



**KGM BUILDERS, INC.**

CAPABILITIES DECK



**KGM BUILDERS, INC.** is a licensed and bonded general contractor whose qualifications include managing the process of general construction, tenant improvements, and facility improvements. the company's principles have participated in the construction of tenant improvements, hospitals, multi-story office buildings, hotel renovations, industrial plant facilities, churches, sports facilities and both new schools and school additions.

## DESCRIPTION OF FIRM

Before, during, and after your project, **KGM** Builders provides the following project management services, acting as the owner's representative, during pre-construction and construction.

## SERVICES PROVIDED **KGM** BUILDERS, INC.



# KEY PERSONNEL

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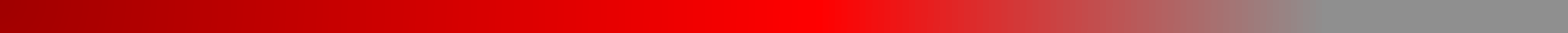
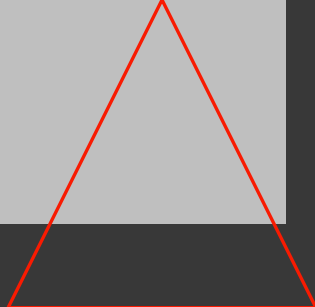
- Kevin Markham – President
- Scott Archuleta – Director Of Business Development
- Michael Suttora – Project Manager
- Chad Panzer – Director Of Field Operations
- Gilberto Albares – Project Manager
- Michell Luse – Project Coordinator
- Deb Escobedo – Office Administrator
- Wayne Myers – Superintendent
- Vaughn Panzer – Assistant Superintendent
- Jake Wolf – Field Engineer





# SERVICES PROVIDED

## PRECONSTRUCTION:

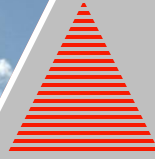
- Design Management
  - Attend Design Review Meetings
  - Act as a Liaison Between the Architect and Owner
  - Pre-construction Schedule
  - Operational Planning
  - Construction Systems Review
  - Cost Estimate/Analysis
  - Plan Check/Value Analysis
  - Technology Coordination
  - Bid Package Recommendations
  - Bid & Award
  - Monthly Progress Reports
  - Communication with Municipalities and Utility Companies
  - FF&E Selection And Negotiations
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# SERVICES PROVIDED

## CONSTRUCTION:

- Budget Control
  - Schedule Realization
  - Monthly Project Reports
  - Payment Processing
  - Lien Waver Review
  - Subcontractor Insurance Review
  - Change Order Approval/Processing
  - Quality Control
  - Communication With The Applicable Municipalities And Utility Companies
  - Finalize Pay Documents
  - Assemble Record Drawings
  - Manage Punch-list Completion
  - Facilitate Owner Move-in & Start-up
  - Contractor Close-out
  - Administer Contract Warranties
  - Any Follow-up Necessary To Complete The Project
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# CURRENT PROJECTS



