

February 6, 2026

Jackson/Teton County Housing Authority &
Jackson/Teton County Housing Department



Re: DB RFP 121722025 Benson Cabin

Dear Jackson/Teton County Housing Authority and Jackson Teton County Housing Department:

GKC Construction and Ward|Blake Architects are pleased to submit our proposal for the Benson Cabin DB RFP. Our design-build team is presently building a residence in Alta, Wyoming and have a long history working together. We have Erin Gibbs on our team to provide the historical expertise required on this project to preserve the authenticity and character of the cabin. We have experience restoring the old White Grass Barn and the Ward Hotel (previously on the Hardeman Ranch) to their new locations at 5000 Pine Meadow Road in Wilson, Wyoming. We did these projects for Norm & Carol Hofley many years ago but still remember the process. We have experience with the building type and know that listening carefully to the Housing Authority and Housing Department will be critical to the success of this project.

We have assembled a team of highly skilled consultants with the experience and capability of delivering a state-of-the-art single family residence while restoring the Benson Cabin to its former character. Our team will help you integrate new mechanical, electrical, and plumbing systems with an eye toward value and longevity. We will be creative in our efforts to enhance the livability of the cabin with an eye toward cost efficiency to help you realize your project goals. We have experience moving fast on numerous School District projects that have to get done on time so school can start on time. We understand that the Benson Cabin project will need this type of service.

GKC Construction and Ward|Blake Architects will work hard with Teton County to provide you with an intelligent solution that will be innovative, practical, and sustainable. We conduct ourselves with accountability and integrity on every project.

Our team will listen carefully to all your requests and utilize our experience with this project type to ensure successful results. We will use an integrated design process with our team and engage with you to build a shared vision. We approach each project as a true partnership – one in which your needs take absolute precedence. We integrate the best ideas from Owner, historical expert, and our team of consultants. By listening carefully and respecting all input from our Owner/ Design-Build Team.

Our process embraces the broader spectrum – we look beyond the immediate programmatic goals and constraints toward greater overall goals and long-term solutions. Through strategies that respect both the built and bio-climatic environments, we will restore this project beautifully while creating much needed functional space that provides both shelter and delight.

Respectfully,

A handwritten signature in black ink that reads "mitch blake".

