

BREMIK

CONSTRUCTION



REYNOLDS SCHOOL DISTRICT #7
REYNOLDS SECURE ENTRANCES DISTRICT WIDE

REQUEST FOR PROPOSAL

APRIL 28, 2016



Reynolds Middle School

4. PROPOSAL FORM

CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) SERVICES

Reynold School District – Secure Entrances District Wide

The undersigned proposer submits this proposal in response to the Reynolds School District's Request for Proposals (RFP) dated March 28, 2015, for the contract named above. The proposer warrants that proposer has carefully reviewed the RFP and that this proposal represents proposer's full response to the requirements described in the RFP. The proposer further warrants that if this proposal is accepted, the proposer will contract with the Reynolds School District, agrees to all terms and conditions found in the attached contract, and will provide all necessary labor, materials, equipment, and other means required to complete the work in accordance with the requirements of the RFP and contract documents.

No proposal will be considered unless the proposer is licensed with the State of Oregon Construction Contractors Board, pursuant to ORS 701.055 (1), prior to submitting a proposal. The proposer hereby acknowledges the requirement to carry or indicates the ability to obtain the insurance required by the contract documents. Indicate in the affirmative by initialing here:

The proposer hereby acknowledges receipt of Addendum Nos. 1 , , , to this RFP. Name of

Proposer: Business Address: Telephone Number: Fax Number: Email Address:

Bremik Construction, Inc.

1026 SE Stark Street Portland, OR 97214

Phone: 503.688.1000 | Fax: 503.688.1005 | Email: mg@bremik.com

Authorized Signature:

Printed/Typed Name: Mike Greenslade

Title: Vice President

Date: April 28, 2016

State of Oregon Construction Contractors Board License No: 160383

Note: Complete and execute this form and include as the first page of the proposal.

**Reynolds School District - Secure Entrances District Wide
Construction Manager/General Contractor (CM/GC) Services RFP**

February 2, 2016

Bob Collins, Senior Project Manager
DAY CPM SERVICES
12745 SW Beaverdam Rd. Suite #120
Beaverton, OR 97005



RE: RFP CM/GC Services – Reynolds School District – Reynolds Middle School Gym Seismic Rehab

Reynolds School District requires a seasoned CM/GC with school campus rehab experience, an open communicative approach, and comprehensive schedule and budget procedures for their Secure Entrances project to be completed on budget and on time. Bremik Construction proudly possesses all of these qualities and is the best fit for the project due to the following:

Reynolds School District Local Knowledge and Commitment. Bremik has completed 15 projects in the Gresham/ Troutdale/Fairview area and knows the local subcontractors well. Mike Greenslade, Vice President, who is proposed on our team, started the Lifeguard Program Committee for Glen Otto Park to help save children and adults from drowning in the Sandy River. In 2010, Bremik built the Troutdale Centennial Arch to celebrate the City's 100th anniversary with 100% donated Bremik labor hours and coordinated in-kind donations from local artisans and craftsman. The growth and local engagement of the surrounding community is just as important to us as it is to you.

A Familiar Team. You will work with the same core team as the Reynolds Middle School Gymnasium Upgrade project. This is a benefit to you as they already know your team and understand the School Districts' rules and processes. Additionally, Reynolds Middle School has the most complicated scope of all of the schools set for construction this summer and our project team will already be onsite.

Security Badging Process Already Completed. Our project team and ten of our core carpenters all currently have security badges, and we will have a group of subcontractors who will be badged by the summer. Since the badges last three years, you will not have to go through the process with us again for the Secure Entrances project.

Bremik Owners Involved in Every Project. Quality and consistency are two of Bremik's core values and our owners ensure this by being involved in every project. Your Secure Entrance project will have the attention from the very people who founded Bremik Construction.

"Bremik did an outstanding job of helping the district determine a prioritized list of needs, providing a schedule that would cause minimal disruption to the educational process in the fall. Brent Parry and Mike Greenslade took special care and attention in maintaining an extremely tight timeline to open school as scheduled in September, as well as ensuring a safe environment for staff during the summer. In the end, Bremik delivered the project on time and under budget. I found their 'common sense' approach to the construction process refreshing. I would not hesitate to recommend Bremik for your construction needs."

-Michael D. Schofield, Chief Financial Officer, Gresham-Barlow School District

Bremik Construction is mission driven to be the best contractor in Oregon and we look forward to proving to Reynolds School District and Day CPM we are deserving of the title.

Sincerely,

Mike Greenslade, Vice President

3.2.2.1 MANAGEMENT OF THE WORK

a. Preconstruction Service Plan

Preconstruction starts with asking questions, lots of them. To fully integrate ourselves into your team we need to understand your goals, budget, timeframe, and how your team works. Asking the right questions allows us to onboard quickly and become an effective member of the team. This is especially important in condensed preconstruction periods like those of Reynolds Middle School, and Sweetbriar and Salish Ponds Elementary Schools.



During preconstruction on the Secure Entrances projects, we will:

- Photo document all **Existing Conditions** using Bluebeam Studio software to categorize, key photos to architectural plans, and share results from our onsite investigations. Subsequent coordination meetings with the design team ensure the built condition is represented in the construction documents.
- Deliver clear, effective, and timely communication during regular, face-to-face, **Construction Document Coordination** meetings. We strongly recommend Bluebeam Studio sessions be implemented to collect all owner, architect, general contractor, and subcontractor markups in one easy to access location. The goal of coordination efforts is to streamline the construction process by recommending revisions during design.
- Produce accurate **Budgets** using recent pricing from other projects and subcontractor input specific to your project. Budgets will be timely and frequent, allowing the team to make sound decisions as design progresses.
- Reach out to multiple quality subcontractors in the market to help the team **Manage Pricing Volatility**. By involving subcontractors early in the process, we are able to provide you with the assurance that local subcontractors are available when needed at a reasonable price. Detailed explanations of our cost estimating, cost control, and cost tracking approaches are in following sections.
- Focus on **Constructability** early with detailed document review, architect and engineer meetings, and subcontractor involvement. We catalog all constructability comments and track progress until resolution. Constructability reviews and the search for efficient and innovative solutions continue through the life of the project.
- We will work with Reynolds School District's project team to identify efficient construction methods that are safe for our crews and your students and staff. **Safety** is a priority and we expect everyone onsite to go home safe and free of injury every day.

3.2.2.1 MANAGEMENT OF THE WORK

- Promise never to cut program or scope as a method of **Value Engineering** your project. A detailed explanation of our value engineering ideas and successful case studies follows.
- Provide you with a clear, concise, and realistic **Schedule** detailing the tasks and durations necessary to completing your project on time. If we see problems with schedule goals we will identify them early, before construction begins, because bad news never gets better with time. Further description of our scheduling follows.
- Ensure the safety of your students and staff and the efficiency of our construction efforts by devising a **Phasing, Sequencing, and Site Logistics** plans that makes sense to Reynolds and our team. Each school differs and poses unique issues to which we will detail solutions. A proposed plan for Reynolds Middle School follows.
- Develop a detailed **Subcontracting Plan** to solicit quality subcontractors from the metro area with an emphasis on reaching local (Reynolds District) and MWESB firms, keeping the money in the local community.
- Provide Reynolds School District with transparent, open book **Accounting, Cost Estimating, and Cost Tracking** during the entire preconstruction and construction process. Estimates and detailed logs are updated regularly and shared with the entire team, allowing Reynolds to make quick, informed decisions.

Responsible Party

Trevor DeLuca will be your principal contact and ultimately responsible for all deliverables. He will be dedicated to your project from preconstruction through project closeout. A detailed deliverables matrix is below.

