

TRIVIEW METROPOLITAN DISTRICT

TRIVIEW ADMINISTRATIVE BUILDING



CROSSLAND
CONSTRUCTION COMPANY, INC.

6455 S Revere Parkway Suite 100
Centennial, CO 80111
303-861-0228



YOUR TRUSTED PARTNER

With nearly five decades of experience, we're the right
fit to bring your Patriot Hyundai dealership vision to life.

PAUL GLAVAS

BUSINESS DEVELOPMENT COORDINATOR

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Centennial, CO 80111





Austin Blevins
Colorado Division Manager
ablevins@crossland.com
720-471-2371

Crossland Construction is excited to submit our qualifications for the new Triview Administrative Building. We are excited about the opportunity to partner with Triview Metropolitan District to deliver a high-quality, well-coordinated facility that reflects the District's commitment to community service and operational excellence.

Experience and Regional Expertise

Crossland has deep experience delivering public buildings and civic facilities throughout Colorado and the surrounding region. Our team understands the nuances of building on the Front Range—from site logistics and permitting to working with local jurisdictions and utilities. With offices and personnel located nearby, we're positioned to mobilize quickly and maintain a strong presence on site throughout the project's duration.

Comprehensive Project Delivery

We are experienced in every phase of construction—from preconstruction through closeout—managing all scopes including wood and steel framing, MEP systems, exterior finishes, and full site development. Our process emphasizes transparency, collaboration, and proactive scheduling, ensuring that your 8,000 SF facility is completed within the required 210-day timeframe, with careful coordination of trades and early procurement of long-lead materials.

Quality, Safety, and Community Impact

Crossland ranks among the top 1% of contractors nationwide for safety performance—a reflection of our robust safety culture and daily site oversight. We also hold our craftsmanship to the highest standards, ensuring that the completed building is not only durable and functional, but also a source of pride for Triview staff and the wider community.

Thank you for considering Crossland Construction. We would be honored to bring our experience, professionalism, and commitment to quality to the Triview Administrative Building. We look forward to the opportunity to work with you.

Sincerely,

CROSSLAND

CONSTRUCTION COMPANY, INC.

Being on the ENR list is an honor and is respected across our industry. However, we know that rankings are just numbers. It's the people behind the scenes that matter.

REAL PEOPLE.

Our skilled construction managers and tradespeople are dedicated professionals by day and active community members by night, proudly building and supporting the communities where we live and volunteer.

REAL PURPOSE.

We are deeply committed to our customers' unique visions, driven by our passion for construction and core values of reputation, speed, integrity, and quality, all with the aim of making a difference.

REAL BUILDERS.

Crossland goes beyond management; we actively dig in, pouring more concrete, moving more dirt, and hanging more steel than our competitors, ensuring we deliver unmatched value to our customers.



General Contractor

by ENR Magazines
top 400 contractors in
the nation

Family Owned +
Operated Since
1977

#1

General Contractor in Oklahoma

by Oklahoma Business Journal

Safety Rating: Exceeding Industry Standards

.34

EMR
Rating

0

LIR
Rating

.32

RIR
Rating

\$5B

Bonding
Capacity

1,900+
Employees

400

Project Average
Per Year

MINORITY BUSINESS ENTERPRISE

BUILT ON VALUES, DRIVEN BY VISION

Our roots shape who we are today. Inspired by founder Ivan Crossland, Sr.'s values of **family, honesty, and hard work**, we remain driven by his belief in dreaming big, staying humble, and working hard to achieve greatness.

1977 **Founded in 1977**

The Crossland company began from humble beginnings. Ivan Crossland, Sr., the company's founder, started the business in the family garage.

Before Crossland, Ivan, Sr. started multiple businesses, and overcame daily challenges and financial barriers. His optimism, integrity, work ethic, and grit led to his success in business, community, and family - he never gave up.