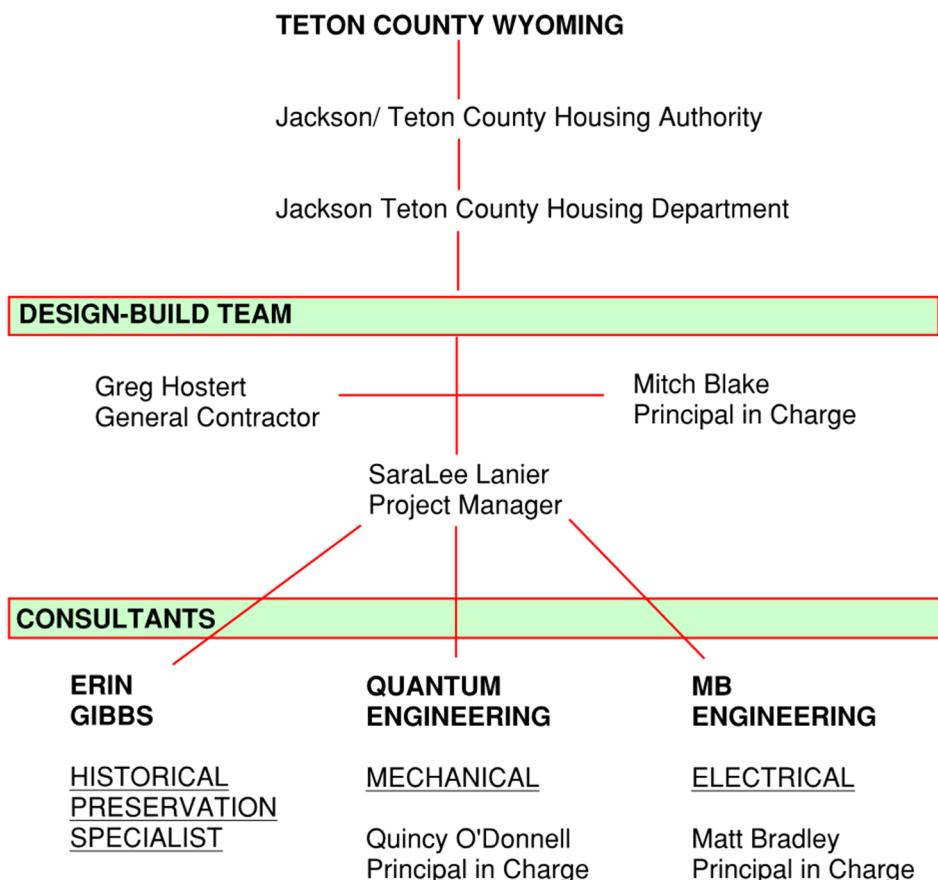
Mitchell T. Blake, AIA

QUALIFICATIONS

PROPOSED TEAM

GKC CONSTRUCTION 4819 N 44 th East Idaho Falls, Idaho 83401	GREG HOSTERT Phone: 208-681-1422 Email: greghostert@gmail.com
WARD BLAKE ARCHITECTS P.O. Box 10399/ 200 E. Broadway Jackson, Wyoming 83002	MITCH BLAKE Phone: 307-733-6867 Email: mitchblake@wardblake.com
ERIN GIBBS 9052 Village Way Victor, Idaho 83455	ERIN GIBBS Phone: 612-508-3003 Email: gibbs.erin@gmail.com
QUANTUM ENGINEERING GROUP P.O. Box 1525 Driggs, Idaho 83422	QUINCY O'DONNELL Phone: 208-354-1451 Email: hughodon@qgepc.com
MB ENGINEERING 645 West 25 th Street Idaho Falls, Idaho 83402	MATHEW BRADLEY Phone: 208-589-5998 Email: matt@mb-engineer.com

ORGANIZATIONAL CHART



RESUMES

GREG HOSTERT

GENERAL CONTRACTOR (GKC CONSTRUCTION)



Greg has 37 years of experience in both Commercial and Custom Residential Construction including University Classroom and Lab Buildings, Hospitals, County Office Buildings, K-12 Schools, Single-Family and Multi-Family Housing, Historical Renovations, LEED Gold and Certified Projects, Projects utilizing Reclaimed Materials and many other project types. Greg has a very wide range of construction skills and management experience as well as a history of delivering projects on time.

EDUCATION

- Chadron State – Bachelor of Arts 1989

REGISTRATIONS:

- Licensed Contractor – State of Idaho, City of Idaho Falls, Town of Jackson and Teton County Wyoming.

AFFILIATIONS & SKILLS:

- OSHA 30 Training
- Experienced in both mortar and synthetic chinking
- Experienced in log and frame construction

RELEVANT PROJECT EXPERIENCE

HOFLEY PROPERTIES – WILSON, WY

Constructed the 10,000 + SF Main House, Garage and Caretakers Apartment, as well as renovating and maintaining historic structures on the property.

HISTORIC FEDERAL POST OFFICE RENOVATION – IDAHO FALLS, ID

Responsible for selective demolition, restoration and conversion from an aging Federal Post Office to Professional Office Space while following the guidelines, rules and regulations of a Historically Registered Building.

MAXWELL RESIDENCE – WILSON, WY

Completed major renovations to both the interior and exterior of the house. Provided modern updates while maintaining the character and charm of existing elements in the home. Many materials required matching and seamless transitions from new to old.



MITCH BLAKE, AIA, LEED AP

PRINCIPAL-IN-CHARGE (WARD | BLAKE)

Mitch has 42 years of experience including Historical Renovation, Single-Family Housing, Multi-Family Housing, Hotels, County Office Buildings, Public Facilities, K-12 schools, Mixed-Use Development, and other project types. Mitch has significant experience and a successful track record of working to a tight schedule with a limited budget.

