

BREMIK

CONSTRUCTION



REYNOLDS SCHOOL DISTRICT #7

NEW FAIRVIEW REPLACEMENT ELEMENTARY SCHOOL

REQUEST FOR PROPOSAL

AUGUST 1, 2016

TABLE OF CONTENTS

Management of the Work	1
Proposed Personnel and Organization	5
Cost Management	13
Schedule, Quality Control, and Safety	20
Local Conditions/MWESB Utilization and Community Partnership	23
Contract Formats	26
Deviations from the RFP	26
Fee Proposal	27
Attachment A: Schedule	30
Attachment B: MWESB Firms List	31

4. PROPOSAL FORM

CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) SERVICES

REYNOLDS SCHOOL DISTRICT – THE NEW FAIRVIEW REPLACEMENT ELEMENTARY SCHOOL

The undersigned proposer submits this proposal in response to the Reynolds School District's Request for Proposals (RFP) dated June 28, 2016, 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 , 2 , , 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: August 1, 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 - THE NEW FAIRVIEW REPLACEMENT ELEMENTARY SCHOOL
Construction Manager/General Contractor (CM/GC) Services RFP**

August 1, 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 – New Fairview Replacement Elementary School

Reynolds School District requires a seasoned CM/GC with school experience, an open communication style, and comprehensive schedule and budget procedures for the Fairview Elementary 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. Half of our proposed team and their families live and work in the area. The growth and local engagement of the surrounding community is important to Bremik. While working with the District, Bremik plans to do the following activities to improve the surrounding community:

- Rebuild Imagination Station
- Build "Buddy Benches" to promote inclusion
- Host a meet-and-greet barbecue for project tours and education
- Engage with local subcontractors and encourage their participation on the project

Priority of Student Safety. Student safety is our number one priority. We shield curious students from ongoing work using a double layer of security and intricate site logistics plans. We keep them educated on the progress of the school with supervised tours while maintaining a safe distance from the site during construction.

A Partner in Your Community. It is our community too. Bremik will bring the students, staff, subcontractors, suppliers, community leaders, and community partners together to support not only the construction of Fairview Elementary but its ongoing operation. Bremik and its partners brought over \$60,000 in in-kind donations to our last K-12 project, together we can do even better.

Never Missed Education Project Schedule. Unquestionably, school schedules must be met for students to successfully continue their educational journey. Bremik has completed all our school projects on time. The Fairview Elementary School will be ready for students to start class in September 2018.

Bremik Owners Involved in Every Project. Quality and consistency are two of Bremik's core values and our owners ensure these are practiced through involvement in every project. Your Fairview Elementary School project will have the attention from the very people who founded Bremik Construction.

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,

A handwritten signature in black ink, appearing to read "Mike Greenslade", with a stylized, cursive script.

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 quickly become an effective member of the team.

During preconstruction on the Fairview Elementary School, we will:

- Become **Existing Conditions** experts by documenting and cross-checking site conditions against surveys, environmental reports, and design documentation. We will pay extra attention to topography, utilities, and structures.
- 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 Fairview Elementary. 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 competitive price. Detailed explanations of our cost estimating, cost control, and cost tracking approaches are in the 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.

SAIF projects an EMR rate of 0.68 for Bremik Construction in 2016

- 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 follow.
- 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.
- Ensure the safety of your students and staff and the efficiency of our construction efforts by devising **Phasing, Sequencing, and Site Logistics** plans that makes sense to Reynolds and our team.
- 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 bond dollars 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.



3.2.2.1 MANAGEMENT OF THE WORK

Responsible Party

Ben Carlson 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	Ben Carlson & Jeremy Symolon	Catalog of annotated photos keyed to plans	Review and incorporate into construction documents
Construction Documentation Coordination	Ben Carlson & Matthew Dalla Corte	Catalog coordination comments at end of SD, DD, and 50% CD	Review and incorporate revisions into construction documents
Budget/Estimating	Ben Carlson, Matthew Dalla Corte, & Bob Trapa	Comprehensive SD, DD, and GMP estimates	Review, make decisions based on budget, incorporate revisions to construction documents
Constructability Reviews	Jeremy Symolon & Mike Greenslade	Catalog comments at end of SD, DD, and 50% CD	Review and incorporate revisions into construction documents
Safety	Jeremy Symolon & Mike Greenslade	Weekly meeting notes	Review and comment
Value Engineering/Cost Control	Ben Carlson & Bob Trapa	Catalog, track, and asses options	Review, make decisions based on budget, incorporate revisions to construction documents
Schedule	Jeremy Symolon & Ben Carlson	Critical path schedule updated monthly, three-week look-ahead schedule with weekly meeting minutes	Review and comment
Phasing, Sequencing, and Site Logistics	Jeremy Symolon & Ben Carlson	Comprehensive plans at DD and 50% CD	Review and comment
Subcontracting Plan/Manage Pricing Volatility	Ben Carlson & Mike Greenslade	Plan outlining MWESB and local contractor outreach and selection	Review, comment, and assist with outreach
Accounting	Ben Carlson	RFI, submittal, and change logs submitted with meeting minutes	Review, comment, and make decisions based on deliverables

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.



Fire Station 76 | Gresham, OR

Bremik joined the Fire Station 76 team early in order to help the client price a wide range of architectural elements they wanted incorporated 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 it wouldn't fit in the budget. 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 client what they wanted.



Page 3

3.2.2.1 MANAGEMENT OF THE WORK

e. Team Communications/Relationships

Bremik has established a good relationship on the Secure Entrances project with the District, Day CPM, and the design team and will continue to foster open and productive communication on the Fairview Elementary project. We treat all stakeholders with respect and believe every team member has a voice in the successful completion of the school.

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. A sample of a recent newsletter completed by Jeremy Symolon on Fire Station 76 is shown below. We anticipate producing something similar for Fairview Elementary.

