



1 – JOC Qualification and Experience:

COMPANY INFORMATION

Company Name: Nouveau Construction, LP

Home Office: 118 Lynn Ave., Suite 300, Lewisville, Texas 75057

Remote Office: 1801 N. Elm St., Denton, Texas 76201

Phone: 972-484-5077

Primary Contact: Miles Koon, Jr., President

Email: mkoonjr@ntslp.com

Form of Business: Limited Partnership

Year Founded: 1997

Years in Business: 29

State of Organization: Texas

Geographic Coverage: Texas

FIRM OVERVIEW

Nouveau Construction is a customer-service-driven General Contractor with extensive experience delivering K–12, higher education, municipal, and public-sector construction projects. Founded in 1997, Nouveau has built a strong reputation for reliability, quality workmanship, and collaborative project delivery—particularly in active campus environments where safety, scheduling, and communication are critical.



Our K-12 educational experience includes projects ranging from campus security upgrades and portable classroom installations to large-scale summer renovation programs involving interior painting, flooring replacement, and food service renovations. We routinely complete work under compressed schedules to ensure facilities are fully operational when students and staff return. Our higher education experience includes classroom remodels, lecture halls, laboratories, libraries, as well as sports and auxiliary buildings. Our municipal experience ranges from updates to cafeteria facilities, and installation of fine finishes in courtrooms, to hardscapes in park areas and landscaping.

TECHNOLOGY & PROJECT MANAGEMENT

Nouveau utilizes Procore, a state-of-the-art, web-based project management system that enhances communication, document control, scheduling, and reporting. This platform provides real-time access to project information for all stakeholders and improves efficiency and accountability throughout the project lifecycle.

FINANCIAL STRENGTH & BONDING

- **Aggregate Bonding Capacity:** \$30,000,000
- **Single Project Bonding Capacity:** \$10,000,000
- **Surety:** Nationwide Mutual Insurance

Nouveau has experienced consistent, controlled growth since its inception, with annual contract revenues over the past five years typically ranging between \$12 million and \$15 million. The firm maintains strong financial stability, carries no debt, and has adequate cash reserves to support project execution.

Nouveau is not in default on any loan or financing agreement with any financial institution.

Nouveau Construction is not for sale, is not involved in any merger or acquisition activity, and has no past or pending litigation or claims that would affect performance under any contract.

INSURANCE COVERAGE

Insurance coverage is provided through INSURICA TX Insurance Services, Inc. (Agent: Brad Board). Current coverage includes:

- **Commercial General Liability:** \$1,000,000 per occurrence / \$2,000,000 aggregate
- **Automobile Liability:** \$1,000,000 combined single limit
- **Umbrella Liability:** \$5,000,000 per occurrence and aggregate
- **Workers' Compensation & Employers Liability:** \$1,000,000 each accident

SUMMARY

Nouveau Construction is committed to delivering high-quality construction services with a “whatever it takes” approach that prioritizes client satisfaction, safety, and schedule adherence. Our proven experience, financial strength, and collaborative culture make us a reliable partner for any public-sector client.

We appreciate the opportunity to be considered for your projects and look forward to building a successful long-term partnership.

QUALIFICATIONS & EXPERIENCE

Nouveau Construction has developed long-standing relationships with numerous educational institutions, including universities, school districts, and municipal clients throughout Texas. We offer the full spectrum of general contracting and construction management services, from concept through closeout, and frequently function as an extension of our clients' facilities teams.

Some previous JOC projects are:



The City of Dallas

Majestic Theater Ceiling Plaster Repairs

\$ 56,235.00 RS Means Price Book

June 2022 thru July 2022

Repair of existing plaster ceiling damaged due to water intrusion through the roof. Work including major scaffolding and protection of interior furnishings and seating.

Owner Rep.:

*Ghassan Aswad PE, City of Dallas
Building Services, 214-671-6821*

The City of Dallas

Fretz Tennis Center Upgrades

\$ 81,089.00 RS Means Price Book

Feb. 2022 thru June 2022

Repair and repaint of exterior finishes damaged due to corrosion, and upgrades to interior finishes along with ADA compliant upgrades to restroom and doorways.

Owner Rep.:

*Isaac Odeyomi, City of Dallas
Building Services, 214-670-0196*

The City of Dallas

Code Compliance Building Build-Out

\$810,632.00 RS Means Price Book

Installation of New Awning

\$100,980. RS Means Price Book

May 2022 thru Oct 2024

Existing building interior demolished by Owner. Nouveau provided installation of wall framing, doors and hardware, data, electrical and plumbing, and interior finishes. Subsequently, a new metal awning was installed along the entire length of the bldg. for car protection.

Owner Rep.:

*Love Pate, Building Services,
City of Dallas, 972-626-3650*



The City of Mesquite

Heritage Square Plaza Renovation

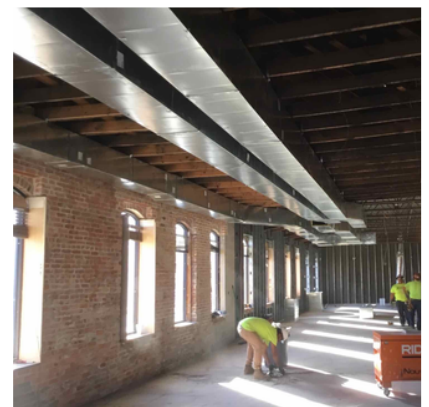
\$701,848.00 RS Means Price Book
July 2021 thru Oct 2022

Repair of exterior finishes and roof, repair of interior structure, and installation of interior finishes along with ADA compliant upgrades to restroom and doorways. Work included demo and installation of HVAC, plumbing and electrical systems.

Owner Rep.: Larry Ewing, Mgr. of

Facilities Management, Retired

Architect.: Donald F. Soprani, AIA



Dallas County

Frank Crowley Courthouse Grand Jury Rms. Renovation

Location: 133 North Riverfront Blvd., Dallas, TX
\$464,151. RS Means Price Book

2019 thru Sept. 2020

A design-build project consisting of Programming, Design and Renovation of two existing grand jury rooms, witness waiting rooms, offices, restrooms and kitchenettes totaling 2,926 sq.ft. Work included interior demolition of ceiling and walls, new ceiling, energy efficient LED lighting, HVAC, doors, cabinetry, wood paneling, and updating of 3 restrooms and two kitchenettes. ADA modifications were included and noise deadening construction details and finishes were utilized, as well as new upgraded data cabling

Owner's Rep.: Ryan Piper, Facilities Management
214-653-3611



Dallas County

George Allen Courthouse Cafeteria Renovations

Dallas, Texas

\$461,068.

RS Means Price Book

April 2018 – Oct. 2018

Nouveau served as the design/build contractor for renovations to an existing kitchen, serving line area, and dining room in the George Allen Courthouse Building. The project included removal and replacement of all interior finishes, existing seating, ceiling, lighting, as well as finishes, flooring, fire sprinklers, HVAC, electrical and lighting and cabinetry.