EDUCATION

- University of Idaho – Bachelor Arch. 1983

REGISTRATIONS:

- Licensed Architect – Wyoming, Utah, Idaho, Montana, Arizona, and Colorado
- NCARB Certified 1990
- LEED AP 2009

AFFILIATIONS:

- President AIA Wyoming
- Society of American Registered Architects SARA
- U.S. Green Building Council

RELEVANT PROJECT EXPERIENCE

HOFLEY BARN (WHITE GRASS RANCH BARN RELOCATION)

1500 s.f. Barn originally from the White Grass Ranch. Disassembled and reconstructed to its original form using historical photos, old construction manuals, and finishing techniques to make new materials match the old where replacements were required. Principal in Charge

HOFLEY GUEST HOUSE (WARD HOTEL RELOCATION)

1,354 s.f. guest house created from the relocation and reconstruction of an existing historic 1260 square foot building. The project was carefully taken apart and relocated to a new site. Principal in Charge

MULLER CABIN

1000 s.f. New cabin built to look historical utilizing recycled beams and trim that were reclaimed from the old Lucin Line Railroad Trestle that spanned the Great Salt Lake. Principal in Charge



SARALEE LANIER, Registered Architect

PROJECT MANAGER (WARD | BLAKE)

Saralee has 28 years of experience including Coroner office remodels, K-12 Schools, Commercial development, Mixed-Use Development, Multi-Family Residential, Hospitality Projects, and Single-Family Residential. Saralee is a Master of Building Information Modeling (BIM) and strong in creating solutions for difficult projects.

EDUCATION

- University of Idaho – M. Arch. 2001

REGISTRATIONS:

- Licensed Architect – Wyoming
- NCARB Certified 2013

AFFILIATIONS:

- American Institute of Architects

RELEVANT PROJECT EXPERIENCE

TETON COUNTY CORONER

1,354 s.f. remodeled County Weed & Pest Storage Facility into the Coroner's Office, Workroom, Storage, and garage. \$185,484/ Principal in Charge

TETON RADIOLOGY MADISON "T-RAD"

11,500 s.f. medical imaging center. \$1.5 million/ Principal-in-Charge

TVAISD MAINTENANCE FACILITY AND ACCESSORY RESIDENTIAL

3,200 s.f. expansion to include bus maintenance, storage, and employee housing. \$1.5 million/ Principal-in-Charge

TCSD # 1 ADMINISTRATION BUILDING, JACKSON, WY

8,600-square-foot new central administration building in Jackson, Wyoming. Project included site selection analysis. \$1.65 million / Principal in Charge



ERIN GIBBS, Historic Preservation Specialist

HISTORIC PRESERVATION SPECIALIST

Erin has 10 years of experience working with historic buildings and applying the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties for traditionally-built structures. Erin has worked with many types of nationally and locally significant historic structures and specializes in the pathology, diagnostics, and treatment of historical construction systems and their materials.

EDUCATION

- School of the Art Institute of Chicago – MS in Historic Preservation, 2015

AFFILIATIONS:

- Association for Preservation Technology, International

RELEVANT PROJECT EXPERIENCE

Fort Caspar (Casper, WY)

Assisted with the pathology and diagnostics of historic log barracks and mess hall to determine root causes of condition and design treatments appropriately. Identified Character Defining Features (CDFs) for incorporation by architect into final project design.

Bishop Mountain Lookout (Fremont County, ID)

Provided on-site condition assessment for historic log cabin and developed Standard Operating Treatment Procedures for chinking/daubing replacement in keeping with SOI Standards.

White Grass Ranch (Grand Teton National Park, WY)

Helped design and execute treatment actions as part of the historic dude ranch's rehabilitation project in keeping with SOI Standards, including log finishing, log replacement, and window/door preservation.



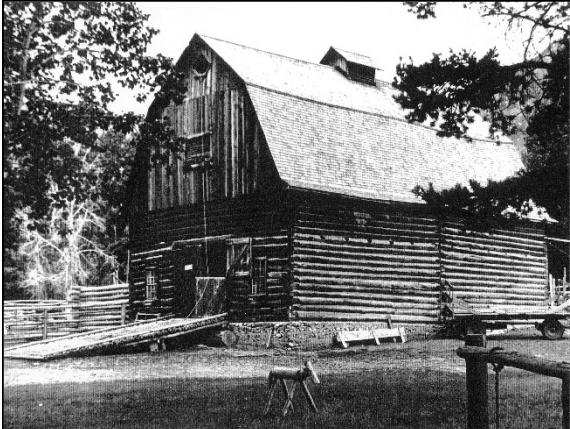
HUGH QUINCY O'DONNELL

PROJECT MECHANICAL ENGINEER/ OWNER (QUANTUM GROUP ENGINEERING)

Quincy joined Quantum Group Engineering as a project engineer in 2001, became half owner in 2012 and full owner as of May 2022. Experience includes design of mechanical, HVAC, plumbing and controls for high end residential, commercial, industrial, hospitality, restaurants and institutional construction projects.

