

**AndersonMasonDale**  
**Architects**

18 October, 2002

Re: Ward Construction

To Whom It May Concern:

For the past year we have been working with Ward Construction on the design and construction of the \$10 million, 100,000 square foot Peak to Peak Charter School, which was recently completed in Lafayette, Colorado. Ward has been key to this project's success. Both the project budget and project schedule presented significant challenges.

The project commenced on the heels of the bubble in construction work that developed in the Denver market during the late '90s and early in this century. During the planning phases it was feared the funds available would not be sufficient to construct a facility that would support the program necessary to make the school viable. The aggressive approach Ward, Paul Sommer in particular, deployed in hard-bidding (rather than negotiating) and buying the work required proved those concerns were unfounded, and resulted in savings of over \$1,000,000 to the Owner. In fact the savings achieved in comparison to the Cost Model derived during design have enabled the school to construct additional program elements which will be invaluable to the school's marketing efforts.

The project schedule allowed only three months of design and documentation time. Ward was able to work with documents that were evolving even as construction commenced. Project Manager Stan Ward and Superintendents Greg Thompson and Dale Harrington pushed the construction ahead assertively, gaining valuable time during the early stages of the project, which have paid off in allowing the Owner to refine the facilities being provided without negatively impacting the required time of completion.

**In our experience, Ward Construction operated in an honest and professional manner, including a clear understanding of the Owner's goals, and regards those goals as paramount. Ward understands a project is a success only when it is a success for the entire Owner-Architect-Contractor team.**

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Very truly yours,



James S. Miller, AIA  
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February 19, 2003

To Whom It May Concern:

As the owner's representative (and architect by profession), I'm excited to recommend Ward Construction Co. after our very positive experience during the planning and construction of Peak to Peak Charter School in Lafayette, Colorado. Each and everyday we worked with Ward Construction, they took to heart that the overriding consideration for our project was that, by thinking creatively, every dollar saved from a very tight budget could go directly into the classroom.

I was not familiar with Ward prior to the suggestion of the project architect, and I was quite pleased to see them demonstrate the organization and professionalism I associate with much larger companies, but with the attention, service, and teamwork not typically available from larger companies. Ward put a high priority on the owner's interests and special needs. Through the project they continued to find savings by:

- 1) Competitively bidding and negotiating all aspects of the project.
- 2) Eliminating change orders by painstakingly dividing the correct scope into each subcontractor's respective contract.
- 3) Not forwarding unjustified change orders from subcontractors.
- 4) Carefully analyzing alternative systems and methods, as well as accommodating a tight move-in schedule as the project neared completion.

Ward's tight cost control helped us get more "bang for the buck", starting with working with the architect through various building, structural, architectural and mechanical systems, and resulting in Peak to Peak Charter School becoming an exceptional school for our kids. Ward's hard work, intense focus and management resulted in savings well in excess of \$1,000,000, which allowed significant additional facilities to be constructed.

On top of all this, Ward was a key team player in helping us accomplish our very tight 16 month schedule, in which we started and completed design and construction of our school. Less than a year after producing the project GMP from D.D. level drawings, less than 10 months after breaking ground, and less than eight months after the last bid package was produced, the owner started to move in, as the project was done. Much to its credit, Ward continued to service the owner's needs, including additional work after the base contract was completed.

Ward was an indispensable part of the construction team that made the project such a success, and I would highly recommend that they be included on your team.

Sincerely,



Paul Saporito, Architect  
Owner's Representative for Peak to Peak Charter School