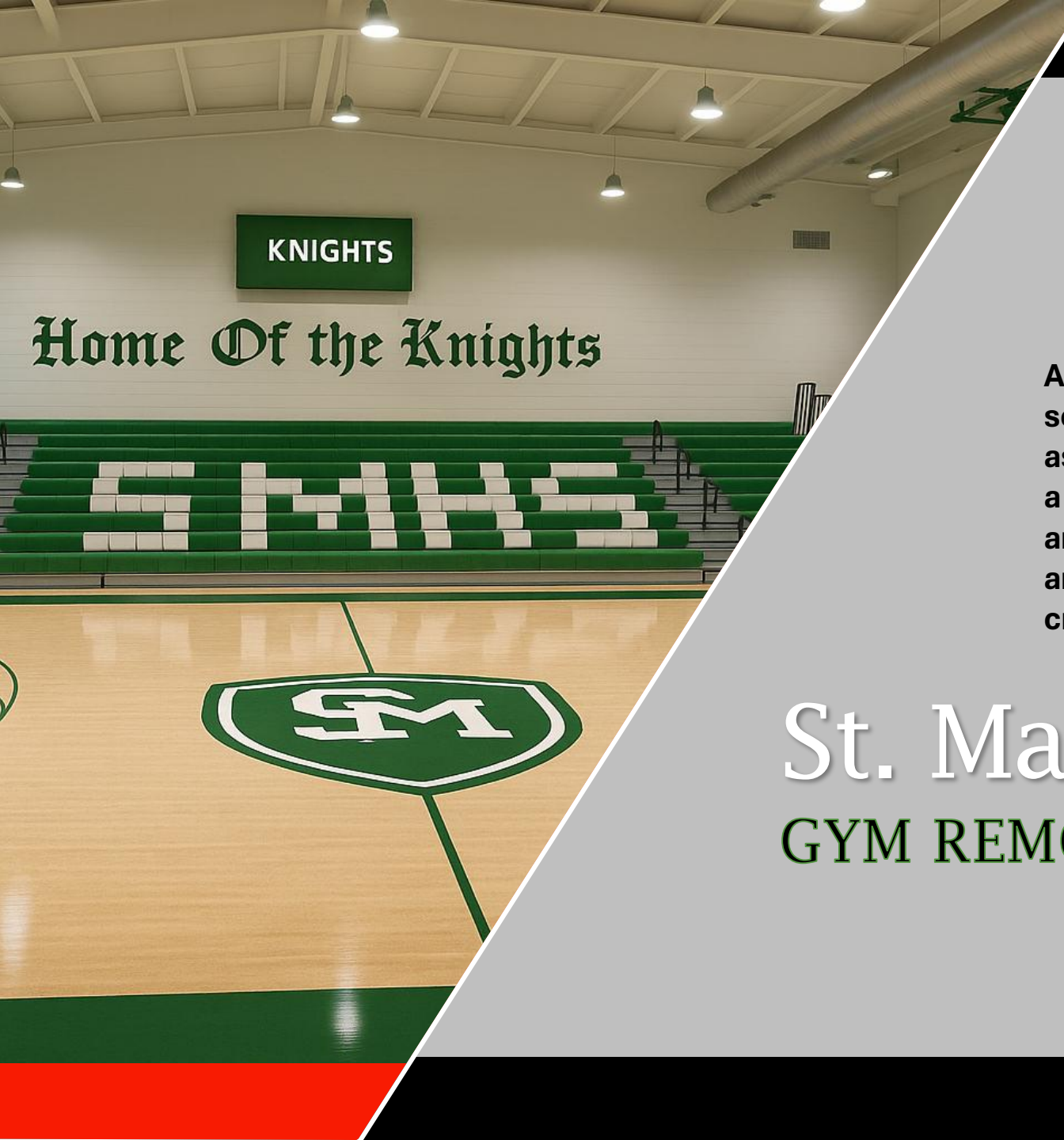


# SETON CATHOLIC PREPARATORY EVENT CENTER



- Following the successful transformation of Seton Catholic's parking lot and locker room facilities, **KGM** was honored to once again partner with the diocese and Seton Catholic's dedicated team—this time to bring a bold new vision to life: the 60,000 SF Seton Catholic Event Center.
- This ambitious and architecturally distinct project is a proud addition to the **KGM** portfolio and reflects our commitment to excellence in delivering highly specialized educational and athletic facilities. The new event center is truly state-of-the-art, anchored by a collegiate-style basketball arena with seating for nearly 2,500 and featuring immersive LED video display boards that enhance the game-day experience. Beyond the court, the facility includes a fully equipped professional-grade weight room, an EA sports gaming lounge, expansive physical therapy spaces with custom-built treatment tables, and both hot and cold plunge pools. The project also includes sleek, modern classrooms designed with an open-concept layout, as well as an impressive front entrance and concessions area that make a striking first impression. This project represents not only a facility, but a future—a dynamic environment where students, athletes, and the broader community can thrive.

SENTINELS

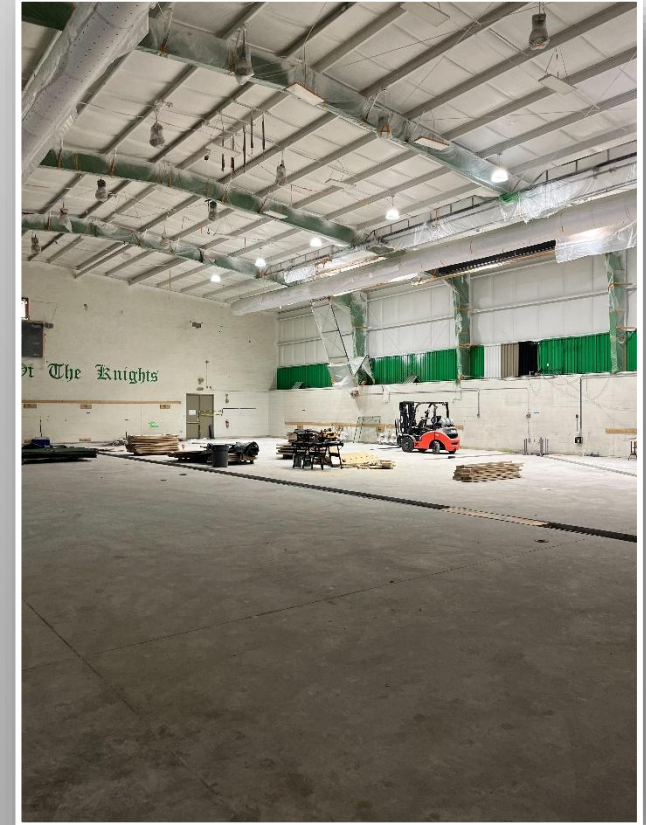
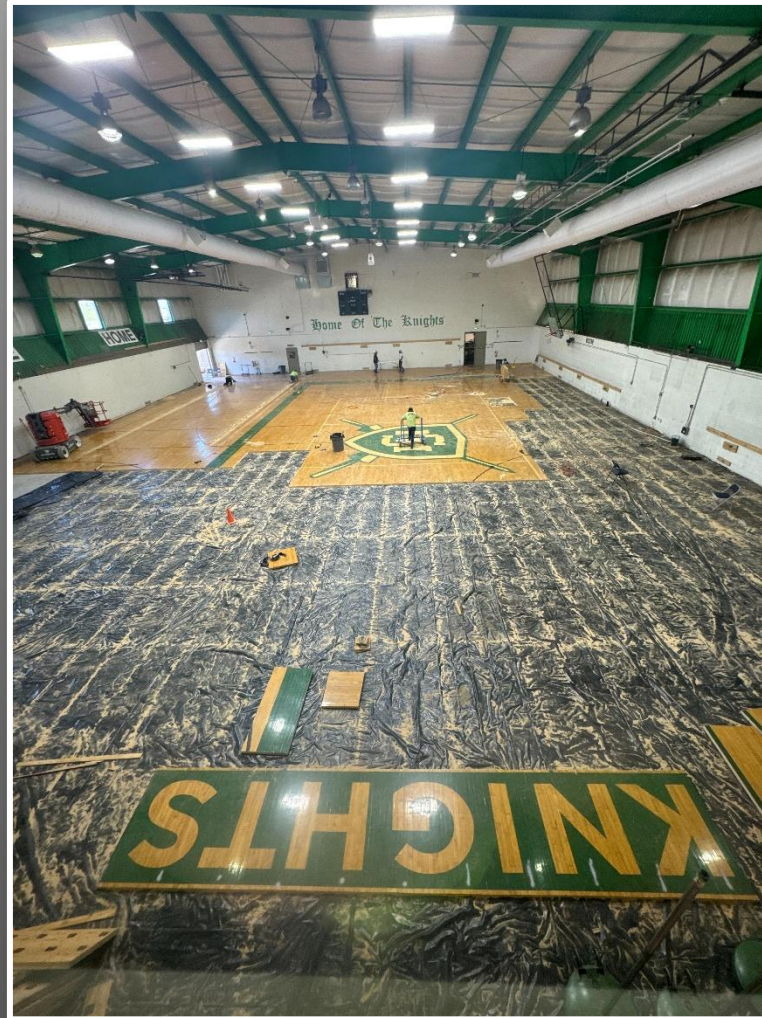


