

The site plan for Fairview Elementary School illustrates the building's footprint and its integration with the surrounding landscape. The school building is a long, multi-winged structure with several outdoor learning areas and a central entry plaza. Key features include:

- Building and Outdoor Learning:** The main building includes an outdoor learning area, a service yard, and several outdoor learning spaces. The building's footprint is marked with FFE (Fairview Elementary School) and includes areas for outdoor learning, outdoor seating, and outdoor learning.
- Play Areas:** The plan features a large U10 soccer field (135'x105') with 8.5' and 15' runouts. There are also two hard surface play areas (4,950 SF and 4,900 SF) and a soft surface play area (5,220 SF) with a 12" seat wall height. A 5% sloped walkway is shown near the soft surface play area.
- Parking and Access:** Visitor & staff parking (19 spaces) is located near the soccer field. Parent loading (10 spaces) is located near the school building. An accessible route is shown leading to the entry plaza.
- Landscaping and Infrastructure:** The plan includes a retaining wall, a native American marker, and a Missoula boulder. A 5% sloped walkway is shown near the soft surface play area. The plan also shows a 136.00' scale bar and a 126.00' scale bar.

ROBINSON
CONSTRUCTION CO.

August 1, 2016

Bob Collins, Senior Project Manager, DAY CPM
Reynolds School District
1204 NE 201st Avenue
Fairview, OR 97024

Re: RE: RFP - Construction Manager/General Contractor Services for the New Fairview Replacement Elementary School

Dear Mr. Bob Collins and the members of the selection committee:

As the Reynolds School District begins the replacement of its oldest schools, partnering with a CM/GC firm that consistently delivers high quality construction, cost-saving innovation and on-time completion is essential to attain the District's goals. Robinson Construction Co. has extensive experience with public works projects and collaborating with school administrators, staff and the surrounding communities. After analyzing the scope and schedule for this work, we believe our firm is best suited for your project.

Success With CM/GC Projects - Robinson has completed over 180 education facilities including 53 CM/GC projects. Many of these projects were occupied facilities, which required additional planning in order to minimize any disruptions to the existing operations. Our experience allows us to understand the distinctive needs of education facilities and enables us to deliver a smooth and successful project.

Qualified Team - Our devoted team of professionals and support staff ensure the highest level of performance through every phase of the project. The site superintendent dedicated to your project, Galen Daniels, has over 40 years of industry experience. During the 28 years Galen has been with our firm, he has been the superintendent on 15 CM/GC school projects. His experience, combined with the expertise of our project team, will ensure the highest quality standards are met.

Commitment To Your Project - We are committed to providing the District with the services needed to achieve their goals for the new elementary school. Our company has developed a history of long-term relationships with many school districts over the past 60 years. We value the opportunity to continue in that tradition through partnering with Reynolds School District and sharing in the mission to provide quality education facilities as we build the future together.

Thank you for the opportunity to present our proposal to you for CM/GC consideration for the New Fairview Replacement Elementary School.

Respectfully,
ROBINSON CONSTRUCTION CO.



Randy S. Robinson
President

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:

Robinson Construction Co.

21360 NW Amberwood Drive, Hillsboro, OR 97124

P: 503-645-8531 F: 503-645-5357 E: bmills@robcon.com

Authorized Signature:

Printed/Typed Name: Ryan Robinson

Title: General Manager

Date: August 1, 2016

State of Oregon Construction Contractors Board License No: 63147

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**

3.2.2.1 MANAGEMENT OF THE WORK

a. Preconstruction Service Plan

1.) Existing Conditions

Responsible: Blake Mills (corp. oversight/project exec.), Ryan Weehunt (project manager) and Andrew Palomaki (director of estimating)
Deliverables: Photos and documentation

Prior to creating the preconstruction plan, Robinson Construction Co. will do a complete review of the existing site conditions and investigate all possible, out of the ordinary, loop holes that arise from constructing on an existing site.

We will analyze the following:

- **Traffic Flow and Truck Routes:** The most effective traffic flow and truck routes for both the site and excavation teams will be implemented to minimize their impact on the adjacent neighborhood.
- **Staging Location:** We will provide a site staging location for current school recess, access to the building, and impact the construction team will have on safety corridor's for the district. A safety plan will be included showing detailed pedestrian pathways, signage, vehicular flow, fencing and proper evacuation exiting. This will provide a safe and organized project. The district will have the ability to review, comment and approve.
- **Utility Network:** We will develop a thorough understanding of the utility network and how it impacts the current building during performance of installation of new utilities. If there will be down time during power change over, it will be determined if temporary generators and toilets are required.
- **Phase 1 Report:** Understanding of the phase 1 report and that a spill clean-up from an old tank leakage may not be complete, and will be necessary to close a DEQ file. In addition to three drywells that should be decommissioned, there are old oil and septic tanks on site from previous dwellings that need to be removed.
- **Hazardous Materials:** A plan will be developed and implemented to remove all the hazardous materials inside the existing school prior to demolition including, but not limited to, asbestos, lead, oil, and other chemicals.
- **Soils Report and Site Limitations:** The items that were noted and will be taken under consideration include; ground water (dewatering considerations), boulders and weather sensitive material.
- **Earth Quantity Take Offs:** Agtek earth quantity take offs will be done in house and we will provide the design team with ideas and solutions, not only for balancing the site, but also for alternatives to reduce the number of steps in the building and open areas for the most efficient construction and use.
- **Communication with Officials:** Establish early communication with building and fire officials to review, approve exiting, and permit process.
- **Meetings and Socials:** Prebid meetings and socials will be conducted to encourage local and MWESB contractors to bid the project.



Grass Valley Elementary School

3.2.2.1 MANAGEMENT OF THE WORK

2.) Design and Construction Document Coordination Reviews

Responsible: Ryan Weehunt (project manager) and Galen Daniels (superintendent)

Deliverables: Estimates and reports

The initial meeting with the project team will be a “Job Start Kick Off” meeting. The meeting will set the precedent for the required communications, and responsibility on a weekly basis to maintain and provide information to all the team members. Robinson Construction Co. will take an active lead in providing the ground work for a successful project.

- React in collaborative way to Engineer’s suggestions, providing feedback of similar experiences.
- Constructability Review Program: Our checklist organized by discipline is based on job history. This greatly minimizes RFIs and cost impacts after the bid, not only protecting the GMP, but protecting the project from potential schedule impacts.
- Alternatives that may save money or be more efficient, whether value added or cost saving will be examined.
- Understand your vision: With our vast job cost history records, we can help determine what building type works best to achieve your vision for this project.
- Site logistics and phasing that has the least impact on the existing facility, and the neighborhood.
- Permitting, public utilities, easements, and other city requirements that need active attention to expedite in a timely manner.
- Understanding site specifics and safety concerns: We will develop a safety plan including detailed pedestrian pathways, signage, vehicular traffic flow and site evacuation.
- Quick buyout process: Robinson Construction Co. will have all schedule critical items bought out and awarded within the first week after project bid. The entire project will be awarded within 3-weeks of bid date.
- Thorough pre-qualification process: Robinson will meet with all prospective subcontractors prior to recommending them for the project. Each page of the drawings and specifications will be reviewed to agree on scope completion. We will question the subcontractor on how they performed on similar projects and check references confirming they are the right fit for your project.
- Develop bid packages for early phasing and allow for concentrated efforts for better bidding environments, avoid seasonal price volatility, long lead material issues, and specific community targeting of local business and MWESB participation.
- Present and update a current and live schedule for design through construction. Understanding the critical milestones as a team.

These meetings will occur weekly and will be recorded electronically through Procore Construction Management Software as well as through the district’s system. At each meeting, project meeting minutes will be distributed including an action item list for resolutions, weekly picture progress, documents, project status of RFIs, job cost, insurance, procurement status, change documents and closeouts.



E. Lee Robinson
Founder of
Robinson Construction Co.



Chehalem Valley Middle School



Ponderosa
Elementary School

3.2.2.1 MANAGEMENT OF THE WORK

3.) Design and Cost Target Cost Validation

Responsible: Blake Mills (corp. oversight/project exec.) and Andrew Palomaki (director of estimating)
Deliverables: Estimates

Robinson has built over 180 new schools and are currently active in the school market. In the past two months, we have bid four new schools. We are well aware of the current cost of both steel and wood construction, since half of the schools we bid were steel and half were wood construction. Robinson has been recently awarded one of each type and are cognizant of the price volatility of materials and time of year our area brings.

We are aware that the district is coming to the end of the bond money for this levy , with a limited amount of funds available. With this in mind, we are conscious of the need for a timeless building that will house and educate students in future generations.

With our experience in maintaining budgets on scores of CM/GC projects, combined with our bid knowledge on recent projects, we will be able to maintain our record of consistently accurate budgets on 10%, 25%, 50% and 90% estimates. With our accuracy on these estimates, the team can count on designing around and maintaining the budget.

Estimating is led by the Project Executive. By taking the lead, he splits up the tasks, but provides complete oversight to the process. The work is distributed between our two estimating take-off teams; one building and one site. From there, the quantities and materials are checked and the unit prices are discussed with different subcontractors by project managers and superintendents. We plug those costs with quantities and tabulate a sum. Then we compare the cost with our job history database for the same work/scope to confirm it's logical.

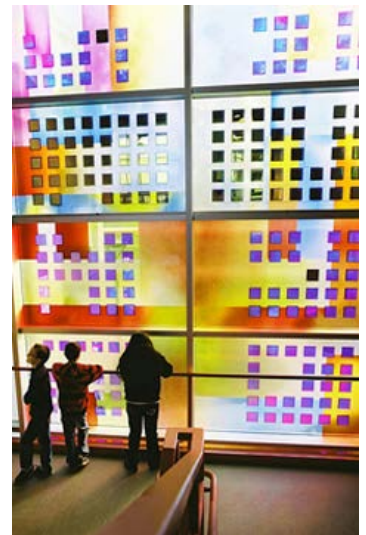
Our ability to draw on the extensive relationship history we have with "school subcontractors" in the competitive market allows us to request early pricing based upon their current and vast knowledge of the market. In addition to our subcontractor base, Robinson self-performs grading, concrete construction, wood framing and finish carpentry, allowing us more control over maintaining the schedule.

Volatility is a variable that is part of our life now. We can forecast material increase about 6 months in advance by supplier notices. World events are harder to predict and a 5% contingency would be added during the design portion for estimating only.

Tracking will occur through Procore Construction Management Software. Once the budget has been approved, all parties will be able to view revisions and current budgets throughout the entire construction process. Access to Procore will be given to the District, and Architect for viewing documents on the internet.



Grass Valley
Elementary School



Grass Valley
Elementary School



Helen Baller
Elementary School

3.2.2.1 MANAGEMENT OF THE WORK

4.) Constructability

Responsible: Ryan Weehunt (project manager) and Galen Daniels (superintendent)

Deliverables: Report and checklist

Constructability is the most important part of the CM/GC process. During this stage, expertise is added to the project to ensure an efficient and cost-effective product with a seamless process for the entire project team.

Areas we propose reviewing initially are as follows:

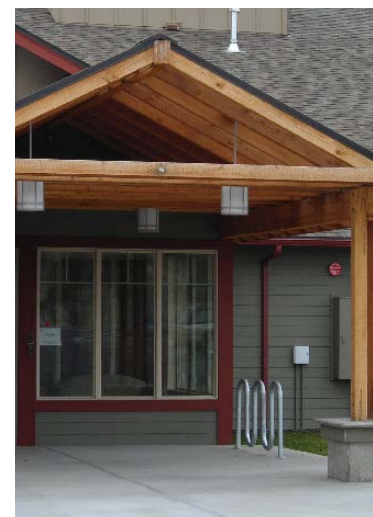
- In the RFP, there were three options provided for building envelope types and air treatment systems. We would quickly evaluate the cost to implement each system/type and compare the benefits and deficiencies of each option.
- We would analyze the member types in comparison to other options with manufactures such as RedBuilt. Solutions and options for IT operations, mechanical systems for heating, solar possibilities, and value construction types.
- Additional areas to consider during constructability are lead times on materials and duration to install different methods. We will look into these items and redirect if they become schedule impacts that affect the project. Since the duration on construction is an additional four months longer than normal, these issues should be minimal.
- Water intrusion review would occur during design, with feedback from subcontractor and manufacturers, and continue through construction with a library of mock-ups and picture files for satisfaction of proper installation and record keeping.
- Provide detailed process for constructing the exterior wall nearest existing building, creating the least interference. We will need to determine if a panelized construction or simplified method is less intrusive.
- Safety is our main concern for our workers, their families and the public. Within the tight confines of the site, we will make an extensive phasing plan. As the project works around the building, full time on site organizing of trades, storage and vehicles will be required. Robinson is known for exceptionally maintained sites. We conduct weekly safety meetings for all site employees, require all OSHA required training, and do extensive preconstruction meetings with each subcontractor individually to review our safety programs and correct deficiencies prior to starting work.
- We will maintain a constructability review list containing all of Robinson, the district, and the design team's ideas. Our goal is to have a thorough plan for the items related to design issues at the 50% stage so they can be incorporated into the documents.
- At 90% review, we will reevaluate the project to look for detail and completeness before the project is sent out for competitive bid.