SERVICE	RESPONSIBILITY	DELIVERABLES	TEAM ACTION
Existing Conditions	Trevor DeLuca/ John Huddleston	Catalog of annotated photos keyed to plans	Review and incorporate into construction documents
Construction Documentation Coordination	Trevor DeLuca	Catalog coordination comments at end of SD, DD, and 50% CD	Review and incorporate revisions into construction documents
Budget/Estimating	Trevor DeLuca/ Bob Trapa	Comprehensive SD, DD, and GMP estimates for each school	Review, make decisions based on budget, incorporate revisions to construction documents as necessary.
Constructability Reviews	John Huddleston/ Mike Greenslade	Catalog comments at end of SD, DD, and 50% CD	Review and incorporate revisions into construction documents
Safety	John Huddleston/ Mike Greenslade	Weekly meeting notes	Review and comment
Value Engineering/Cost Control	Trevor DeLuca/ Bob Trapa	Catalog, track, and asses options	Review, make decisions based on budget, incorporate revisions to construction documents as necessary.
Schedule	John Huddleston/ Trevor DeLuca	Critical path schedule updated monthly, three-week look-ahead schedule with weekly meeting minutes.	Review and comment
Phasing, Sequencing, and Site Logistics	John Huddleston/ Trevor DeLuca	Comprehensive plans at DD and 50% CD	Review and comment
Subcontracting Plan/Manage Pricing Volatility	Trevor DeLuca/ Mike Greenslade	Plan outlining MWESB and local contractor outreach and selection	Review and comment
Accounting	Trevor DeLuca	RFI, submittal, and change logs submitted with meeting minutes	Review, comment, and make decisions based on deliverables

3.2.2.1 MANAGEMENT OF THE WORK

Successful Preconstruction Experiences

Riverdale Grade School | Portland, OR

The greatest value Bremik brought to the Riverdale Grade School project in preconstruction was cost value analysis. The District was debating whether to keep the existing school and upgrade its functions, or build an entirely new building. By selecting a CM/GC early in the process, the District benefited from Bremik's ability to analyze the existing building, complete a cost value analysis, and determine it was more cost effective to build a new building.



Mountain Park Recreation Center | Lake Oswego, OR

For this existing recreation center, Bremik's preconstruction success was providing detailed estimates for different areas of the project. We presented the Mountain Park project team with a menu of pricing options allowing them to pick and choose scopes of work that aligned with their budget and priority list.



Fire Station 76 | Gresham, OR

Bremik joined the Fire Station 76 preconstruction effort early for the express purpose of helping the client price a wide range of architectural elements and ideas that they wanted to incorporate into their tight budget. Specifically, the client wanted an exposed architectural ceiling in the apparatus bay of the fire station, but initially dismissed the idea because the team thought they could not afford it. Bremik was able to help the design team adjust the ceiling design as well as reduce costs elsewhere in the project in order to give the Fire Station 76 team what they wanted.



"All Saints School was indeed fortunate to have Bremik Construction do our classroom addition. We have received many compliments on the fine workmanship and the outstanding quality of the construction. Our classroom addition is a testament to Bremik's attention to detail and caring about customer satisfaction."

-Rose Rosinski, Principal, All Saints School

3.2.2.1 MANAGEMENT OF THE WORK

b. Key Issues and Potential Risks

Key issues and perceived risks on the Reynolds School District Secure Entrances project include:

- **Public and Student Safety** is ensured through clear and constant communication, safety meetings, and appropriate site logistics and phasing plans. We shield students from ongoing work with adequate barriers, overhead protection, and signage.
- **Design Drawings** do not always fully capture the existing conditions. Uncovering the unexpected is a risk associated with renovations. We will mitigate this risk with a detailed existing conditions survey and comprehensive constructability studies.
- **Wiring Routes** that minimize impact to building and programming should be identified immediately. Locating access control/fire alarm/security camera demarc locations early in preconstruction is necessary for identifying wiring routes/pathways and understanding if existing power feeds are sufficient. Additionally, the team needs to specify properly rated cabling and verify fire rated assemblies are not compromised or are properly replaced.
- **Completion Dates**, especially at Reynolds Middle School, are at risk. Early work releases, overtime, and use of readily available materials are critical to the three 2016 projects.

c. Sequencing, Phasing, and Site Logistics

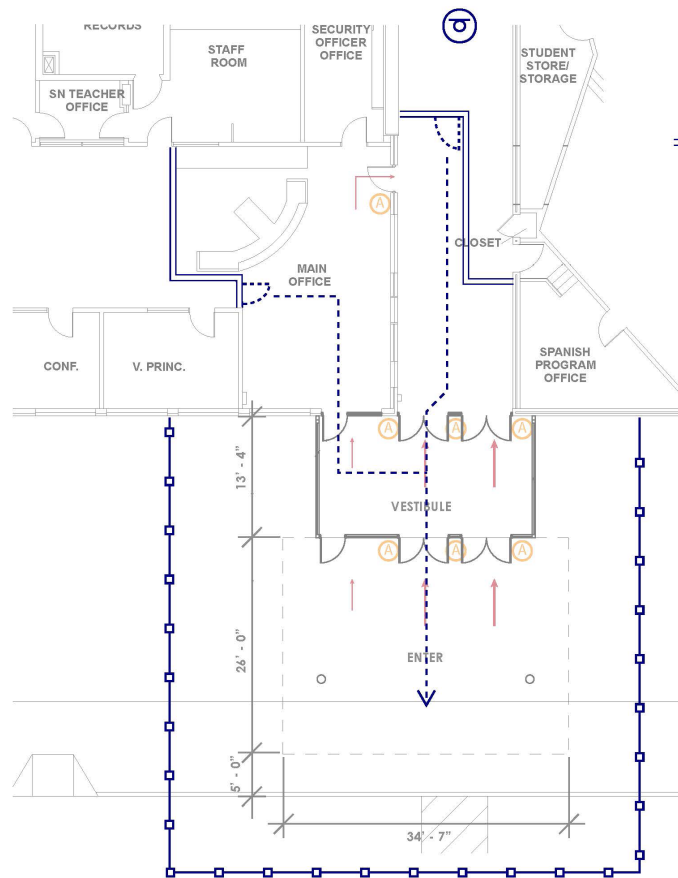
Utilizing Bluebeam studio sessions, we will collaborate with you and your team to refine plans for construction efficiency and optimizing ongoing operations. Construction traffic, deliveries, safety, staff and student access, emergency evacuation plans, and site restrictions are some of the elements considered during plan development.

During preconstruction, our team will work with a representative from each school to determine if summer functions can be consolidated into fewer locations, or away from our work. Ideally, summer functions will take place in buildings not being remodeled or in areas with multiple egress paths.

Alternatively, moving office functions to a nearby classroom with an existing exterior door is recommended. During construction, Bremik will selectively block pathways within the schools, install temporary walls for security/safety, and install temporary signage to reroute egress pathways to eliminate dead end corridors. In buildings where egress pathways must be maintained through our construction zone, Bremik will construct temporary walls and phase work to maintain a safe pathway through the construction work at all times. We carried out a similar strategy at Silverton High School without incident.

3.2.2.1 MANAGEMENT OF THE WORK

Typical Vestibule Site Plan



Temporary Fence

Would extend into parking lane and leave drive aisle open

Temporary Wall

Keep occupants separated from site for safety. Keep people out of the school during off hours as a means of security.

Temporary Egress Doors

If it is determined that egress pathway must be maintained through main entry, temporary egress doors would be installed that would only allow passage out of the building. A safe pathway from the door to the exterior would be maintained with cones and caution tape. Signage would alert occupants to use door in emergency situations only.

Temporary Signage

Throughout school as needed to inform occupants of revised ingress/egress routes.

Temporary Entrance

If needed, a classroom with exterior access would be set up as a temporary office and vestibule

NOT SHOWN

3.2.2.1 MANAGEMENT OF THE WORK

d. Managing Fast and Tight Timelines

Bremik has completed every K-12 project we have undertaken on time, or early. Bremik will work with Reynolds School District during preconstruction to develop a comprehensive master project schedule, from CM/GC selection through final completion. Key milestones, approvals, design iterations, deliverables, and estimates will be identified and tracked. We will devise a realistic plan to complete the Secure Entrances project early utilizing our scheduling experts and subcontractor input to ensure accuracy and reliability.

During the bidding process and prior to awarding subcontracts we interview subcontractors to obtain their input and agreement to meet the master project schedule, further ensuring a smooth construction process and accurate timeline.

Throughout construction, we refine the project schedule based on in-depth three-week look ahead schedules developed during weekly subcontractor meetings. Continually updated and refined, any changes to the master project schedule are promptly communicated to the entire project team.

e. Team Communications/Relationships

The most effective communication tool Bremik will use to foster open and productive communication is well-prepared and in-person weekly progress meetings. Face-to-face meetings promote collaboration, establish responsibilities and accountability, and aid coordinated problem solving. We treat all stakeholders with respect and believe everyone should have a voice in the successful completion of our projects.

Well-written monthly newsletters are an important part of our communication with the school community and general public. A typical newsletter will summarize the work completed in the past month, outline the next month's work, highlight important milestones, and acknowledge the hard work of our team members through employee spotlights.

Please see Local Conditions/MWESB for more information on communication in support of the Local and Diverse Partnership Program.



“Bremik Construction has proved to be a real solution provider to us at Gresham-Barlow School District. They bring vast experience in working on educational construction projects. It was a very positive start for the customer/contractor relationship and led to the successful completion of key projects in my first year with GBSD.”