As part of the ongoing renovation of St. Mary's High school athletic facilities this summer, **KGM** has been assigned the gym remodel. The updated gym will feature a state-of-the-art design with collegiate-style bleachers, an upgraded sound system, a LED video display board, and professional-grade portable basketball hoops—creating a true collegiate and pro-level atmosphere.

# St. Mary's High School

## GYM REMODEL 2025





DEMO PHASE

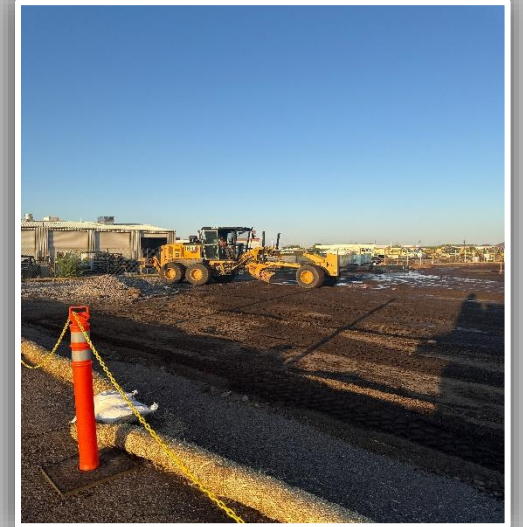




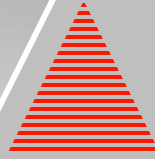
**SUNSTATE**  
Equipment Co.

## NEW MAINTENANCE SHOP ADDITION & WASH BAY STATION.

**SUNSTATE EQUIPMENT RENTAL- (New Shop Addition and Wash Bay) project is one of our current ongoing projects. This ground-up construction includes a new 6,000 sf maintenance facility and staff common area, complete with upgraded restrooms and an employee locker room. The site will also feature a new masonry wash bay station. Additionally, the scope of work includes enhanced grading and drainage system, new landscaping with an improved irrigation setup, and the installation of a new fire line.**







# COMPLETED PROJECTS



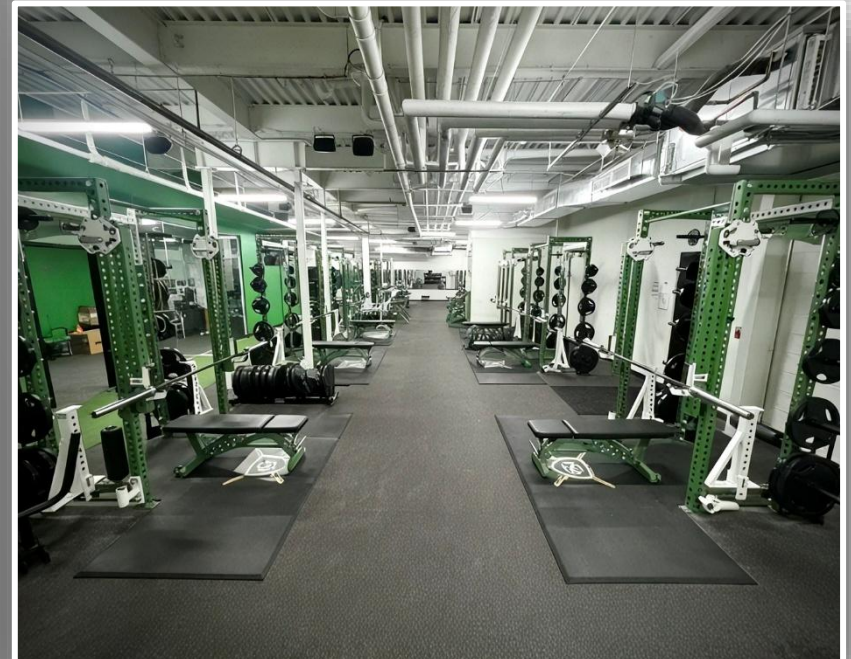
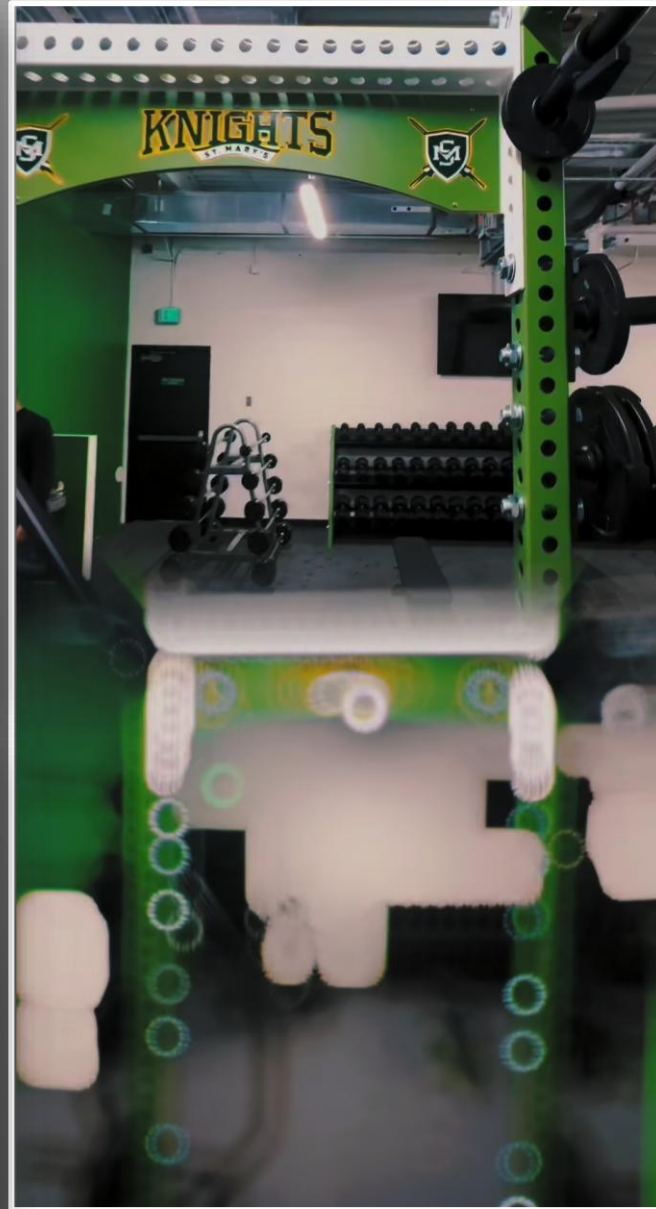