Lincoln Street
Elementary School

"Robinson Construction Co. knows educational facilities. They are excellent at identifying the most economical approach to achieve a clients needs while obtaining a high level of quality."

*-John M. Weekes, Principal,
Dull Olson Weekes Architects*



Madras Head Start

3.2.2.1 MANAGEMENT OF THE WORK

5.) Value Engineering

Responsible: Ryan Weehunt (project manager)

Deliverables: Value engineering ideas and spreadsheet

Our goal during value engineering is to understand the District's wants and needs and provide ideas that benefit the project. Robinson's approach to VE is developing the most cost effective solution to satisfy a concept, priced by decrease or increase. Cost effectiveness may be gained in numerous areas and throughout the life of the project. It starts in the early planning phases and continues until the training, commissioning, and project closeout is complete. Whether it be material selection or installation, our staff is always looking for improved ways to complete a task in order to better serve our clients.

Our experience from past school projects, and the success of the value engineering solutions we proposed, give us a considerable advantage over many other contractors. In the last month of July 2016, we saved over \$600,000 in VE after contract award for Hockinson Middle School (hard bid), so they could add the classroom addition and auxiliary gymnasium alternates to their school. This was a win-win for all. VE items included sitework, structural, mechanical, electrical, and furnishings and had no impact to the original program. Responsible construction will minimize waste and ensure your dollars are well spent in order to maximize return.

6.) Schedule and Procurement Packages

Responsible: Ryan Weehunt (PM), Galen Daniels (superintendent), & Cody Randall (project eng.)

Deliverables: Schedule and Procurement Log

This project has a lengthy construction schedule for an elementary school. As a result, we do not feel procurement or construction will be an issue. If this remains a wood building, the critical path will run through the wood joists and glulams. RedBuilt will be able to ship these items within 10 weeks after notification. Remaining items will be able to meet the timeline after the project bids. The two critical items on the schedule will be bidding in the months between January and April, opposed to May through August. There is a season 5% to 10% bump because of subcontractor and labor availability in the Northwest. The one procurement item for the site would be the stormtech/comtec/ABS, depending on which system is selected for storm detention. Due to the tight boundaries of the project, these will need to be installed and protected before the main building construction.

The main objective of a schedule is to meet the completion timeline. In lieu of scheduling by plugging tasks with subcontractor input and durations, which creates a schedule that potentially misses critical dates, we begin by establishing milestone dates throughout the project. We then collaborate as a team with subcontractors and owner representatives to determine the best solutions to meet intermediate goals. Possible options include pre-ordering prior to construction dates, prefabricating, better phasing, etc.

Milestones create mini schedules that can be tracked with six week look ahead schedules that are reduced to weekly work plans/schedules and daily meetings with current subcontractors. This provides the ability to foresee issues early, prevent large unknowns, and provides the basis for our procurement log and requirements for early material delivery. Weekly milestone and percent complete to analysis reports provide valuable information to the team and the entire organization.

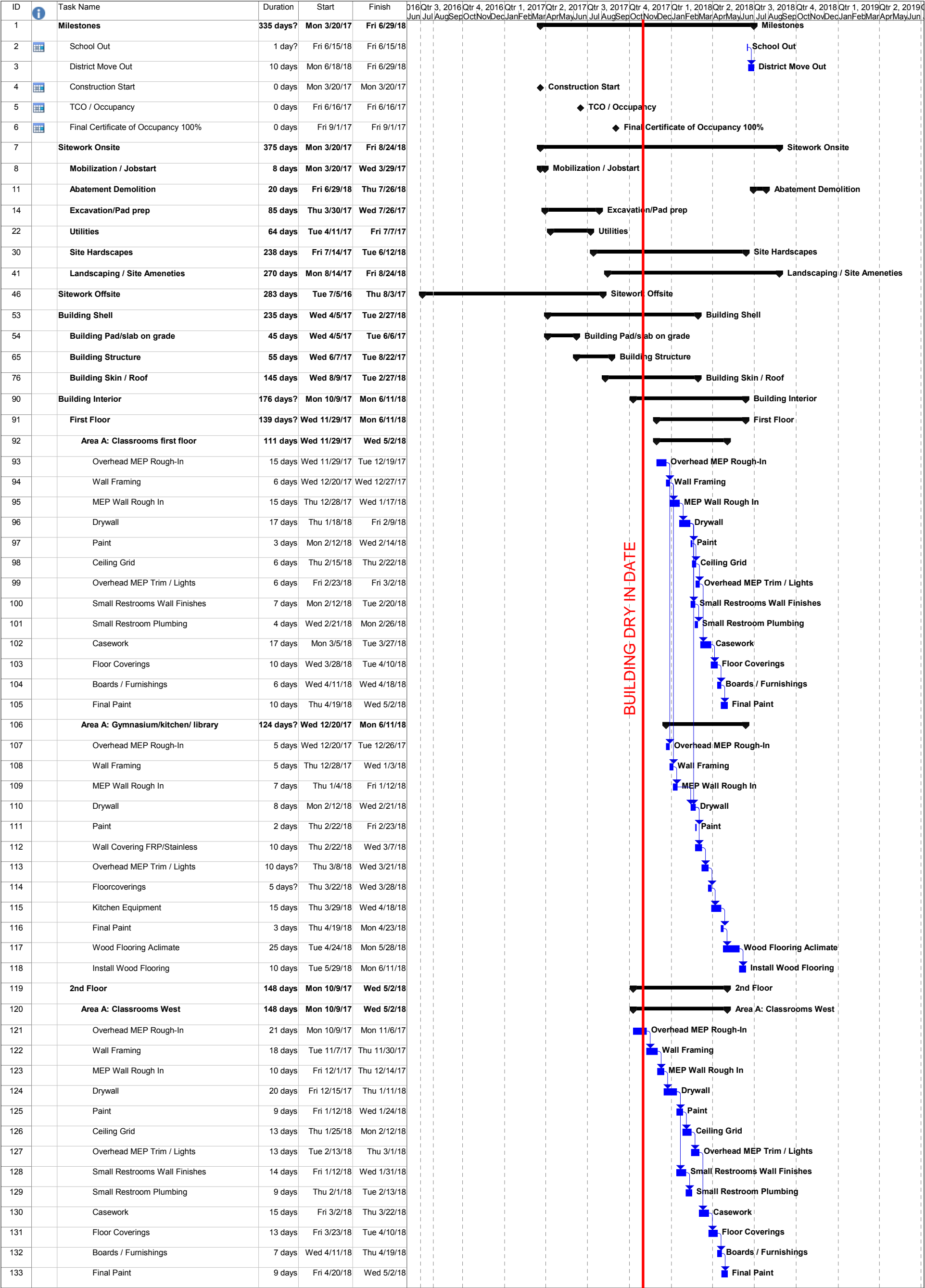


Lake County Library
Lakeview, OR

"As a result of this experience with Robinson Construction Co, through pre-planning stages, value engineering, construction and closeout, their professionalism left us with a high level of confidence in their ability to successfully complete any construction project on time, on budget and with outstanding quality."

*-John V. Moulten
Project and Facilities Manager
Barkley Company*

*Regal Cinemas Bellingham
Project*



Project: preliminary reynolds schedule
Date: Fri 7/29/16

Task

Split

Milestone

Summary

Project Summary

External Tasks

External Milestone

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Progress

Deadline

Page 1

3.2.2.1 MANAGEMENT OF THE WORK

7.) Recommended Phasing

Responsible: Ryan Weehunt (project manager) and Galen Daniels (superintendent)

Deliverables: Phasing plan

We recommend the construction of this project to occur in three phases. Phase one would include underground and pad prep, phase two would include building and offsite construction, and phase three would include site finish scapes and existing building demolition. We recommend completing the underground work around the building and staging the entire site with rock for building construction. Finish surfaces would be completed at the end. Framing would more than likely occur at both ends and complete in the center to allow for the most efficient flow of work.

- Please review our attached proposed phasing and staging plan for construction.

8.) Recommended Site Logistics

Responsible: Ryan Weehunt (project manager) and Galen Daniels (superintendent)

Deliverables: Site logistics plan

The planning aspect of all projects is critical, setting the tone for the future of the project from the start. If not done correctly, it can be difficult to recover from the early mistakes during the actual construction process. However, if done well, this crucial step can pave the way for a smooth and successful project. At Robinson, we have worked hard to develop an organized and effective procedure for navigating this vital first stage of the project. As soon as we are given the notice to proceed, we establish a meeting with the District, BLRB and other pertinent parties (City of Fairview and/or Multnomah County) to initiate our partnership throughout the project.

Occupied educational facilities require additional planning to the new construction facility. The projects we have completed in the past have required careful planning in order to minimize any impacts to the occupied school.

Students and public safety are the priority and a clear defining barrier between construction and the occupied area is crucial. We plan to completely surround the new project site with temporary construction fencing. There will be a separate entrance for construction traffic so it will not interfere with student drop off/pick up area. This entrance will be located where construction traffic will not at any time enter or exit the existing campus, eliminating safety concerns and interaction with construction workers and equipment.

One example of an occupied campus was the Beaverton Performing Arts site. The new building was located just 6 feet from the existing school. This created a unique challenge as the narrow path between the two buildings was a main exit from the existing building. A covered corridor was created so that this area could be used safely during construction. Robinson Construction Co. also required that all construction deliveries be made outside of the school drop off/pick up times to help ensure safety of students and eliminate traffic issues.



Nyberg Rivers
Shopping Center
Tualatin, OR

"Robinson took the lead on value engineering and preparing informative budgets so decisions could easily be made by the group."