- Terry Taylor, Director of Facilities
Gresham-Barlow School District
Gresham High School PE Facility

3.2.2.2 PERSONNEL AND ORGANIZATION

a. Project Organizational Chart

Our proposed team is currently working on your Reynold’s Middle School Gym Seismic Upgrade. They already know your team, understand District processes, and have completed background checks and received security badges. They will seamlessly complete your Secure Entrances project.



Mike Greenslade, Vice President, Safety and Quality Manager - Safety and quality are always a top priority on every Bremik project. Mike will work with the team to provide smart and efficient scheduling, site logistics, and quality control, as well as ensuring our crew runs a clean, safe, and well-organized jobsite. He will also be involved in the overall project execution strategy, client satisfaction, and risk management and will serve as the project executive.

Bob Trapa, Chief Estimator - Bob will be involved during preconstruction to make sure this project is within your budget. During construction he will work with Trevor to find additional cost saving solutions.

Trevor DeLuca, Project Manager - Trevor will team with Bob to successfully fulfill Bremik’s planning, estimating, and cost control responsibilities during preconstruction. During construction, Trevor will lead our project management efforts including ongoing cost control, client and design consultant satisfaction, and weekly meetings.

John Huddleston, Project Superintendent - As the onsite team leader, John’s primary responsibility is supervising the day-to-day construction of the Secure Entrances. John will work with subcontractors and suppliers to create and refine the project schedule, create detailed site logistic plans, and conduct comprehensive existing conditions and constructability reviews. As the superintendent, he is also at the forefront of quality control, ensuring Bremik remains well regarded for craftsmanship and attention to detail.

3.2.2.2 PERSONNEL AND ORGANIZATION

b. Staff Utilization

	Preconstruction % per week	Construction % per week
Mike Greenslade	5%* Office	10%* Office
Bob Trapa	10% Office	10%* Office
Trevor DeLuca	40% Office	40% Office
John Huddleston	10%	100% Site

*Costs are built into our fee.



3.2.2.2 PERSONNEL AND ORGANIZATION



MIKE GREENSLADE

Vice President

Safety & Quality Control
Manager

Education

Associates,
Construction Technology
Mt. Hood Community College

Years in the industry

35 years

Years at Bremik

12 (Co-founder)

Mike is known for rolling up his sleeves and showing you how it's done. His 30 plus years of experience in building negotiated commercial construction projects makes him uniquely qualified to manage the field operations of Bremik Construction, the company he proudly co-founded with Brent Parry. He brings a down-to-earth, honest attitude to all of his projects. Mike is actively involved in the early stages of all Bremik projects, providing valuable constructability and schedule review, and stays thoroughly engaged until project completion.

RELEVANT EXPERIENCE

Reynolds Middle School Gym (in progress) | Fairview, OR

A seismic upgrade to the existing middle school gymnasium.

Cost (estimated): \$323,000 | **Duration:** June 2016 - August 2016

Client Contact: DAY CPM

Bob Collins, Owners Rep 503.641.4100

Riverdale Grade School | Portland, OR

The CM/GC project replaced the existing school with a new LEED Gold 51,000 sf two-story steel structure with 24 classrooms, media center and administrative offices and new 4,000 sf multi-purpose facility. State-of-the-art security systems were installed on the project.

Cost: \$16,600,000 | **Duration:** June 2009 - August 2010

Client Contact: Riverdale School District

Nancy Hubbard, Owners Rep 503.819.7505

Floyd Light Middle School | Portland, OR

A 10,000 sf addition and 40,000 sf renovation project completed in five months, providing much needed classroom and administrative space for the occupied school. Security systems with lock down features were included.

Cost: \$3,900,000 | **Duration:** March 2009 - August 2009

Client Contact: David Douglas School District

Janice Essenberg 503.614.1428 (currently with NW Regional ESD)

Ron Russell Middle School | Portland, OR

A two-story classroom addition and remodel project was completed in just six months on the occupied school campus.

Cost: \$2,400,000 | **Duration:** February 2009 - August 2009

Client Contact: David Douglas School District

Janice Essenberg 503.614.1428 (currently with NW Regional ESD)

3.2.2.2 PERSONNEL AND ORGANIZATION



BOB TRAPA
Chief Estimator

Education

Bachelor of Science,
Construction Engineering
Technology
Montana State University

OSHA 10 Certified

Years in the industry
31 years

Years at Bremik
8 years

Bob joined Bremik in 2008 and brings over 31 years of experience in the construction industry including 17 years as an estimator. He has managed and estimated some of the Northwest's most challenging projects and previously served as the chief estimator for two large Northwest firms. His acute knowledge of production, building systems, costs and constructability analysis stem from his experience as a carpenter, layout foreman and field engineer on large public projects throughout the Western United States. His diehard work ethic and sharp, photographic mind produce extremely accurate and detailed estimates.

RELEVANT EXPERIENCE

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Janice Essenberg 503.614.1428 (currently with NW Regional ESD)

3.2.2.2 PERSONNEL AND ORGANIZATION



TREVOR DELUCA
LEED GREEN ASSOC.
Project Manager

Education

Masters Degree,
Civil Engineering/Construction
Engineering Management

Bachelor of Science,
Civil/Structural Engineering
University of Southern
California

OSHA 30 Certified

Years in the industry

5 years

Years at Bremik

5 years

In 2011, Trevor joined Bremik Construction after graduating from the University of Southern California. With degrees in both Structural Engineering and Construction Management, Trevor brings a solid background that has enabled him to hit the ground running. His strongest attributes are his organizational skills and eye for detail which have proven effective in running his work flow.

RELEVANT EXPERIENCE

Reynolds Middle School Gym (in progress) | Fairview, OR

A seismic upgrade to the existing middle school gymnasium.

Cost (estimated): \$323,000 | **Duration:** June 2016 - August 2016

Client Contact: DAY CPM

Bob Collins, Owners Rep 503.641.4100

Cameron Apartments | Portland, OR

An eight-story steel and concrete apartment building with 83 market-rate units. Secure door card reader systems were installed throughout the building located in busy downtown Portland.

Cost: \$12,600,000 | **Duration:** October 2014 - January 2016

Client Contact: Summit Real Estate Management

Mike McKenna, Owner 503.223.7666

Burnside 26 Apartments | Portland, OR

A four-story, wood frame, mixed-use apartment complex over underground parking with 135 market-rate units.

Cost: \$14,200,000 | **Duration:** June 2013 - August 2014

Client Contact: Capstone Partners

Chris Nelson, Principal 503.226.1972

Central Eastside Lofts | Portland, OR

A mixed-use urban apartment and retail complex in the gritty Central Eastside Industrial District featuring 70 studio, one and two bedroom market rate apartments over 11 retail spaces.

Cost: \$9,100,000 | **Duration:** August 2011 - October 2012

Client Contact: Vallaster Corl Architects

Don Vallaster, Principal 503.228.0311

3.2.2.2 PERSONNEL AND ORGANIZATION



JOHN HUDDLESTON
Project Superintendent

Education

Oregon Carpentry
Apprenticeship Program

OSHA 30 Certified

Years in the industry

25 years

Years at Bremik

5 years

John's career in construction began in 1990 as a commercial and industrial carpenter. He brings over 25 years of experience building and managing projects for several local and well-respected firms. He has supervised a wide range of projects from concrete tilt-ups to structural renovations. He remains extremely dedicated to all of his projects and does whatever it takes to get problems solved.

RELEVANT EXPERIENCE

Reynolds Middle School Gym (in progress) | Fairview, OR

A seismic upgrade to the existing middle school gymnasium.

Cost (estimated): \$323,000 | **Duration:** June 2016 - August 2016

Client Contact: DAY CPM

Bob Collins, Owners Rep 503.641.4100

All Saints School | Portland, OR

A two-story wood framed classroom addition to the private school located in the Laurelhurst district. Secure entrance card readers were added to the school.

Cost: \$470,000 | **Duration:** March 2013 - August 2013

Client: All Saints School

Rose Rosinski, Principal 503.236.6205

Lower Burnside Lofts | Portland, OR

A 53,000 sf six-story urban apartment and retail building including 62 market-rate apartments, and a community roof deck with amazing city views. Key card access was added throughout the building.

Cost: \$8,700,000 | **Duration:** August 2014 - July 2015

Client: Lower Burnside Lofts, LLC

Tim O'Brien, President 503.445.7557

Columbia Sportswear* | Portland, OR

A large upgrade to their material handling equipment systems, including seismic upgrades, office additions and renovations.