Owner's Rep.: Ryan Piper, Facilities Management
214-653-3611





Dallas County

Frank Crowley Courthouse Renovations

Dallas, Texas

\$566,040.

April 2018 – Sept. 2018

RS Means Price Book

Nouveau served as the design/build contractor for renovations to an existing kitchen, cafeteria, and an auxiliary dining room in the Frank Crowley Courthouse Building. The project included removal and replacement of all



interior finishes, seating, ceiling, HVAC, lighting, as well as finishes and lighting in the kitchen and serving area. Fire Sprinklers and ADA modifications to the entry doors was also incorporated.

Owner's Rep.: Ryan Piper, Facilities Management, 214-653-3611

Architect: Joyce Crum, RA, 972-484-5077



City of Mesquite

War Veterans' Memorial

\$ 285,000. RS Means Price Book

July 2020 thru Nov. 2020

Design/ build project from Owner's conceptual drawing s of an outdoor memorial space honoring war veterans. Work includes site grading, concrete flatwork, masonry, stonework, metal railing, flagpoles, lighting, and signage.

Owner's Rep.: Robert Blankenship, Parks and Recreation
972-216-6260

Texas Woman's University

MCL Auditorium Renovation

Texas Woman's University, Denton, TX

\$938,294. RS Means Price Book

Sept. 2025 thru present

Major renovation of existing auditorium to make ADA compliant. Work included removal and install of concrete, structural steel, walls, ceiling, flooring, HVAC, electrical, stage lighting, AV and Technology.

Owner's Rep. Ward Sheeder,

TWU Facilities Mgmt. 940-898-3172

Architect: PBK, Steven Cox, 682-390-3044



Town of Addison

Fire Station No. 1

Addison, Texas

\$171,225. RS Means Price Book

May 2020 – Sept. 2020

Nouveau completed the installation of new apparatus bay doors and controls at Fire Station No. 1 for the Town of Addison:

*Owner's Rep.: Rob Bourestom, Director
of General Services, 214-325-5760*



Dear Mr. Beiling,

The Addison Fire Department recently had twelve new bay doors and controls installed at their two fire stations. Nouveau Construction and Technology Services gave a fair bid and completed the work on time. After the installation, they have been extremely responsive for any issues or adjustments needed. The aesthetics of the new doors have been well received by all our department and the community. It is a new look as we moved from brushed aluminum to red doors. You and your crew have been top notch to work with and I wanted to let you know that we appreciate that.

Respectfully,

A handwritten signature in black ink, which appears to read "David Jones".

David G. Jones
Fire Chief
Addison Fire Department
972-450-7206
djones@addisontx.gov

Job Order Contract (JOC) Expertise

Nouveau has been actively involved in the Job Order Contracting delivery system since 2005 and is recognized as a leader in this area. We regularly serve public entities through multiple cooperative purchasing programs and actively participate in the advancement of JOC best practices.

Our staff is highly experienced in developing accurate, transparent pricing using RSMeans and FourClicks estimating systems, with the flexibility to utilize Gordian pricing as required by the client.

Our Current JOC Contracts:

E&I	since July 1, 2007	General Construction	Local	RSMeans Price Book
UTA JOC	since March 12, 2009	General Construction	Local	RSMeans Price Book
Frisco ISD JOC	since July 1, 2013	General Construction	Local	RSMeans Price Book
Buyboard Gordian	since Dec. 1, 2016	General Construction	Local	Gordian Price Book
Dallas County JOC	since Oct. 31, 2017	General Construction	Local	RSMeans Price Book
Buyboard RS Means	since April 1, 2019	General Construction	Local	RSMeans Price Book
TIPS	since Jan. 7, 2019	General Construction	Local	RSMeans Price Book
City of Dallas JOC	since Dec. 2021	General Construction	Local	RSMeans Price Book
Grand Prairie ISD JOC	since Aug 2023	General Construction	Local	RSMeans Price Book
Fort Worth ISD JOC	since Oct. 2025	General Construction	Local	RSMeans Price Book
TIPS eConverge	since July 2025	General Construction	Local	BNi Cost Book



2- Technical Approach and Methodology

Nouveau's approach to Job Order Contracting (JOC) is built on speed, transparency, cost control, and consistent delivery of high-quality results. We utilize proven processes, standardized tools, and experienced personnel to efficiently execute a high volume of small- to medium-sized projects while maximizing value for our clients.

JOC Execution Strategy

Our process begins with a collaborative project scoping meeting to clearly define objectives, constraints, and success criteria. We work closely with client representatives to validate scope, identify potential challenges, and establish cost expectations early. Detailed field verification and scope alignment ensure that all parties have a shared understanding before pricing is developed, reducing revisions and accelerating project initiation.

We develop clear, detailed proposals using established JOC pricing methodologies, ensuring transparency and consistency. Our team focuses on identifying cost-saving opportunities, value engineering options, and efficient construction methods that maintain quality while staying within budget constraints.

Since each individual project (job order) is managed from concept through project closeout by one person, your dedicated Project Manager, the service philosophy and goals do not get lost along the way. We work hard to make sure we remain focused on serving you and your customers.

Nouveau has an experienced staff of registered professionals and support personnel. Our capabilities are enhanced by the use of state-of-the-art CADD and 'Pro-Core', a networking system that incorporates the latest software packages as an integral part of the project management process. We have the project controls expertise in scheduling, cost estimating and document management needed to manage the project delivery process. Our staff is always ready to supplement and assist project teams in any technical and management areas.

Nouveau Construction is, at its core, a service business. Along with our customer service orientated field personnel, we employ in-house, a registered Architect and registered Engineer, who have become detrimental in assisting many clients in project scope definition and delineation. Their in-depth knowledge of codes, ADA, safety restrictions, etc. are a valuable asset to our field personnel as well as our clients.

Unforeseen Problems

When unforeseen conditions arise, Nouveau responds immediately with field verification, impact assessment, and clear communication to the client. We present practical solutions, including cost and schedule implications, and proceed only with client approval. Our proactive approach minimizes disruption and ensures issues are resolved quickly and efficiently. A disciplined organizational response overcomes most of the early difficulties. And having proven subcontractors on-call provides the scale and staying power we desire, and you need.

Renovation projects almost always involve unforeseen conditions. It's impossible to know what will be encountered when walls are opened - conditions such as dry rot or hazardous materials may be

found. Planning for the unknown is part of a well-managed plan. When these situations occur, we process change requests in a responsive, timely manner in order to not delay the work and to keep the project running smoothly. Once again, we strive for “no-surprises” projects.

Scheduling and Tracking Project Progress

Maintaining schedule integrity is a core priority. We emphasize early coordination, clear communication with all stakeholders, and proactive issue resolution to prevent delays. Progress is continuously monitored, and adjustments are made in real time to maintain project momentum. Our focus is on preventing delays before they occur rather than reacting after impacts are realized.