-Michael Kirk
CenterCal Properties, LLC

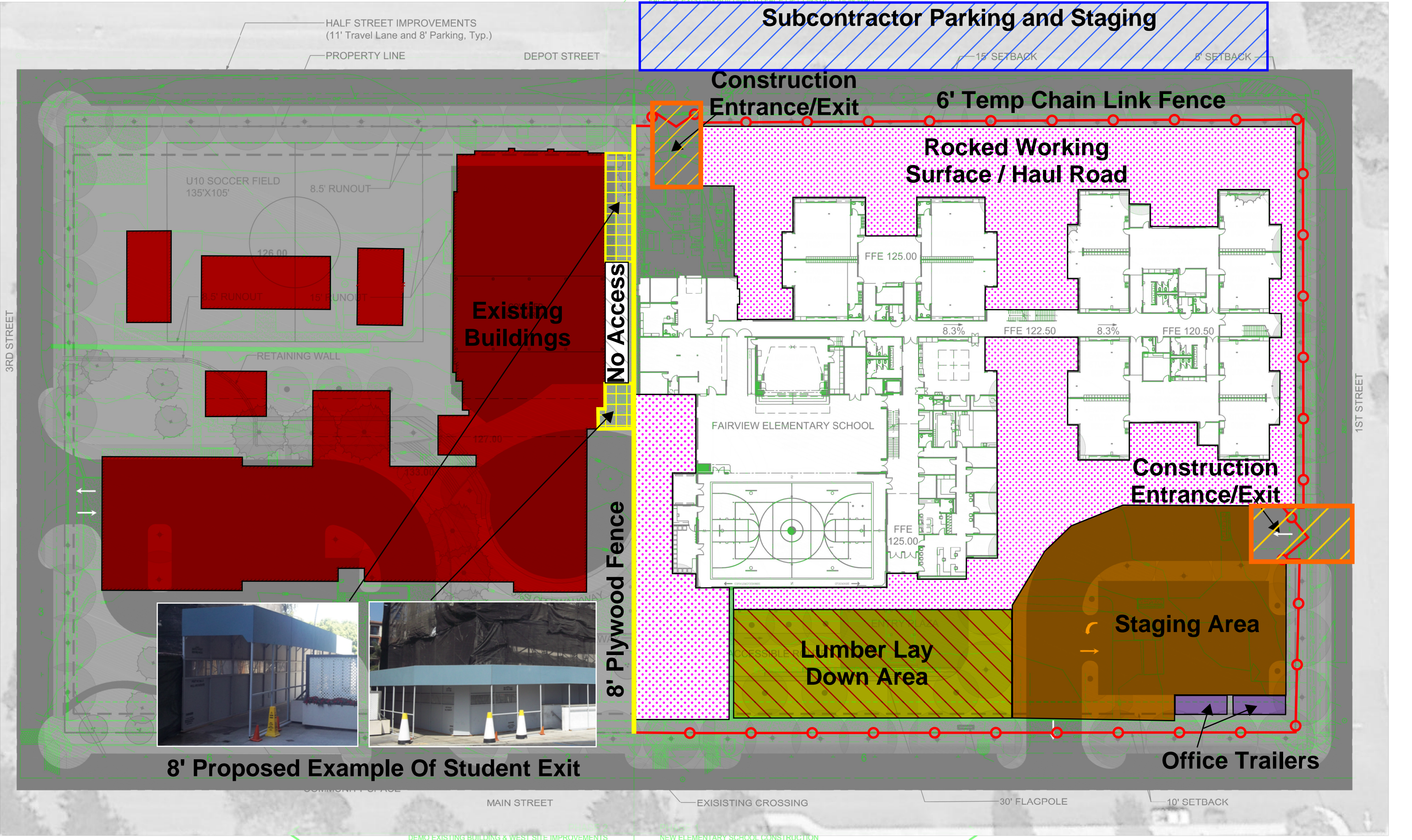
Nyberg Rivers Shopping Center



Scouters Mountain
Elementary School

3RD STREET

1ST STREET



Subcontractor Parking and Staging

Construction Entrance/Exit

6' Temp Chain Link Fence

Rocked Working Surface / Haul Road

Existing Buildings

No Access

8' Plywood Fence

Construction Entrance/Exit

Lumber Lay Down Area

Staging Area

Office Trailers

8' Proposed Example Of Student Exit



HALF STREET IMPROVEMENTS
(11' Travel Lane and 8' Parking, Typ.)

PROPERTY LINE

DEPOT STREET

15' SETBACK

5' SETBACK

U10 SOCCER FIELD
135'X105'

8.5' RUNOUT

126.00

8.5' RUNOUT

15' RUNOUT

RETAINING WALL

127.00

135.00

FAIRVIEW ELEMENTARY SCHOOL

FFE 125.00

FFE 122.50

FFE 120.50

8.3%

8.3%

FFE 125.00

MAIN STREET

EXISTING CROSSING

30' FLAGPOLE

10' SETBACK

CHASSIS 2
DEMO EXISTING BUILDING & WEST SITE IMPROVEMENTS

CHASSIS 1
NEW ELEMENTARY SCHOOL CONSTRUCTION

3.2.2.1 MANAGEMENT OF THE WORK

9.) Subcontractor Plan Preparation

Responsible: Ryan Weehunt (project manager)
Deliverables: Local and MWESB subcontractors

We understand that the success of our projects are dependent upon strong relationships with our subcontractors and that as a cohesive team, we create a higher quality end result. By engaging subcontractors early on in the bid process, we can motivate them to bring their best price and best quality of work to the table.

Subcontractor Engagement:

- Bid is open to the entire subcontracting community
- Target local subcontractors
- Pre-bid conference onsite
- Encourage alternate material solicitation for approving their products
- Hosting bid social's prior to the bid date



As each new team member is brought on board, their input is incorporated, the schedule is updated, conflicts addressed and resolved, and the schedule is distributed. Long-lead procurement items will be addressed early on in the bid process to ensure critical milestones are met.

At Hockinson Middle School near Battle Ground, Washington, despite the project being a hard bid, we hosted an all-you-can-eat pizza social with local bidders within five miles of the project site. We had excellent participation and 70% of the attendees were aggressive, low bidders, that are now contracted. The majority of subcontractors contracted to work on this project are from the local community.

For MWESB it is our goal to provide the best opportunities for these subcontractors to succeed. We will review all the MWESB in our database and the MWESB state directory.

- Send invitations to all in the state, and follow up with personal phone calls.
- Review their strengths and pursue them in specific trades and if the entire scope is too big, try to find a smaller portion that would make them competitive without putting their company at risk.
- Advertisements will be placed in minority publication requesting participation.
- Mentor them through the steps needed to be ready to be hired if they are not familiar with prevailing wage work. These would include insurance requirements, BOLI, drug and alcohol policies, certified payroll, warranty, and apprentice training programs.
- Encourage partnerships as a sub-tier subcontractor.



Rosedale Elementary School



Lincoln Elementary School

3.2.2.1 MANAGEMENT OF THE WORK

10.) Cost Estimating and Methodology

Responsible: Ryan Weehunt (project manager) and Andrew Palomaki (director of estimating)

Deliverables: Estimates, reports and logs

Our methodology for maintaining costs throughout the duration of the project include:

- Provide an accurate estimate from the start. Having the right budget goes a long way toward managing cost controls throughout the project.
- Thoroughly review project documents with all participating parties so there are no surprises on bid day.
- Reconcile the bids to the estimate. This allows us to identify opportunities and uncertainties to maximize the owner's return on the project.
- Track potential change orders and expenses on a daily basis and discuss at weekly Owner/Architect/Contractor meetings.
- Provide a monthly report that shows all project cost information and detail.

Procore, the world's number one most widely used construction management software, helps us drastically increase project efficiency and accountability by streamlining and mobilizing project communications and documentation. This real time data and accessibility minimizes costly risks and delays—ultimately boosting profits. Procore is used to track contracts, commitments, RFI's, submittals, project photographs, drawings, specifications and much more.

Timberline is the estimating software we use for managing complex estimates with variable pricing. Utilizing the electronic takeoff solution in Timberline, has proven to significantly increase our productivity, efficiency and accuracy.

b. Complexity of the Project

The complexity of the work involves providing a wood framed elementary school on an occupied school site. Longer schedule durations decreases the amount of construction issues.

Challenges include:

- Removing an existing building during summer recess
- Installing a complete field and play area in 55 days
- Obtaining the Certificate of Occupancy and be ready for students by September 3, 2018

The success of the project will be achieved by the following goals:

- Integrating community sustainability
- Meeting MWESB subcontractor participation requirements
- Maintaining strict badging requirements
- Capture community excitement around the new school construction



Thomas Jefferson
Middle School

3.2.2.1 MANAGEMENT OF THE WORK

c. Sequencing and Phasing

The project will be broken down into the following phases:

Phase 1	Preconstruction design collaboration and budgeting
Phase 2	Soliciting bids and community support, and GMP contract
Phase 3	Setting up site safety, security and site circulation
Phase 4	Underground utility and pad preparation
Phase 5	Building construction/offsite construction
Phase 6	Building substantial completion/asbestos abatement of existing
Phase 7	Building demolition/field and playground completion
Phase 8	Building occupancy



Beaverton Performing Arts

Since the overall construction duration is longer than a standard school schedule, we recommend bidding all work in one bid package for the most efficiency in cost and coordination with the subcontractors.

d. Managing Fast Track Projects

Creating and effectively managing a schedule is the cornerstone to a successful project completion. Robinson Construction Co. has a long history in identifying and overcoming complex scheduling scenarios with an innovative approach to problem solving.

With the exception of phase three, which requires the building to be removed and ball fields be placed in 55 days, we feel as though the remainder of this project is not fast tracked. The standard elementary school schedule would include two months for site preparation and 10 months for building construction and site completion. This project will have three months allocated for site preparation, 12 months for building and site completion, and 55 days to remove the school and plant athletic fields.

The last phase will require close coordination with the abatement and demolition contractor to remove the building in 24 days, potentially requiring a seven day work week to perform grading and install seed and playgrounds. The greatest obstacle of this phase is time. The next hurdle is ensuring all required state notifications have been performed and the required waiting time has been met prior to demolition.

e. Maintaining Good Relationships

We understand that as a cohesive team, we create a higher quality end result. We bring team members with extensive experience across a diverse range of scale, industry, application and sector. Each member of the project team brings their own insights and experience to the table allowing us to “cross more t’s and dot more i’s” early in the project.

- Weekly meetings with the School District, DAY CPM and the design team
- Community kick-off meeting
- Ground breaking ceremony for students, staff, project team and local community to attend
- Career fair at the local high school for students interested in construction
- Project will be featured on our website and social media accounts with weekly project updates

3.2.2.1 MANAGEMENT OF THE WORK

Project Example of Preconstruction Services



Rosedale Elementary School



This 72,500 square-foot new construction brick veneered tilt-wall building includes a two-story classroom wing with office spaces, kitchen, cafeteria and gymnasium with covered play area.

Robinson Construction Co. managed the LEED Gold scope items to ensure that the cost involved was used to gain the maximum environmental benefit and LEED points. This was essential for the Hillsboro School District's decision making of which LEED elements to pursue and include in the project design.

PRECONSTRUCTION SERVICES

- Constructability Review
- Value Engineering
- Bid Packages
- Logistics Planning
- Scheduling
- Comprehensive Estimates

Working with the Architect, Robinson Construction Co. reviewed construction documents during each phase of the design process and provided valuable constructability review input. In total, 254 review items were corrected and included into the bid documents.

PROJECT CHALLENGES

The biggest challenge on this project was the schedule. A fast track schedule of only 8 months required extensive coordination in order to complete the project on time. Bid Documents were separated into three bid packages, sitework, building shell and tenant improvement. This allowed the sitework and building shell work to commence prior to the completion of final design documents. If it were not for this approach, the opening date for the school year would have been in jeopardy, or seen substantial cost impacts for an accelerated schedule.

PROJECT INFORMATION

Location: Hillsboro, OR

Key Staff: Ryan Weehunt, Galen Daniels,
Blake Mills

Type of Project: New Construction/ CM/GC

Type of Contract: CM/GC

LEED Related Experience: LEED Gold

Owner Reference:

Cornerstone Management Group

Rick Rainone – 503-319-0845

Architect/Designer Reference:

Mahlum Architects

Brian Frey – 503-224-4032

Project Duration:

Start Date: December 1, 2009

Completion Date: July 15, 2010

PROJECT COSTS

Project Cost Estimate: \$16,704,100

Final Project Contract Value: \$16,700,000

3.2.2.1 MANAGEMENT OF THE WORK

Project Example of Preconstruction Services



Lincoln Elementary School

This two-story new construction brick faced structure was 74,000 square-feet that included many architectural features from the original building. This school is highlighted by the extensive use of natural lighting, brick veneer, painted metal panels and a barrel roof entry and features classrooms, two kindergarten rooms, one computer room, a music room and gymnasium. A 2,500 square-foot library/media center is located on the second floor above the administration offices. Project scope also included athletic fields and street improvement work.

PRECONSTRUCTION SERVICES

- Comprehensive Estimates
- Value Engineering
- Constructability Review
- Logistics Planning
- Scheduling
- Abatement/Demo of Existing School
- Phased Construction

PROJECT CHALLENGES

The biggest challenge on this project was the location . It was near houses and we had to be very careful when performing the sub-grade work because of the vibration to neighborhoods close in proximity. We went house to house informing them of upcoming compacting and let them know we are available to the home owner if any issues arise. Also, a large underground detention was installed in the fields.

PROJECT INFORMATION

Location: Hillsboro, OR

Key Staff: Ryan Weehunt, Galen Daniels

Type of Project: New Construction

Type of Contract: CM/GC

Owner Reference:

Cornerstone Management Group

Rick Rainone – 503-319-0845

Architect/Designer Reference:

Mahlum Architects

Frank Berg – 503-358-6810

Project Duration:

Start Date: August 1, 2008

Completion Date: July 10, 2009

PROJECT COSTS

Project Cost Estimate: \$14,270,000

Final Contract Value: \$14,820,000

3.2.2.1 MANAGEMENT OF THE WORK

Project Example of Preconstruction Services



Beaverton Performing Arts

This project is a new 400 Seat Performing Arts building adjacent to the existing school comprised of structural steel, CMU with brick veneer and sheet metal panels.

Robinson Construction Co. provided input for selection of construction materials, cost evaluation of owner added items and expertise in phasing the work adjacent to a functioning school building.

PRECONSTRUCTION SERVICES

- Existing Building Analysis
- Value Engineering
- Constructability Review
- Logistics Planning around Existing Operating School
- Scheduling
- Comprehensive Estimates

PROJECT CHALLENGES

The multiple exterior finishes combined with the complex shape of the building structure created additional challenges to completing the building envelope. Robinson Construction Co. led a total of 17 Weekly Building Envelope Coordination Meetings. The School District, Architect, Waterproofing Consultant and all exterior skin subcontractors were in attendance to review contract documents and applicable procedures. Robinson Construction Co. identified areas of concern and helped develop possible solutions.