Cost: \$25,000,000 | **Duration:** June 2006 - June 2007

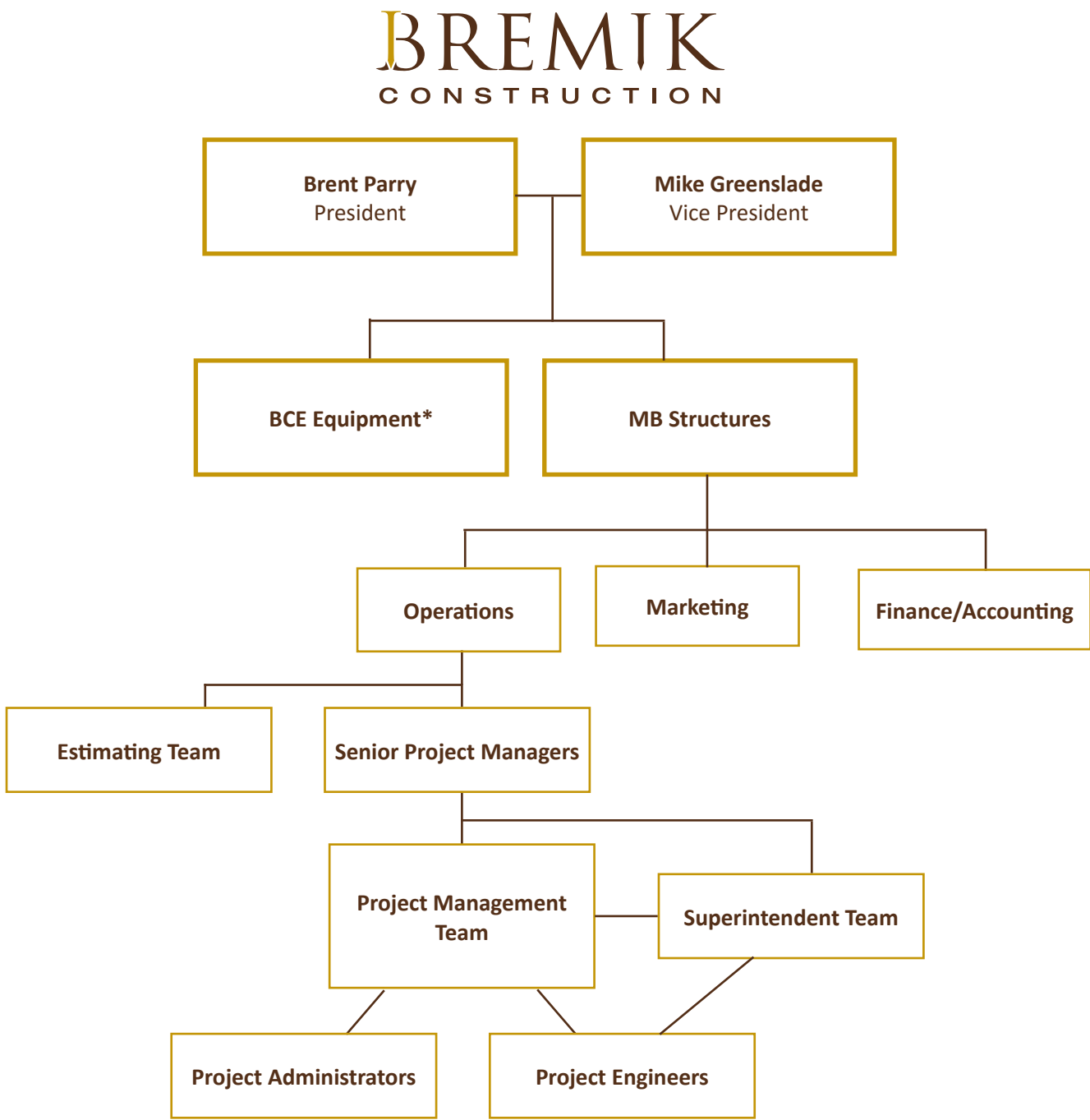
Client: Columbia Sportswear

Dan Dougherty, Owners Rep 503.978.2301

*completed with another firm

3.2.2.2 PERSONNEL AND ORGANIZATION

d. Company Organizational Chart



*rents equipment below market rate

3.2.2.3 COST MANAGEMENT

a. Cost Estimating

Bremik estimates are clear, open book, reliable, and accurate. We take great pride in our ability to produce early conceptual and schematic estimates that are used to inform the design process, design development estimates that confirm good design and planning decisions, and solid final estimates that cover any holes or gaps to virtually eliminate change orders during construction. A general flow of Bremik's estimating process includes:

- **Schematic Design Estimate** - Given the shortened preconstruction period, we do not believe an SD estimate is achievable.
- **Design Development Estimate** - Bremik will develop a detailed estimate utilizing both in-house estimating for all categories and at least one subcontractor in each major trade will be presented and reviewed along with an assumptions, cost saving, value engineering, and alternates decision matrix.
- **50% CD Estimate** - A detailed and comparative (to DD estimate) estimate utilizing both in-house estimating for all categories and multiple subcontractors in each trade will be presented and reviewed along with further refined assumptions, cost saving, value engineering, and alternates decision matrix.
- **Final Construction Document/GMP Estimate** - Prior to issuance, Bremik will develop strong subcontractor and supplier interest. All direct work, including those categories Bremik may self-perform, will be competitively bid, analyzed, and vetted by our project team before presenting and reviewing the bids with the project team where we will make recommendations, strategize on alternates, and determine final cost control measures.

"I had not previously worked with Bremik prior to the Riverdale Grade School project, but could not be more pleased with their professionalism related not only to the tasks directly related to design input, schedule and budget, but also their willingness to put in the extra effort to be part of the community. Bremik offers communication, approachability and an open and transparent process of a smaller boutique firm, but with the systems, procedure and experience level that can compete with large local and regional contractors. They continue to receive high praise from the involved community members as well as the district staff and school board. I would not hesitate to recommend them for any other grade school or high school construction project, and I would look forward to working with them on future projects."

-Nancy Hubbard, Hubbard and Associates Development Consulting

3.2.2.3 COST MANAGEMENT

a. Value Engineering

Along with the first estimate, Bremik will produce a Value Engineering Log that is continually updated and discussed. We reduce costs without reducing program, compromising the integrity of the building design, or the quality of the exterior envelope.

Value Engineering Ideas:

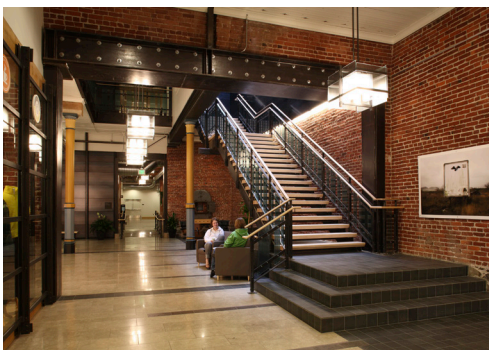
- Hollow metal doors on hold opens in lieu of rolling doors at Sweetbriar.
- Consistent systems and details across all projects.

Bremik has saved
our clients over
\$18 Million
in the past 5 years



Riverdale Grade School - \$1.3 Million Savings

Riverdale School District's bond was passed without a multi-purpose room included in the programming. During preconstruction, the steering committee identified a desire to include this vital community space. We incorporated the 4,000 sf multi-purpose room in the project without a reduction in program or space by value engineering \$1.3 million out of the scope through simple steps like using only one brand of plumbing fixtures to improve buying power and changing the roof trusses from steel to wood.



University of Oregon Portland Center - \$80,000 Savings

President Frohnmayer wanted a grand stair to grace the lobby of the White Stag Block. When the initial design came in \$80,000 over budget, Bremik called an onsite design meeting with the architect and structural engineer. The project team sketched and re-sketched logistic sequencing plans to keep existing cast iron columns and masonry walls in place, locating the stair in the original lightwell and using an existing window opening as the new entrance to the second floor balcony. The collaborative design is the defining feature of the White Stag Block interior.



Virginia Garcia Wellness Center - \$2.5 Million Savings

Through the CM/GC process, Bremik was able to come onto the project early and provide exceptional value for Virginia Garcia Wellness Center. Working with a tight budget, the Bremik team helped prioritize the project requirements, objectives and milestones enabling the project to move forward toward a fixed completion date imposed by the federal grant. Over \$2.5 million was valued engineered from the cost of the project.