As on any construction project, there is always the concern of possible delay risks, and so Nouveau tries to identify these possibilities early in the project and mitigate any possible effect to the project schedule. Our typical main concern for delays lies in the long lead times required for the delivery of some equipment, or special materials. Nouveau’s in-house contract manager, Lloyd Heeger, is well versed at getting project materials ordered immediately upon approval of product submittals and is adept at getting same expedited when required. However, there have been times in the past when materials either did not arrive when promised, or the wrong material was sent. In these cases, Nouveau has installed temporary substitute material, be it a window or door, or applied paint to a wall that was still awaiting tile, etc. This allowed us to turn the project over to the Owner on time, and when the delinquent material arrived, Nouveau made arrangements with the Owner to install it after hours, at basically no consequence to the Owner. While we don’t like to turn over a project in this ‘modified’ condition, because the majority of our past work has been with schools and university who absolutely cannot tolerate an unfinished space when students arrive back at school from holiday or even weekends, Nouveau is uniquely experienced at getting a project to completion or at least to the point of being able to be used safely by the Owner, every single time!

Nouveau uses a state-of-the-art software for Project Management, called 'Pro-Core'. It is a cloud-based software, accessible from anywhere through the internet. At the beginning of each project, the stake-holders for that project are given access to their relevant areas of the project data. This typically involves access to the project Daily Reports, job-site photos, project schedule, construction documents and submittals, meeting notes, etc. This helps keep all parties; Owner, Design Professionals, and Contractors in constant communication, and aware of job-site related activities, milestone achievements, and schedule adjustments.

"Nouveau's management and scheduling enabled the project to be completed with minimum disruption... Nouveau coordinated and implemented the traffic control plan which provided limited interference with the traffic flow of the campus. The project was completed on schedule in conjunction with the project's critical path.

Nouveau's onsite team provided us with constant supervision and necessary two-way communication. The joint development of budget allocations, detailed scope of work, and continuous construction progress reports enabled UTD to complete this project on time and within budget."

William M. Elvey, P.E. Former Director of Facilities Management, The University of Texas at Dallas

Subcontractor Management Plan

Nouveau maintains strong relationships with a network of pre-qualified subcontractors who meet our standards for quality, safety, and reliability. Subcontractors are selected based on experience, past performance, and ability to meet project requirements. We provide clear scopes of work, maintain consistent communication, and closely monitor performance to ensure alignment with project goals and County expectations.

In general, our **pre-qualifying process** starts with a pre-screening activity where we get information from interested contractors and suppliers that include company info, financials, and performance criteria (usually customer and trade references). Through this subjective process, we start to develop our pre-vetted subcontractor list. We also find subcontractors through referrals from other contractors and clients and we conduct “Open House” meetings periodically to find others.

Once approved, we proceed to negotiating a **Master Subcontracting Agreement** with each subcontractor and supplier. The use of these agreements and Qualified Bidders Lists allows our project team to establish and negotiate subcontracting business issues separately from construction proposals. The Master Subcontract Agreements contain all the mandatory, pass-through, contract clauses required of subcontractors on public contracts. They also cover other business issues such as when and how invoices are submitted and payment made and required certifications and representations. The Master Subcontracting Agreement is executed before placing the subcontractor onto the **Qualified Bidders List** and allowing him to bid on any Nouveau work.

Whenever a subcontractor is asked to submit a bid for a job order, he does not need to accomplish any additional paperwork because all administrative requirements are already covered by the Master Subcontracting Agreement. This allows the subcontractor to concentrate on giving us and our clients what he does best: responsive, high-quality construction. We have found this process not only saves time in the acquisition stage but in project start-up as well, since we are dealing with a known group of subcontractors. Not only are projects awarded very quickly, the actual field work is started much faster than conventional methods.

When we have enough meaningful information on our subcontractors, we begin awarding projects based on our ability to predict performance. Of course, we often have several high-performing subcontractors in each specialty, and the decision becomes more one of availability or particular expertise.

Quality Control

Our quality control process begins with clearly defined scopes and continues through project completion. We conduct regular inspections, enforce workmanship standards, and verify that all work meets project requirements and applicable codes. Any deficiencies are addressed promptly to ensure high-quality outcomes. Our goal is to deliver projects right the first time, minimizing rework and ensuring client satisfaction.

We know that our employees are on the front lines of service to our clients, and they are keys to our success. Everybody in our Company is a customer-service person and we are committed to recruiting, training and retaining talented and devoted people.

Quality is the measurement of conformance to requirements, and it is our responsibility to define those requirements with you. The more clearly they are defined, the more likely they will be met. The scope development process is critical in determining the customer's perception of quality on any individual project.

At Nouveau, cooperation, teamwork, and partnering are basic to our quality program. Quality is not defined merely by smooth wall joints or level door frames. While these are certainly quality-related issues, they are typical of bare minimum requirements that any client has a right to expect. More broadly, our quality criterion is overall client satisfaction from initial definition of scope to final project turnover. This broader outlook includes such items as timely submission of proposals, minimizing the impact of construction on client operations, job site cleanliness, and rapid resolution of construction issues.

Our quality program is overseen by our Quality Control Officer, a registered professional engineer with more than 45 years in construction. He has complete authority to discontinue work that does not meet our company standards. He also performs site surveillance and establishes and monitors documentation requirements.

Some of the highlights of our overall QA/QC Program:

Pre-Construction:

Upon learning of a new requirement, the Project Manager will confer with appropriate client representatives to ensure mutual understanding of what the client is seeking. The proposed job site will also be walked with the designated superintendent and an estimator. If engineered drawings and specifications have been supplied, the same group, as well as our engineer, as necessary, will review the documents. This not only facilitates time and material estimates but also provides another level of constructability review.

Once there is a clear understanding by all parties of the function and construction of the final product, estimators will prepare an estimate using parameters established in the contract. Before a purchase order has been issued, the Project Manager will begin arranging subcontractors and materials to ensure a smooth process once work is authorized to begin.

Construction:

While construction in progress cannot be made "invisible," we go to extraordinary lengths to minimize impacts on client operations. This can include working around unique scheduling issues such as student exams, providing protection for existing facilities (floors, walls, glass, etc), dust and noise control, and restricting workers to specified areas and routes. Proper documentation is a key element of an effective quality process.

Significant events and decisions are recorded in the Project file. In addition, the project superintendents keep a daily log reflecting work conditions, work accomplished, quality issues addressed, testing accomplished, and inspections completed. These logs become part of the permanent record of the project. Regular phase inspections are held for each trade, as well as general inspections before closing walls and ceilings, as appropriate. As a matter of company philosophy, our personnel are briefed that mere code compliance is not synonymous with quality. All work must reflect professionalism and attention to detail.

In addition to daily quality oversight by superintendents, each job site is visited at least once (more usually two to three times) per week by the Quality Officer. These visits are documented and forwarded to company management. Note that within the bounds of established safety practices, client representatives are welcome to visit our work areas at any time.

At construction completion, there will be at least two internal pre-final inspections with discrepancies noted for correction. Once they are completed, a final inspection will be scheduled with the client.