PROJECT INFORMATION

Location: **Beaverton, OR**

Key Staff: **Ryan Weehunt, Blake Mills**

Type of Project: **New Construction**

Type of Contract: **CM/GC**

Owner Reference:

Beaverton School District

Scott Johnson - 503-591-4177

Architect/Designer Reference:

Ankrom Moisan

Stewart Ankrom - 503-245-7100

Project Duration:

Start Date: **November 1, 2008**

Completion Date: **November 10, 2009**

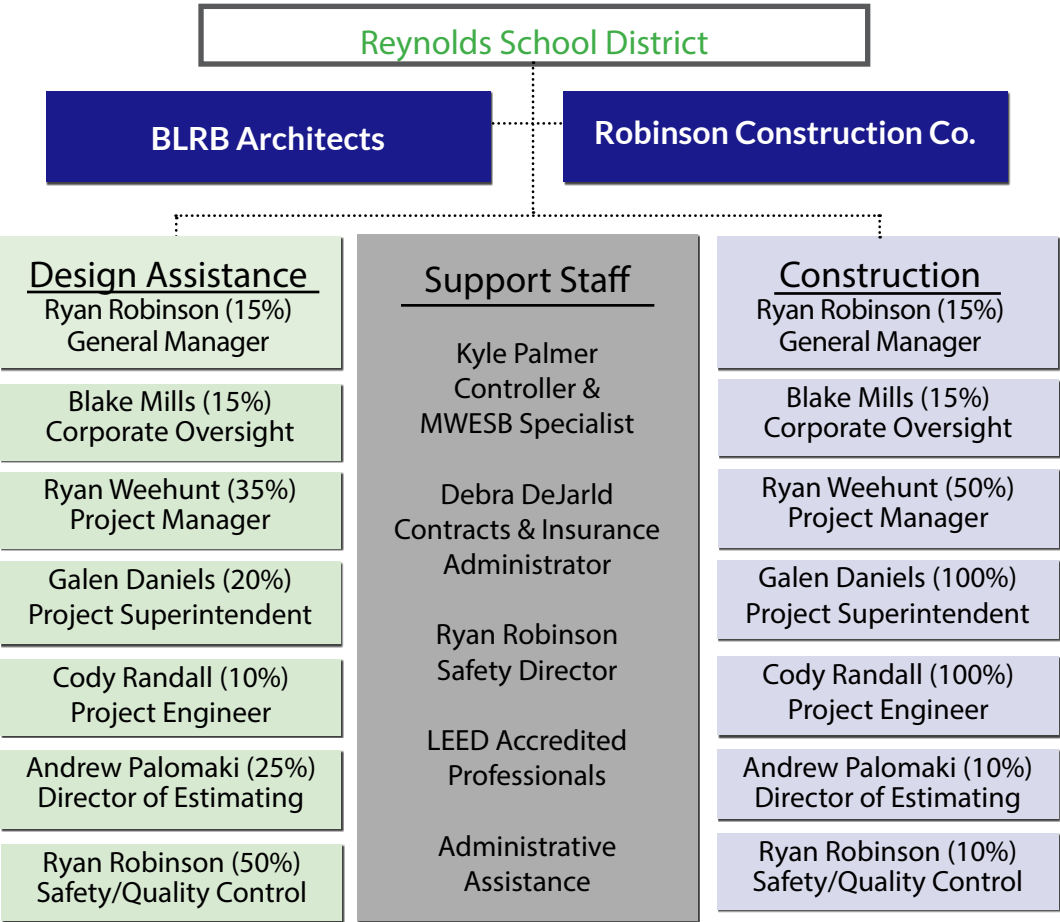
PROJECT COSTS

Project Cost Estimate: **\$7,890,000**

Final Project Contract Value: **\$9,200,000**

3.2.2.2 PROPOSED PERSONNEL & ORGANIZATION

a. Organization Chart / b. Percentages of Time per Week



Spring Mt. Elementary School

"Flat out, Robinson is one of the best construction companies I have worked with."

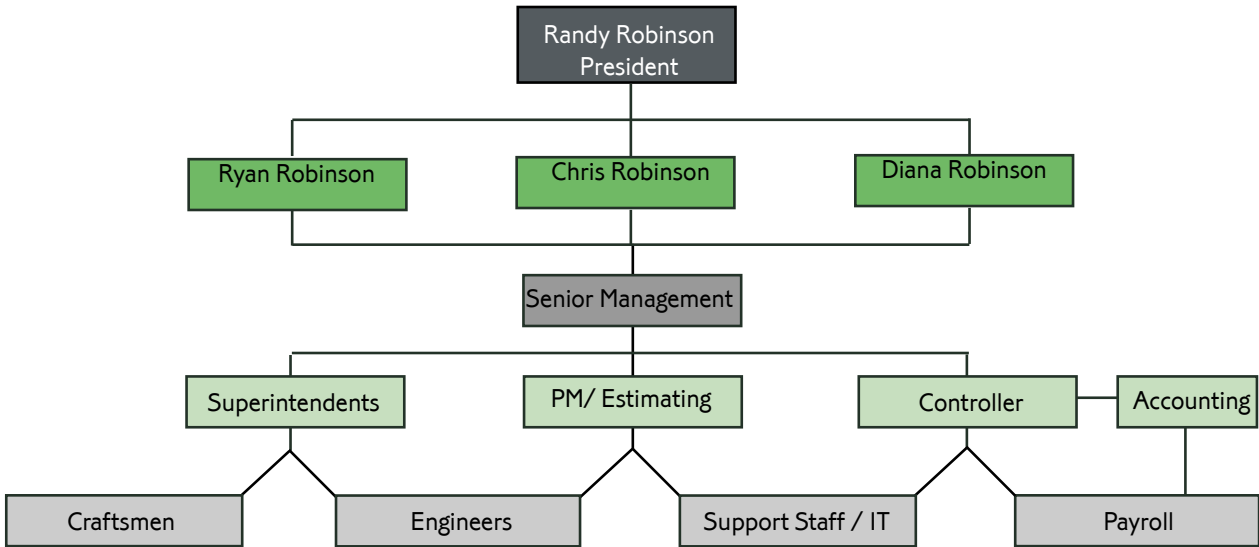
- Scott M. Rose,
DLR Group



Hazel Dell Elementary School

All team members have CM/GC experience. Additionally, Blake Mills, Ryan Weehunt and Galen Daniels are part of the team that completed six CM/GC projects in the last seven years including two elementary school projects for the Hillsboro School District. One of these schools, Rosedale Elementary, was LEED Gold certified. We are fully prepared to commit our team, resources and efforts to make this project a success. The attached resumes reflect this expertise.

d. Company Wide Organizational Chart



3.2.2.2 PROPOSED PERSONNEL & ORGANIZATION



Ryan Robinson

General Manager / Safety Director

Ryan Robinson, General Manager/Safety Director, will provide valuable expertise on public facilities and general management to the project. Ryan will ensure that the highest quality standards are met; providing his guarantee for a successful project. He will be available to answer questions and spend time collaborating with architects, engineers, inspectors and other building specialists as needed.

Personal Stats

Years in Industry: 12

Years with RCC: 12

Education:

- B.S. Business,
University of
Washington

Project Participation

Design Assistance: 50%

Construction: 10%

Why Ryan?

- Hires and Trains Workers and Sub-contractors, as Well as Making Sure the Project Meets All Building and Safety Codes.
- Manages a Highly Trained Labor Force With the Most Up-to-Date Technology and Equipment
- Oversees One of the Most Up-to-Date Safety Programs in the Industry

Grass Valley Elementary | Camas, WA | Hard Bid

This 70,000 square-foot, new elementary school with interior exposed architectural features includes general classrooms, administration offices, library, music classroom/stage, kitchen and cafeteria, gymnasium and support rooms. The 1,229 square-foot library is located above the administrative offices, adjacent to the main entrance, and features an oblique exterior wall. This school features sustainable design elements including an eco-roof with plants for rainwater absorption. Scope of work also included complete on-site development and limited off-site development.

Cost: \$17 million Duration: 11 months

Client Representative: Camas School District, Helen Charneski (360) 335-3000 x78224

Helen Baller Elementary | Camas, WA | Hard Bid

Helen Baller is a 65,000 square-foot, new construction replacement elementary school built just west of the existing school it would soon replace. The structure is a two-story, wood framed masonry & metal siding clad building. In order to maintain continuous use of the school, the existing building remained open while the new school was being built. Once the new structure was completed, the demolition of the existing building took place.

Cost: \$15 million Duration: 12 months

Client Representative: Camas School District, Helen Charneski (360) 335-3000 x78224

Beaverton Performing Arts Building | Beaverton, OR | CM/GC

This project is a new 400 seat Performing Arts building adjacent to the existing school comprised of structural steel, CMU with brick veneer and sheet metal panels. Robinson Construction Co. provided input for selection of construction materials, cost evaluation of owner added items and expertise in phasing the work adjacent to a functioning school building. This project was awarded the #4 DJC Top Project the year it was built.

Cost: \$9.2 million Duration: 12 months

Client Representative: Beaverton School District, Scott Johnson (503) 591-4177

Lake County Library | Lakeview, OR | CM/GC

This \$3 million, one-story library features a second floor mezzanine and totals over 10,000 square-feet. The building is comprised of structural concrete, a wood framed structure and masonry veneer doors. With a commitment to sustainability, the new library is an energy efficient building that contains energy saving features including geothermal energy for heating. Project scope also included sitework.

Cost: \$3 million Duration: 12 months

Client Representative: Lake District Library, Amy Hutchinson (541) 647-6019

3.2.2.2 PROPOSED PERSONNEL & ORGANIZATION



Personal Stats

Years in Industry: 28

Years with RCC: 28

Education:

- B.A. Construction Management, Oregon State University
- LEED Accredited Professional

Project Participation

Design Assistance: 30%

Construction: 20%

Why Blake?

- Senior Management Level Leadership Skills
- Extensive Construction Knowledge
- Outstanding Reputation
- Personally Managed Over 200 Construction Projects

Blake Mills

Corporate Oversight / Project Executive

Blake Mills, Corporate Oversight, will monitor all aspects of the project to ensure budget, quality, construction planning, schedule and staffing requirements, guaranteeing a successful project. Blake's proactive approach to resolving any construction challenge, and his client advocacy, has resulted in successful relationships that have endured the test of time.

Lincoln Elementary | Hillsboro, OR | CM/GC

This two-story, 74,000 square-foot steel structure elementary school is highlighted by the extensive use of natural lighting, brick veneer, painted metal panels and a barrel roof entry. This L-shaped configured building features classrooms, two kindergarten rooms, one computer room, a music room and gymnasium. A 2,500 square-foot library/media center is located on the second floor above the administration offices. Project scope also included athletic fields and street improvement work.

Cost: \$14.8 million **Duration:** 11 months

Client Representative: Cornerstone Management Group, Rick Rainone (503) 319-0845

Liberty High School | Hillsboro, OR | CM/GC

This project involved the construction of a 290,000 square-foot high school to accommodate 1,400 students and 140 faculty members. The state-of-the-art building incorporated the latest design concepts, teaching aids and equipment of any school in the area. Building construction consists of a full range of structural materials from steel to plastics with steel and concrete structural elements and a brick veneer façade. This facility consists of classrooms, administrative offices, library/media center, cafeteria, commons area, a 1,500 seat gymnasium, and a 550 seat auditorium. Scope of work also included the installation of play equipment for the on-site daycare program.

Cost: \$39.6 million **Duration:** 12 months

Client Representative: Cornerstone Management Group, Rick Rainone (503) 319-0845

Beaverton Performing Arts Building | Beaverton, OR | CM/GC

This project was a new 400 seat Performing Arts building adjacent to the existing school comprised of structural steel, CMU with brick veneer and sheet metal panels. Robinson Construction Co. provided input for selection of construction materials, cost evaluation of owner added items and expertise in phasing the work adjacent to a functioning school building. This project was awarded the #4 DJC Top Project the year it was built.

Cost: \$9.2 million **Duration:** 12 months

Client Representative: Beaverton School District, Scott Johnson (503) 591-4177

Metzger Elementary | Tigard, OR | CM/GC

This 70,000 square-foot, two-story building incorporates a structural steel shell, steel studs, and brick veneer. This facility has a two story classroom wing with a single story that houses the administrative offices, a high ceiling common area and gymnasium. Project scope included demolition of the existing facility once the new school was completed.