	RELEVANT PROJECT EXPERIENCE
EDUCATION <ul style="list-style-type: none">▪ University of Idaho – Bachelor of Science Mech. Engineering 2002 REGISTRATIONS: <ul style="list-style-type: none">▪ Professional Engineer – Idaho and Wyoming AFFILIATIONS: <ul style="list-style-type: none">▪ ASHRAE Member▪ Driggs Design Review Advisory Committee	560 EAST HANSEN – RESIDENTIAL Remodel of an existing residence that had been relocated from a property on the Elk Refuge to the current address in Jackson. Remodel included new HVAC system design. Project mechanical engineer 240 E. DELONEY - HUFF HOUSE INN Remodel of an existing inn for new HVAC, kitchen ventilation, plumbing and exterior snowmelt. Project mechanical and plumbing engineer 50 N. GLENWOOD - WORT HOTEL & SILVER DOLLAR BAR Remodels of office and back of house areas of the Wort Hotel and remodel of the Silver Dollar Bar stage and back of house areas. Project mechanical and plumbing engineer.
	Matthew N Bradley P.E. ELECTRICAL ENGINEER PRINCIPAL-IN-CHARGE (MB Engineering LLC) Matthew N. Bradley, president of MB Engineering LLC, is a technically minded professional Electrical Engineer with over 33 years of experience. Matthew approach to engineering is focused on listening to the client's needs to deliver a product that is code compliant, economical, and functional.
EDUCATION <ul style="list-style-type: none">▪ Boise State University – Bachelor Science 2003 REGISTRATIONS: <ul style="list-style-type: none">▪ Electrical Engineer – Arizona, California, Colorado, Idaho, Montana, Nevada, New Mexico, Oregon, South Dakota, Utah, Washinton and Wyoming AFFILIATIONS: <ul style="list-style-type: none">▪ Member NFPA▪ Member IEEE	RELEVANT PROJECT EXPERIENCE Teton Raptor Center Provided electrical, lighting, and low voltage design for a multi-phase project at the Teton Raptor Center, including a new administration building, upgrades to the raptor clinic and living mews, and adaptive reuse of historic barns and bunkhouses for classrooms and teaching spaces. Scope also included new construction of an enclosed flight chamber and resident apartments. Harriman State Park Ranch Office Rehabilitation – Island Park, ID Electrical and Lighting design for an 800 square foot historic rehabilitation of the Ranch Office.

EXAMPLES OF SIMILAR WORK



ORIGINAL WHITE GRASS BARN

HOFLEY BARN (WHITE GRASS RANCH BARN RELOCATED)

Completed: Feb. 1997

Size: 1,500 SF

Owner: Carole Hofley – 307-690-7727

chofley@wyoming.com

The White Grass Barn was sold by the park service in 1995 or 1996 to Jon Gerster for one dollar. He removed the barn, reclaimed the site, and sold the log package to Norm & Carole Hofley. They decided to restore the barn on their Wilson, WY property. The barn had been numbered, cataloged, and photographed log by log in the sequence of its disassembly. This was extremely helpful as we pieced the puzzle back together by reference to the cataloged items and the historical photographs. The first two courses of the logs had to be replaced. The original floor had to be replaced with new materials that we finished to look old. A new concrete foundation was poured and covered with stone veneer. New logs for the first two courses were charred and stained to match the original look. New walls at the second floor gables were finished with reclaimed barn wood siding. The roof was redesigned to mimic the original - including its eave lines. We used historical photos and referenced construction information for old barn construction types. A local artisan recreated the hinges for the Barn Doors.



ORIGINAL GUEST HOUSE BARN

HOFLEY GUEST HOUSE (WARD HOTEL)

Completed: Feb. 1997

Size: 1,396 SF

Owner: Carole Hofley – 307-690-7727

chofley@wyoming.com

The Hofley Guest House was at one time the Ward Hotel, located on the Hardeman Ranch. It transformed into many things before Norm & Carole purchased it. They had two primary goals: Preserve the heritage of the 1260 square foot building, while converting it into a unique and extraordinary guesthouse.