The project at St. Mary's began as a mechanical upgrade and quickly expanded into a full-scale renovation. What started as HVAC replacement grew into a series of athletic facility improvements that gave the school's programs a major boost, both in form and function. The result is a multi-phase project built to meet real needs — from training and recovery to coaching and daily facility flow.

# St. Mary's High School

## HVAC & GYM FACILITY UPGRADE





# WEIGHT ROOM





**CABINETRY**



**PT TABLES**



**HOT & COLD TUBS**



# PHYSICAL THERAPY ROOM





**DANCE ROOM**



**CARDIO ROOM**



**LAUNDRY ROOM**



**FILM ROOM**

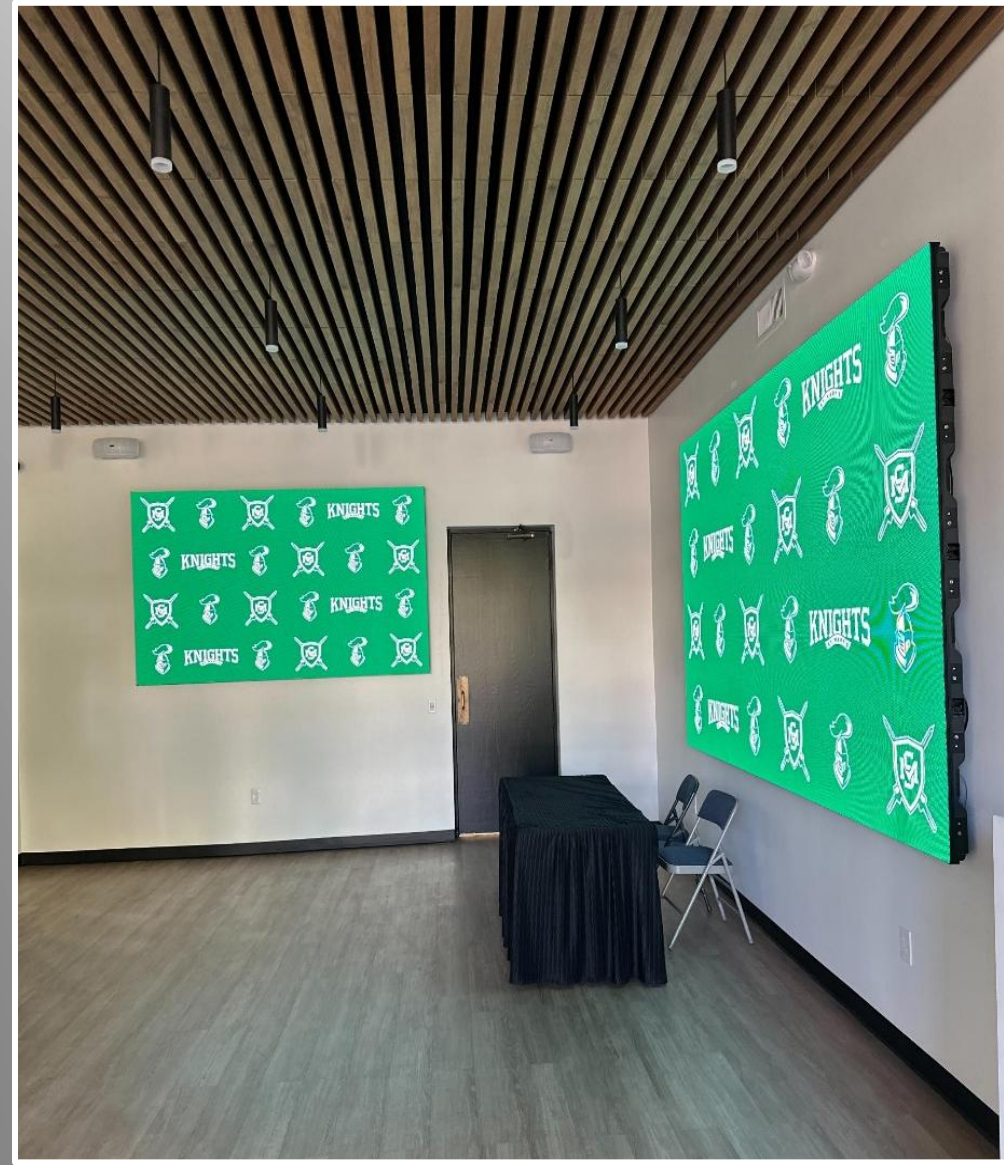
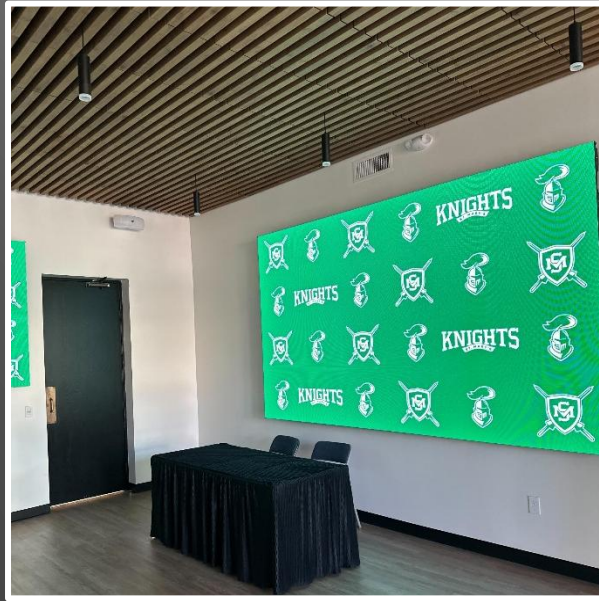