Cost: \$9.5 million **Duration:** 11 months

Client Representative: Tigard-Tualatin School District (503) 431-4000

3.2.2.2 PROPOSED PERSONNEL & ORGANIZATION



Personal Stats

Years in Industry: 15

Years with RCC: 15

Education:

- B.S. Civil Engineering, Oregon State University
- LEED Accredited Professional

Project Participation

Design Assistance: 50%

Construction: 50%

Why Ryan?

- Successful History in Managing a Variety of Projects
- Exceptional Reputation with Clients and All Members of a Project Team
- Extensive Understanding of Project Management and the Needs of an Owner

Ryan Weehunt

Project Manager

Ryan Weehunt, Project Manager, will be the main point of contact for the Reynolds School District and the Architect. Ryan will lead the pre-construction effort from design assistance, value engineering, constructability review, quality and construction planning. He will have overall responsibility for meeting budget and schedule requirements and managing the “GMP” during construction.

Rosedale Elementary | Hillsboro, OR | CM/GC

This 72,500 square-foot building is one of fewer than ten LEED Gold Certified schools nationwide, and only the second in Oregon. This new construction brick veneered tilt-wall building includes a two-story classroom wing with office spaces, kitchen, cafeteria and gymnasium with covered play area. The school’s library and media center are located on the second floor and are naturally lit by full height glass windows and automatic shade control.

Cost: \$14.8 million Duration: 11 months

Client Representative: Cornerstone Management Group, Rick Rainone (503) 319-0845

Lincoln Elementary | Hillsboro, OR | CM/GC

This two-story, 74,000 square-foot steel structure elementary school is highlighted by the extensive use of natural lighting, brick veneer, painted metal panels and a barrel roof entry. This L-shaped configured building features classrooms, two kindergarten rooms, one computer room, a music room and gymnasium. A 2,500 square-foot library/media center is located on the second floor above the administration offices. Project scope also included athletic fields and street improvement work.

Cost: \$14.8 million Duration: 11 months

Client Representative: Cornerstone Management Group, Rick Rainone (503) 319-0845

Beaverton Performing Arts Building | Beaverton, OR | CM/GC

This project is a new 400 seat Performing Arts building adjacent to the existing school comprised of structural steel, CMU with brick veneer and sheet metal panels. Robinson Construction Co. provided input for selection of construction materials, cost evaluation of owner added items and expertise in phasing the work adjacent to a functioning school building. This project was awarded the #4 DJC Top Project the year it was built.

Cost: \$9.2 million Duration: 12 months

Client Representative: Beaverton School District, Scott Johnson (503) 591-4177

Lake County Library | Lakeview, OR | CM/GC

This \$3 million, one-story library features a second floor mezzanine and totals over 10,000 square-feet. The building is comprised of structural concrete, a wood framed structure and masonry veneer doors. With a commitment to sustainability, the new library is an energy efficient building that contains energy saving features including geothermal energy for heating. Project scope also included sitework.

Cost: \$3 million Duration: 12 months

Client Representative: Lake District Library, Amy Hutchinson (541) 647-6019

3.2.2.2 PROPOSED PERSONNEL & ORGANIZATION



Galen Daniels

Superintendent

Galen Daniels, Superintendent, will manage the day-to-day field operations and provide hands-on construction expertise for the duration of the project. His coordination of the subcontractors and the schedule is imperative to the construction planning and building.

Personal Stats

Years in Industry: 40

Years with RCC: 28

Education:

- 40 Years of Industry Related Knowledge

Project Participation

Design Assistance: 20%

Construction: 100%

Why Galen?

- Expert Coordination and Motivational Skills with Subcontractors and Personnel
- Problem Solving and Decision Making Skills
- Forward Thinking Approach to Progress Projects in a Streamlined Manner

Rosedale Elementary | Hillsboro, OR | CM/GC

This 72,500 square-foot building is one of fewer than ten LEED Gold Certified schools nationwide, and only the second in Oregon. This new construction brick veneered tilt-wall building includes a two-story classroom wing with office spaces, kitchen, cafeteria and gymnasium with covered play area. The school's library and media center are located on the second floor and are naturally lit by full height glass windows and automatic shade control.

Cost: \$14.8 million Duration: 11 months

Client Representative: Cornerstone Management Group, Rick Rainone (503) 319-0845

Lincoln Elementary | Hillsboro, OR | CM/GC

This two-story, 74,000 square-foot steel structure elementary school is highlighted by the extensive use of natural lighting, brick veneer, painted metal panels and a barrel roof entry. This L-shaped configured building features classrooms, two kindergarten rooms, one computer room, a music room and gymnasium. A 2,500 square-foot library/media center is located on the second floor above the administration offices. Project scope also included athletic fields and street improvement work.

Cost: \$14.8 million Duration: 11 months

Client Representative: Cornerstone Management Group, Rick Rainone (503) 319-0845

Aumsville Elementary | Aumsville, OR | CM/GC

Aumsville Elementary is a 50,000 square-foot new school with interior exposed architectural features includes general classrooms, administration offices, library, music classroom/stage, kitchen and cafeteria, gymnasium and support rooms. The school was designed to incorporate multiple cost-saving sustainable components including outdoor air temperature sensors in the classrooms and central operable clerestories for natural ventilation in the learning commons. Scope of work for this project also included complete on-site development and limited off-site development.

Cost: \$9.2 million Duration: 12 months

Client Representative: Cascade School District, Tom Lovell (503) 749-8488

Lewis & Clark Elementary | Astoria, OR | CM/GC

This 45,000 square-foot replacement school features classrooms, commons area, administrative offices and playground. Project scope also included sitework.

Cost: \$5.5 million Duration: 12 months

Client Representative: Astoria School District, Howard Clarke (503) 325-6441

3.2.2.2 PROPOSED PERSONNEL & ORGANIZATION



Personal Stats

Years in Industry: 4

Years with RCC: 2

Education:

- B.S. Construction Engineering Management, Oregon State University

Project Participation

Design Assistance: 10%

Construction: 100%

Why Cody?

- Strong Communication and Computer Skills
- Flexible and Able to Work Well in a Fast Paced Environment
- Ability to Analyze Data and Solve Problems
- Quick Thinking and Eager to Learn

Cody Randall

Project Engineer

Cody Randall, Project Engineer, will help facilitate project delivery and administrative requirements related to planning, management and communication through effective day-to-day administration and coordination of projects. Cody will work closely with Project Managers, Superintendents, and other project team members, including clients, in support of the success of the project.

Responsibilities and Duties

Cody will support the Superintendent and Project Manager by performing routine daily activities and assist in gathering and distributing information to team members. His responsibilities and duties will include but will not be limited to the following:

- Analyze and resolve field construction issues
- Prepare, review and distribute RFIs
- Maintain jobsite rentals
- Maintain job files and as-builts
- Develop and maintain schedule with Superintendent input
- Maintain thorough understanding of contract documents and subcontracts
- Prepare meeting minutes for all jobsite meetings
- Inspect/verify material deliveries
- Weekly project photos
- Manage project closeout and obtain all warranties required for final acceptance
- Maintain punchlist with Superintendent
- Ensure company procedures and standards are maintained

Nyberg Rivers Shopping Center | Tualatin, OR | CM/GC

Nyberg Rivers is a \$20.5 million major redevelopment project for a multi-tenant shopping center. Robinson Construction Co. was tasked with the 38 acre onsite construction including a 90,000 square-foot, multi-tenant building and 5,500 square-foot stand-alone restaurant building. Offsite work included widening of Nyberg Street, two new 4-way traffic signal intersections and two new City of Tualatin streets accessing the site.

Cost: \$20.6 million Duration: 10 months

Client Representative: CenterCal Properties, LLC, Steve Hanna (310) 363-6900

Silverdale Trails | Silverdale, WA | CM/GC

This new \$40 million, 212,00 square-foot shopping center is situated on an 18 acre site and consists of five shell buildings. All of the canopies and storefronts are different and stylish, very colorful, some with cedar fronts or EIFS and others are fabric awnings. The site setting is high on the hill, with views of Puget Sound and beautiful landscaping with large trees all lit with white lights. Sitework included soldier pile and lock and load retaining walls, a 365' x 120' storm water detention vault and offsite wetland mitigation. It is home to 26 tenants including retail stores, restaurants and outdoor courtyards with fire pits.

Cost: \$40 million Duration: Under Construction

Client Representative: CenterCal Properties, LLC, Dave Gildersleeve (206) 454-9575

3.2.2.2 PROPOSED PERSONNEL & ORGANIZATION



Personal Stats

Years in Industry: 10

Years with RCC: 10

Education:

- B.S. Construction Management, University of Washington

Project Participation

Design Assistance: 50%

Construction: 10%

Why Andrew?

- Estimating and Project Management Experience
- Value Engineering Expertise
- Comprehensive Analysis of Alternative Systems, Site Conditions and Material Selection
- Detail Oriented

Andrew Palomaki

Director of Estimating

Andrew Palomaki, Director of Estimating, will consult on all costing issues, develop budgets at various milestones, provide value engineering analysis, preparation of cost options and bid packages as well as developing the GMP. He will be fully committed to ensure the School District receives the most value.

Projects Reviewed and Estimated in the Past Six Months

Andrew estimated site quantities and cost for the projects listed below, including but not limited to the following:

- | | | |
|-------------------|-------------------|--------------------|
| • Earthwork | • Site Concrete | • Site Electrical |
| • Utilities | • Asphalt Paving | • Site Furnishings |
| • Erosion Control | • Landscaping | • Specialties |
| • Site Demolition | • Retaining Walls | • Surveying |

Silverdale Trails | Silverdale, WA

This under construction project is a major retail development that is the future home to 24 tenants. Situated on an 18 acre site, this project includes soldier pile and lock and load retaining walls, a 365' x 120' storm water detention vault, shell buildings, tenant improvements and offsite wetland mitigation. In order to maximize the clients budget, value engineering options are continually being explored as each bid package is issued.

Cost: \$40 million Duration: Under Construction

Client Representative: CenterCal Properties, LLC, Dave Gildersleeve (206) 454-9575

Costco Depot Addition | Salt Lake City, UT

This project involved 32,400 square-feet of dry storage and 32,400 square-feet of cold storage additions to the existing Costco Depot. The facility remained open during construction to allow the business to continue its operations.

Cost: \$8.8 million Duration: 4 months

Client Representative: Costco Wholesale, Ali Moayeri (425) 313-8100

Walmart Neighborhood Market | Hillsboro, OR

This project is a \$7.6 million, 50,000 square-foot, new construction market building. The anchor building is a single story CMU wall construction on concrete foundation and slab-on-grade. Civil work includes extension of NE Shaleen Street across the site, frontage improvements to NW Cornelius Pass Road and W Baseline Road, and a new traffic signal.

Cost: \$7.7 million Duration: 6 months

Client Representative: Walmart Stores, Inc., (479) 204-2663

Northgate Marketplace | Medford, OR

This is a large retail development project that will be constructed in 3-4 phases. Included in the scope of work is sitework, concrete work, multiple shell buildings, tenant improvements, landscape, hardscape and offsite work. The existing conditions will require major transportation of dirt across the site.

Cost: \$15 million Duration: Under Construction

Client Representative: Regency Centers, Tom Bauwens (503) 603-4733

3.2.2.3 COST MANAGEMENT

a. Approach to Cost Estimating and Value Engineering

The success of all projects begins with accurate preconstruction cost estimating. Robinson Construction Co. has completed over 180 public schools, and understands the promise we make to the community and its tax payers to provide the most effective use of funds.

Our history and experience with similar projects allows us to provide reliable and accurate estimates. The estimates we will provide on this project include:

- 10% Schematic estimate: Included (see attached sheet)
- 25% Design Development estimate: Based upon areas and system types.
- 50% Design Development estimate: Material, system, structural, civil and operations and VE proposals are made and compared to the school standards and goals. A detailed estimate based upon the quantity take off will be derived with a list of assumptions.
- 90% CD estimate: To verify that the budget is being maintained, subcontractors, consultants, and detailed material take-offs are completed and to verify cost. This is also the point of constructability of the details and the design coordination. All clarifications will be written and reviewed with the team to verify assumptions are correct and review contingency requirements.
- Final Estimate: After a strong marketing and advertising campaign, Robinson will solicit bids, confirm the correct value of each specification and present a final cost. From there, reduce contingency amount and set GMP.

All during this process the value engineering log will provide options to give the District value and return items back into the program that would normally not be affordable.

We have provided the estimating history of the four schools we have bid in the last three months.