Post Construction:

At project completion, all record drawings (as-builts"), operating manuals, warranty data, and other documentation as appropriate will be turned over to the client. Additionally, arrangements will be made to provide training on any equipment installed in the course of construction.

Job Order Price Proposal Preparation Plan

Nouveau assigns our Project Manager/ Superintendent teams to specific clients and geographic areas in order to maintain a continuity of client relationships and knowledge of area resources. This effectively eliminates a 'learning curve' each time a project with a specific client commences. This helps save time and efficiency, which translates into savings of dollars.

RFP Issuance

Upon receipt of a request for proposal or even a simple call from a client, our project manager assigned to that client will review the provided scope to identify needed materials and trades. If any identifiable materials have lead times associated with them, this information will be brought to the site visit. The project manager will also fax to the participating HUB organizations a list of trades needed for upcoming projects for posting.

Site Visit

A site visit will be held at the client's request and convenience and schedule. During the site visit the assigned project manager shall listen to requirements of the customer and direction of your

representative. With that information they will offer any ideas or cost-effective solutions to identified requirements. Many times, at this point, our in-house Architect or Engineer will visit with them, or visit the site to verify that solutions are code compliant or structurally/mechanically sound, or possibly provide alternate solutions that the client may not have even been aware of.

Our construction managers will maintain the philosophy that the customer may not always know exactly what they want, but they know exactly what they need. It is up to us to find a way to meet that need.

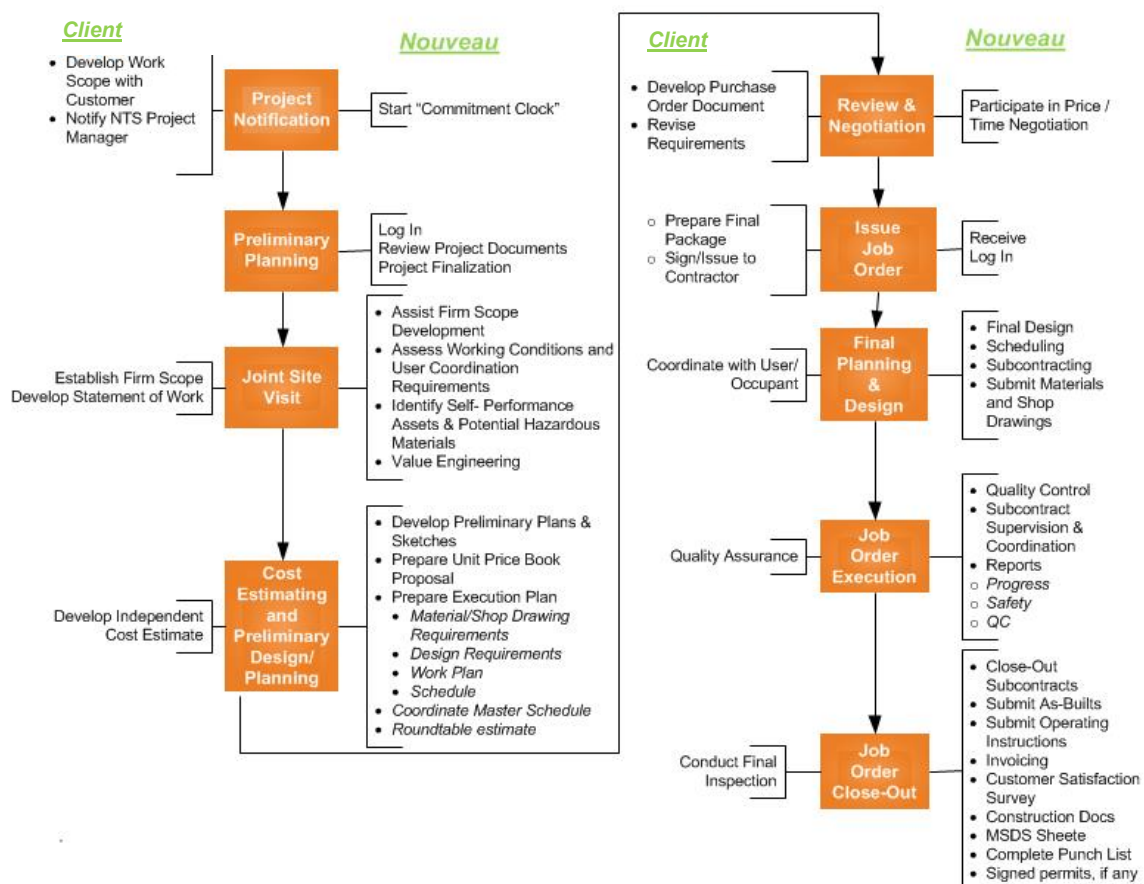
Scope Finalization

Upon completion of the site visit our project manager will develop a detailed scope of work for review by the customer and customer representative. This ensures that the cost proposal developed meets the client's requirements.

Development of the Cost Proposal

Proposals will be developed and submitted within the time frame agreed upon after the site visit.

Nouveau Construction Process Flowchart



The Job Order Proposal shall include the following items: detailed cost proposal using the unit price guides developed in our *4Clicks* software program, identification of the areas of work, the County's project number, sketches as required, information on product lead times, identification of the project duration, identification of the impact of the construction on the immediate areas and client, and ideas on ways to minimize said impact.

The *4Clicks* estimating system is a tool used to estimate through the R.S. MEANS database and has features that help expedite the development of detailed cost proposals. As we've shown for many of our clients, we generally submit proposals within far shorter time frames than they had been used to.

While the preparation of a comprehensive project proposal is a necessary step in the award of the project, a critical path element to the execution and ultimate completion of the work is the identification and selection of craftsmen and subcontractor assets to perform specific aspects of work and the sourcing, pricing and ordering of specialty materials and supplies necessary for the construction. Nouveau utilizes a flexible procurement system that assures price reasonableness for pre-priced elements of work, price competitiveness of non-prepriced work, and, in all cases, reliable delivery and quality. Simultaneously to the detailed estimation of each project, the assigned project manager identifies the specific procurement actions that will be necessary to execute the project. These actions are divided into the subcontracts, purchase orders for materials, and non-prepriced elements necessary to support the completion of cost proposals.

Non-Prepriced Items In Support of Proposals

Non-prepriced items are tackled first, as they are required for submission to the Client as part of the proposal process. For each non-prepriced item that requires pricing, a product description is prepared and distributed to a minimum of 3 qualified suppliers, with a request for quotation deadline established. This deadline will be as necessary to support the timely submission of our detailed cost proposal to the Client. Once prices are received, a bid tabulation shall be prepared which shall include a recommendation on which vendor offers the most reasonable price. This recommendation and bid tabulation shall be included as part of the detailed cost proposal for consideration by the Client.