**EQUIPMENT ROOM**



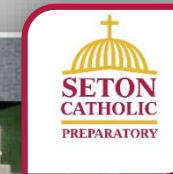
**UPGRADE ATHLETIC FACILITIES**





## LOBBY ENTRY & LANDSCAPE IMPROVMENTS





# SETON CATHOLIC PREPARATORY

## PARKING LOT & LOCKER ROOM REMODEL

Seton Catholic remodel began in May 2024 and was completed in October 2024. the project was completed in two phases, focusing on renovating the school's existing locker room facilities and front entry parking lot. Highlights of the renovation included upgraded men's and women's locker rooms, bathrooms, and showers, as well as new coaches offices with private restrooms. The front entry parking lot received a major overhaul featuring a new circular concrete drive path, improved grading and drainage, an updated irrigation system, new lighting and landscaping, detailed masonry work, monument signage, and a statue pedestal.





**SENTINELS**

# SITE CONSTRUCTION





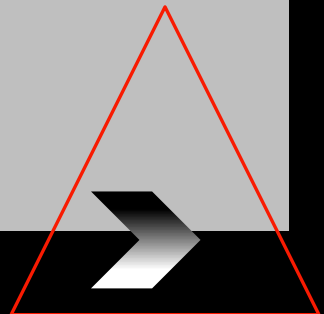
**SENTINELS**

# LOCKER ROOM & COACHES OFFICE



## GOLFTEC

**KGM Builders** partnered with GOLFTEC to manage the construction of multiple facilities across various locations nationwide. Each project required detailed planning and precise execution to ensure a consistent standard of quality, functionality, and brand alignment. With a strong focus on construction management, our team delivered high-performance spaces designed to support GOLFTEC's mission of elevating the golf experience. From custom interior layouts to the seamless integration of technical systems, every element was thoughtfully crafted to meet the operational goals and client vision.







# ST. MARY'S BASILICA

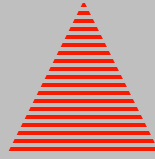
## SEMINARY RESIDENCE

**KGM** Builders partnered with St. Mary's Basilica and the Diocese of Phoenix to deliver a thoughtful renovation of key residential and communal spaces across the historic property. The scope of work included a full remodel of apartment units, updated bathrooms, refreshed shared gathering areas, and the revitalization of parish suites used by the clergy. This project carefully balanced the integration of modern amenities and functional upgrades while honoring the timeless character and spiritual significance of the site. Construction commenced in October 2023 and was completed in December 2024, resulting in a renewed environment that supports both daily living and community connection.



**INTERIOR REMODEL**

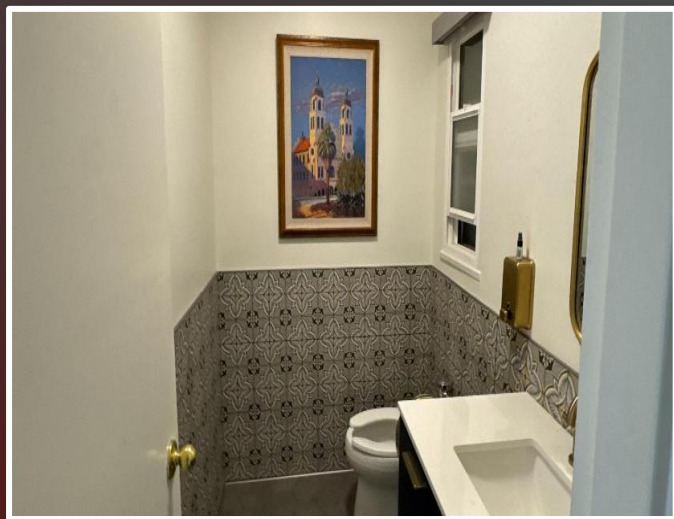




# ST. MARY'S BASILICA

## PARISH OFFICE REMODEL

**The St. Mary's Basilica Parish Office underwent renovations starting in August 2024 and was completed in December 2024. The remodel included upgraded flooring, new partition walls, electrical and HVAC improvements, new office door trim, a remodeled bathroom, and an upgraded lighting fixture package.**