The building was photographed, cataloged, disassembled and reconstructed log by log to provide a basic shell for the design. Before disassembly, we could see a story - how this building evolved from an early pioneer house to a deteriorating old barn and was about to evolve into a house again. This convinced us to keep and utilize all the original openings. The original side door opening was used for access to the living room. The new entry area and all the gable end window openings were refitted with new windows. Where once a huge opening for a stable door had been, we put in windows, a door, and a fireplace. We added a porch to face the east, and an addition on the opposite side accommodates an entryway, half-bath and utility room, bringing the total livable area to 1365 square feet.





MULLER CABIN

Completed: Feb. 1997

Size: 1,000 SF

Owner: Anne Muller – 307-734-5734

amuller@wyoming.com

A Dog Trot style cabin with a large entry porch on one side that the client affectionately referred to as her her “Johnny Cash Cabin”. Recycled beams and trim were reclaimed from the old Lucin Line Railroad Trestle that spanned the Great Salt Lake. We developed an implied thoroughfare with columns and beams creating a path to a transparent infill of timber and glass. The transparency enhanced the dog trot typology of two halves joined by a central passage. In addition, we incorporated interesting beam/ column joinery and added period light fixtures. The use of old timbers crept into every aspect of the cabin and promoted a theme for other components. The gable wall ends above the logs were clad with trestle wood board and batten siding both inside and out. This prompted us to eliminate drywall from the project completely. We utilized a painting technique developed by the client to harmonize new siding with aged wood. All of the steel timber connectors and bolts were rusted to give an added sense of age to the project. The wood floors are milled from underwater trestle wood and patinaed with our client’s secret recipe. Old wood, rust and stone create a experience of time lapse in this cabin that the users adore.



REFERENCES

Carole Hofley Phone: 307-690-7727 Email: chofley@wyoming.com

30747 Greenfield Rd Ste 1
Southfield, MI 48076

HOFLEY BARN (White Grass Ranch Barn)

1500 s.f. Barn originally from the White Grass Ranch. Dissembled and reconstructed to its original form using historical photos, old construction manuals, and finishing techniques to make new materials match the old where replacements were required.

HOFLEY GUEST HOUSE (Ward Hotel)

Reconstruction of the original building that was originally a house converted to the Ward Hotel and later a barn, then dissembled and relocated. The goal was to preserve the heritage of the 1260 square foot building, while converting it into a unique and extraordinary guesthouse.

Anne Muller Phone: 307-734-5734 Email: amuller@wyoming.com

2750 W Phlox Road
Wilson, WY 83014

Muller Guest House

New cabin built to look historical utilizing recycled beams and trim that were reclaimed from the old Lucin Line Railroad Trestle that spanned the Great Salt Lake.