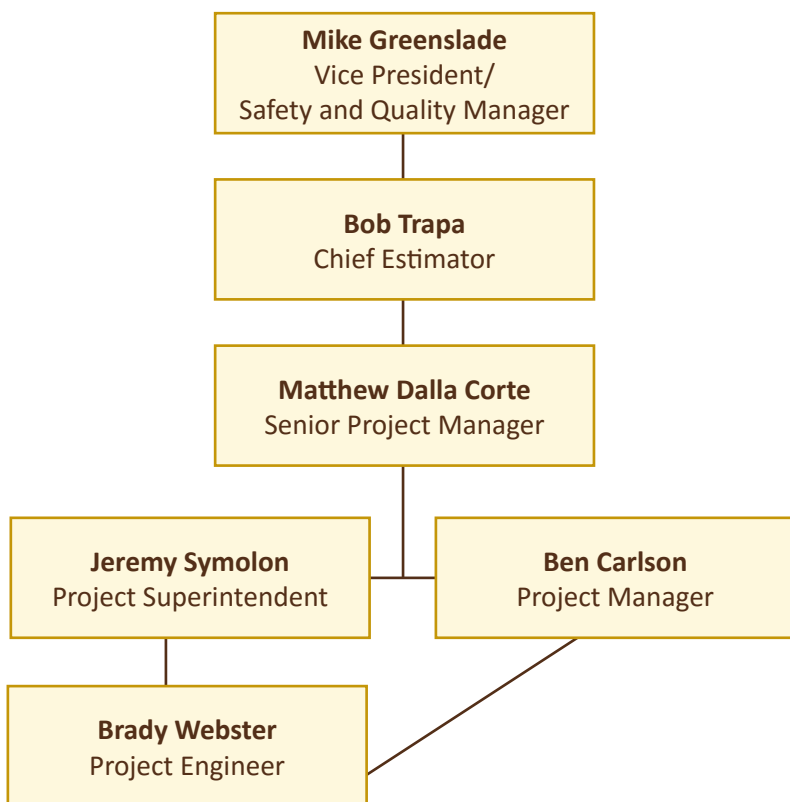
Please see Local Conditions/MWESB for more information on communication in support of the Local and Diverse Partnership Program.



"Working with Bremik Construction on our award winning Fire Station 76 project was the finest building experience in my 42 years of construction and development. Their professionalism and expertise are unmatched. The keys to Bremik's success are their people, the company's high standards and their commitment to excellence. This company, in my opinion, has no equal in the industry." - Mike McKeel, Owners Rep

3.2.2.2 PERSONNEL AND ORGANIZATION

a. Project Organizational Chart



Mike Greenslade, Vice President/Safety and Quality Manager - Safety and quality are top priorities 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, 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 budget. During construction, he will work with Matthew and Ben to continue the search for efficient, cost effective construction solutions.

Matthew Dalla Corte, Senior Project Manager - Matthew will serve as an advisor to all parties, attend all weekly meetings, assist with community outreach and stay with the project throughout its duration.

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

Jeremy Symolon, Project Superintendent - As the onsite team leader, Jeremy will supervise the day-to-day construction of Fairview Elementary. Jeremy 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.

Brady Webster, Project Engineer - Brady will be the onsite lead for document control, writing RFI's, processing submittals and assisting Jeremy with all daily activities.

b. Staff Utilization

	Preconstruction % per week	Construction % per week
Mike Greenslade	5%* Office	10%* Office
Bob Trapa	10% Office	10%* Office
Matthew Dalla Corte	10% Office	10% Office
Ben Carlson	40% Office	40% 40% Office Field
Jeremy Symolon	0%	100% Field
Brady Webster	5% Office	100% Field

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 35 plus years of experience in building 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.

"As a community member I am very excited for the opportunity to be involved in building a new elementary School for our kids. Our schools are the fabric of our community. I see this as a way to give back to something that will stand for the next 100 years."

RELEVANT EXPERIENCE

Reynolds School District Secure Vestibules | Fairview, OR

Security upgrades to entry vestibules at 13 schools in Reynolds School District. The phased projects will be completed between 2016-2018.

Cost (estimated): \$5,800,000 | **Duration:** July 2016 - August 2017

Client Contact: DAY CPM, Bob Collins, Owner's Rep 503.641.4100

Riverdale Grade School | Portland, OR

The 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 a new 4,000 sf multi-purpose facility.

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

Client Contact: Riverdale School District, Nancy Hubbard, Owner's 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.

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)

Gresham High School Addition | Gresham, OR

A two-story addition to the occupied school including classrooms, a library, gymnasium, multi-purpose space, and renovations to the existing campus. A new turf field, practice fields, and football stadium renovation were incorporated into the project without extension to the schedule.

Cost: \$8,500,000 | **Duration:** July 2001- August 2002

Client Contact: Gresham Barlow School District, Terry Taylor, 503.667.6497

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 30 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. 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.

"Good schools are the strength of a community. As a resident of East County and the spouse of an elementary school teacher, I'm delighted to see this school project is moving forward."

RELEVANT EXPERIENCE

Reynolds School District Secure Vestibules | Fairview, OR

Security upgrades to entry vestibules at 13 schools in Reynolds School District. The phased projects will be completed between 2016-2018.

Cost (estimated): \$5,800,000 | **Duration:** July 2016 - August 2017

Client Contact: DAY CPM, Bob Collins, Owner's Rep 503.641.4100

Riverdale Grade School | Portland, OR

The 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 a new 4,000 sf multi-purpose facility.

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

Client Contact: Riverdale School District, Nancy Hubbard, Owner's 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.

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)

Gresham High School Addition | Gresham, OR

A two-story addition to the occupied school including classrooms, a library, gymnasium, multi-purpose space, and renovations to the existing campus. A new turf field, practice fields, and football stadium renovation were incorporated into the project without extension to the schedule.

Cost: \$8,500,000 | **Duration:** July 2001- August 2002

Client Contact: Gresham Barlow School District, Terry Taylor, 503.667.6497

3.2.2.2 PERSONNEL AND ORGANIZATION



MATTHEW DALLA CORTE
Senior Project Manager

Education

Masters in Architecture,
Architecture
University of Oregon

Bachelor of Science,
Arts
University of Oregon

Years in the industry

17 years

Years at Bremik

7 years

Having worked as an architect, developer, and contractor, Matthew brings 17 years of industry knowledge and insight to Bremik. His ability to analyze projects from different perspectives enables him to provide solutions to problems others may not have thought of. His background makes him uniquely suited to lead preconstruction teams and provide mentorship throughout the project, setting up projects for success from the start. His passion for quality construction shows in his projects and the many professional relationships he has forged over the years.

"My wife, a 5th grade teacher, and my school-age children are always envious of the beautiful schools I am lucky enough to build for a living."

RELEVANT EXPERIENCE

Riverdale Grade School | Portland, OR

The 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.

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

Client Contact: Riverdale School District, Nancy Hubbard, Owner's 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.

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)

Tigard High School, Multiple Projects | Tigard, OR

Multiple projects completed at the occupied high school, including exterior facade replacements to the foreign language wing, art center and performing arts auditorium, as well as interior upgrades. During construction, a concurrent remodel of the aquatic center was added to the scope.

Total Cost: \$1,470,000 | **Duration:** 2006 - 2007

Client Contact: Tigard Tualatin School District, Philip Wentz, 503.431.4017

Silverton High School | Silverton, OR

A replacement of the exterior facade to remedy chronic water infiltration problems at the rural high school. The District chose to include a concurrent renovation of the courtyard commons.