**OFFICE REMODEL**





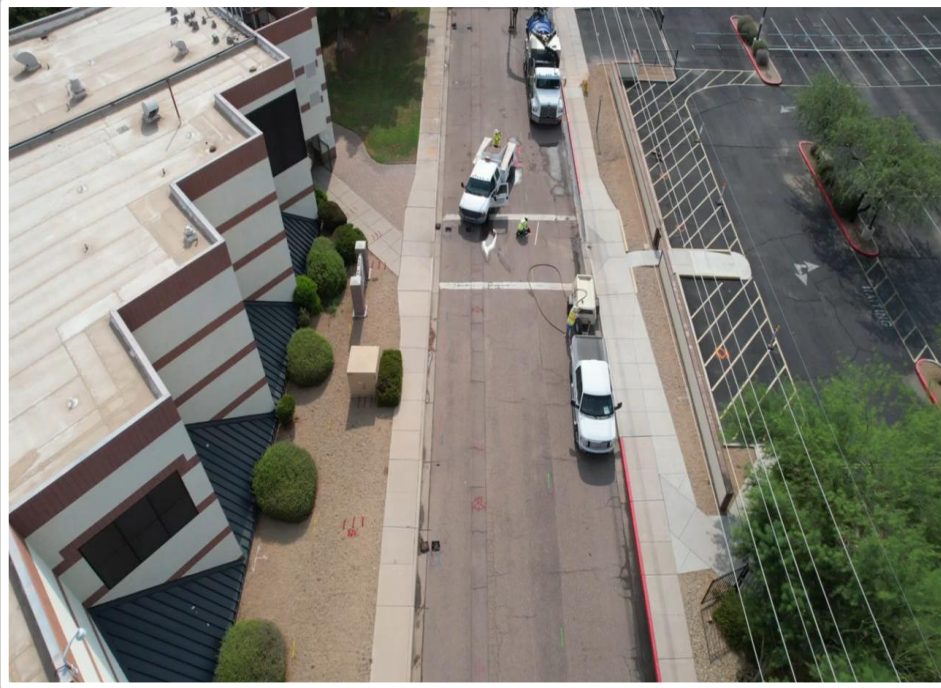
# St. Mary's High School COURTYARD

The St. Mary's High School Courtyard Renovation, completed in 2022, transformed a previously existing city street into a vibrant and welcoming courtyard space. This project involved the full removal of the roadway and the creation of a new, thoughtfully designed outdoor gathering area that enhances the heart of campus life. The result is a dynamic environment that supports student interaction, community events, and campus connectivity.





# ST. MARY'S BEFORE & DURING CONSTRUCTION



**BEFORE CONSTRUCTION**



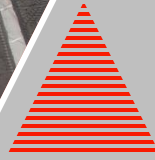
**DURING CONSTRUCTION**



# POST CONSTRUCTION COMPLETION



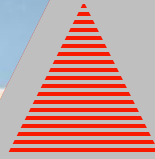




# Ss. SIMON & JUDE PARKING LOT RENOVATION

In the summer of 2023, **KGM Builders** led a comprehensive renovation of the parking lot at Ss. Simon & Jude Cathedral. The scope of work included relocating underground conduit, regrading the entire site, and installing new asphalt and curbing to enhance both functionality and aesthetics. The project broke ground in May and reached completion in early August, delivering a smoother, safer, and more efficient parking experience for parishioners and visitors alike.





# FORESIGHT TECHNOLOGIES, INC.

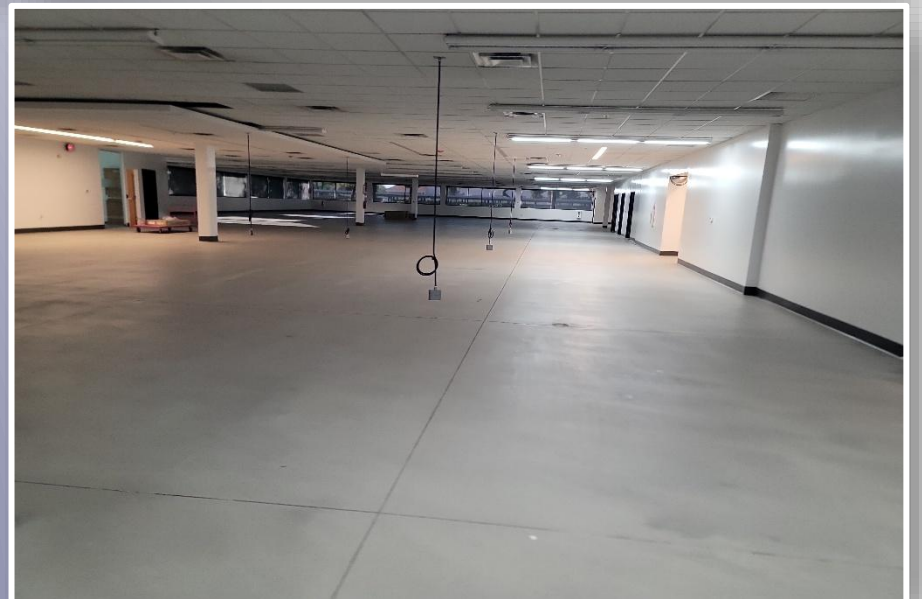
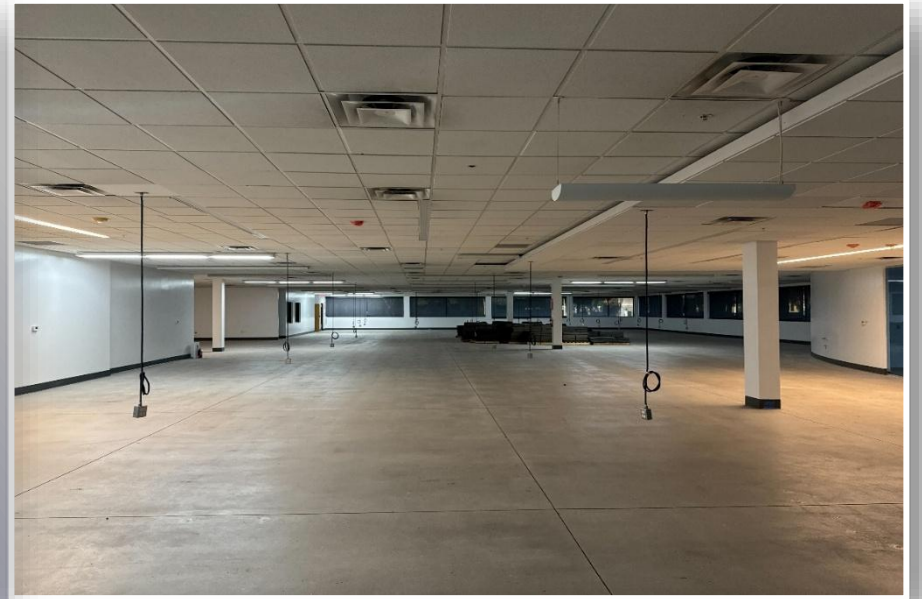
**FORESIGHT TECHNOLOGIES INC. project was a comprehensive two-phase commercial renovation that kicked off in Spring 2023 and reached completion in April 2024**

