineligible for participation in programs conducted under the authority of the Small Business Act.

If you have difficulty determining your size status, you may contact the Small Business Administration at 1-800-U-ASK-SBA or 202-205-6618. You may also access the SBA website at [www.sba.gov/size](http://www.sba.gov/size) or you may contact the SBA Government Contracting Office at 817-684-5301. (Rev. 6/2002)



## DESCRIPTIONS (Continued from Page 1)

Subrogation in favor of the same, when required by written contract.

The General Liability policy contains a special endorsement with "Primary and Noncontributory" wording, when required by written contract.