Cost: \$980,000 | **Duration:** June 2010 - August 2010

Client Contact: Silver Falls School District, Doug Wiser, 503.351.5778

3.2.2.2 PERSONNEL AND ORGANIZATION



BEN CARLSON
LEED AP
Project Manager

Education

Bachelor of Architecture,
Minor in Historic Preservation
University of Oregon

OSHA 10 Certified

Years in the industry

12 years

Years at Bremik

9 years

Ben has been with Bremik since 2007 and brings a knowledgeable and honest approach to every project he works on. His breadth of CM/GC project experience has made him a leader of Bremik's project teams. Clients appreciate his strong attention to detail and efficient work ethic. Ben is a LEED Accredited Professional with a strong commitment to incorporating smart sustainability into every project.

"With two young children of my own, I treat every project as if it were for them – taking pride in the construction and the utmost attention to safety."

RELEVANT EXPERIENCE

Lewis & Clark College, Multiple Projects | Portland, OR

Bremik continually works with the college to add and update multiple campus buildings. Projects include residence hall renovations, a new 1,300 sf career center, and remodels to multiple labs on campus.

Cost: \$1,700,000 | **Duration:** May 2015 - Present

Client Contact: Lewis and Clark College, Michel George, 503.768.7979

Washington High School | Portland, OR

A renovation to the iconic 116,000 sf historic high school, transforming the space into creative office and retail, with a world class 800-seat entertainment venue.

Cost: \$12,200,000 | **Duration:** October 2013 - January 2015

Client Contact: Venerable Properties, Craig Kelly, 503.224.2446

Lyon Court | Portland, OR

A new 7,500 sf one-story office building with a brick façade and historic features to resemble an older Portland building.

Cost: \$1,500,000 | **Duration:** July 2014 - April 2015

Client Contact: H. Wagner LLC, Joe Squires, 503.252.1609

Boones Landing Medical Office Building | Wilsonville, OR

A new two-story medical office building with two contrasting Cascadian Architecture facades was constructed to complement the City of Wilsonville's downtown redevelopment design standard.

Cost: \$2,500,000 | **Duration:** April 2012 - September 2012

Client Contact: BF2H Properties, LLC, Pat Hanlin, 503.407.8957

Smith Block | Portland, OR

A Green Rated historic renovation combining three unreinforced masonry heavy timber buildings into one corporate office and café.

Cost: \$7,400,000 | **Duration:** September 2007 - September 2008

Client Contact: RV Kuhns & Associates, Scott Gratsinger, 503.221.4200

3.2.2.2 PERSONNEL AND ORGANIZATION



JEREMY SYMOLON
LEED GREEN ASSOC.
Project Superintendent

Education

Oregon Carpentry
Apprenticeship Program

OSHA 30 Certified

Years in the industry

20 years

Years at Bremik

3 years

Jeremy has been in the construction industry for over 15 years and has worked his way up from a carpenter to project superintendent. After working for two well-known general contractors in Oregon, he joined the Bremik team with a breadth of experience ranging from historic renovations to K-12 education facilities. Jeremy takes a hands-on approach with his projects, double checking the quality at the end each work day. With his keen organizational skills and strong attention to detail, projects run smoothly under his supervision.

"Having the chance to build a fantastic school for the community I live in would be such an honor to me. I find tremendous joy in being able to create something that I know will benefit our youth for generations to come."

RELEVANT EXPERIENCE

Otto Petersen Elementary School | Scappoose, OR

A 69,000 sf new LEED Gold elementary school located on a four-acre, fully developed site. Sustainable features include half of the interior finishes utilizing recycled materials, rain gardens on the site, and a green roof.

Cost: \$15,000,000 | **Duration:** June 2009 - July 2010

Client Contact: Cornerstone Management Group, Rick Yeo, Owner's Rep, 503.487.7445

Neah-Kah-Nie Middle and High School | Rockaway Beach, OR

A 37,000 sf new middle school and concurrent remodel of the existing occupied high school during one of Oregon's stormiest winters on record.

Cost: \$13,000,000 | **Duration:** June 2005 - September 2006

Client Contact: Neak-Kah-Nie School District, 503.355.3501

Evergreen Middle School | Hillsboro, OR

A new concrete tilt-up addition to house the school's administration offices and four new classrooms. A major HVAC system upgrade was completed in less than three months over the summer.

Cost: \$6,000,000 | **Duration:** July 2007 - March 2008

Client Contact: Hillsboro School District, John Abel, Owner's Rep, 503.694.8657

Poynter Middle School | Hillsboro, OR

A 14,000 sf addition and remodel for the growing school. Work included an eight classroom concrete tilt-up addition, a complete upgrade of the existing occupied school, and two new parking lots.

Cost: \$8,000,000 | **Duration:** June 2008- March 2009

Client Contact: Hillsboro School District, John Abel, Owner's Rep, 503.694.8657

Fire Station 76 | Gresham, OR

A new Multnomah County fire station including a 5,000 sf apparatus bay and 5,000 sf of office, dayroom, bunk, and fitness area.

Cost: \$3,900,000 | **Duration:** August 2014 - June 2015

Client Contact: Multnomah Rural Fire Protection District #10, Mike McKeel, Owner's Rep, 503.665.1887

3.2.2.2 PERSONNEL AND ORGANIZATION



BRADY WEBSTER
LEED GREEN ASSOCIATE
Project Engineer

Education

Bachelor of Science,
Construction Engineering Management,
Minor in Business & Entrepreneurship
Oregon State University

OSHA 30 Certified

Years in the industry

2 years

Years at Bremik

1 year

After interning with Bremik during the 2014 summer months, Bremik quickly offered Brady the opportunity to join our growing team. He is a fast-learner with a can-do attitude and stays very organized throughout every project. Brady has strong interpersonal skills and ensures quality control and safety to be a top priority for all who enter his jobsites.

"A new school that is built to last fosters educational opportunities for generations to come. I want to be a part of the team that gives this opportunity to my future kids, their kids, and their kid's kids. That is what Fairview Elementary is all about."

RELEVANT EXPERIENCE

11 Marché Apartments | Portland, OR

A new 53,000 sf sustainably designed apartment complex adjacent to Portland State University and located along the Portland Streetcar. The French inspired six-story building features 62 units and a ground floor parking garage.

Cost: \$10,200,000 | **Duration:** February 2015 - April 2016

Client Contact: Willamette Valley Company, Paul Rudinsky, 541.484.9621

The Cameron Apartments | Portland, OR

An eight-story steel and concrete structure centrally located in the cultural/university district on the street car line, with 83 market-rate apartment units.