- **Phase 1 transformed a 38,000 SF existing office building into a dynamic industrial workspace. This phase featured a full tenant improvement overhaul, including complete interior demolition, installation of modern flooring, enhanced electrical and lighting systems, and refined ceiling treatments. The renovation also introduced a sleek kitchenette, commercial-grade overhead garage doors, and a fully code-compliant fire sprinkler system—delivering both functionality and safety.**
- **Phase 2 focused on elevating the exterior environment. Key enhancements included a new concrete drive path, masonry-enclosed storage yard, expanded concrete walkways, and a seamless pass-through drive connecting to the main facility. To complete the transformation, the site was outfitted with motorized security gates, upgraded exterior lighting, and refreshed landscaping, all contributing to a secure, accessible, and visually polished final product.**













# ST. PATRICK'S COURTYARD



The St. Patrick's Courtyard Renovation, completed in August 2023, transformed a previously existing city street into a beautifully designed courtyard space. Construction began in May 2023 and involved the full removal of the roadway to make way for a new, thoughtfully planned outdoor environment. The finished courtyard now serves as a welcoming gathering space that enhances the campus experience, blending functionality with a peaceful, community-focused atmosphere.

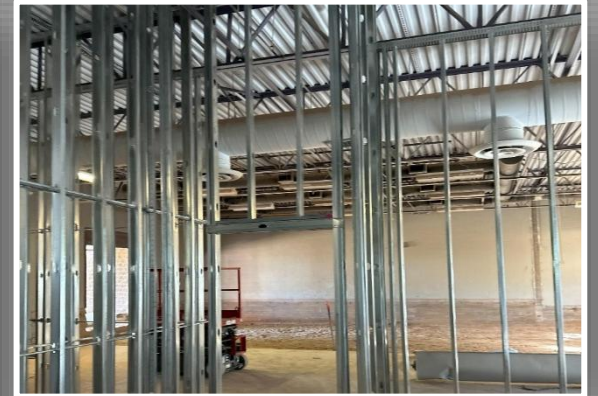
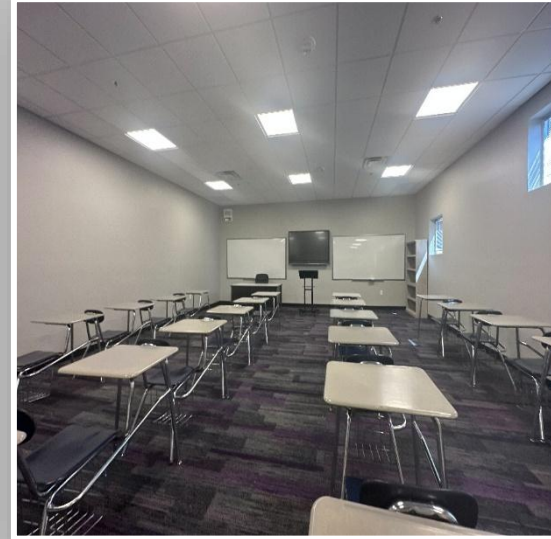




**NOTRE DAME™**  
Preparatory High School

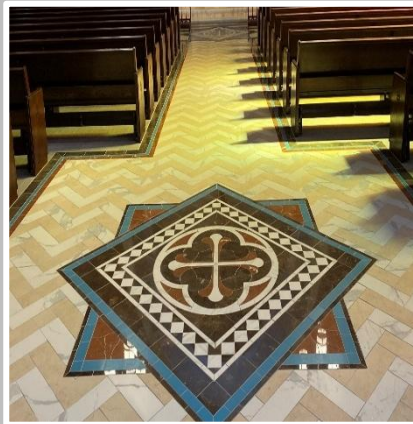
# CLASSROOM & CAFETERIA REMODEL

**KGM was awarded the Notre Dame Prep Cafeteria and Classroom Remodel Project in the summer of 2023, with completion achieved by August of the same year. The project involved a full conversion of the existing cafeteria space into three new classrooms. The scope included new flooring, lighting, HVAC improvements, new classroom cabinetry, doors, and ceiling treatments throughout.**



# Ss. SIMON & JUDE CATHEDRAL

Ss. Simon & Jude Cathedral renovation project, completed in 2022, encompassed approximately 15,000 square feet of thoughtfully restored sacred space. This transformative effort focused on enhancing the cathedral's interior finishes while preserving its historic integrity. The work included intricate stone and tile installations, improved circulation around the sanctuary, and refined liturgical elements—all designed to elevate the worship experience and honor the architectural beauty of the space. Every detail was approached with reverence and craftsmanship, resulting in a revitalized environment that blends tradition with timeless elegance.