Subcontracts & Purchase Orders for Work Execution

Each project begins with the identification of specific procurement actions that will be necessary to execute the work. These procurement actions are divided into subcontracts, purchase orders, and pricing for non-prepriced elements of the work. Simultaneously with the preparation of our detailed cost proposal, we develop a discrete bid package for each major element of work and invite the most appropriate subcontractors to propose on the work. Once again, it is the job of our Contract Manager to coordinate our subcontractors with their many commitments and not overload any individual firm. It is our desire to match vendors to projects of sufficient complexity to challenge their skills but ensure reliable delivery. While our procurement activities for construction are critical to start of work execution, they normally will not affect our proposal submission deadlines.

Our subcontractor relationships include a diverse group including large contractors, small, local, and minority firms – and all would be an advantage for work on your properties. Our goal is to find the best contractor for the job at the most competitive price and the best competitive situation (price and availability). Time is of the essence on JOC projects, and we strive to be responsive. When combined with our ability to self-perform a portion of the work, we have the most responsive and reliable offering in the JOC industry.

eConverge Platform

While Nouveau has not used *eConverge*, on any past project, we do not anticipate any problems utilizing this platform, along with the *BNI Building News* construction cost data, as we expect it will be highly comparable to the *4Clicks* software and *RS Means* price book, that we have used extensively in the past.

Summary:

Beyond the ethical motivation to provide quality work, the long-term client/builder relationship that is the nature of JOC means that just as a client must live long-term with the quality of our product, so must we. As an established JOC contractor, repeat business is the lifeblood of our company. The best way to ensure a steady stream of work is to provide a quality product that is consistent, timely, and represents good value for the client.

It is our goal to consistently exceed your expectations.



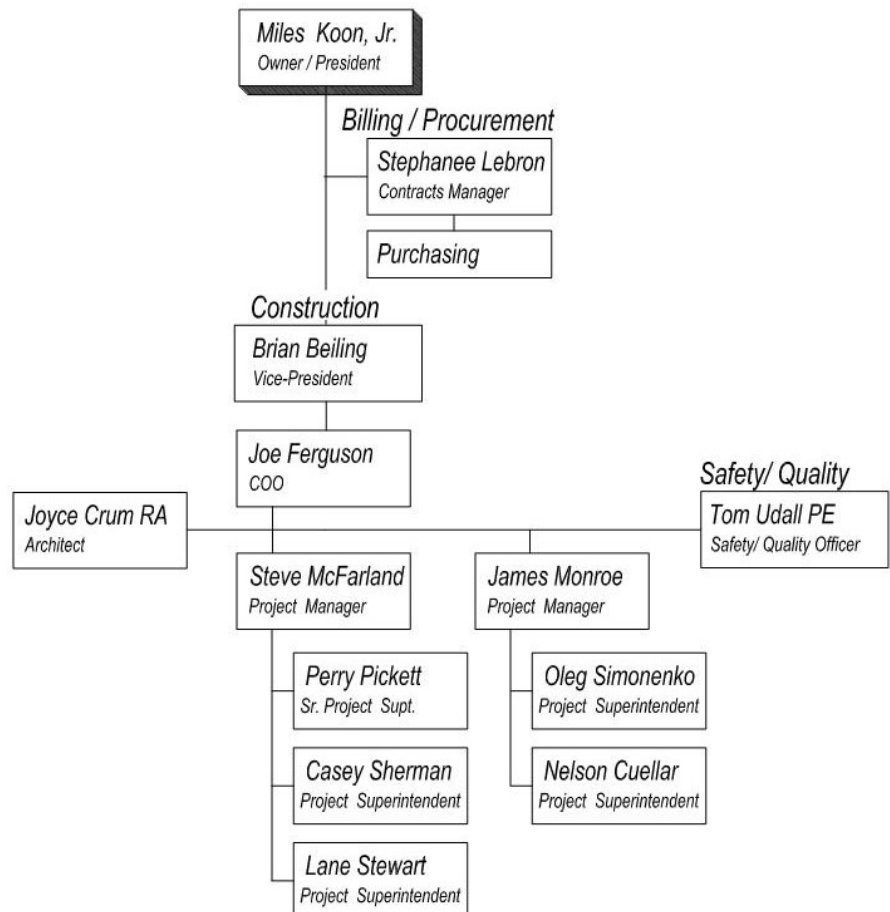
4 - Qualifications of Construction Team



Nouveau is fortunate to have assembled a team of construction-savvy personnel, extremely knowledgeable in the construction business. We have been the successful general contractor for a large client base of commercial, municipal and public universities since 1997 when the company was founded by **Debbie and Miles Koon**. In 2021 their son, **Miles Koon, Jr.** purchased the company and has continued to provide the service and level of workmanship our many long-term clients have come to appreciate over the years.

Nouveau Construction serves its clients through a responsive, customer-orientated team, empowered and dedicated to each client organization. Our field teams are encouraged to develop and maintain a rapport with their clients, so there is no learning curve whenever that Client needs us.

Each field team is headed by the Nouveau Project Manager assigned to each specific client. Each Project Manager is assisted in the field by their assigned Project Superintendents. In addition, each Project Manager receives administrative and logistics support from the Nouveau home office, in estimating, project buy-out, scheduling, and assessing subcontractor resources. The Chief Operations Officer, **Joe Ferguson**, is responsible for assisting each Project Manager, and helping with project buy-out, and material expediting. Safety and Quality Control oversight is provided by Nouveau's Safety/ Quality Director, **Tom Udall**. **Stephanee Lebron**, the Contract Manager in the home office, assists in material procurement, expediting, insurance and bonding, and subcontractor contracts. And of course, the entire administrative staff, the architectural and engineering staff, the quality control and safety officers, and the other Nouveau Project Managers all provide a network of assistance and knowledge upon which each dedicated team can draw from.



So our project team responsibilities are as follows:

- develop the relationships with Client staff and customers
- manage and execute individual projects
- provide periodic progress updates
- first-line responder to your requests
- PM and Superintendent working closely together to develop the best solution
- managing the scope and proposal development of every project
- focus other technical and management resources to deliver best service

And our corporate support team is responsible for the following:

- oversee project implementation
- estimating and other technical support
- assemble the planning and execution resources to support project team
- manage all subcontracts and suppliers
- logistics management for all materials and equipment
- administrative and personnel support
- accounts payable and invoicing
- provide and schedule a trained craft labor pool
- review customer feedback and track trends
- provide quality assurance/quality control and safety management

This seasoned team of professionals has joined together to deliver the highest level of service available anywhere and will remain focused on your members and their needs. We have a proven track record doing just that with a long and successful list of clients and projects exactly like the work we anticipate from you and your customers.

Miles Koon, Jr. – Owner / President



Years in Construction: 26 years

Years at Nouveau: 26 years

While pursuing his studies in sociology and criminology at the University of Colorado in Boulder, Miles was gaining leadership skills and team building experience playing college football for the University. Immediately thereafter he went to work in his parent's construction company as a data technician in Nouveau's Data Department. Over the next 23 years, he rose through the ranks and experienced all aspects of the construction industry. After becoming quite adept at managing his own construction projects, and earning a reputation for developing good, solid relationships with so many clients and subcontractors, Miles agreed to accept the title of Chief Executive Officer / President in 2019.