2025 **Crossland Today**

Ivan Sr.'s five sons and experienced leaders helm the company, which has grown to nearly \$2B in value. Today, we are ranked #55 by Engineering News Record (ENR) in the nation's top 400 construction firms.

Through hard work, integrity, and trust, Ivan Sr. established a leadership formula ensuring Crossland's continued success for future generations.

future **Sky's the Limit**

Our growth has enabled us to provide jobs for over 1,900 people, expand our network to include 11 office locations, and be licensed to do business and work in 42 states.

We are excited about future opportunities and recognize the need to evolve. Over the past few years, we've developed a strategic road map to guide us to our goal of reaching the ENR Top 50 Contractors by 2027.



Owners (from l to r): Bennie Crossland, Mike Crossland, Ivan Crossland, Jr., Curt Crossland, and Patrick Crossland



COMMUNITY BUILDERS

Rooted in Colorado, we deliver high-quality, lasting projects that support the local economy and community.



A Trusted Partner in Colorado

Crossland is proud to support the growth of the communities we serve, delivering high-quality, lasting facilities tailored to local needs. Located less than an hour from Monument, we are deeply rooted in the area and dedicated to being a trusted partner in building a strong future. By taking the time to understand each community's unique needs, we work to make the construction process smooth and stress-free, creating spaces that contribute to a brighter tomorrow for everyone. Whether it's an office space, municipal facility, or community space, we bring the same level of care, collaboration, and commitment to every project—

because we believe in building more than just buildings; we believe in building lasting relationships.

Real People. Real Purpose. Real Builders.

At Crossland, our skilled professionals build exceptional facilities while supporting the communities where we live and volunteer. Guided by core values of reputation, speed, integrity, and quality, we're driven by a passion for construction and a commitment to making a difference. We go beyond management—actively pouring more concrete, moving more dirt, and hanging more steel than our competitors to deliver unmatched results.



BUILDING BETTER WORKSPACES

Administrative buildings designed for performance, delivered with precision.

OUR EXPERIENCE WITH

ADMIN BUILDINGS

With decades of experience delivering high-performance administrative facilities, we specialize in buildings that balance form, function, and long-term value. Whether it's an office headquarters, municipal center, or campus admin building, our team understands how to create environments that support daily operations while reflecting the identity of the organizations they serve.

Our commitment to quality is built into every aspect of our work—from smart planning and innovative solutions to precision craftsmanship. We know that these spaces must be efficient, adaptable, and welcoming, and we take pride in delivering buildings that meet the highest standards and exceed expectations.

Deadlines matter. That's why we've built a strong reputation for finishing projects on time and within budget. Clients count on us to deliver reliable schedules, smooth coordination, and seamless execution—ensuring their facilities are ready for move-in, operation, and long-term success.

These projects represent more than just buildings—they showcase our deep understanding of administrative facility needs and our unwavering commitment to delivering exceptional results every time.



McKinney Public Works Building
McKinney, TX | 71,000 SF

Celina Parks Admin Building
Celina, TX | 14,000 SF



Wyandotte Admin Building
Wyandotte, OK | 17,000 SF



GRDA ADMINISTRATIVE CENTER

Chouteau, Oklahoma

SIZE
48,000 SF

CONTRACT VALUE
\$15M

COMPLETION DATE
July 2023

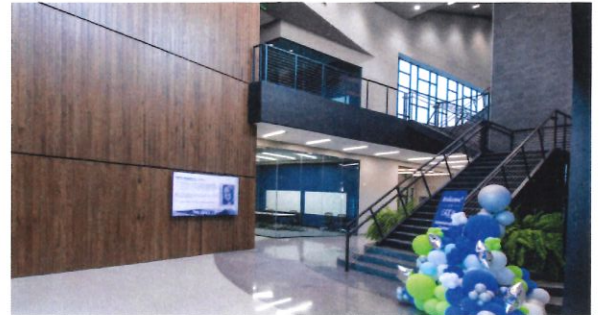
OWNER
Grand River Dam Authority
Holly Moore
918-237-3168