3.2.2.3 COST MANAGEMENT

b. Managing and Tracking Cost of Work

Quite simply, we treat your money as if it were our own; we spend it wisely and always look for the best value. Our interim cost estimates and VE log are key to aiding the project team in meeting the budget the first time. The detailed and open book estimates allow the team to understand where costs originate and make informed adjustments. We never cut scope or recommend cheap, inferior materials. We understand durable systems and finishes produce long-term savings that far outweigh the initial cost savings of cheaper products.

Bremik will keep you and the entire project team apprised of the project costs through the following tracking tools:

- **RFI Log** (request for information log) reviewed and updated weekly
- **Change Request/Owner's Budget Log** reviewed weekly (see example from Ron Russell Middle School below)
- **Project Schedule** reviewed weekly
- **Job Cost Projections** reviewed monthly - you will know the exact status of the budget every month

Change Order Request LOG (jrm)

Project:	Ron Russell Middle School	Discovery	Discovery	NA	Not Approved							
	Classroom Expansion and Remodeling	DDSD	Owner									
Date: 7 August 2008		TRAP	Architect									
Construction Mgr	Bremik Construction	City	City (plan review)									
Change Item	Description	Origin	Date submitted	Estimated Amount	Actual Amount	Change to CM Contingency 2.2%	Change to DDSD Contingency 2.2%	Change to GMP	Status	CO #	Date Approved	Comments
	Original Contingency and GMP Amounts:					\$55,407.00	\$55,407.00	\$2,496,867.00				
1001	Removal of door closers		11/26/2008	(\$3,320.00)			\$3,111.00		Approved		4	
1002	Builders Risk							-\$12,484.00	Approved		1	
1003	Added Panic Hardware		11/7/2008	\$1,645.00			(\$1,542.00)		Approved		3	
1004	Rock Base								Rejected			
1005	Joist Changes		11/7/2008	\$832.14			(\$780.00)		Approved		3	
1006	Stem Wall Change			(\$5,000.00)					Rejected			
1007	Room 216 Wiring			\$4,928.00			(\$4,618.00)		Approved		2	
1008	Floor Box removal		12/18/2008	\$142.00					Rejected			
1009	Over Excavation			\$39,842.00			(\$37,332.00)		Approved		1	
1010	Saved Steel		11/17/2008	(\$905.00)			\$848.00		Approved		3	
1011	Added Valves			\$773.00			(\$725.00)		Approved		1	
1012	Library Window Repair		8/25/2008	\$2,271.00			(\$2,128.00)		Approved		1	
1013	Electrical Panel Install		11/7/2008	\$4,004.00			(\$3,752.00)		Approved		3	
1014	Fire Extinguisher Cabinets			(\$241.00)			\$226.00		Approved		2	
1015	Fire Gate Valve		10/15/2008	\$645.00		(\$645.00)			Approved		2	
1016	Shades for Sidelites			\$3,346.00			(\$3,136.00)		Approved		2	
1017	Room 239 Deleted Casework			(\$1,310.00)			\$1,228.00		Approved		2	
1018	Permit Fees		11/24/2008	\$1,000.00		(\$1,000.00)			Approved		4	
1019	Deleted Chair Rail			(\$3,457.00)			\$3,240.00		Approved		2	
1020	N/A											
1021	Fix On French Drain		11/7/2008	\$1,038.00			(\$973.00)		Approved		3	
1022	Added Wardrobe in 189		10/15/2008	\$457.00			(\$429.00)		Approved		2	
1023	Sprinkler Pipe		11/5/2008	\$16,532.00				\$16,532.00	Approved		3	
1024	Added signage		11/5/2008	\$1,025.00			(\$960.60)		Approved		3	
1025	Temp Power for School Trailer								Rejected			
1026	Added Expansion Joint Support		10/21/2008	\$877.00			(\$822.38)		Approved		2	
1027	Rain Drain Credit		10/21/2008	(\$693.00)			\$650.00		Approved		2	
1028	Circuit Breaker(Kirk request)		11/10/2008	\$928.00			(\$870.00)		Approved		3	
1029	Sod			\$8,000.00					Rejected			
1030	Classroom 188, 189 Wiring		11/5/2008	\$936.00			(\$877.00)		Approved		3	
1031	Sheet Metal Credit											
Continued on Page 2 following:												

c. Contingency Funds

Bremik will carry an estimating contingency during preconstruction, we recommend Reynolds carry a contingency outside of the GMP during construction. We will recommend a contingency percentage based on the completeness of the GMP Construction Documents at the time of bidding. Typically 5% - 10% is sufficient contingency for renovation projects.

3.2.2.3 COST MANAGEMENT

d. GMP

Bremik documents line items included in the GMP in a detailed summary estimate. An example from the St. Clare Parish Gymnasium Seismic Upgrade is below.

We determine whether a project change is inside the scope of the GMP based on the contract documents, contract allowances, and our clarifications and exclusions. Every effort is made to fill holes in the Scope of Work; however, if a Scope of Work is not included in the documents or added via an allowance or clarification we consider the item outside the GMP.



St. Clare Gymnasium & School Upgrades - Final		Date	5/11/2010
Div 1	GENERAL CONDITIONS		\$34,515
	Pre Construction Services		\$3,320
	Supervision		\$29,200
	Temporary Utilities and Offices		\$720
	Printing/Shipping & Office Supplies		\$1,275
Div 2	SITEWORK		\$31,759
	Demolition Site Tools and Equipment		\$2,700
	Soft Demolition & Protection		\$29,059
Div 4	Masonry		\$907
	Brick & CMU		\$907
Div 6	Wood & Plastics		\$114,398
	Rough Carpentry		\$78,212
	Interior Finish Carpentry		\$1,492
	Exterior Siding & Trim (Hardie Matrix - Artisan)		\$34,695
Div 7	Thermal & Moisture Protection		\$51,053
	Moisture Barrier		\$11,888
	Roofing		\$33,805
	Flashing & Sheetmetal		\$3,272
	Caulking & Sealants		\$2,089
Div 8	Doors & Windows		\$16,467
	Windows		\$16,467
Div 9	Finishes		\$44,330
	Framing & Drywall		\$10,957
	Exterior Stucco		\$11,968
	Painting		\$21,404
Div 15	Mechanical Systems		\$6,391
	HVAC		\$6,391
Div 16	Electrical Systems		\$14,462
	Building Electrical & Fire Alarm		\$13,462
	Temporary Electrical		\$1,000
Div 17	Other		\$1,336
	Safety Plan		\$1,336
Grand Subtotal			\$315,618
Overhead & Mark-up		5.25 %	16,570
liability insurance		1.25 %	4,152
GRAND TOTAL			\$336,340

3.2.2.3 COST MANAGEMENT

e. CM/GC Experience

Floyd Light Middle School | Portland, OR



A 10,000 sf addition and 40,000 sf renovation project completed in five months, providing much needed classroom and administrative space for the occupied school. Security systems with lock down features were included.

Client/Owner's Rep David Douglas School District Janice Essenberg 503.261.8212	Completion Date 2009
Contract GMP \$3,600,000	Change Order Amount \$200,000 due to owner added scope

Riverdale Grade School | Portland, OR



The CM/GC project replaced the existing school with a new LEED Gold 51,000 sf two-story steel structure with 24 classrooms, administrative offices, and new 4,000 sf multi-purpose facility. State-of-the-art security systems were installed on the project.

Client/Owner's Rep Riverdale School District Nancy Hubbard, Owners Rep 503.819.7505	Completion Date 2010
Contract GMP \$16,600,000	Change Order Amount \$600,000 *\$500,000 owner added scope

Ron Russell Middle School | Portland, OR



A CM/GC two-story addition and remodel project completed in just six months on the occupied school campus. Secure entrances were added in this project.

Client/Owner's Rep David Douglas School District Janice Essenberg 503.261.8212	Completion Date 2009
Contract GMP \$2,500,000	Change Order Amount (\$80,000)

3.2.2.3 COST MANAGEMENT

Dufur School | Dufur, OR



Bremik teamed with Rommel Architectural Partnership to add five classrooms, a vocational education facility, new cafeteria, and kitchen for the rural K-12 school district.

Client/Owner's Rep Dufur School District Jack Henderson 541.467.2509	Completion Date 2009
Contract GMP \$3,300,000	Change Order Amount \$200,000

Silverton High School | Silverton, OR



Bremik was selected to join the forensic team to replace the exterior façade to remedy chronic water infiltration problems at the 140,000 sf high school. The district chose to include a concurrent renovation of the courtyard commons.