With his extensive experience in construction and communications, Miles oversees all aspects of Nouveau's operations. He ensures that the primary focus of all Nouveau employees is to serve our "Customer's Interests First".

Brian Beiling – Vice-President

Years in Construction:

25 years

Years at Nouveau:

25 years

Certifications:

OSHA 10, Red Cross First Aid/ CPR/ AED

Associate Degree in Computer Animation, Art Institute of Dallas, 2001

Some Past Projects:



UT Dallas Sports Concession Stand/ Restroom

Nov. 2018 –Sept. 2019

\$1,708,287.

Major addition to and renovation of existing concession stand. Work included site work, utilities, foundation, complete demo of exist. interior and build back, new exterior, masonry, and MEP.

TAMU Dallas, Agrilife Water University

2016 thru 2018

\$2,733,742.

Programming, Design and new Construction of 8,500 sq.ft. community teaching facility/ event center housing vehicular garage, tool storage, restrooms, and large open work space connected to outdoor work spaces and vistas. Building features include computer controlled glazing that dims or lightens as the sun makes its path over the building. Work includes utilities, site work, concrete foundation, steel, curtain wall, architectural screening, water reclamation systems, MEP and interior finish.

UT Dallas Service Center

2006 – 2009

\$6,902,175.

Programming assistance, Cost development and new Construction of a new service compound for the UTD campus, including renovation of several existing buildings, but also including new site grading and site utilities and construction of a new Facilities Management Building, new Custodial Warehouse, new Shops Building, new greenhouses, new pole barn for large equipment storage, and a 911 call center building.

Brian Beiling has been with Nouveau since 2001. He has routinely demonstrated the ability to handle numerous projects simultaneously and has been a valuable asset to Nouveau. Brian is responsible for the day-to-day activities of each job and the rotation and supervision of crews on each jobsite, managing over 6 million dollars a year in construction projects. In addition, Brian is responsible for providing support as needed to his Project Superintendent and assists as needed for cost estimating and project buy-out. He is typically a Project contact person responsible for expediting and scheduling. Brian is also well versed in providing support and guidance to our Clients during the development of Project scope, regarding constructability and scheduling, as well as budget costs.

Prior to joining Nouveau, Brian served five years in the U.S. Navy where he received the Navy Achievement Medal. He also obtained his Associate degree in Computer Animation from the Art Institute of Dallas.

Joe Ferguson – Chief Operations Officer

Years in Construction: 36 years
Years at Nouveau: 20 years
Certifications: OSHA 30, OSHA 10
Red Cross First Aid/ CPR/ AED

Some Past Projects:



UNT Life Science Bldg. Foundation Repair

Oct. 2020 thru Aug. 2021 \$1,192,480.
Partial depth demolition of over 60 exist. structural concrete columns, beams, and slabs, followed up with installation of zinc anodes and cathodic protection jackets around compromised reinforcing steel. Work included repair mock-ups, significant heavy-duty shoring, and confined space operations.

UNT KNTU Transmitter Building Installation

Oct. 2019 thru Aug. 2020 \$169,875.
Construction of concrete foundation for installation of a mobile equipment building. Work included site grading, concrete, equipment installation, and electrical and communications hook up.

TWU Old Main Building 4th Floor Renovation

March 2019 thru Jan 2020 \$2,296,715.
Renovation of 14,055 sq.ft. of new offices, classrooms, and design labs. Work included all new interior finishes, electrical, HVAC upgrades, upgrading of restrooms, doors, windows and millwork

TWU Undergraduate Lab Building Renovation

Nov. 2018 thru Oct. 2019 \$2,021,314.
Repurposing of an existing 9,089 sq.ft. brick and CMU, one story laboratory building with steel structure, built in 1977, into a new Music and Visual Arts building. The building was abated, and interior demolition done to return it to a shell condition. New work included interior finish out for an art studio space and music spaces including a rehearsal room, percussion ensemble, practice rooms and offices.



TWU Landscape Operations Building

Aug 2015 thru September 2016 \$1,141,534.
Programming, Design and new Construction of 4,800 sq.ft. metal building housing vehicular garage, tool storage, break room, restrooms, and supervisor's office. Work included utilities, site work, retaining wall, concrete foundation, steel erection, MEP and interior finish.

Joe joined Nouveau in 2006 as a Construction Superintendent and quickly advanced to Project Manager status, concentrating on the Arlington and Denton clients. Previous to joining Nouveau, Joe owned his own construction company, and prior to that, was an installer of fire alarm and life safety systems.

Joe had been the on-site Project Manager for his Denton projects, providing support as needed to the Superintendent, and was the person responsible for project buy-out and scheduling, as well as distribution of all correspondence, inquiries, submittals, and pay applications. In 2023, Joe was promoted to Chief Operations Officer, overseeing all of Nouveau's Project Managers and providing support to them as needed.

James Monroe – Project Manager/ Estimator

Years in Construction:

36 years

Years at Nouveau:

began in Sept. 2024

Certifications:

OSHA 30

Red Cross First Aid/ CPR/ AED

Some Past Projects:



Comerica Center VIP Bar, City of Frisco

June 2025 thru Nov. 2025

\$306,064.

Installation of a new 192 sq.ft. bar on the exist. concourse at the Comerica Ctr. Work included install of restaurant equipment, new plumbing & electrical, as well as construction of a ceiling canopy. Demoed materials were reused to provide an 'always been there' look to the new installation.



Frank Crowley EV Stations, Dallas County

Oct. 2024 thru April 2025

\$ 323,548.

Installation of four electric vehicle charging stations at Frank Crowley Courthouse, along with custom steel protective guard rails.



UTA Engineering Research Building Renovations, Rm 103

Jan. 2025 thru Apr. 2025 \$ 97,520.

Interior remodel of a large research room in the Engineering Bldg. Work consisted of some demolition, installing new plumbing, electrical modifications, and some drywall, millwork and painting work.

UTA Engineering Research Building Renovations, Rm 107

Dec. 2024 thru March 2025 \$ 80,210.

Interior remodel of a College of Business Advising office suite. Work consisted of some demolition, metal framing and drywall, millwork, electrical and communications.

UTD ECSN 2.7 Career Service Renovation

Nov. 2024 thru Feb. 2025 \$ 55,444.

Interior remodel of a Career Service office suite. Work consisted of some demolition, replacement of suspended ceiling, drywall, paint, carpet, electrical and communications.



Early in James' construction career he secured his certifications in all the building trades to spend the next years as a custom home builder. Later he became involved in taking construction management classes at Northlake Comm. College, as he went on to become a Facilities Administrator at Northwest ISD for 24 years.

James joined the Nouveau team in Sept. 2024 and immediately set about finishing up the ECSN 2.7 renovation project at UTD.

Steve McFarland – Project Manager/ Estimator

Years in Construction:

10 years

Years at Nouveau:

began in March 2024

Certifications:

OSHA 10

Red Cross First Aid/ CPR/ AED

Some Past Projects:



TWU MCL Auditorium Renovation

Sept. 2025 thru present

\$938,294.