ARCHITECT
Cyntergy AEC, LLC
David Phelps
918-877-6000



PROJECT FEATURES

Terrazzo Flooring
Training Room
Modern Staircase



New Facility Unites Operations Under One Roof

Since 1935, the Grand River Dam Authority (GRDA) has grown into Oklahoma's largest public power utility. With growth came challenges, including a lack of centralized operations. That changed in fall 2022, when Crossland completed a \$16.3 million, 48,000 SF administrative center in Chouteau, OK—bringing all GRDA staff and functions under one roof. The three-story facility features eight concrete balconies with 37-foot structural columns, a natural stone courtyard, Bomanite concrete finishes, and a host of interior highlights including Terrazzo flooring, wood finishes, a frameless glass conference room, modern staircase, 24/7 fitness room, and storm shelter.

Despite major supply chain delays—such as 37-week steel lead times and nine-month Glue Lam Beam deliveries—Crossland kept the project on track by sequencing construction smartly, enclosing spaces early, and working closely with GRDA to relocate a critical blowdown line without disrupting operations.



OTHER RELEVANT EXPERIENCE



Morse Park Maintenance Facility

Lakewood, CO | 5,500 SF



Bartlesville Public Safety Complex

Bartlesville, OK | 30,402 SF





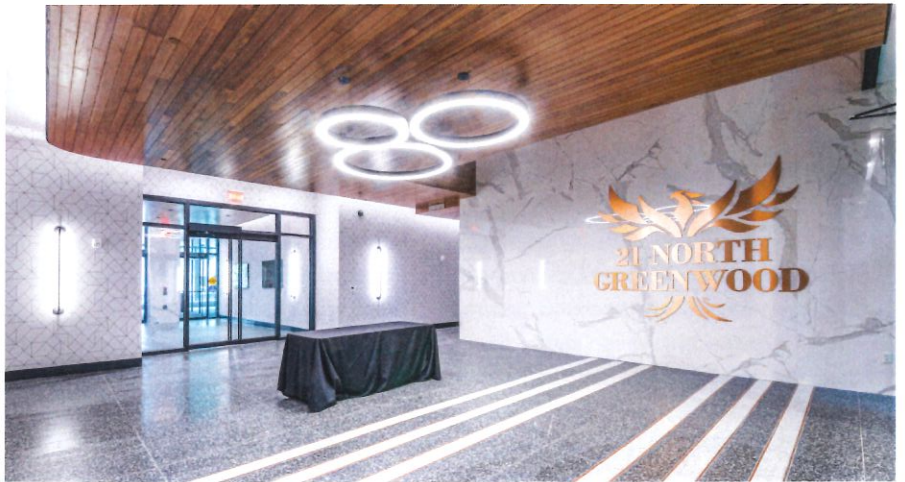
Princeton Municipal
Princeton, TX | 45,885 SF



Overland Park Public Safety Facility
Overland Park, KS | 23,589 SF



21 North Greenwood
Tulsa, OK | 97,219 SF



SAFETY MANAGEMENT PLAN

Crossland's safety plan includes orientations, daily planning, and weekly meetings. Safety gear is required, with drug/alcohol testing. Subcontractors are pre-qualified, and contracts over \$50,000 need bonds. Drivers complete Smith Driving Classes, and vehicles are GPS-monitored. Scan the QR code for the safety manual.



Crossland's award-winning education program includes a state-registered apprenticeship for carpenters and ironworkers, with 40 hours of annual training for all employees. Training covers crane, rigging, signaling, ACI certifications, stormwater certifications, CPR/First Aid, AWS certification, and more. Fall protection, confined space, excavation safety, flagger procedures, and MSHA training are provided as needed. Employees receive OSHA 10 training, with subcontractors offered it free. Superintendents complete OSHA 30 and annual refreshers. Best practices for

safety, quality, and production are continuously taught, with grading on abilities. Foremen, F.E., superintendents, and project managers take Lean and leadership training, and drivers complete an 8-hour Smith Driving Class.