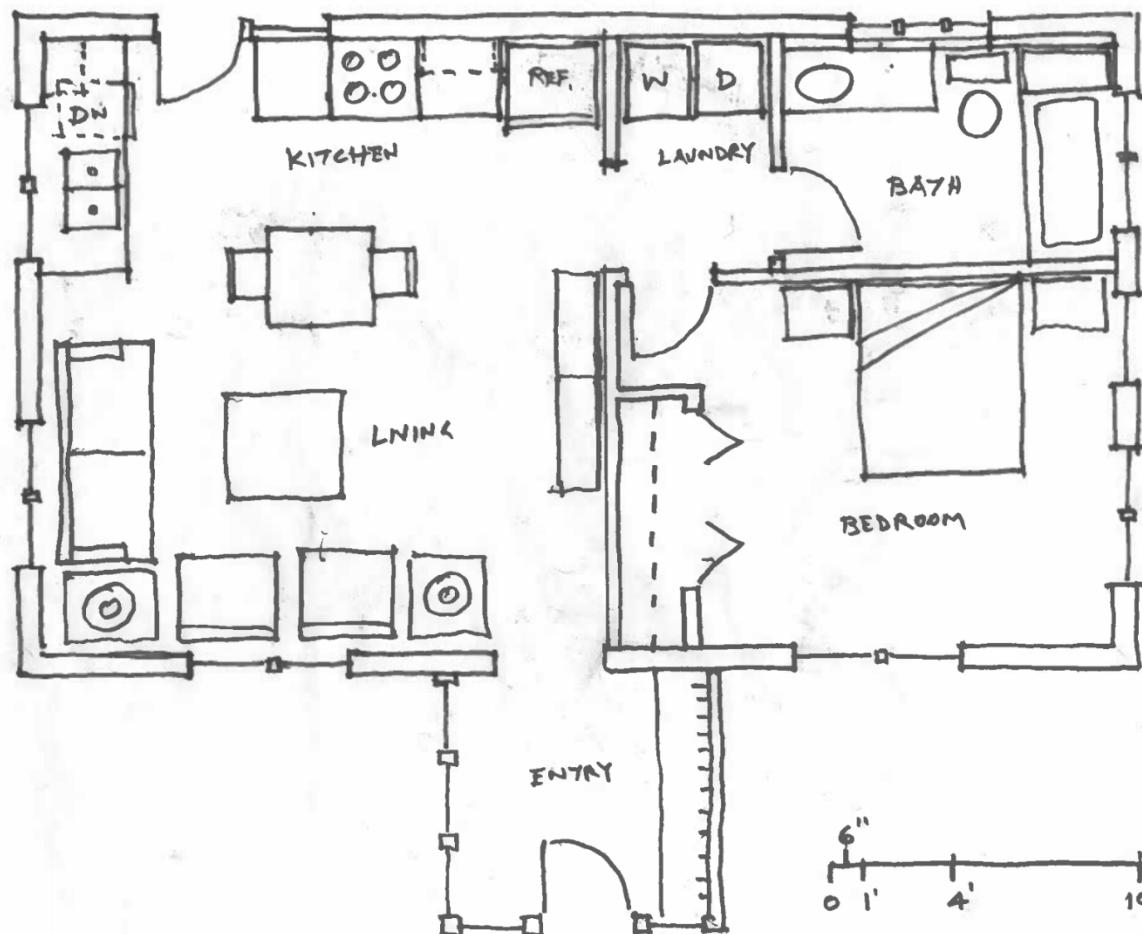
PROJECT DESCRIPTION

PROJECT APPROACH & SCOPE OF SERVICES

Aside from the historical preservation/ restoration, this project is relatively simple. The Design-Build team will start by listening carefully to the County entities having charge of the project and verify the key decision makers so that the approval process is known from the beginning. We will evaluate the program in regard to the budget and help the County make informed decisions on design elements and MEP systems early, so that we can streamline the construction documents and get to permit as soon as possible. Our Historical Preservation Specialist will keep everyone informed of the requirements we need to meet and provide the paperwork necessary for required approvals. We will be flexible with the County and incorporate adjustments to the scope and documents throughout the duration of the project in an effort to successfully restore the Cabin correctly. Our plan is to get a building permit in time to beat the winter weather on all exterior work. We will work hard to ensure the project is historically correct.

Our scope will include all required documentation for pricing and permits. We will restore the logs and log finishes, exterior siding, roofing, stairs, railings, trim, and paint/ stain to satisfy the historical context. We would like to provide new energy efficient exterior windows and doors. On the interiors, we plan to remove existing walls and finishes, then re-frame to meet the approved design requirements. We plan to restore interior log work and floors as much as possible and make sure new finishes, plumbing, lighting, hardware, and trim match existing or are in accordance with County desires. We will meet or exceed the projected schedule and coordinate with any work self-performed or separately contracted by the County.