Major renovation of existing auditorium to make ADA compliant. Work included removal and install of concrete, structural steel, walls, ceiling, flooring, HVAC, electrical, stage lighting, AV and Technology.



TWU Frame Street Entry

Jan. 2025 thru Jan. 2026

\$3,811,934.

Installation of bridge, foundation piers, traffic light system, new pavement, brick and block monumental sign, lighting, landscaping and irrigation.



Keller ISD Ctr. For Advanced Learning

Dec. 2025 thru Jan. 2026 \$164,133.

Demolition and minor framing for installation of new commercial kitchen equipment. Work included electrical, plumbing, fire protection, and epoxy flooring.

UNT Oak Street Parking Lot #59

Dec. 2023 thru Sept. 2024 \$1,424,954.

Demolition of existing asphalt parking lot, re-grading, and installation of new concrete paving and striping, electrical transformer and lighting, including a French drain system.

Steve is an experienced construction and project management professional with a strong background in residential refurbishment, landscaping, and irrigation. He began a hands-on career working in framing, flooring, and casework as a subcontractor for multiple companies, while collaborating closely with trades including HVAC and plumbing. He is known for practical field expertise, leadership, problem-solving, and the ability to manage projects efficiently from planning through completion.

Steve joined the Nouveau team in March 2024, serving as a Project Superintendent for the first two years before transitioning into the Project Manager role. He is based out of Nouveau's Denton office.

Perry Pickett – Project Superintendent

Years in Construction: 45 years
Years at Nouveau: 11 years
Certifications: OSHA 30, OSHA 10
Red Cross First Aid/ CPR/ AED

Some Past Projects:



UNT Greenhouse Expansion

May 2019 thru Oct. 2019
\$ 557,007.

Dirtwork and site preparation, as well as new concrete foundation with piers for a new 920 sq.ft. greenhouse and retaining wall. Work also included gas service installation. All work was accomplished within very tight space restrictions.



UNT Starbucks Installation

June 2019 thru Nov. 2019
\$ 590,879.

Demolition of existing planter and paving, and re-grade for new project. Work included installation of new concrete foundation and walls with steel embed plates to anchor the owner provided modular building. Site utilities, electrical transformer, plumbing and electrical hook-ups, including a grease trap were installed. Site improvements included stone veneer seat walls and retaining walls, concrete paving and walks, steel handrails, and bollards.



TWU Graduate Research Building, Biology Lab Renovations

July 2018 thru Oct. 2018 \$ 23,883.

Work included interior finish updates in three rooms, electrical and communications installations, replacement of ceiling tiles, and asbestos abatement.

TWU Renovation of 7 Floors of Guinn Hall

May 2017 thru Aug 2017 \$ 918,912.

Asbestos abatement, and updating of seven floors of a hi-rise residential hall at a University campus on a tight schedule during the summer. Work included interior painting, tile work, ceiling installation, as well as electrical, fire alarm, HVAC, and plumbing upgrades.

TWU Hubbard Hall Renovations

Aug 2013 thru May 2014 \$ 500,000.

Plaster repairs, painting, acoustic panels, new doors, restroom upgrade, masonry and cast stone for new porch and ADA ramp construction.

Perry began his construction career as a teen-ager alongside his father as a framing carpenter in his dad's construction and renovation company. Later he spent 25 years as a framing contractor running his own business, involved in numerous commercial and residential projects, most notably the new construction of the Star Complex in Lake Worth. This project included the ground-up construction of a brand new bank, a new theatre, and several commercial buildings.

In 2000, Perry took on Superintendent duties at a high-end contractor in Ft. Worth, and then joined the Nouveau Denton team in 2014, working with Joe Ferguson, the entire time.

Oleg Simonenko – Project Superintendent

Years in Construction: 19 years
Years at Nouveau: 5 years
Certifications: OSHA 30, Red Cross First Aid/ CPR/ AED
Associate's degree, Commercial Construction



Some Past Projects:

Lewisville ISD Food Service Renovations

May 2024 thru Aug 2024
\$3,451,838.00.

Work included the purchase and installation of new Combi-Ovens and walk-in Cooler/Freezer units for new kitchen serving lines in 28 elementary, middle and high schools.



UTD, Rock Shop Renovation

March 2023 thru Dec. 2023 \$305,307.

Remodel of 12,000 sq.ft. metal building into a geology laboratory. Work included replacement of metal siding, windows and doors. New interior partitions, millwork, HVAC, plumbing, and electrical, as well as installation of special lab equipment and fume hood.

Frisco ISD 2023 Summer Renovations

May 2023 thru Sept 2023
\$1,233,238.

Interior upgrades to Heritage High School to be completed over the summer. Work included demolition and replacement of carpet and base, and minor wall repairs and painting, along with some minor electrical modifications.



Frisco ISD 2022 Summer Renovations

May 2022 thru Sept. 2022
\$1,427,629.

Interior upgrades to Pioneer, Wester and Stafford Middle Schools to be completed over the summer. Work included demolition and replacement of carpet and base, and minor wall repairs and painting. Some schools required minor millwork and electrical repairs.

UTD ECW, 2nd Floor Marketing Renovations

July 2022 thru Feb. 2023 \$ 38,273.

Modifications to an existing office space to create an additional office. Work included wall framing, drywall, paint, and some electrical and data modifications.

In 1998 Oleg completed his degree for Engineer of Metallurgy in his native Russia. He began his drafting and construction career working in an Interior Design studio for many years, and later earned an Associate's Degree from Collin College in Commercial Construction. Oleg joined Nouveau in 2021 and since then has been involved in a large variety of projects for the Cities of Mesquite, Rowlett and Rockwall, as well as for Frisco ISD and TWU and UTD.

Nelson Cuellar – Project Superintendent

Years in Construction:

Years at Nouveau:

Certifications:

15 years

began in May 2025

OSHA 30

Master Degree in Architecture, UTA

Bachelor of Science in Architecture, UTA

Some Past Projects:

City of Celina Public Works Admin Bldg. Remodel

Aug. 2025 thru Present

\$ 274,725..

Demolition of existing restrooms, etc. in a residential structure, for remodel into municipal administrative offices. Work included framing, doors, flooring, lighting, electrical, and HVAC.



Frisco ISD- Summer 2025 Paint and Carpet

May 2025 thru Aug 2025 \$1,133,000.

Work included Sonntag, and Purefoy Elem. Schools, Cobb Middle School, and Early Childhood School, painting of all walls, doors and frames, and handrails, as well as replacement of all carpet and base, all to be completed during the summer months.



Nelson graduated from the University of Texas at Arlington in 2010 with a Master's Degree in Architecture, but had been working as a Project Designer since 2007 thru 2021 at several architectural firms in the Dallas area. His past experience includes coordinating and collaborating with design professionals, builders, government agencies and project owners on clinical and nursing facilities, churches, senior living facilities, as well as residential and commercial mixed-use projects. Nelson also is well versed in AutoCAD as well as BIM software.