Safety is a top priority at Crossland, with an **EMR of 0.34**, well below industry averages, reflecting our proactive culture and commitment to rigorous training and OSHA compliance.

01 / DOWN Program

Crossland's DOWN Program goes beyond safety standards to address dust, odor, water, and noise, ensuring a safer, more efficient project. This approach builds client trust and accelerates start.

03 / Inspections + Compliance

Outline procedures for regular safety inspections, including frequency and responsible personnel, to ensure that safety measures are being properly implemented and followed.

02 / Barrier + Active Areas

Detail the layout and types of barriers used to separate construction zones from active areas. Include how barriers will be monitored, maintained, and access controlled to prevent unauthorized entry.

04 / Coordination with Community

Plan construction around any events, avoiding peak times, providing advance notice, and adjusting schedules to minimize impact on daily school operations, community events, and traffic.

ASSESSMENT

Connect with the owner early, plan logistics for community traffic, and maintain open communication. Address key issues like smoking and jobsite cleanliness during onboarding.

BUILD A PLAN

Set up and monitor barriers, communicate construction zones, avoid deliveries during peak traffic times, schedule high-risk work accordingly, and maintain a clean jobsite.

COMMUNICATE

Communicate openly, update on safety and changes, speak with the community, provide monthly progress updates, and attend community meetings if needed.

Safety is a top priority on every project. The team develops a pre-job manual and **Site-Specific Safety Plan**, with orientation for employees and subcontractors. Daily pre-task and weekly safety meetings, along with mentor training, promote safety awareness. Crossland enforces fall protection and proper safety gear. Drug and alcohol testing is conducted at hiring, post-accident, and randomly.

Employees can **stop unsafe work** and earn a \$1,000 gift card for reporting life-threatening situations or near misses. Monthly safety audits ensure compliance, with consequences for non-compliance, including fines for subcontractors, donated to charity. A 95% DBO2/Predictive Solutions Score is required for projects, and a strong safety culture is maintained across all work sites.

BUILDING WITH CONFIDENCE

Strategic preconstruction for efficiency, cost certainty, and seamless execution. From budgeting to scheduling, we optimize every phase to set your project up for success.



Cost Estimating

We provide accurate estimates at each design phase, using market data and trade input to keep budgets realistic and aligned with project goals.

Value Engineering

We assess materials, systems, and methods to maximize value, balancing cost, efficiency, sustainability, and long-term performance.

Schedule + Phasing

We develop and refine detailed schedules to align with project milestones, optimize sequencing, and mitigate risks to ensure timely delivery.

Sub Engagement

We engage trade partners early to refine costs, improve constructability, and secure pricing. This reduces lead times and maintains project timeline.



PROPOSED APPROACH TO QUALITY ASSURANCE AND QUALITY CONTROL

Our Quality Assurance (QA) and Quality Control (QC) approach ensures projects meet client expectations, stay on budget, and on schedule. With a skilled workforce and self-performance capabilities, we oversee both our work and subcontractors to maintain high standards. Our QA/QC program ensures compliance, boosts productivity, reduces waste, and enhances delivery. Each project includes a Project Execution Plan (PEP) detailing QA/QC procedures and roles.



Design Review Process

Our preconstruction team works closely with stakeholders to ensure designs meet client expectations and regulatory requirements. We ensure that designs are thoroughly reviewed for constructability, quality, and budget considerations before being finalized.



Submission Review Process

All submitted materials, including shop drawings and submittals from contractors, undergo a rigorous review process. This ensures that all materials, equipment, and methods are in alignment with the project's quality standards and specifications.



Trade Contractor Management

We closely monitor subcontractors to ensure their work meets our quality expectations. This includes continuous site inspections, compliance checks, and communication to resolve any issues promptly. We implement a transparent tracking system for performance evaluation and reporting.