Cost: \$12,700,000 | **Duration:** October 2014 - January 2016

Client Contact: Summit Real Estate Management, Mike McKenna, 503.223.7666

Burnside 26 Apartments | Portland, OR

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

Cost: \$14,370,000 | **Duration:** June 2013 - August 2014

Client Contact: Capstone Partners, Chris Nelson, 503.226.1972

PGE Sullivan Powerhouse Upgrade | West Linn, OR

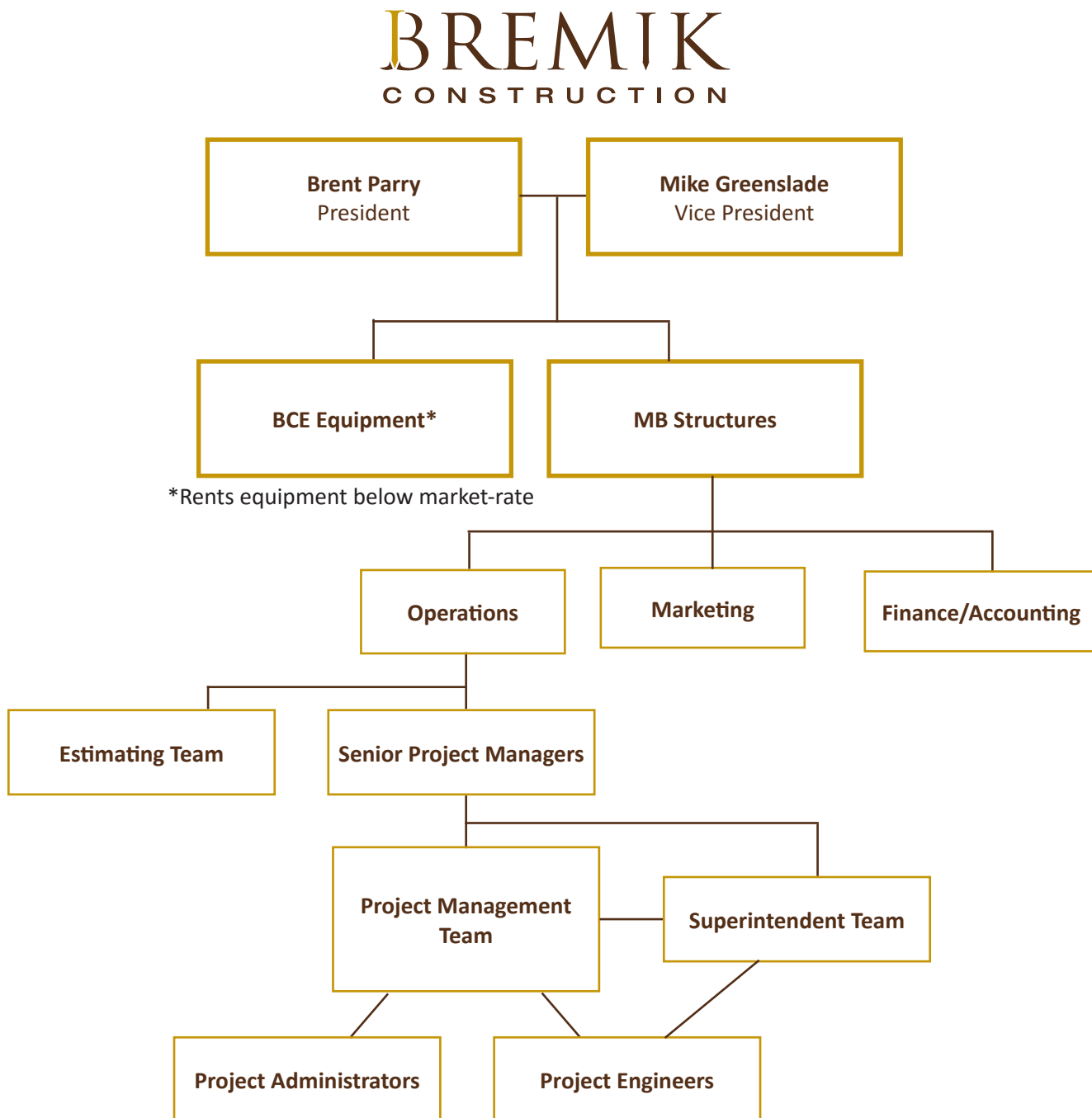
A seismic upgrade of the historic T.W. Sullivan Powerhouse building, located directly along the Willamette River. Construction is expected to finish in early 2017.

Cost: \$2,900,000 | **Duration:** April 2016 - December 2016

Client Contact: Portland General Electric, Mark Dion, 503.464.7469

3.2.2.2 PERSONNEL AND ORGANIZATION

d. Company Organizational Chart



Staff Security and Badging

Bremik is currently working on the Reynolds Middle School gymnasium seismic upgrade and Reynolds Secure Vestibules projects and have a majority of our team, carpenters, crew, and subcontractors badged. Student safety is a priority for Bremik and we will continue to support the District throughout the badging process.

3.2.2.3 COST MANAGEMENT

a. Cost Estimating & Value Engineering

Estimates

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 avoid change orders during construction. A general flow of Bremik's estimating process includes:



"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

3.2.2.3 COST MANAGEMENT

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:

- We propose a start date of May 1st, saving the district costs associated with foul weather site work and general conditions while allowing ample time to complete the new school.
- Cut/Fill analysis to attain a balanced site and eliminate unnecessary hauling costs.
- Fill over the existing basement structure to reduce risk associated with unknown conditions and reduce demolition costs.

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.



Stratus Cornell Oaks - \$100,000 Savings

Bremik was able to save Stratus a combined \$100,000 through early collaboration with the project team on three items: the storefront, earthwork, and an outside architectural feature. Analyzing the design, Bremik saw extra storefront features were placed in areas hidden from the public eye. Bremik suggested eliminating the hidden features from the building, saving \$30,000. Additionally, through a detailed analysis and adjustment, Bremik dramatically reduced the amount of earthwork exported off the site, saving \$55,000. Lastly, through discussion and redesign with the project team, \$15,000 was saved by shaving off half an inch of a deep concrete architectural feature on the outside of the building.



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 value engineering 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
- **Project Schedule** reviewed weekly
- **Job Cost Projections** reviewed monthly - you will know the exact status of the budget every month

Any potential budget issues are immediately discussed and communicated with the project team. We work together to solve the problem that will have the least amount of impact on the project.

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 new construction projects.

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.

"In the spring of 2007, the district discovered the need for emergency repairs at a middle school totaling nearly \$1 million. 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



3.2.2.3 COST MANAGEMENT

e. CM/GC Experience

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. The design honors the original school with a masonry and precast exterior while providing state of the art efficiency and sustainable building elements with which to educate the children on green building practices. After value engineering \$1.3 million in savings, Bremik issued three separate bid packages to allow site work to commence in July on the sensitive site to ensure an early completion in August.

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

"We do not believe we could have found a better team of contractors to work with through this volatile preconstruction phase. The Bremik team has been outstanding throughout and has definitely made a valuable contribution to all."