Nelson joined the Nouveau team in May 2025, and immediately set about managing the Frisco ISD summer paint and carpet project.

Casey Sherman– Project Superintendent

Years in Construction:

15 years

Years at Nouveau:

began in July 2025

Certifications:

OSHA 30



Some Past Projects:

Stephen F. Austin State University Dining Hall Demolition

July 2025 thru Oct. 2025 \$ 851,573.

Complete demolition of an existing Dining Hall/ Kitchen facility, including utilities, foundation and underground piers, all while keeping existing trees and nearby buildings safe from damage. Project also included fill, and regrading of demolition site.

Casey began his construction career in 2010 as a welder and heavy machine operator for McDonald Steel Erectors, LLC. In 2015 he moved over to Pogue Construction as a Construction Superintendent overseeing commercial projects of all sizes. Since then, he has undertaken residential, pool and landscape projects.

Casey joined the Nouveau team in July 2025 to oversee the demolition of the dining hall facility at Stephen F Austin State University.



Tom Udall, PE – Nouveau Safety and Quality Officer

Years in Construction:

48 years

Years at Nouveau:

21 years

Certifications:

OSHA 500 and 510, OSHA 30, OSHA 10,
OSHA Construction Site Safety,
OSHA 207A Means of Egress and Fire Protection,
OSHA 309A Electrical Standards,
Red Cross First Aid/ CPR/ AED Instructor
Professional Engineer, Texas, Colorado
BS Civil Engineering, USAF Academy
MBA Public Administration, Univ. of Colorado



Tom has developed a Quality and Safety Program to ensure that Nouveau provides a safe workplace and a quality product to its clients. Tom maintains OSHA recommended and required records for the company, as well as provides engineering expertise as needed to expedite project completion.

Prior to joining Nouveau in 2005, Tom served in the United States Air Force for 27 years. He retired at the rank of Lieutenant Colonel. He was a Civil Engineer throughout his career in the Air Force. However, his last job was the Chief of Environmental Safety of the Army and Air Force Exchange Service (AAFES). His function was to oversee the creation and implementation of safety and environmental policies for AAFES world-wide.

Joyce Crum, RA – Nouveau In-House Architect

Years in Construction:

52 years

Years at Nouveau:

16 years

Certifications:

Registered Architect, Texas
Registered Interior Designer, Texas
BArch, Texas Tech University



Joyce Crum, RA, has been directly involved in the construction industry since 1974, working in the commercial, municipal, hospitality, healthcare, institutional and higher education fields. As owner of an architectural company for over 20 years, and then as Associate Director of Physical Plant at the University of Texas at Dallas for 5 years, she has overseen a wide diversity of projects, both locally and abroad ranging in size up to \$75 million.

Currently, Joyce is based in the Lewisville office and is responsible for providing support to Nouveau's Project Managers in the day-to-day operations of the Construction Division, by providing administrative oversight of major construction projects, and design-build projects, as well as concept and scope development services for many of our institutional clients that are unable to do design in-house. Joyce also provides mentoring for our Project Managers regarding construction techniques, building code and ADA requirements.



Office of *Facilities*

Criteria 5 - References

10/28/2024

University of North Texas

Facilities Maintenance

1155 Union Circle

Denton, TX 76203-5017

Re: Reference Letter for Nouveau Construction and Technology Services

To whom it may concern:

Please accept our reference for Nouveau Construction and Technology Services. The Vendor has provided Job Order Contracting services for our Campus on their current TIPS Contract and for many years prior.

They have repeatedly performed and provided superior service. We will continue to do business with them as a proven and trusted Contractor. As a customer of this Vendor, we would highly recommend the Vendor to TIPS public entity and non-profit members.

Thank you,

Randy Salsman

Asst. Director of Facilities Maintenance



Criteria 5 - References

Facilities Management & Construction Department
1200 Frame St., P.O. Box 425619, Denton, Texas 76204-5619
Main Line 940-898-3130 Fax 940-898-3148

10-28-2024

To Whom It May Concern,

This letter serves to recognize the positive working relationship Texas Woman's University has enjoyed with Nouveau Construction. They have been a reliable partner for many years, consistently providing quality service and support.

Sincerely,

Robert Ramirez

Sr. AVP and Chief Facilities Officer

Criteria 5 - References

**NICK MYERS**

Assistant Director of Capital Projects
Asbestos Shop Supervisor

OFFICE OF FACILITIES MANAGEMENT

P.O. BOX 19228
1225 W. MITCHELL, SUITE 205
Arlington, TX 76019-0228

T 817-272-3571

Cell 651-210-9192

F 817-272-5794

nmyers@uta.edu

www.uta.edu

Nov. 14, 2024

To Whom it may Concern:

I am happy to express my satisfaction with Nouveau Construction's Project Team, who always went above and beyond to complete their projects for us in a timely manner and within budget. They always were very accommodating when project scopes were modified by the user, becoming an integral part of the project team pointing out the pros and cons of the proposed modification, so an informed decision could be made by the user. After the end of the project, if a warranty item cropped up, they responded quickly and thoroughly to the issue immediately!

This type of response and service exemplifies Nouveau's commitment and close relationship to their customers, as well as their subcontractors.

It has been my pleasure to work with Nouveau Construction on numerous construction projects on the UTA campus, over the last several years.

Regards,

Nick Myers



Criteria 6 - Insurance Certificate

NOUVTEC01C

CJONES1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/30/2025

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

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

PRODUCER INSURICA 500 West 7th Street, Suite 1800 Fort Worth, TX 76102	CONTACT NAME: Cindy Jones, CIC	
	PHONE (A/C, No, Ext): (817) 287-3232 FAX (A/C, No): (817) 261-1120	
	E-MAIL ADDRESS: Cindy.Jones@INSURICA.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Continental Casualty Company	20443
	INSURER B : American Casualty Co. of Reading, PA	20427
	INSURER C : Continental Insurance Company	35289
	INSURER D : Texas Mutual Insurance Company	22945
	INSURER E :	
	INSURER F :	

INSURED

Nouveau Technology Services, L.P.
118 Lynn Ave Ste 300
Lewisville, TX 75057

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PROJECT ☐ LOC OTHER:			7063759912	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			BUA7063741748	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CUE7063761577	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y / N N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	0002104076	1/1/2026	1/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional insured status applies on a primary and non-contributory basis with respect to general liability, for both ongoing and completed operations, if required or agreed to in a written contract subject to all provisions and limitations of the policy. Additional insured status applies with respect to the automobile liability and umbrella liability policies if required or agreed to in a written contract subject to all provisions and limitations of the policy. A waiver of subrogation in favor of additional insureds applies with respect to the general liability, automobile liability, workers compensation, and umbrella liability policies if required or agreed to in a written contract subject to all provisions and limitation of the policy.

CERTIFICATE HOLDER**CANCELLATION**

For Bid Purposes Only

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

AUTHORIZED REPRESENTATIVE