Cost Accounting Process

We maintain a detailed cost accounting system that tracks all financial transactions throughout the project lifecycle. This allows for accurate reporting and financial forecasting, ensuring cost integrity throughout the project.



Invoicing Process

Crossland Construction follows a structured invoicing process that ensures timely and accurate billing, with close monitoring of payment milestones and documentation to ensure alignment with contractual agreements.



SELF-PERFORM CAPABILITIES

We pour 4M square feet of concrete, erect 2.7M square feet, and install 5,000 tons of steel annually.

TIMELINESS, QUALITY, & CONTROL

Our in-house self-performance capabilities give us greater control over cost, schedule, and quality, ensuring the successful delivery of the Patriot Hyundai Dealership in Bartlesville, OK. Our **hands-on approach** allows us to manage and execute work, keeping projects on time, within budget, and of the highest quality.



STEEL



CONCRETE



EARTHWORK



CARPENTRY



SITE UTILITIES



PREFAB SYSTEMS



DEMOLITION

1 Saves Time + Money

Accurate upfront costs are key to **staying on budget**. Our field experience and CMAR expertise ensure the best value for your construction dollar. With trade-specific knowledge, we maintain efficient schedules and can supplement with our crews if a subcontractor falls behind, keeping the project on track.

2 Sets Quality + Safety Standards

There are a lot of moving parts on a construction site. Having a builder who knows how to put the work in place goes a long way. We will make sure that everyone who steps foot on your project **meets our quality and safety standards**. Easily put, we know how to do it ourselves, and we know how to do it right - we will settle for nothing less.

3 Overcomes Challenges

We work with design firms upfront to help **identify and avoid potential obstacles** before construction even begins. However, undoubtedly there will be hurdles. Having a builder's perspective when those challenges arise is important. Our team is known for making the impossible, possible. If there is a challenge - rest assured - we will tackle it!