# Corpus Christi Pastoral Center

The Corpus Christi Pastoral Center underwent a transformative renovation project completed in early 2023, encompassing approximately 10,000 square feet of upgraded interior space. This revitalization included significant improvements to the facility's layout and finishes, creating a refreshed and functional environment for parish activities and community gatherings. The updated space now features modern flooring, improved lighting, and a clean, contemporary aesthetic that reflects the parish's commitment to hospitality and service.



**Corpus Christi  
Catholic Church**

*The Body of Christ Becoming Disciples*





# ALL SAINTS PASTORAL CENTER

All Saints Pastoral Center underwent an impactful renovation spanning 6,000 square feet, aimed at enhancing both functionality and aesthetics. This project focused on revitalizing the parish hall and adjoining classrooms, creating refreshed and modernized spaces that better support community gatherings, educational programs, and parish activities. The improvements reflect a continued commitment to serving the needs of the All Saints Community.





# MOST HOLY TRINITY PASTORAL CENTER

The Most Holy Trinity Pastoral Center was a ground-up construction project thoughtfully designed to serve the needs of the parish community. This welcoming facility features a spacious community room for gatherings and events, a functional non-commercial kitchen, well-appointed restrooms, and ample storage areas—all built with lasting quality and purpose to support the church's mission and fellowship activities.







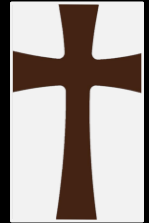
# OUR LADY OF PERPETUAL HELP



In 2022, a 10,000-square-foot interior renovation was completed at Our Lady of Perpetual Help, transforming the space with updated finishes and renewed aesthetics. The project featured the installation of all-new flooring and fresh interior paint throughout, revitalizing the environment to better serve the parish community with a warm, welcoming atmosphere.



# ST. LUKE'S PARISH PATIO



Completed in 2022, the St. Luke's Parish Patio Project involved the construction of a beautiful new outdoor patio space, supported by a durable steel base structure. This thoughtfully designed addition enhances the parish grounds, providing a welcoming and functional area for gatherings





# E.R.B.E, MEDICAL MANUFACTURING FACILITY

**This project spans approximately 150,000 square feet of highly specialized medical manufacturing space, thoughtfully designed to support advanced production requirements. A key feature of the facility includes the integration of state-of-the-art clean rooms, engineered to meet strict industry standards and ensure optimal operational efficiency. Every aspect of the space was tailored to accommodate the unique demands of medical manufacturing while promoting innovation, precision, and safety.**



# SALAD & GO ANGIE'S LOBSTOR



**KGM Builders** oversaw the ground-up construction of multiple fast-food restaurant locations throughout the Greater Phoenix area. Each project was uniquely tailored to meet brand-specific design, operational, and quality standards—ensuring consistency, functionality, and a strong visual identity across all sites. From site preparation to final turnover, every location was delivered with a focus on efficiency, precision, and lasting value for both the client and their customers.



# OUR APPROACH

**KGM Builders Inc.** takes pride in our history of working and maintaining relationships with our clients. We tailor each project individually, seeking fresh perspectives and innovative solutions to overcome challenges. Our aim is to foster strong relationships with our clients, gaining their trust and confidence to become an integral part of their team. By doing so, we deliver high-quality results and projects.

## HOW DO WE DO THIS?

### INTEGRATED PROJECT MANAGEMENT WITH PROCORE:

- At **KGM** we leverage the power of Procore—a robust, cloud-based construction management software—to bring clarity, structure, and efficiency to every project we manage. This comprehensive platform allows for real-time tracking of daily logs, progress updates, RFI's, submittals, schedules, drawings, and more. It also facilitates seamless collaboration among owners, architects, engineers, and subcontractors. By centralizing all communications and documentation, Procore minimizes delays, enhances transparency, and helps eliminate potential issues related to quality control and miscommunication.

### PROACTIVE WEEKLY PROGRESS & PLANNING MEETINGS:

- **KGM** sets itself apart through its structured and proactive approach to project updates. We conduct weekly construction progress meetings that align our team and clients on key initiatives, emerging challenges, and priority action items. Our detailed 3-week look-ahead schedule provides a clear, forward-thinking snapshot of current activities and upcoming tasks. This ensures every stakeholder stays informed and aligned, fostering a collaborative environment and driving projects toward successful, on-time completion.

## WHY IS KGM THE MOST QUALIFIED?

**KGM Builders** was founded in 1998 by Kevin Markham, whose roots in construction run deep in Central Phoenix. After gaining hands-on experience in his family's civil construction business and earning a construction degree from Arizona State University, Kevin launched KGM with a clear mission: to build high-quality projects that serve the people of the Valley. With early support from mentors, family, and business leaders who recognized his work ethic and integrity, **KGM** began as a small operation with big purpose.

That mission has since taken shape in meaningful ways. Over the years, **KGM** has delivered projects that help communities learn, gather, work, and grow—from schools and churches to mortuaries, clean rooms, warehouses, offices, and tenant improvements. The team has also completed numerous athletic facilities, including gyms, auditoriums, and full stadium builds for local high schools. These aren't just projects—they're spaces that become part of the Valley's daily life.

A prime example of **KGM's** community-driven approach is Kevin Markham's long-standing relationship with Notre Dame Preparatory. Having successfully completed several of the school's past projects, Kevin brings a deep understanding of the campus, its leadership, and its broader community. He is well-versed in the school's values and expectations, and he approaches each project with care, precision, and a genuine respect for the school's vision. As **KGM** considers the new Saints Hall, Kevin remains mindful of budget realities while exploring ways to integrate "wish list" features that others might leave on the cutting room floor. Through strong relationships with subcontractors and vendors across the Valley and beyond, Kevin consistently delivers unique, high-impact solutions that make each space truly one-of-a-kind. More than two decades later, KGM Builders is still local, still hands-on, and still proud to help shape what comes next. We Are Building the Valley.



# THANK YOU



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