10% Budget for Fairview Elementary

Description	Wood Building	SF Price	Steel Building	SF Price	Wood Building	SF Price	Steel Building	SF Price	Wood Building	SF Price
	Meridian Creek Middle School	102,000	Hockinson Middle School	75,000	Sunset Elementary	62,000	Vose Elementary	89,000	Fairview Elementary	72,000
	Bid Date: 6/30/16		Bid Date: 5/12/16		Bid Date: 5/24/16		Bid Date: 4/28/16			
GENERAL CONDITIONS	745,893	7.31	700,000	9.33	750,000	12.10	650,000	7.30	576,000	8.00
SITWORK	2,535,947	24.86	5,299,027	70.65	2,831,155	45.66	3,773,242	42.40	3,500,000	39.33
CONCRETE	809,743	7.94	1,838,221	24.51	1,012,506	16.33	2,315,216	26.01	1,800,000	25.00
MASONRY	122,015	1.20	2,211,495	29.49	649,573	10.48	64,404	0.72	360,000	5.00
METALS	351,576	3.45	1,951,847	26.02	224,991	3.63	2,689,642	30.22	360,000	5.00
WOOD & PLASTICS	2,891,919	28.35	781,843	10.42	2,434,220	39.26	768,052	8.63	2,520,000	35.00
THERMAL PROTECTION	2,435,813	23.88	1,812,708	24.17	1,385,116	22.34	2,395,795	26.92	1,800,000	25.00
DOORS & WINDOWS	933,639	9.15	1,865,829	24.88	947,591	15.28	1,231,615	13.84	1,152,000	16.00
FINISHES	1,890,281	18.53	1,771,274	23.62	1,303,977	21.03	2,818,008	31.66	1,584,000	22.00
SPECIALTIES	342,310	3.36	468,510	6.25	180,878	2.92	404,916	4.55	360,000	5.00
EQUIPMENT	303,563	2.98	513,727	6.85	287,277	4.63	440,124	4.95	360,000	5.00
FURNISHINGS	166,215	1.63	202,393	2.70	63,679	1.03	105,200	1.18	144,000	2.00
SPECIAL CONSTRUCTION	30,896	0.30	37,792	0.50	28,896	0.47	37,792	0.42	36,000	0.50
ELEVATORS	75,610	0.74	69,509	0.93	78,388	1.26	67,265	0.76	72,000	1.00
MECHANICAL	3,063,902	30.04	2,048,752	27.32	2,550,450	41.14	3,668,810	41.22	2,880,000	40.00
ELECTRICAL	2,262,500	22.18	2,985,000	39.80	1,984,135	32.00	2,809,514	31.57	2,304,000	32.00
SUB-TOTAL	18,961,822	185.90	24,557,927	240.76	16,712,832	163.85	24,239,595	237.64	19,808,000	194.20
Insurance & Bond	279,183	2.74	416,780	5.56	252,070	4.07	327,378	3.68	262,248	2.57
Contractors Fee	746,833	7.32	1,125,084	15.00	712,061	11.48	1,028,140	11.55	591,960	5.80
GRAND TOTAL	19,987,838	195.96	26,099,791	348.00	17,676,963	285.11	25,595,113	287.59	20,662,208	286.98
10% Contingency									2,066,220	
Projected Fairview Elem. Cost									22,728,428	

3.2.2.3 COST MANAGEMENT

b. Managing and Tracking the Cost

Robinson has a systematic process in place to manage and communicate job cost information. As your CM/GC, we will prepare a detailed budget estimate for every phase of work. This is accomplished through job cost history, detailed quantity take-offs, updating material quotes and subcontractor participation. Our philosophy is that excellent cost control begins with an excellent estimating system.

Once the GMP is set and the project is bid out, all scope will be presented to the District and BLRB via an award letter. This award letter will reference the GMP budget for the specific scope. We are able to input the award amount into our Porcore software and track awarded contracts. All cost savings or cost beyond the budget will be moved to or from contingency. This award letter cost will set the construction budget moving forward. We will provide monthly cost updates within the GMP.

c. Establishing and Maintaining a Contingency Fund

Minimizing change orders starts with the preconstruction with the constructability review program followed by complete buyout of the scope. Regardless of how well these processes are handled, changes do happen during the construction phase either by un-foreseen issues or scope changes and immediate action is required. Costs due to changes are broken into three categories: Un-submitted, Pending, and Approved Costs.

- Approved costs are agreed to by all parties that it is either outside the GMP of the project due to being clearly added scope, or a contingency cost. Contingency cannot be spent without all parties agreeing money can be moved from contingency to pay for the item.
- Pending costs are costs submitted after being scrutinized by Robinson and verifying the accuracy of the costs.
- Unsubmitted costs are the most important category. This is a list of any and all possible cost impacts with an estimated cost to the item. The District and BLRB are notified immediately upon Robinson discovering the issue and it is added to the log to track against the budget and remaining contingency. This log is updated for each weekly construction meeting. With all parties aware of potential issues early, it gives opportunities for the team to work to minimize or divert from the potential costs.



Beaverton Performing Arts

Estimating

ESTIMATE DESIGN DEVELOPMENT

CSI	Work Scope / Description	Quantity	Units	Unit Price	Total Price	SF Cost
Div 11	Equipment					
11100	Projection screens (5x5)	1	LS	\$13,500.00	\$13,500	\$0.19
11101	Projection screens brackets	23	EA	\$550.00	\$12,650	\$0.17
11400	Food service equipment	1	LS	\$250,000.00	\$250,000	\$3.43
11400	Residential Equipment	1	LS	\$1,500.00	\$1,500	\$0.02
11500	Volleyball Sleeves	2	EA	\$520.00	\$1,040	\$0.01
11501	Volleyball Standards	2	EA	\$2,500.00	\$5,000	\$0.07
11502	Volleyball Nets	1	EA	\$500.00	\$500	\$0.01
11503	Electric Backboards	2	EA	\$6,500.00	\$13,000	\$0.18
11504	Fixed Backboards Side Courts	4	EA	\$3,600.00	\$14,400	\$0.20
11505	Wall Pads	10	EA	\$85.00	\$850	\$0.01
Div 11	Equipment			TOTAL	\$312,440	\$3.99

Bidding

BUDGET SUMMARY AWARD LETTER

ROBINSON CONSTRUCTION CO.

Hillsboro School District 11
4901 SE Witch Hazel
Hillsboro, OR 97123

RE: ES#27
Bid Award Letter No. 44

Bid Package #3

Specification Section: 11 40 00 FOOD SERVICE EQUIPMENT

Description of Work: Supply and Install of Food Service Equipment

Bids received:

Name	Bid Amount (BASE BID)	Bid Amount (ALT #7)
1. Boxer Northwest	\$244,943.00	\$240,721.00
2. Curtis Restaurant	\$257,333.00	\$252,457.00
3. Bargreen Ellingson	\$257,707.00	\$254,947.00
4. Smith & Greene	\$276,698.00	\$271,589.00

The Preliminary Budget for this work was \$250,000.00

Robinson Construction Co. recommends awarding this work to Boxer Northwest in the amount of \$240,721.00 to include Alternate #7 for revised Kitchen Equipment (#21 - 3 Gallon Tilting Kettle, #24 - Double Stack Convection Ovens, #31 - Warewasher with Booster Heater and Corner Unload).

Your acceptance of this quotation by return of one signed copy will constitute our authority to proceed with the work, such work to be incorporated into the Contract.

Submitted by

Ryan Weehunt
Robinson Construction Co.
Project Manager

Accepted by:

Hillsboro School District

Date

Award letters will be provided during the buyout phase. The award letter will reference the preliminary budget amount and the amount we recommend awarding.

KEEPING TRACK

Robinson has a systematic process in place to manage and communicate job cost information. As your CM/GC, we will prepare a detailed budget estimate for every phase of work prior to submitting our GMP. This is accomplished using our "Procore" construction management software, integrated with our "Viewpoint" construction accounting system. Our philosophy is that excellent cost control begins with an excellent estimating system.

We take a proactive approach to managing cost. We believe it is our responsibility to collaborate with the team to manage the change order work so that goals are achieved within the stipulated budget. Most changes are reduced or eliminated by clarifying areas of work before the bid process begins.

After the bid process, the budget summary report is used. Tracks all allowances and contingency items.

Construction

BUDGET SUMMARY REPORT EXAMPLE

ROBINSON CONSTRUCTION CO.

Budget Summary Report

Hillsboro Elementary School #27

Job No: 08168

Page: 5 of 8

(Supply)

113100-BUILDING	STANDARD TV	\$625.00	\$0.00	\$0.00	\$625.00	\$374.00	\$999.00
Residential Equipment (Supply)							
113101-BUILDING	RCC	\$555.00	\$0.00	\$0.00	\$555.00	\$180.00	\$735.00
Residential Equipment (Install)							
114000-BUILDING	BOXER NW	\$240,721.00	\$0.00	\$0.00	\$240,721.00	\$1,925.00	\$242,646.00
Food Service Equipment							

Matches Award Letter Amount

Approved Changes

New Budget

Pending Changes in Pending BRP

3.2.2.3 COST MANAGEMENT

c. Establishing and Maintaining a Contingency Fund (continued)

The project budget is kept up to date through Procore. This lists approved budget revisions and their impact to contingencies. As a rule, we begin with 10% contingency for unforeseen, and a 5% estimating contingency at the time the GMP is established. Pending and unsubmitted costs are listed as potential forecasted costs and tracked against remaining contingencies.

d. Documenting the GMP

Each specification section will be budgeted and itemized with a description of all assumptions and clarifications. The GMP will be set by the total of these summaries. An allowance will be provided for items not noted and unforeseen. When it comes up, it will be reviewed if in the itemized description, unforeseen or if the project area/description increased.

e. CM/GC Experience

We have constructed 110 CM/GC projects, 53 of which have been in the education sector with complete success. During this time we have developed various processes and procedures that are proven and praised by our clients and our team members.

Robinson has completed eight school projects with BLRB Architects. The following is a listing of some of the schools we have completed with CM/GC contracts. All of these projects have similarities to the Fairview Elementary project and incorporate aspects of the latest technology and sustainability. **Projects in green are ones Blake Mills, Ryan Weehunt or Galen Daniels completed.** See attached detailed list for projects completed within the last seven years.

CM/GC SCHOOL PROJECTS

- Alberta Rider Elementary School
- Astor Elementary School
- Aumsville Elementary School
- Banks Elementary School
- Barclay Elementary School
- Beaver Creek Elementary School
- Candy Lane Elementary School
- Condon Elementary School
- Eastham Elementary Community School
- Gaffney Lane Elementary School
- Gray Elementary School
- Heritage Elementary School
- Holcomb Elementary School
- John McLoughlin Elementary School
- King Elementary School
- Kingston Elementary School Addition
- Lewis and Clark Elementary School
- Lincoln Street Elementary School
- Logan Elementary School
- Metzger Elementary School
- Mt. Pleasant Elementary School
- Mt. Pleasant Special Services Bldg.
- OCDC Head Start Preschool
- Park Place Elementary School
- Redland Elementary School
- Rosedale Elementary School
- Turner Elementary School
- Astoria Middle School
- Cascade Middle School Remodel
- Elton Gregory Middle School
- Gardiner Middle School
- Ogden Middle School
- Pilot Butte Middle School
- Stoller Middle School
- Valor Middle School
- Walt Morey Middle School
- Astoria High School
- Bend High School
- Cascade High School Annex
- David Douglas High School
- Evergreen High School
- Fir Ridge AIM High School Campus
- Hillsboro High School
- Jackson Stadium
- Liberty High School
- Oregon City High School
- Sheridan High School
- Sunset High School
- Tigard High School
- Mt. Hood Community College Allied Health Building
- Mt. Hood Community College Library
- O.I.T. Owens Hall
- O.I.T. Snell Hall