- Terry Hoagland
Riverdale Grade School



3.2.2.3 COST MANAGEMENT

e. CM/GC Experience

Floyd Light & Ron Russell Middle Schools | Portland, OR

Bremik Construction was selected by David Douglas School District as the CM/GC for both schools under one contract. **Floyd Light:** The 10,000 sf addition and 40,000 sf renovation project was completed in five months while incorporating over \$1,500,000 of added renovation scope to the project. The addition provided much needed classroom and administrative space for the school and upgraded the entire existing sprinkler, lighting and ceiling systems in the existing occupied school. **Ron Russell:** The 12,000 sf two-story addition and remodel project was completed in six months on the occupied school campus. The addition is a steel framed structure with brick, metal panels and storefront facade. Bremik saved the District \$80,000 with early value engineering.

“Bremik agreed to a very challenging construction schedule for the Floyd Light and Ron Russell projects and they exceeded our expectations.”

- Janice Essenberg & Paul Arzt
David Douglas School District

Client/Owner’s Rep	Completion Date	Change Order Amount
David Douglas School District	2009	Floyd Light: \$200,000 due to owner added scope
Janice Essenberg (currently with NW Regional ESD)	Total Contract GMP	Ron Russell: (\$80,000)
503.614.1428	\$6,330,000	



3.2.2.3 COST MANAGEMENT

e. CM/GC Experience

Dufur School | Dufur, OR

Bremik teamed with Rommell Architectural to add five classrooms, a vocational education facility, and new cafeteria and kitchen for the rural K-12 school district. The new wood frame addition is 12,000 sf and showcases sustainable features. The bonds developed have resulted in Bremik's project team announcing athletic football games, sponsoring benefits, and some cherished annual reunions.

Client/Owner's Rep
Dufur School District
Jack Henderson
541.467.2509

Completion Date
2009

Contract GMP
\$3,500,000

Change Order Amount
\$200,000 due to owner
added scope



3.2.2.3 COST MANAGEMENT

e. CM/GC Experience

Reynolds Middle School Gymnasium | Fairview, OR

Reynolds Middle School north gymnasium is currently undergoing a seismic upgrade to structurally prepare for major earthquakes. Funded by Oregon's Seismic Rehabilitation Grant Program, the rehabilitation includes upgrades to the existing wood roof structure and adding a new roof.

Client/Owner's Rep

Reynolds School District
DAY CPM, Owner's Rep
Bob Collins
503.641.4100

Completion Date

2016

Contract GMP

\$325,000



Reynolds School District Secure Vestibules | Fairview, OR

Security upgrades to entry vestibules at 13 schools in Reynolds School District. The phased projects will be completed between 2016-2018.

Client/Owner's Rep

Reynolds School District
DAY CPM, Owner's Rep
Bob Collins
503.641.4100

Completion Date

2017 or 2018 (TBD)

Contract GMP

\$5,800,000

**Additional Education Projects**

- All Saints School
- Clear Creek 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
- Ron Russell Middle School
- Sam Barlow High School Turf Field
- Silverton High School
- Tigard High School
- Tigard Tualatin School District Online Academy
- University of Portland Pilot House

Recent Ground Up Projects

- 11 Marché Apartments
- Cameron Apartments
- Burnside 26 Apartments
- Central Eastside Lofts
- SEKO Logistics
- Division Street Development
- Lower Burnside Lofts
- Lyon Court Office Building
- Boones Landing Medical Office Building
- Brooklyn Yard Professional Center
- Multnomah Village Apartments (Under Construction)
- Canopy Hotel (Under Construction)

3.2.2.4 SCHEDULE, QUALITY, AND SAFETY

c. Opportunities and Challenges for Efficiency

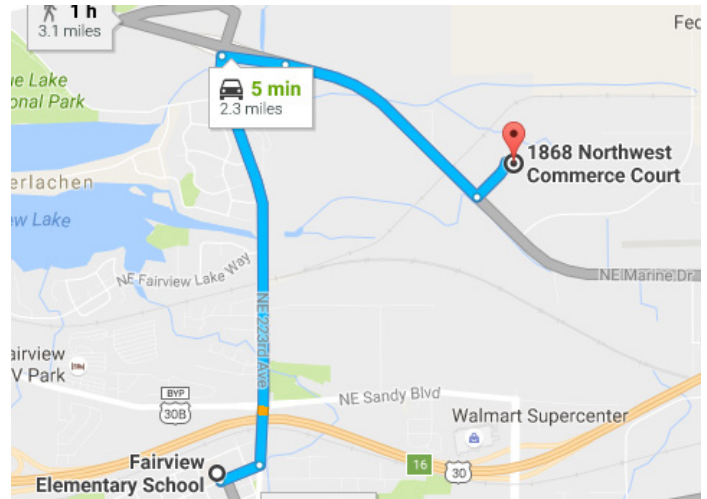
- Bremik self-preforms concrete and carpentry. By allowing Bremik to self-preform work, Reynolds puts its CM/GC in control of the process, increases quality, and decreases inefficiencies associated with elaborate third-party coordination and planning. Your project will be completed faster and with more certainty.
- Starting sitework in the summer months eliminates the challenge of wet weather work and cost associated with temporary roads and dewatering.
- Bremik's warehouse is conveniently located in Troutdale, giving us the option to store or prefabricate materials locally.

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 superintendent, Jeremy Symolon, and the crews to ensure quality.

The following quality initiatives will be applied to the Reynolds School District Fairview Elementary 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 quality assurance/quality control (QA/QC) walks



5 minute drive from Fairview Elementary to Bremik warehouse



QA/QC walk through Washington High School



"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

3.2.2.4 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

2015-2016	.82
2014-2015:	.83
2013-2014:	.93



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 complete several projects annually within the Reynolds School District boundaries. With over 35 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.

On our current bond project with the District, Secure Vestibules, we have hired the following local subcontractors:

- Eagle Striping - Fairview
- Pioneer Sheetmetal - Fairview
- H2 Wall Systems - Fairview
- JW Underground - Gresham
- Gunderson - NE Portland
- Rose City Rebar - NE Portland
- Northstar Industries - NE Portland
- Superior Interiors - NE Portland

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, we employ a diversity outreach coordinator, support equity education, maintain a diversity policy, and support matching 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 B.

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 recruit MWESB firms.
- Maintaining interest, providing mentoring, and answering questions regarding projects.
- 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.

Local Subcontractor & Supplier Selection Approach

Priority will be given to identifying, recruiting, and contracting with qualified, cost effective local subcontractors, suppliers, and vendors.

- Identify - Bremik will approach our network of vendors to determine who has a significant and lasting presence within District boundaries. We will work with the District's consultant Ron White to coordinate our efforts with the other bond work contractors to identify the largest possible number of local vendors.
- Recruit – Bremik will utilize proven outreach tactics to solidify vendors' interest in District work. We will coach smaller vendors in bidding public work which has requirements many are not used to.
- Contracting – We will mentor contractors and help guide them through the public work process including, certified payroll, MWESB certification, background checks, and workforce training.