SCALED FLOOR PLAN CONCEPT



SCHEDULE

Design Phase	65 days	Fri 3/6/26	Thu 6/4/26
Programing	2 days	Fri 3/6/26	Mon 3/9/26
Kick-Off meeting	1 day	Fri 3/6/26	Fri 3/6/26
Final program	1 day	Mon 3/9/26	Mon 3/9/26
Schematics	10 days	Mon 3/9/26	Fri 3/20/26
Design work for 30% SD review	5 days	Mon 3/9/26	Fri 3/13/26
Type 1 Certificate Preparation	3 days	Mon 3/16/26	Wed 3/18/26
30% SD review by Housing Dept.	5 days	Thu 3/19/26	Wed 3/25/26
Design work for 100% SD	5 days	Thu 3/26/26	Wed 4/1/26
Construction Docs	50 days	Thu 4/2/26	Wed 6/10/26
Design work for 75% CD documents	25 days	Thu 4/2/26	Wed 5/6/26
Type 1 Certificate to Historic Pres. Bd.	2 days	Thu 5/7/26	Fri 5/8/26
Submit for Wildland Urban Interface	5 days	Mon 5/11/26	Fri 5/15/26
75% CD review by Housing Dept.	10 days	Mon 5/11/26	Fri 5/22/26
Design work for 100% CD	8 days	Mon 5/25/26	Wed 6/3/26
Submit for Building Permit	1 day	Thu 6/4/26	Thu 6/4/26
Building Permit Approval	45 days	Thu 6/4/26	Wed 8/5/26
Construction	70 days	Fri 8/21/26	Thu 11/26/26
Mobilization	2 days	Fri 8/21/26	Mon 8/24/26
Demolition	10 days	Tue 8/25/26	Mon 9/7/26
Log Work & Framing	10 days	Tue 9/8/26	Mon 9/21/26
MEP Rough	15 days	Tue 9/22/26	Mon 10/12/26
Roofing	3 days	Mon 9/28/26	Wed 9/30/26
Exterior Windows and Doors	4 days	Thu 10/1/26	Tue 10/6/26
Insulation	3 days	Tue 10/13/26	Thu 10/15/26
Drywall	5 days	Fri 10/16/26	Thu 10/22/26
Doors & Trim	5 days	Fri 10/23/26	Thu 10/29/26
Painting	4 days	Fri 10/30/26	Wed 11/4/26
Tile	2 days	Thu 11/5/26	Fri 11/6/26
Flooring	4 days	Mon 11/9/26	Thu 11/12/26
Cabinetry	3 days	Fri 11/13/26	Tue 11/17/26
Hardware and Appliances	2 days	Wed 11/18/26	Thu 11/19/26
MEP Trim Out	5 days	Wed 11/18/26	Tue 11/24/26
Substantial Completion	1 day	Wed 11/25/26	Wed 11/25/26
Punchlist	10 days	Wed 11/25/26	Tue 12/8/26

PROJECT BUDGET & SUBCONTRACTED ITEMS

February 5, 2026
Benson Cabin

<u>DIVISION OF WORK</u>	<u>Prelim Budget</u>	
	<u>\$/SF</u>	<u>Amount</u>
BONDS AND INSURANCE	10.4	8,843
JOB SITE COORDINATION	136.6	116,144
TEMPORARY MEASURES	34.9	29,627
PROJECT MANAGEMENT	98.6	83,804
PERMITS AND FEES	59.9	50,896
ALLOWANCES	0.0	0
EXISTING CONDITIONS	21.1	17,948
SITE CONCRETE	0.0	0
STRUCTURAL CONCRETE	0.0	0
MASONRY	0.0	0
METALS	0.0	0
ROUGH CARPENTRY	16.1	13,660
FINISH CARPENTRY	20.2	17,209
■ INSULATION	16.3	13,820
EXTERIOR WALL FINISH	22.7	19,327
■ ROOFING	15.1	12,822
MISC SEALANTS	0.0	0
DOORS FRAMES HARDWARE	9.1	7,722
GLASS AND ALUMINUM	12.2	10,384
MISC OPENINGS	0.6	487
■ DRYWALL & ACCOUSTIC	9.0	7,619
■ CERAMIC TILE	11.5	9,770
FLOORING	14.3	12,190
■ PAINTING & WALL COVERING	9.3	7,877
SPECIALTIES	1.3	1,088
EQUIPMENT	6.1	5,214
FURNISHINGS	1.2	1,048
SPECIAL CONSTRUCTION	0.0	0
CONVEYING EQUIPMENT	0.0	0
FIRE SUPPRESSION	0.0	0
■ PLUMBING	42.6	36,250
■ HVAC	55.6	47,300
■ ELECTRICAL	45.9	39,000
EARTHWORK UTILITIES PAVING	0.0	0
EXTERIOR IMPROVEMENTS	0.0	0
CONTINGENCY	13.4	11,401
OVERHEAD AND HOME OFFICE	0.0	0
CM FEE	51.5	43,765
TOTAL	736	625,215

■ INDICATES SUBCONTRACTED PORTIONS OF WORK