3.2.2.3 COST MANAGEMENT

e. CM/GC Experience within the Last 7 Years

Project	Client	Date Comp	Contract Amount	Change Orders	Final Contract	Contact Person	Architect
Silverdale Trails	CenterCal Properties, LLC 1600 E Franklin Ave. El Segundo, CA 90245	2/2017	\$ 40,000,000		Under Construction	Dave Gildersleeve (206) 454-9575	Nadel Studio One, Inc. Keith Martinez (310) 826-2100
Lowe's of Kahului	Lowe's Home Centers, LLC 7668 El Camino Real, Suite 104-614 Carlsbad, CA 92009	12/2016	\$ 18,500,000		Under Construction	Tony Elias (760) 539-7164	SSOE Group Michelle Alfieri (949) 241-1248
Northgate Marketplace	Regency Centers 5335 SW Meadows, Suite 295 Lake Oswego, OR 97035	10/2016	\$ 15,000,000		Under Construction	Tom Bauwens (503) 603-4726	MCG Architecture Fabian Herrera (415) 974-6002
Nyberg Rivers	CenterCal Properties, LLC 1600 E Franklin Ave. El Segundo, CA 90245	2/2015	\$ 17,648,000	\$ 2,958,000	\$ 20,606,000	Michael Kirk (310) 363-6900	MulvannyG2 Architecture David Russell (949) 705-0750
Lake County Library	Lake District Library 513 Center Street Lake View, OR 97630	5/2014	\$ 2,845,000	\$ 55,000	\$ 2,900,000	Amy Hutchinson (541) 647-6019	Robertson Architecture Candace Robertson (971) 222-6368
Early Childhood Education Center	Northwest Regional ESD 5825 NE Ray Circle Hillsboro, OR 97124	9/2011	\$ 2,005,000	\$ 145,000	\$ 2,150,000	Nancy Ford (503) 514-1428	Soderstrom Architects Christopher Tallmadge (503) 228-5617
Rosedale Elementary School - LEED Gold Certified	Hillsboro School District 3083 NE 49th Place Hillsboro, OR 97124	7/2010	\$ 16,704,100	\$ (4,100)	\$ 16,700,000	Rick Rainone (503) 319-0845	Mahlum Architects Mathieu Jacobs (503) 224-4032
Bend High School Remodel	Bend / LaPine School District 520 NW Wall Street Bend, OR 97701	9/2010	\$ 2,915,000	\$ 85,000	\$ 3,000,000	Paul Eggleston (541) 383-6004	BLRB/GGL Architecture Mike Gorman (541) 330-6506
Beaverton Schools Performing Arts and Education Building	Beaverton School District 16550 SW Merlo Road Beaverton, OR 97006	12/2009	\$ 7,890,000	\$ 1,310,000	\$ 9,200,000	John Hartsock (503) 591-8000	Ankrom Moisan Associated Architects Stewart Ankrom (503) 245-7100
Pilot Butte Middle School	Bend / LaPine School District 520 NW Wall Street Bend, OR 97701	9/2009	\$ 4,745,000	\$ 155,000	\$ 4,900,000	Paul Eggleston (541) 383-6004	BLRB/GGL Architecture Mike Gorman (541) 330-6506
O.I.T. Owens Hall Renovations	Oregon Institute of Technology 3201 Campus Dr. Klamath Falls, OR 97601	8/2009	\$ 4,000,000	\$ -	\$ 4,000,000	David Ebsen (541) 885-1600	Abeloe & Associates Architects Bruce Abeloe (541) 734-3853
Kingston Elementary School	Bend / LaPine School District 520 NW Wall Street Bend, OR 97701	4/2009	\$ 5,345,000	\$ (165,000)	\$ 5,180,000	Paul Eggleston (541) 383-6004	BBT Architects Todd Turner (541) 382-5535
Lincoln Street Elementary School	Hillsboro School District 3083 NE 49th Place Hillsboro, OR 97124	7/2009	\$ 2,845,000	\$ 550,000	\$ 14,820,000	Rick Rainone (503) 319-0845	Mahlum Architects Mathieu Jacobs (503) 224-4032

3.2.2.4 SCHEDULE, QUALITY CONTROL & SAFETY

a. Managing the Schedule

No matter what the final schedule, throughout our history Robinson Construction Co. has a track record of meeting scheduled openings. On all projects, creating and effectively managing a schedule is the cornerstone to a successful project completion.

Once the milestones are developed and the critical path method (CPM) schedule is complete, Robinson starts the process of schedule development and monitoring that continues through project completion. Embracing the philosophy of schedule management and monitoring has allowed us to be successful throughout our history. The following is our step-by-step approach to the creation and the effective monitoring of a project schedule:

- Review all aspects of the project including drawings, specifications, permits, submittals, etc.
- Establish milestones that have to be met and identify any constraints or possible challenges.
- Incorporate all activities that may affect the final completion date. This includes design, permitting, demolition, phasing, submittal approval, utility tie-in and shut-down dates, work activities, occupancy activities, training and commissioning.
- Include sufficient float days in the schedule to allow for what is normally referred to as “known unknowns”.
- Develop a preliminary critical path method (CPM) schedule with estimated durations and dependencies. We create our schedule using the software program “Microsoft Project” which has become the standard in the industry.
- Review the preliminary schedule with all team members to obtain further input, resolve conflicts, and obtain approval. Schedule creation is a team effort and all concerns should be addressed to avoid surprises during construction.
- Finalize and distribute a master schedule, and update as required.
- Opportunities present themselves during the constructability review phase pointing out easier methods to construct, and making sure long lead time items are ordered early.



Clark County Courthouse

“From their timely performance to competitive prices, Robinson Construction Co. is a team of professionals that go beyond the basic requirements. They will do whatever is necessary to assist with government agencies or other outside parties to keep the project on track.”

-Hal Keever
Chief Operating Officer
WH Pacific



Trenching & Excavation
Grass Valley Elementary Site

3.2.2.4 SCHEDULE, QUALITY CONTROL & SAFETY

Robinson Construction Co. knows how to build on a tight schedule. We have consistently proven this on multiple education facilities and working with our repeat clients. Procurement of materials and an organized sequencing schedule are critical to making this happen. Even with careful schedule planning, premium time is often used to complete a project on a tight schedule. Knowing when and where to allocate this time is crucial to the schedule and also the budget. We have found that premium time is best implemented at the start of the project, or to the specific critical path subcontractors like the framer or electrician. At the project beginning, there are less trades involved so more days can be saved out of the premium time with the excavation and building foundations than can be saved at the end of the project with building finishes.

b. Labor and Materials

As one of the oldest continually operating general contractors in the area since 1954, we understand the local labor market. We do not anticipate any issues on procuring labor and materials for this upcoming project. We have great long standing relationships with many subcontractors and suppliers we can rely on. At Robinson we have a strong crew of experienced craft workers and laborers that have worked on our projects continually for years. We have the staff and relationships to make this project a complete success.

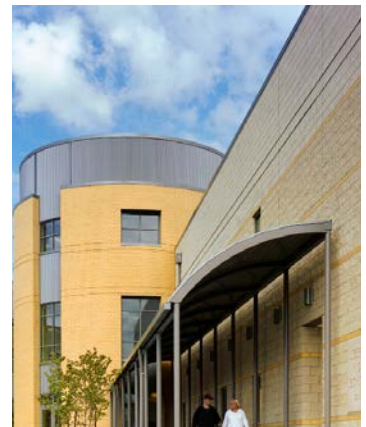
c. Opportunities and Challenges

The challenges and opportunities to excel on this project are:

1. Working on an operating facility
 - Secure site and interaction with both the school and public
 - Creating safety zones to prevent access to the construction site
 - Badging and background checking
 - Fire exiting strategy and plan
2. Small staging area
3. Stormwater, SWPPPs and public streets
4. Storm detention is located in the staging areas
 - Needs to be completed prior to building construction
5. Offsite conflicts and unknowns under existing streets
6. Neighborhood area - interaction and noise
 - Community meetings/contact list
7. Accelerated 55 days to remove building and provide fields and playground by 2018
 - Asbestos abatement
 - State mandatory waiting period
 - Demolition
 - Grading
 - Installation of playgrounds and fields
8. Provide a streamlined and under budget project

"It has been a pleasure to have personally worked with Robinson Construction Co. on many projects for the past 25 years. Robinson is one of our elite contractors. Their team work approach, "can do" attitude, and attention to detail really set them apart from other general contractors."

**-Ali Moayeri, Sr.
Vice President of Construction
Costco Wholesale**



**Liberty High School
Hillsboro, OR**



Metzger Elementary School

3.2.2.4 SCHEDULE, QUALITY CONTROL & SAFETY

d. Quality Control Plan

Robinson Construction Co. is committed to the highest standards throughout the continuum of the project. Our company's Quality Assurance Program focuses on preventive, not corrective, tools and strives to identify potential problems before the work is performed.

The daily quality assurance will be managed by the construction Superintendent. To ensure what is being built is exactly what the client wants, the company will implement a plan with these key elements:

- Set and continuously reinforce quality expectations (inspect work first prior to proceeding).
- Prepare mock-ups for finish products on interior/exterior.
- Comprehensive submittal review for compliance with the documents.
- Monitor procurement matrix.
- Communicate zero-defects plan philosophy.
- Daily walks to evaluate work in-place and compare against common punchlist items.
- Engage craft in quality control process.
- Reward quality workmanship.
- Maintain meticulous testing, inspection and quality records.
- Closely monitor the handling, storage, packaging, and delivery of material and equipment.
- Document all corrective actions.
- Conduct frequent site walks with owner, architect, and engineers to identify any field installation issues.

Quality Assurance Program Example

Since 2007, Robinson Construction Co. has included a Building Envelope Program on every project. At notice to proceed, a meeting is scheduled that includes all team members, consultants and subcontractors in order to review all of the building envelope details. During this meeting, it is determined if all members agree that the details are the best solution for the condition. If not, a new detail is proposed and if agreed upon, approved for the project. All of the changes and product material are recorded and put in the Building Envelope Notebook. As the project progresses, photographs of all exterior walls are taken and placed in the project files. All walls are approved by a product manufacturing representative prior to cover. At the end of the warranties, the daily field documentation is included and forwarded to the Owner for as-builts. These added steps provide the best possible exterior envelope possible.



Costco - Wilsonville, OR



Lowe's Home Improvement - Portland, OR



Nyberg Rivers
Exterior Mock-up

3.2.2.4 SCHEDULE, QUALITY CONTROL & SAFETY

e. Safety Program

On all of our projects, safety is our number one concern, for our employees, for the students, and for the public. It will not change for the Fairview Elementary School project. Many of our projects have been constructed on active campuses and involved special considerations and measures to ensure that all individuals that interact with the construction work are safe and protected at all times. We have been very successful in meeting these goals.

The foundation of this program includes:

- Input and interaction with the school staff, design team, fire marshal and building official.
- Communications, including meetings, informative signage, and monitoring.
- Robinson's Corporate Safety Director is involved from the beginning of the project developing site-specific safety plans and training of the project team including the client and the subcontractors (these include fall protection plan, demolition plan, steel erection plan, and confined space).
- Incorporating the phasing of the project into the safety plan, over the life of the project, there will be numerous changes affecting this aspect.
- Early communication of information notifying the students and the public of traffic pattern changes, hazards to be aware of, duration of the changes, and the reasons changes are necessary.
- Clear, visible, and adequate signage.
- Monitoring changes in the early stages to assist in developing the traffic pattern.
- Being flexible along the way.
- All employees are trained in procedure, CPR, first aid, forklift, scaffolding, confined space, and site specific HASP.
- Weekly project walks are done with team leaders from Robinson; subcontractors are to review documents for any safety concerns.
- Weekly safety project meeting with all workers occurs on Wednesdays to review hazards.

We are proud that by successfully implementing our safety program into our projects we have never had an injury to a student or the public on any of our sites. This project over the majority of its life, will be surrounded and intermixed with student activities that will take constant monitoring and planning to minimize the impact. Robinson has been through this scenario numerous times and has developed the necessary attitude and sensitivity to address this concern.

Drug, Alcohol & Tobacco Prevention

To promote safe working conditions for the employees of Robinson and others, we have adopted a formal policy of maintaining a workplace free of drugs and alcohol. This policy restricts certain items and substances from being brought on, or being present on company premises or work sites. This policy prohibits company employees and others working on company premises or work sites from working with measurable levels of drugs, alcohol and/or other substances that can affect the ability to work safely. A violator of this policy is removed from the project and is put on a 30 day probation period.

Background Checks & Badges

Robinson Construction Co. implements a background check of all employees and subcontractors to ensure that they have not been convicted of certain violations based upon criminal and civil court records. This policy is currently being used on all of our public projects.