Reynolds Middle School Gymnasium Seismic Upgrade Outreach Event Flier





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

3.2.2.5 LOCAL CONDITIONS/MWESB

C. Optimizing Local and Diverse Partnership Program

Bremik was founded in Troutdale and we continue to take a personal interest in the vitality of the community. The following methods will be taken to optimize the effect of your bond dollars on the community.

Student/Technical Education - Bremik currently has a Reynolds Learning Academy student working for us through Pacific Northwest Carpenters Institute. Bremik partners PNCI to engage high school students in the construction industry. The program introduces students to the construction industry with a mix of in-class training and field carpentry for a hands-on learning experience.

We will continue to engage Reynolds students in this proven program to directly engage Reynolds students in the construction of Fairview Elementary.



Workforce - Bremik Construction employs a diverse workforce, with 26% of our office and labor team consisting of women and minorities. We participate in the annual Women in Trades career fair which offers dozens of hands-on activities designed to introduce women and girls to the possibility of a future career in the trades.

The Carpenter's and Laborer's unions provides us with a consistent and professional training program to ensure our diverse apprentices get the education they need to succeed in the industry for their entire career.

Faculty/Staff - The construction of Fairview Elementary is a great opportunity to engage faculty, staff, and their students. We will provide faculty and staff tours with the specific intention of providing insight into construction means and methods. We assist faculty in the creation of lesson plans based on the construction of their new school. Faculty and staff will be engaged in the process with our monthly newsletter and "open door" construction management style which encourages questions and comments.

To strengthen existing networks in the community, Bremik will host summer meet-and-greet barbecues. Faculty/staff, local government, and local businesses will be invited and encouraged to network with the project team. In addition to great food Bremik will provide project updates, gives tours, answer questions, and network with the local community.

Mentoring - Bremik will work with our local and diverse vendors to improve their ability to understand, bid, and execute not only on Fairview but on future projects as well. Mentoring small, young companies on the practices associated with public commercial construction benefits the long-term success of the community and Bremik.

Working with your outreach consultant Ron White Bremik will coordinate our mentoring program with the other bond project contractors to ensure a deliberate and equitable group of vendors are mentored. Further, we will work with the other contractors to bring all mentored vendors together to network and share lessons learned.



Bremik teaching a project management workshop through MCIP

Partnership - Over \$60,000 of in-kind donations were secured by Bremik and its partners on the recent Gresham High School Field Turf Replacement. Bremik will continue our history of helping our community projects by engaging local community members to partner and support not only the construction of Fairview Elementary, but the continued operation of the school.

3.2.2.5 LOCAL CONDITIONS/MWESB

Social Responsibility - As a company we strongly believe in giving back to our community. Every year we volunteer hundreds of hours and thousands of dollars in support of the people and organizations that make our community stronger.

- REACH CDC - New ramp for Mr. Adams
- REACH Paint & Repair-A-Thon
- Canstruction/Oregon Food Bank (2014-2016)
- New Avenues for Youth
- Portland Youth Builders
- School House Supplies
- Gresham Barlow School District
- Community Energy Project (CEP)
- Providence Child Center
- The Dougy Center
- Portland Mercado
- Virginia Garcia Memorial Health Center
- Restore Oregon
- Architectural Heritage Center
- Reynolds High School - Materials for shop class
- Reynolds Learning Academy
- Northwest Academy
- Franciscan Montessori Earth School
- All Saints School
- Mt. Hood Ski Academy
- Oregon State University

In direct support of Fairview Elementary, Bremik will work with the District to find a suitable location for and construct a "Buddy Bench" in the play area. The brainchild of a Pennsylvania second-grader, the buddy bench is a simple idea to eliminate loneliness and foster friendship on the playground. When a child needs a friend to play with he or she sits on the bench, prompting other children come over and invite that child to play with them.



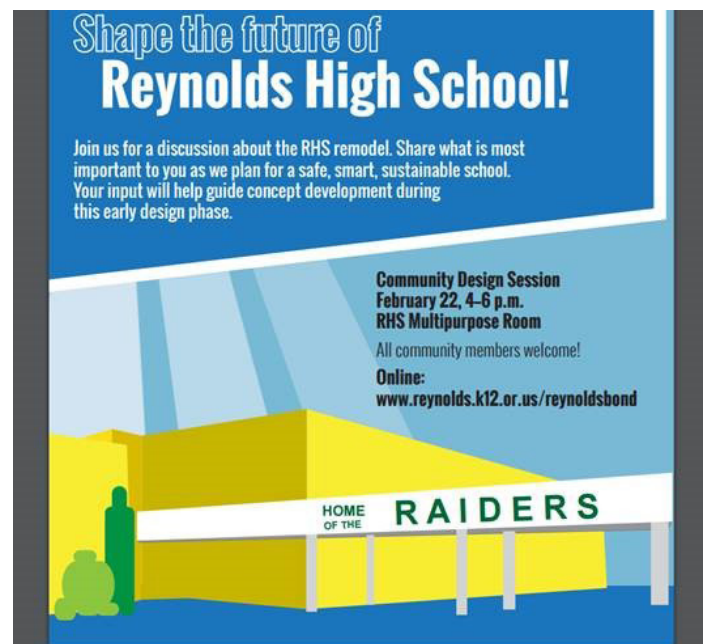
Making a social impact on a community is a collaborative effort. Bremik encourages an open discussion with the District and community to discover and identify additional opportunities in which we can help.



We are currently working with Kelley Graham at the City of Troutdale to rebuild Imagination Station. This playground, described by many locals as a "community icon," promotes comradery, play, and exercise with both kids and parents alike.

"On behalf of the City of Troutdale, I can't tell you how much we appreciate the offer by Bremik Construction to help in rebuilding Imagination Station - we hope to have the play structure back in commission as soon as possible."

- Kelley Graham, Executive Department, City of Troutdale



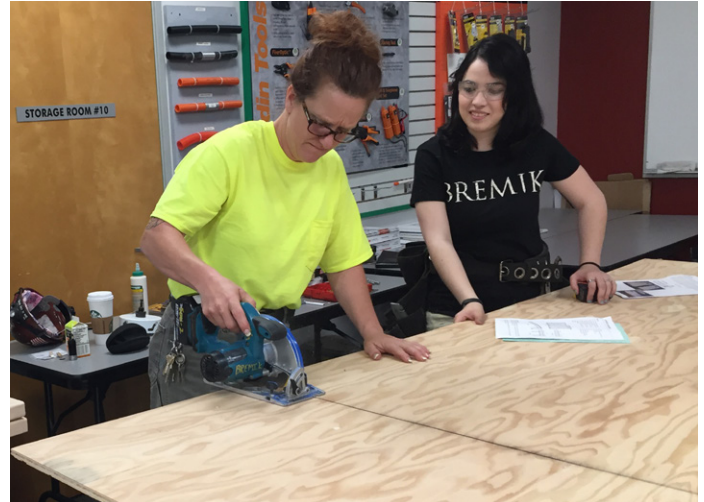
Bremik attended three RSD community workshops; two for Reynolds High School and one for Troutdale Elementary. We enjoyed collaborating with your team and providing input on the design of the bond projects.