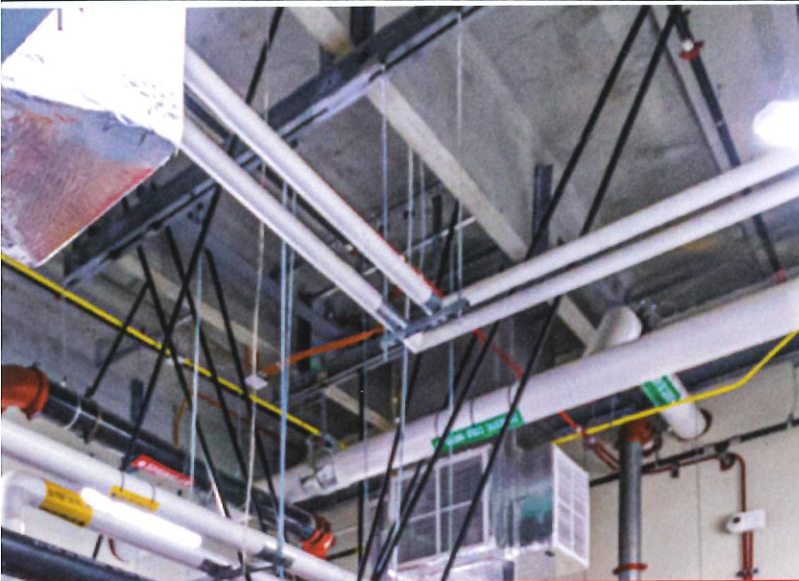
4 MILLION

square feet of **concrete** poured annually

2.7 MILLION

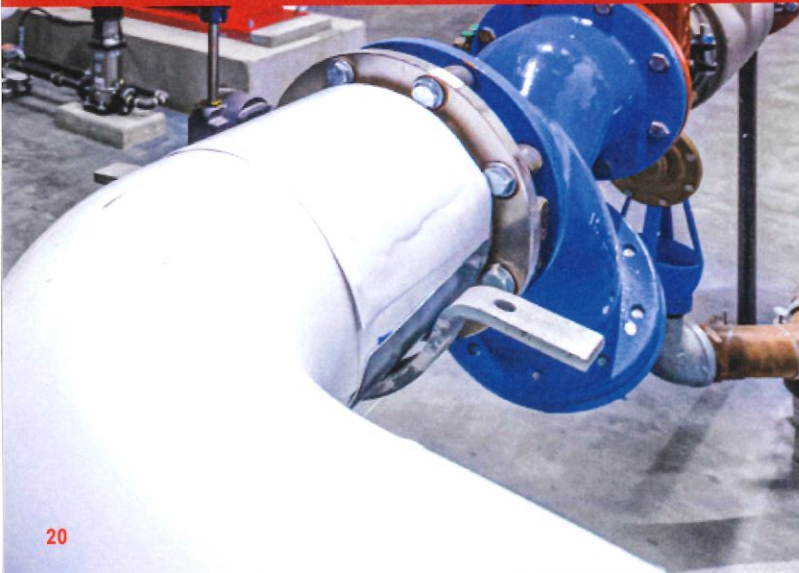
square feet and 5K tons of **steel** erected





EFFICIENT MEP COORDINATION

We ensure seamless MEP coordination, optimizing systems to keep construction on track.



We understand that time is money, and your building needs to be efficient and reliable. Our MEP coordination starts early and stays active throughout construction, ensuring seamless, reliable systems from day one. Whether optimizing HVAC, sizing backup power, or managing lead-time risks, our MEP strategy aligns with your business goals.

REAL-WORLD EXAMPLES

1 Generator Strategy Shift Saves 2+ Years on Critical Equipment

On a recent cold storage project, the design called for two 2500KW generators with a 32-month lead time. We worked with the design team to revise the setup to three 1500KW units—same output, no added cost, and lead time reduced to 12 months. **Results: Maintained performance. Kept project on track.**

2 Early Equipment Swaps Avoided Procurement Delays

We flagged high-risk HVAC and electrical gear early in design on the LDF distribution facility. By recommending readily available alternates that met all specs, we avoided supply chain slowdowns and kept procurement moving. **Results: No delays. No rework. No surprises.**

3 Designed for Long-Term Ease of Use

In past projects, we've adjusted layouts to improve maintenance access and serviceability—replanning duct runs, conduit paths, and unit locations to make long-term operations easier. **Results: More uptime. Less hassle. Built for the real world.**



"We treat every MEP decision like it could make or break the schedule. Because sometimes—it can."

– **Travis Kohler,**
MEP Coordinator

WHAT WE BRING TO THE TABLE.

- Market-driven + proactive decision making
- Constructability reviews
- System alignment and code requirements
- On-site quality assurance
- Future maintenance minded

HOW WE DELIVER VALUE—PRECON FIRST.

We don't wait for problems—we prevent them. Our process starts during preconstruction:

- **Early Design Input:** We collaborate with your design team to assess constructability and flag long lead items before they become critical.
- **Value-Focused Alternatives:** We propose equipment swaps when it makes sense—balancing performance, availability, and cost.
- **Lead Time Awareness:** Our team monitors market trends and leverages relationships with vendors to get accurate timelines and avoid delays.

► Why It Matters to You:

For fast-growing distributors, getting a facility up and running quickly and reliably is everything. Our process is built to support that—from the first drawing to final commissioning.

BUILDING TURNOVER —READY FOR OPERATION. BUILT TO LAST.

Our MEP Coordination doesn't stop at install. We also:

- Perform thorough inspections to ensure systems meet design.
- Work hand-in-hand with commissioning teams (or provide our own proven checklists if needed)
- Deliver a facility that's not just operational—but built for easy long-term maintenance

We hand over systems we'd be proud to maintain ourselves — because we know your team expects nothing less.

Thank you for considering

CROSSLAND

CONSTRUCTION COMPANY, INC.

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