EMR Rating

2015	.69
2014	.68
2013	.69



Stretch & Flex Program

3.2.2.5 LOCAL CONDITIONS/MWESB UTILIZATION

a. Knowledge and Experience with Local Market

Robinson Construction Co. has been working in Multnomah and Clackamas counties for over 60 years. We are a family-owned and locally operated construction company with community ties throughout the Portland area. We have built over 200 public projects and have long standing relationships with many of the local subcontractors and suppliers. All of our subcontractors are prequalified and some we have had relationships with for many years. Robinson Construction Co. will:

- Commit to engage the local community into the Fairview Elementary project
- Hold public work sessions to educate and assist local subcontractors in bidding
- Utilize local businesses for supplies and other materials

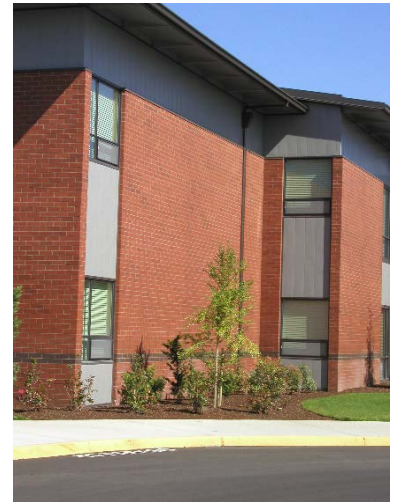
The City of Fairview contains many great subcontractors; they deserve and will be given the opportunity to participate in this community project.

b. MWESB Experience

We share the District's belief that diversity is an asset and as your determined ally for the Fairview Elementary School project, we will support and help meet your diversity goals and commitments on the project. Our culture enables us to staff your project with top talent and to attract strong and diverse subcontractors so your project reflects the diversity of the community, but is also fiscally responsible.

Our overall company goal is to have a positive effect on the quality of life in the business communities where we work and live. We assist in developing and strengthening MWESB contractors through mentoring, strategic alliances, and consistent engagement. Our strategy for subcontractor, consultant, and supplier diversity on our projects is that **No Project is Too Big or Too Small For Inclusion.**

Robinson Construction Co.'s technical assistance available to subcontractors on this project includes their access to training and assistance by Robinson Construction Co. MWESB Specialist, Kyle Palmer. He is trained in assisting subcontractors with; certified payrolls, State of Oregon MWESB certification and documentation, and workforce training and hiring programs. Kyle will work closely with our project team to maximize our utilization and make the process proceed smoothly and successfully.



Columbia Valley
Elementary School

"I would rank the quality of work and relationships we have had with Robinson Construction at the top of the list of many firms I have worked with."

-Milt Dennison
Former Superintendent
Camas School District



Scouts Mountain
Elementary School

3.2.2.5 LOCAL CONDITIONS/MWESB UTILIZATION

b. MWESB Experience (continued)

Robinson Construction Co. takes great pride in our ability to offer opportunities to all qualified subcontractors on our projects, especially MWESB firms. To ensure we meet this objective, we follow the “Outreach and Utilization Plan” outlined below:

- Identify MWESB subcontractors and suppliers from our company database and the State of Oregon’s certified directory.
- Publish advertisement to bid in local newspapers, trade associations, and minority and/or women focused publications requesting bids from local subs and minorities and women owned businesses. Note all responses to the request for bids in tracking system.
- Host pizza parties, ice cream socials or happy hour events to attract new subcontractors and get them interested in the project.
- Send Invitation to Bid to selected subcontractors and suppliers via Robinson’s electronic invitation system. Include all subcontractors and suppliers identified as MWESB qualified and local.
- Utilize a notification form for local and MWESB subcontractors or vendors to track the notification process. This form documents the initial notification and three follow up calls or notification methods. Document all correspondence between Robinson Construction Co. and subcontractors.
- Plans and specifications will be available for review by MWESB firms at our corporate office and copies checked out upon request. Documents will be distributed to appropriate plan centers.
- A Robinson Construction Co. representative will attend pre-bid meetings and communicate with all interested bidders information relating to the project. All MWESB’s needing assistance with information relating to this project will contact Ryan Weehunt, the Robinson Construction Co. Project Manager in charge of this project.
- Active pairing of MWESB firms with lower tier subcontractors of the other subcontracts.
- Target utilization of MWESB subcontractors for general conditions, such as temporary electric, security and final cleaning.
- Use follow-up calls to subcontractors to confirm they are aware of the bid opportunity.

c. Diversity Community Engagement Program

Diversity is growing in the Portland/Fairview metropolitan area and it is critical that Robinson Construction Co. and our industry reach out to our diverse communities and engage them in construction careers.

We have solid experience promoting and accomplishing workforce diversity and apprenticeship participation on our construction projects. Here is our approach to outreach on this project:

- Reflect on the diversity of the Portland and Fairview areas and establish apprenticeship and workforce goals for the project.
- Communicate the project workforce opportunities early to pre-apprentice training programs.
- Provide jobsite tours to pre-apprentice and student groups.
- Offer a summer intern position on this job to a RSD student.
- Post weekly project updates on our website for the community to be able to track the progress of the project.

3.2.2.5 LOCAL CONDITIONS/MWESB UTILIZATION

List of MWESB Firms We have Partnered or Subcontracted within the Last 2 Years

- A Cut Above Concrete Cutting LLC
- A2 Fabrication, Inc.
- Acacia Construction Services, Inc.
- Academy Specialties, LLC
- Addison Global Interiors, Inc.
- Advanced Metal Systems, Inc.
- Affordable Window Coverings
- American Fence
- Andersen Heating Inc.
- Apollo Mechanical Contractors
- Art Cortez Construction Inc.
- Artek, Inc. - OR
- B&K Sheetmetal, Inc.
- Beaverton Plumbing, Inc.
- Benthin Engineering, Inc.
- Bridgeport Interiors Inc
- Bronze Construction Services
- Brown's Architectural Sheet Metal
- Buckel Associates, Inc.
- Buffalo Welding, Inc.
- Campbells Custom Tile
- Carr Construction, Inc.
- Cascade Flooring America
- Cascadian Landscapers, Inc.
- Casserly Landscape, Inc.
- Chinook Materials, Inc.
- Classic Woodworking, LLC
- Complete Fusion Welding
- Courtesy Janitorial Service
- CR Woods Trucking & Excavation Inc.
- Crane & Merseith Engineering/Survey
- Cross Fire Sprinkler Company
- Crown Fire Systems, Inc.
- Dave Mills Consulting, Inc.
- Decorative Metal Services
- Design Resource Group
- Diverse Works, Inc.
- Edmondson's Drapery, Inc.
- Ertell Electric & Plumbing, LLC
- Ferguson Painting Services, Inc.
- Garon Roofing & Sheetmetal Inc
- General Sheet Metal Works, Inc.
- Gibson Door & Millwork, Inc.
- Gonzales Boring & Tunneling, Inc.
- Grant Supply
- Green Art Landscaping Co., LLC
- Green Deconstruction
- Green Man Construction
- Gregory Law Landscape LLC
- Grey Wolf HVAC
- Grow Construction LLC
- H&H Electric, Inc.
- Ha's Painting
- Howser Steel Fab, Inc.
- Inland Electric, Inc.
- Interstate Roofing, Inc.
- JS Perrott & Company
- Just Right Heating & Cooling
- KO Construction
- Kodiak Pacific Construction
- Kurahashi & Associates Company
- Lara's Construction LLC
- Lauzon Contracting, LLC
- Liberty Electric
- LOI Environmental & Demolition
- Mark Adams Electric, Inc.
- Merit Contractor of Oregon, Inc.
- Milne Masonry, Inc.
- Minority Abatement Contractors
- NetCompliance Environmental Services
- Northwest Masonry Restoration
- NW Infrastructure
- OES LLC
- Pacific Coast Air Balancing
- PDX GLASS
- PLI Systems, Inc.
- Power Plumbing
- Prestige Tile & Stone
- Primo Construction
- Professional Affordable Painting
- Professional Floor Covering Installation
- Progressive Concrete Solutions, Inc.
- Quality Installations, Inc.
- Ramos Contruction
- Rayborn's Plumbing, Inc.
- RC Building Specialties LLC
- Reliable Fence Co.
- Reliant Plumbing & Mechanical
- Ri Ky Roofing
- River City Glass
- River City Rebar, LLC
- Rogers Excavating, Inc.
- Rose City Awning Flags & Flagpoles
- Sawtooth Caulking, Inc.
- Sign Wizards, Inc.
- Simonis & Associates
- SNG Construction
- Square 1 Electric, Inc.
- Stryker Construction, Inc.
- Sundown Electric Company
- Superior Fence & Construction
- Superior Interiors, Inc.
- Telles Painting
- Tom Nelson & Associates, LLC
- Turtle Mountain Construction Co.
- Vancouver Paving Company, Inc.
- Vancouver Roofing & Sheet Metal
- Vaughn Environmental, Inc.
- WCTJ, Inc.
- West Coast Air Products, Inc.
- West Coast Coatings
- West-Meyer Fence
- Westside Concrete Accessories
- Wildwood Playgrounds NW
- Willamette Fence Co., Inc.
- Wishart Welding & Fabrication, Inc.
- Zavala Corporation

3.2.2.6 CONTRACT FORMATS

Contract Formats

We have read and understand the requirements.

3.2.2.7 DEVIATIONS FROM THE RFP

Deviations from the RFP

We have not deviated from the requirements of this RFP.



Beaverton Performing Arts

3.2.3.1 FEE PROPOSAL

a. Preconstruction Services

Our not-to-exceed (NTE) cost for personnel involved in Stage One preconstruction services is based on the individuals listed below and their hourly rates:

• Randy Robinson	President	No Charge
• Blake Mills	Senior Project Manager	\$105/hr
• Ryan Weehunt	Project Manager	\$85/hr
• Ryan Robinson	Safety Manager	\$85/hr
• Andrew Palomaki	Director of Estimating	\$80/hr
• Galen Daniels	On-Site Superintendent	\$78/hr
• Work Force	Carpenter	\$60/hr
• Work Force	Laborer	\$55/hr
• Reimbursable Expenses		\$2,000
Total Cost of Stage One Services Not-to-Exceed		\$22,500

b. Construction Services

Fixed Fee

Our **Construction Management Fee is 2.95%** of the Guaranteed Maximum Price (GMP). This fee is the cost of the work plus the CM/GC Fees.

Liability Insurance .7%

Payment/Performance Bond .6%

Builders Risk Insurance .25%

General Conditions

The total estimated costs for our **Staffing and General Conditions is \$632,800**. This includes items listed in the General Conditions column per Exhibit C, and is based on information contained in the RFP document.

Self-Performed Work

On occasion we perform grading work, concrete work and carpentry. We will bid competitively with other subcontractors if we decide there is a scope we want to perform. The lowest bidder will be awarded the work.

"Robinson not only met our expectation of quality completion, but delivered one month ahead of schedule for our tenant, Regal Cinemas"

*-John V. Moullen
Project and Facilities Manager
Barkley Company*

GENERAL CONDITIONS

Description	TOTAL COST
PROJECT STAFFING	
Project Manager	50,000
Project Engineer	70,000
Superintendent	150,000
Field Supervision	Included
Field Coordination	Included
General Foreman	80,000
Quality Control	5,000
Safety Coordination	6,200
Trade Coordination	Included
Office Security	Included
Sustainability Coordinator/Supervisor	1,500
Clerical/Secretarial	40,000
Project Coordination	Included
Travel / Mileage / Subsistence	Included
Estimating and Cost Engineering	6,000
Subtotal - PROJECT STAFFING	\$408,700

Description	TOTAL COST
TEMPORARY FACILITIES AND EQUIPMENT	
Office Equipment	5,000
Printing/Reproduction	2,200
Phones/Phone Lines	10,000
Fuel/Maintenance	5,200
Substance Abuse Testing	5,000
Construction Signage	3,500
Progress Photo (Monthly)	3,600
Temporary Office	10,000
Postage/Delivery	4,600
Internet Service	Included
Vehicles	2,000
Submittal Review & Approval	Included
Courier Delivery Services	Included
Drop Boxes and Disposal Fees	14,400
Office Furniture	1,200
Drinking Water	1,200
Small Tools	7,200
Forklift for Loading/Unloading Misc. Materials	20,000
Loading & Unloading of Misc. Materials	Included
Jobsite Office Clean	36,000
Office Supplies	Included
Office Clean-up	8,000
Temporary Toilets/Sinks	9,600
First Aid Supplies	1,200
IT Equipment	Included
Material Handling	Included
Safety Barrier/Safety Warnings/Safety Handrails	9,500
All costs for Sustainable Construction Practices	Included
Staging Area Maintenance	15,000
Temporary Water, Including Distribution & Utility Charges	Included
Drafting and Detailing	1,500
Site Security	15,000
Background Checks & Fingerprinting	20,000
Maintenance & Monitoring of Erosion Control	4,000
Site Webcam	9,200
Subtotal - TEMP FACILITIES AND EQUIPMENT	\$224,100
TOTAL GENERAL CONDITIONS	\$632,800



Construction Services For Your Next Project



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