3.2.2.5 LOCAL CONDITIONS/MWESB



Dulce Weston, Diversity Outreach Coordinator

Dulce will lead our program in optimizing local and diverse partnership throughout the life of the Fairview Elementary project. She is our in-house Diversity Outreach Coordinator and works hard to ensure we meet the outreach and utilization goals of our clients. Dulce is also fluent in Spanish.



Dulce and Bremik foreman, JoAnn, building cornhole boards at the 2016 Women in Trades career fair

Bremik's History of Giving Back Locally

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.



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

Phase I Services

September 2006 - March 2017

Project Team	Hours	Rate	Total
Chief Estimator	150	\$ 130	\$ 19,500
Senior Project Manager	180	\$ 120	\$ 21,600
Project Manager	480	\$ 87	\$ 41,760
Superintendent/Schedule Manager	150	\$ 88	\$ 13,200
Project Administrator	60	\$ 52	\$ 3,120
Total Personnel Costs	1020		\$ 99,180
Reimbursables			\$ 1,000
Preconstruction Services Not-To-Exceed Fee			\$ 100,180

CM/GC Fee (as a percentage of the Cost of the Work)	4.26%
---	-------

"I am pleased to recommend Bremik Construction for any school project. Throughout our construction project, I found the staff at Bremik to be trustworthy, capable, responsive and personable, keeping me apprised of each stage of the project, answered my questions, and made necessary accommodations. I valued their integrity, high standards and partnership. I recommend their work, and work ethic, without reservation."

-Pam Henslee, Principal, Tigard High School

3.2.3 FEE PROPOSAL

b. Construction Services

General Conditions			\$ 967,686
Item	Quantity	Units	Estimated Total
Project Manager	74	wks	\$ 264,180
Project Engineer	74	wks	\$ 177,600
Superintendent	74	wks	\$ 260,480
Field Supervision	See B.3		
Field Coordination	See B.3		
General Foreman	See B.3		
Quality Control	See B.2		
Safety Coordinator/Supervisor	74	wks	\$ 8,668
Trade Coordination	See B.2		
Office Equipment	1	ls	\$ 3,700
Printing/Reproduction	74	wks	\$ 2,960
Phones/Phone lines, (Cell or Landline)	74	wks	\$ 5,050
Fuel/Maintenance	74	wks	\$ 3,330
Substance Abuse Testing	1	ls	\$ 1,000
Construction Signage	1	ls	\$ 1,734
Progress Photo (Monthly)	1	ls	\$ 500
Temporary Office	74	wks	\$ 9,000
Postage/Delivery	74	wks	\$ 2,220
Internet Service	See B.12		
Vehicles	74	wks	\$ 10,200
Submittal Review & Approval	74	wks	\$ 38,480
Courier Delivery Service	See B.18		
Drop Boxes & Disposal Fees	74	wks	\$ 17,000
Office Furniture	1	ls	\$ 500
Site Security	74	wks	\$ 16,416
All Background Checks , & fingerprinting	1	ls	\$ 1,000
Office Security	74	wks	\$ 2,450
Sustainability Coordinator/Supervisor	See B.2		
Clerical/Secretarial	See B.21		
Project Coordination	See B.1		
Field Engineer	See B.2		
Delivery Services	See B.18		
Project Foreman	74	wks	\$ 59,496
Fork Lift for Loading/Unloading of misc. materials	10	wks	\$ 8,000
Loading & Unloading of miscellaneous materials	See B.37		
Jobsite Clean-up (Excludes Final Cleanup)	74	wks	\$ 28,712
Office Supplies	74	wks	\$ 3,700
Office Clean-up	74	wks	\$ 500
Temporary Toilets/Sinks	74	wks	\$ 3,400
First Aid Supplies	74	wks	\$ 3,700
IT Equipment	74	wks	\$ 5,550
Material Handling	See B.37		
Staging Area Maintenance	See B.39		
Safety barrier/Safety Warnings/Safety Handrails	74	wks	\$ 7,400
Temp. water include distribution & utility charges	74	wks	\$ 500
Drinking Water	74	wks	\$ 2,960
Small Tools	74	wks	\$ 3,700
Site Webcam and services @ beginning to completion	74	wks	\$ 13,600

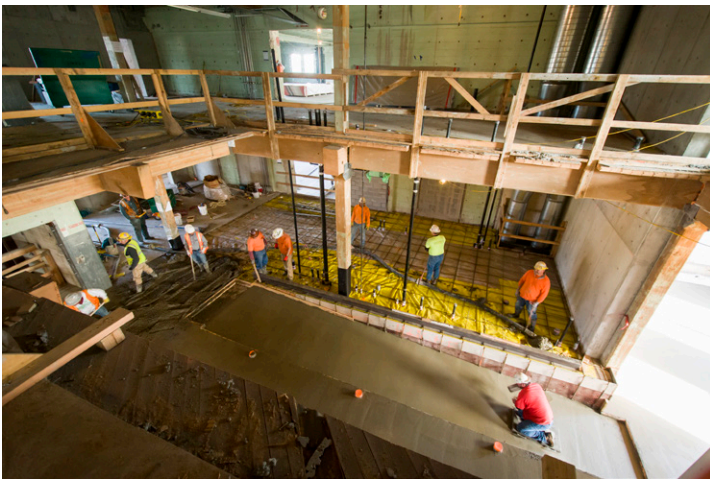
3.2.3 FEE PROPOSAL

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:

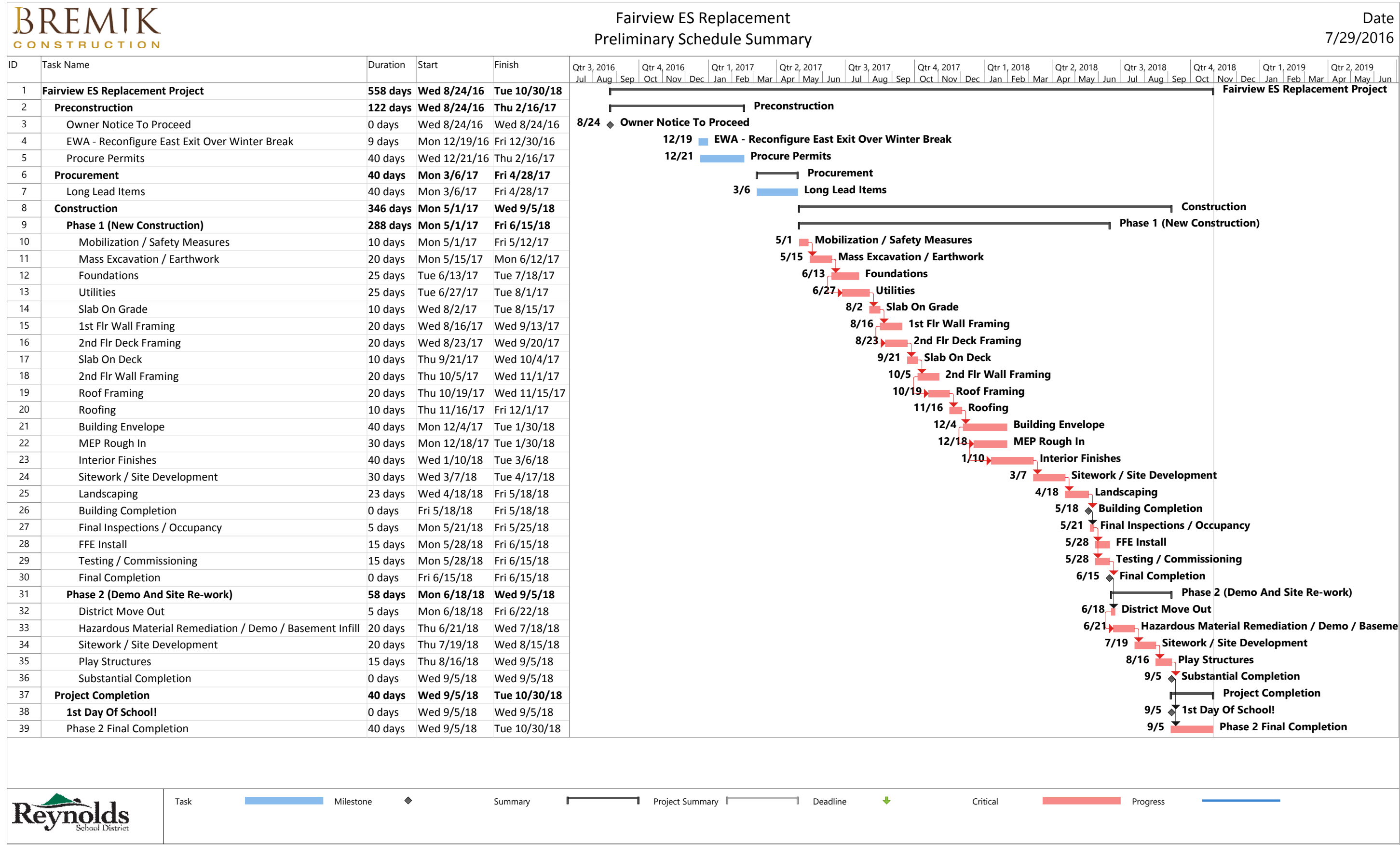
- Concrete
- Carpentry
- Doors and hardware

Bremik's proposed CM/GC fee of 4.26% would be applied to the direct cost of the work.



"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, Owner's Rep
Hubbard and Associates Development Consulting



ATTACHMENT B

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			
GR Morgan Portland, OR	ESB			
Gregory Law Landscape Tigard, OR	ESB			
Grey Wolf HVAC Inc. Vancouver, WA	MBE			
Grummel Engineering LLC Portland, OR	ESB			
Hal's Construction Inc. Oregon City, OR	WBE			
Happy Valley Air Conditioning Happy Valley, OR	DBE	ESB	MBE	
Interstate Roofing Inc. Portland, OR	WBE			
KC Development LLC Camas, WA	DBE	WBE		
Klein & Associates Inc. Hood River, OR	ESB			
KO Construction LLC Clackamas, OR	ESB	MBE		
Kodiak Pacific Construction Tualatin, OR	WBE			
Konell Construction & Demolition Sandy, OR	ESB			
Lauzion Contracting LLC Clackamas, OR	ESB	WBE		
Liberty Steel Erectors Inc. Gresham, OR	DBE	ESB	MBE	
Life Rax LLC Oregon City, OR	ESB	WBE		
Mark Adams Electric Clackamas, OR	ESB			
Merit Contractor of Oregon Inc. Portland, OR	ESB	MBE	WBE	
Milne Masonry Inc. Clackamas, OR	ESB			
Minority Abatement Cont. Inc. Vancouver, WA	DBE			
Northwest Fire Suppression Inc Beaverton, OR	WBE			
Northwest Infrastructure LLC Portland, OR	DBE	ESB	MBE	
Northwest Scaffold Service Inc Portland, OR	ESB			
Pacific Fire Systems LLC West Linn, OR	ESB			
Pacific Window Tinting Inc. Portland, OR	ESB	WBE		
Pagh Custom Woodworking Inc. Sandy, OR	ESB			
Power Plumbing Co. Inc. Portland, OR	ESB			
Premier Striping LLC Portland, OR	ESB			
Prestige Stone & Tile Inc. Beaverton, OR	DBE	ESB	WBE	
Ramsay Signs Inc. Portland, OR	WBE			
Rayborn's Plumbing Inc. Tualatin, OR	ESB			
RC Building Specialties LLC Portland, OR	ESB	MBE		
Reliable Fence & Const. Inc. Gresham, OR	ESB			
Reliant Plumbing & Mech. Inc. Tigard, OR	ESB	MBE		
River City Glass & Windows Inc Clackamas, OR	ESB			
River City Rebar LLC Tualatin, OR	ESB			
Santana Crane Inc. Salem, OR	DBE	ESB	WBE	
Scaffold Erectors Inc Portland, OR	ESB			
SI Contracting Inc. Mulino, OR	ESB			
Sieckmann Metal Fab Inc. Eagle Creek, OR	ESB			
Sign Wizards Inc Portland, OR	DBE	WBE		

ATTACHMENT B

Skyline Building Maint. Inc. Lake Oswego, OR	MBE		
Stryker Construction Inc. Gladstone, OR	ESB		
Sundown Electric Company Forest Grove, OR	DBE	MBE	
Superior Interiors Inc. Portland, OR	ESB	WBE	
T.A. Onchi LLC Portland, OR	MBE	WBE	
The Harver Company Inc. Lake Oswego, OR	DBE	MBE	
Timberline Electrical Contractors Inc. Lake Oswego, OR	ESB		
Vince Building Maintenance LLC Portland, OR	DBE	ESB	MBE
WB Painting Inc. Gresham, OR	DBE	WBE	
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 proposal.



BREMIK

CONSTRUCTION

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