Client/Owner's Rep Silver Falls School District Doug Wiser 503.351.5778	Completion Date 2009
Contract GMP \$980,000	Change Order Amount \$200,000 due to owner added scope

Virginia Garcia Wellness Center | Cornelius, OR



A new LEED Silver CM/GC 36,000 sf facility providing patients and the community with an array of different wellness and medical services. Bremik value engineered over \$2.5 million from the cost of the project.

Client/Owner's Rep Virginia Garcia Memorial Health Center Gil Munoz, CEO 503.352.8610	Completion Date 2010
Contract GMP \$10,200,000	Change Order Amount (\$120,000)

3.2.2.4 SCHEDULE, QUALITY, AND SAFETY

a. Schedule Management

The project schedule will be refined throughout construction based on in-depth three-week look ahead schedules developed during weekly subcontractor meetings. We continually update and refine the project schedule and promptly communicate any changes to the entire project team.

Risks to completing the project as stated include:

Re-design/changes during construction. We will investigate foreseeable issues during extensive onsite constructability review prior to start of work. Key subcontractors will be onboarded early to assist in the constructability review process.

Long lead materials like storefront and shutter doors. Risk can be mitigating by authorizing Bremik to release items via an Early Work Agreement so we can begin the shop drawing process in parallel with establishing the GMP.

School projects completed during summer break:

- All Saints School
- Clear Creek Middle School
- Floyd Light Middle School
- Gresham High School PE Facility
- Gresham High School Turf Field
- Lewis & Clark Career Center
- Lewis & Clark Chem Lab Remodel
- Lewis & Clark Photography Lab Remodel
- Lewis and Clark Residence Halls Remodel
- Sam Barlow High School Turf Field
- Silverton High School
- Tigard High School
- Tigard Tualatin School District Online Academy

b. Labor and Materials

We foresee no significant shortages of labor and materials for your project. While the subcontractor market is becoming more competitive as a whole, with proper planning and good communication, subcontractors will want to bid on Reynolds work.

“Especially helpful is the significant outreach Bremik is currently undertaking for the Reynolds Middle School Gym project.” – Trevor DeLuca, Project Manager

Bremik will reach out to quality subcontractors during preconstruction to generate interest in the Secure Entrances project. We will solicit proposals from local subcontractors and suppliers and will add local carpenters and laborers to our crews if we are self-performing work. Pre-bid job walks for subcontractors and suppliers will be held early in the subcontractor bid process to ensure conditions can be seen and questions can be answered. Our comprehensive instructions to bidders will assist smaller local contractors in understanding how to bid the project to provide Bremik Construction and the school district with complete bid scopes.

3.2.2.4 SCHEDULE, QUALITY, AND SAFETY

c. Opportunities and Challenges for Efficiency

Bremik provides Reynolds School District the opportunity for efficiency by selecting the same contractor already onsite at Reynolds Middle School. Additionally, we are able to self-perform many scopes of work. By allowing Bremik to self-perform work, Reynolds puts its CM/GC in control of the process, increases quality, and decreases inefficiencies associated with elaborate third-party coordination and planning. Your project will be completed more quickly and with more certainty.

One challenge to efficiency we foresee is working with District vendors. To overcome this we suggest early coordination with Sonitrol Pacific to answer questions such as:

- Does Sonitrol equipment seamlessly integrate with the existing equipment?
- Will existing card readers/cameras/etc. need to be replaced with new or can they be utilized as-is?
- Are the current wiring/control panel/electrical feeds sufficient or will these need to be replaced?
- Do selected wiring routes minimize impacts from a budget and school summer programming standpoint?

It will be helpful if the Owner's contract with Sonitrol listed the CM/GC as controlling the scheduling. We'd like to manage Sonitrol directly to eliminate any gaps and inefficiencies.

d. Quality Control

Bremik Construction is proud of the reputation we have earned as a quality contractor. Our vice president, Mike Greenslade, will work closely with the superintendent, John Huddleston, and the crews to ensure quality.

The following quality initiatives will be applied to the Reynolds School District Secure Entrances project:

- Open communication during preconstruction to understand the project team's expectations and standards
- Thorough audits of interim and final construction documents
- Comprehensive instructions to bidders to clearly communicate our standards of quality
- Detailed and binding subcontracts
- Preinstallation meetings with subcontractor foremen to review scopes of work and quality standards
- Weekly QA/QC walks

3.2.2.4 SCHEDULE, QUALITY, AND SAFETY

e. Bremik's Safety Program

Bremik has a robust safety program with multiple training opportunities, activities, and protocol in place to promote safety and wellness at work.

- All Bremik superintendents and project engineers have successfully completed OSHA 30 training and CPR/First Aid/AED training.
- Bremik requires Personal Protective Equipment (PPE) - hard hats, eye protection, high visibility clothing, and work boots for all personnel and subcontractors on all jobsites.
- All superintendents meet bi-weekly with operations to collaborate on safety standards and lessons learned. The constant communication ensures a culture of safety is consistently maintained across all jobsites.
- Superintendent, project manager and safety director develop a site specific safety plan for each project to control and mitigate hazards before commencement.
- All superintendents lead a weekly onsite safety meeting with all trades whereby job conditions, hazards, and safety concerns are discussed. Each subcontractor's weekly JHA (Job Hazard Analysis form) is reviewed and implemented.
- All field personnel (superintendents, project engineers, carpenters, laborers) are trained in safe driving, ergonomics, fall protection, fire prevention, forklift/scissor/boom lift use, hazardous communication, lead and asbestos awareness, personal protective equipment, power actuated tools, respirator use, and silica awareness according to their relevant project conditions and risk assessment.
- Safety protocols and training curriculum are centrally managed on our server providing access to all personnel.
- A "near miss" tracking system records and reports accident potentials to all superintendents through a monthly report from our safety committee.
- Over half of the superintendents have been ICRA (Infection Control Risk Assessment) certified/trained.
- Safety Director, Jake Bishop, completes weekly informal safety inspections to ensure field crew are following all safety policies and procedures. Jake also completes formal jobsite audits on a monthly basis which are documented as well.

We are very proud of the culture of safety Bremik has developed in the past four years and are pleased to be honored by our industry's highest safety awards.

- 2015 AGC ROSE Safety Award
- 2011, 2012, 2013, 2014, and 2015 AGC Pride Safety Award
- 2013 Oregon Governor's Safety and Health (GOSH) Award
- SAIF Corporation has placed Bremik Construction in their elite Ultra-Preferred rate classification due to our outstanding safety program.

Disciplinary Program

Bremik works with the carpenters' union and adheres to the employment disciplinary agreements they have established.

EMR

2014-2015:	.83
2013-2014:	.93
2012-2013:	.86

3.2.2.5 LOCAL CONDITIONS/ MWESB

a. Local Market

Bremik was founded in Troutdale and its founders still reside in and have strong connections to the East County. While our office is now in Portland, we consistently complete several projects annually within Reynolds School District boundaries. With over 30 years of experience and knowledge in the local market Bremik will rely heavily on longstanding relationships with area subcontractors to put your dollars back in the community you serve including:

- Liberty Steel
- Skyline Sheet Metal
- Pioneer Sheet Metal
- Westech Excavation
- Wolcott Plumbing
- Benson Industries
- MEI Group
- Northstar Industries
- WB Painting
- Lear Electric
- McDonald & Wetle Roofing

On the recently completed Gresham High School Track and Field project, we utilized local subcontractors for nearly every scope of work.

b. MWESB

Bremik Construction regularly works with qualified MWESB subcontractors and suppliers. We also maintain a diverse workforce comprised of minorities and women. In an ongoing effort to be a good corporate citizen, Bremik added a diversity outreach coordinator to our staff, implemented an equity education program, added a diversity policy to our employee manual, and initiated a diversity initiative to match our workforce's diversity to the diversity of our community.

For a complete list of MWESB firms Bremik has worked with in the last two years, please see Attachment A.

Successful strategies to engaging MWESB businesses are:

- Utilizing proven resources including OAME, MCIP, AGC, Minority Trade Publications and Bremik Construction's extensive list of vendor contacts.
- Hosting outreach meetings to inform registered MWESB firms about projects.
- Maintaining interest, providing mentoring, and answering questions regarding scope of work, construction documents and unique performance requirements.
- Involving MWESB firms early in the development of interim estimates which provides familiarity of the project within the MWESB community.
- Contact local plan centers to host the documents for folks to review through the DJC, Salem Contractor's Exchange, Contractor's Plan Center, and ARC/OAME Plan Center.
- Host open pre-bid meetings specifically targeting MWESB firms.

3.2.2.5 LOCAL CONDITIONS/ MWESB

Local Subcontractor Selection Approach

Bremik will package the bid documents with our instructions to bidders, project schedule, and bid packages to solicit proposals from leading local firms. Upon receipt and analysis of the proposals by Bremik, we will review the proposals with the Reynolds School District team for additional vetting before making final subcontractor selections.

Reynolds Middle School Gymnasium Seismic Upgrade Outreach Event Flyer

REYNOLDS MIDDLE SCHOOL
North Gymnasium Seismic Rehab

OUTREACH EVENT:
When: Tuesday, April 12th
Time: Drop by any time from 3-4:30pm
Location: Bremik Construction
1026 SE Stark Street
Portland, OR 97214

Interested bidders are encouraged to attend to learn more about the project and meet the team!





Reynolds Middle School Gymnasium Seismic Rehab
A seismic rehabilitation of the North gymnasium structure of Reynolds Middle School.

Reynolds Middle School
1204 NE 201st Avenue
Fairview, OR 97204

Job Walk: April 19, 2016 Time TBD
Bid Date: April 26, 2016 at 2PM
Bidding opportunities include, but are not limited, to the following scopes of work:

- Demolition
- Framing
- Roofing
- Flashing
- Painting
- Electrical
- Mechanical
- Plumbing

Project Requirements

- Goal of 25% MWESB participation
- Boli Prevailing Wage

Estimated Construction Schedule
Mid June, 2016 - Early September, 2016

Bid Documents - Coming Soon!
All plans/documents will be posted in the DJC Plan Center, Contractor's Plan Center & OAME Plan Center.

For job walk info or an invitation to bid, contact:
Kelly O'Grady-Smith, Diversity Outreach Coordinator
ko@bremik.com

Trevor Deluca, Project Manager
td@bremik.com

BREMIK
CONSTRUCTION

1026 SE Stark Street | Portland, OR 97214
503.688.1000 | www.bremik.com

Reynolds Middle School Gymnasium Seismic Upgrade Outreach Event



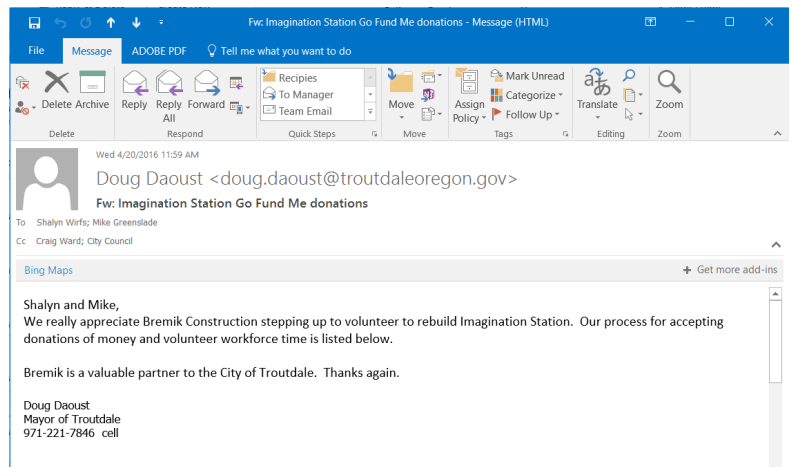
3.2.2.5 LOCAL CONDITIONS/ MWESB

C. Optimizing Local and Diverse Partnership Program

Bremik and its employees have heavy ties in the local community; many of our employees live in East County and are raising families there. The Local and Diverse Partnership Program is not only important to us from a company standpoint, but a personal one as well.

We will optimize your bond dollars:

- Student/Technical Education - Working with the Reynolds School District to educate students about the project, technical details, and explaining why the project is important to their safety.
- Workforce - Conducting outreach events in the Reynolds School District area to spread awareness about the projects and engage local MWESB firms.
- Faculty/Staff - Networking with Reynolds School District faculty and staff to foster relationships for professional development.
- Mentoring - Offering our expertise and experience to mentor young professionals in the area.
- Partnership - Working with Ron White to engage local subcontractors and foster those relationships to use them on future work as well. We will conduct outreach programs in the Reynolds School District area to spread awareness about the projects and engage local work.
- Social Responsibility - Volunteering and giving back to the local community. Specifically, we have already reached out to the Mayor of Troutdale, Doug Daoust, and have volunteered our manpower, time, and funds to help rebuild Imagination Station. The local community means a lot to our employees and we are passionate about having a role in making the park great again.



3.2.2.6 CONTRACT FORMATS

We acknowledge the contract formats.

3.2.2.7 DEVIATIONS FROM THE RFP

We do not deviate from the RFP.

3.2.3 FEE PROPOSAL

3.2.3.1

a. Preconstruction Services

Preconstruction Fees - June 2016

Project Team	Activity	Hours	Rate	Total
Project Executive	Project Oversight	20	\$ 150	No Charge
Chief Estimator	Estimate/Contract Review	18	\$ 125	\$ 2,250
Project Manager	Overall Project Management, Estimating Support, VE Analysis, and GMP Preparation	80	\$ 85	\$ 6,800
Superintendent	Scheduling and Constructability Review	24	\$ 90	\$ 2,160
Project Administrator	Bid Packages/MWESB Outreach	18	\$ 52	\$ 936
Total Personnel Costs		160		\$ 12,146
Reimbursables				\$ 500
Preconstruction Services Not-To-Exceed Fee				\$ 12,646

Preconstruction Fees - September to November 2016

Project Team	Activity	Hours	Rate	Total
Project Executive	Project Oversight	40	\$ 150	No Charge
Chief Estimator	Estimate/Contract Review	30	\$ 125	\$ 3,750
Project Manager	Overall Project Management, Estimating Support, VE Analysis, and GMP Preparation	160	\$ 85	\$ 13,600
Superintendent	Scheduling and Constructability Review	40	\$ 90	\$ 3,600
Project Administrator	Bid Packages/MWESB Outreach	30	\$ 52	\$ 1,560
Total Personnel Costs		300		\$ 22,510
Reimbursables				\$ 750
Preconstruction Services Not-To-Exceed Fee				\$ 23,260

CM/GC Fees

Cost Included in Fee	% of GMP
Overhead & Mark-up	3.90%
Liability Insurance	1.32%
Builder's Risk	0.30%
Performance Bond	0.83%
CM/GC Fee (as a percentage of the GMP)	6.35%

3.2.3 FEE PROPOSAL

b. Construction Services

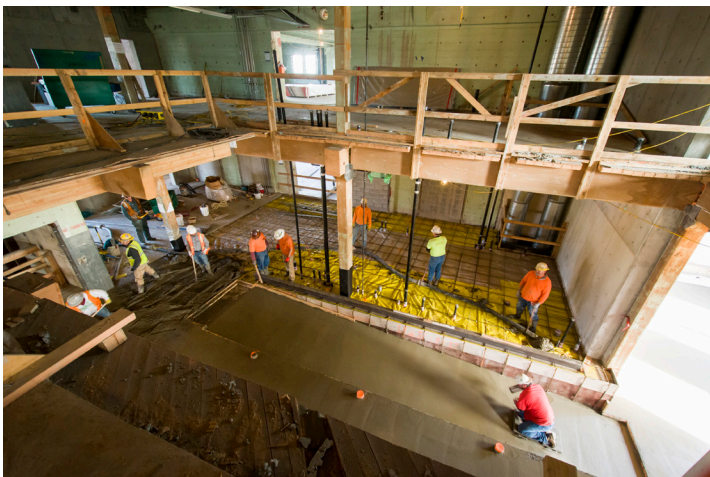
General Conditions																	(6 month duration)		\$ 146,943	
Phase	Item	quantity	unit	production	Labor			Material		Subcontract		Equipment		Other		Grand Total				
Div 1	GENERAL CONDITIONS				hours	rate	Total	U/P	Total	U/P	Total	U/P	Total	U/P	Total					
	Supervision				1715	\$78.33	\$134,333		\$7,040		\$0		\$0		\$5,570	\$146,943				
					40	\$3,200.00	\$128,000		\$0		\$0		\$0		\$0	\$128,000				
1041	Project Manager	10	wks	1	10	\$3,400	\$34,000		\$0		\$0		\$0		\$0	\$34,000				
1042	Project Superintendent	20	wks	1	20	\$3,600	\$72,000		\$0		\$0		\$0		\$0	\$72,000				
1045	Project Administrator	10	wks	1	10	\$2,200	\$22,000		\$0		\$0		\$0		\$0	\$22,000				
	Temporary Utilities and Offices				75	\$58.57	\$4,393		\$5,540		\$0		\$0		\$1,150	\$11,083				
1513	Jobsite Drinking Water	26	wks		0	\$58.57	\$0	40.00	\$1,040		\$0		\$0		\$0	\$1,040				
1514	Temporary Toilets	6	mo		0	\$58.57	\$0		\$0		\$0		\$0	150	\$900	\$900				
1515	Temporary Fence	1500	lf	20	75	\$58.57	\$4,393	3.00	\$4,500		\$0		\$0		\$0	\$8,893				
1590	Field Offices																			
1590	Temporary Furnishings	1	ls		0	\$58.57	\$0		\$0		\$0		\$0	250	\$250	\$250				
	Safety Equipment				0	\$0.00	\$0		\$0		\$0		\$0		\$1,300	\$1,300				
1565	General First Aid Consumables	26	wks		0	\$58.57	\$0		\$0		\$0		\$0	50	\$1,300	\$1,300				
	Printing/Shipping & Office Supplies				0	\$0.00	\$0		\$0		\$0		\$0		\$3,120	\$3,120				
1600	Delivery Services/Postage	26	wks		0	\$58.57	\$0		\$0		\$0		\$0	30	\$780	\$780				
1620	Miscellaneous Printing	26	wks		0	\$58.57	\$0		\$0		\$0		\$0	40	\$1,040	\$1,040				
1625	Office Supplies	26	wks		0	\$58.57	\$0		\$0		\$0		\$0	50	\$1,300	\$1,300				
	Temporary Signage				0	\$0.00	\$0		\$300		\$0		\$0		\$0	\$300				
1630	Project Signage	1	ls		0	\$58.57	\$0	300.00	\$300		\$0		\$0		\$0	\$300				
	Final Cleaning				40	\$48.50	\$1,940		\$1,200		\$0		\$0		\$0	\$3,140				
1720	Drop Boxes	3	ea		0	\$48.50	\$0	400.00	\$1,200		\$0		\$0		\$0	\$1,200				
1715	Site Clean-up	40	hr	1	40	\$48.50	\$1,940		\$0		\$0		\$0		\$0	\$1,940				

Self-Performed Work

Bremik Construction is a true general contractor maintaining a stable team of journeymen craftsmen who self-perform an average of 25% of the work on our projects. While we will competitively bid all portions of the project, we anticipate self-performing the following categories of work providing the project with enhanced schedule and quality control:

- Demolition
- Temporary protection
- Rough Carpentry
- Finish Carpentry

Bremik's proposed CM/GC fee of 6.35% would be applied to the direct cost of the work.



ATTACHMENT A

MWESB firms Bremik has worked with in the last two years:

Firm	Certification
A Cut Above Concrete Cutting Hillsboro, OR	ESB
Academy Specialties LLC Portland, OR	ESB WBE
Advanced Locking Solutions Inc Beaverton, OR	ESB
Alpine Glass Company Inc. Bend, OR	ESB
Anderson Sandblasting LLC Damascus, OR	ESB
Atlas Supply Inc. Seattle, WA	WBE
B.C. Installation Inc. Cheshire, OR	WBE
Bay View Building Maint. Inc. Tualatin, OR	WBE
Beaverton Plumbing Inc. Beaverton, OR	ESB
Bedrock Concrete Cutting Inc Portland, OR	ESB
Brothers Concrete Cutting Inc. Albany, OR	DBE MBE
Brown's Arch Sheetmetal Inc North Plains, OR	ESB
Buffalo Welding Inc. Portland, OR	DBE MBE
Cash's Drapery Inc. Milwaukie, OR	ESB
Center Pointe Signs Inc. Beaverton, OR	ESB
Craftwork Plumbing Inc. Beaverton, OR	ESB
Crown Fire Systems Inc. Portland, OR	WBE
Custom Designed Skylights Inc. Gladstone, OR	WBE
D & H Flagging Inc. Portland, OR	DBE WBE
DeBenedetto's Commercial Flooring LLC Portland, OR	ESB
Duke Construction & Excavation Damascus, OR	ESB
Eagle Striping Services Inc. Fairview, OR	ESB
Ferguson Painting Services In Portland, OR	ESB
Fox Architectural Signs Inc. Gresham, OR	WBE

ATTACHMENT A

GR Morgan	ESB			
Portland, OR				
Gregory Law Landscape	ESB			
Tigard, OR				
Grey Wolf HVAC Inc.	MBE			
Vancouver, WA				
Grummel Engineering LLC	ESB			
Portland, OR				
Hal's Construction Inc.	WBE			
Oregon City, OR				
Happy Valley Air Conditioning	DBE	ESB	MBE	
Happy Valley, OR				
Interstate Roofing Inc.	WBE			
Portland, OR				
KC Development LLC	DBE	WBE		
Camas, WA				
Klein & Associates Inc.	ESB			
Hood River, OR				
KO Construction LLC	ESB	MBE		
Clackamas, OR				
Kodiak Pacific Construction	WBE			
Tualatin, OR				
Konell Construction & Demolition	ESB			
Sandy, OR				
Lauzon Contracting LLC	ESB	WBE		
Clackamas, OR				
Liberty Steel Erectors Inc.	DBE	ESB	MBE	
Gresham, OR				
Life Rax LLC	ESB	WBE		
Oregon City, OR				
Mark Adams Electric	ESB			
Clackamas, OR				
Merit Contractor of Oregon Inc.	ESB	MBE	WBE	
Portland, OR				
Milne Masonry Inc.	ESB			
Clackamas, OR				
Minority Abatement Cont. Inc.	DBE			
Vancouver, WA				
Northwest Fire Suppression Inc	WBE			
Beaverton, OR				
Northwest Infrastructure LLC	DBE	ESB	MBE	
Portland, OR				
Northwest Scaffold Service Inc	ESB			
Portland, OR				
Pacific Fire Systems LLC	ESB			
West Linn, OR				
Pacific Window Tinting Inc.	ESB	WBE		
Portland, OR				

ATTACHMENT A

Pagh Custom Woodworking Inc.	ESB		
Sandy, OR			
Power Plumbing Co. Inc.	ESB		
Portland, OR			
Premier Striping LLC	ESB		
Portland, OR			
Prestige Stone & Tile Inc.	DBE	ESB	WBE
Beaverton, OR			
Ramsay Signs Inc.	WBE		
Portland, OR			
Rayborn's Plumbing Inc.	ESB		
Tualatin, OR			
RC Building Specialties LLC	ESB	MBE	
Portland, OR			
Reliable Fence & Const. Inc.	ESB		
Gresham, OR			
Reliant Plumbing & Mech. Inc.	ESB	MBE	
Tigard, OR			
River City Glass & Windows Inc	ESB		
Clackamas, OR			
River City Rebar LLC	ESB		
Tualatin, OR			
Santana Crane Inc.	DBE	ESB	WBE
Salem, OR			
Scaffold Erectors Inc	ESB		
Portland, OR			
SI Contracting Inc.	ESB		
Mulino, OR			
Sieckmann Metal Fab Inc.	ESB		
Eagle Creek, OR			
Sign Wizards Inc	DBE	WBE	
Portland, OR			
Skyline Building Maint. Inc.	MBE		
Lake Oswego, OR			
Stryker Construction Inc.	ESB		
Gladstone, OR			
Sundown Electric Company	DBE	MBE	
Forest Grove, OR			
Superior Interiors Inc.	ESB	WBE	
Portland, OR			
T.A. Onchi LLC	MBE	WBE	
Portland, OR			
The Harver Company Inc.	DBE	MBE	
Lake Oswego, OR			
Timberline Electrical Contractors Inc.	ESB		
Lake Oswego, OR			
Vince Building Maintenance LLC	DBE	ESB	MBE
Portland, OR			
WB Painting Inc.	DBE	WBE	
Gresham, OR			

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W.E. Given Contracting Inc. Clackamas, OR	MBE	WBE	
Weddle Surveying Inc. Tigard, OR	ESB		
Western Rebar Inc. Portland, OR	WBE		
WFJ Janitorial Services Inc. Portland, OR	WBE		
Wishart Welding & Fab. Inc. Clackamas, OR	MBE	WBE	
Zavala Corp. Portland, OR	DBE	ESB	MBE
Zeeland Company LLC Portland, OR	DBE	MBE	
Zochert Fence Company Inc. Portland, OR	ESB		



Thank you for taking the time
to review our qualifications.



BREMIK

CONSTRUCTION

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