



**Triplett Wellman** CONTRACTORS

**Triplett  
Wellman**  
CONTRACTORS



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REYNOLDS SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT / GENERAL CONTRACTOR

REQUEST FOR PROPOSALS

# NEW FAIRVIEW REPLACEMENT ELEMENTARY SCHOOL

AUGUST 1, 2016



1717 Mt. Jefferson Ave  
Woodburn, OR 97071  
OFFICE 503.982.4188  
FAX 503.982.0390  
[www.triplettwellman.com](http://www.triplettwellman.com)  
Oregon CCB License 43496



August 1, 2016

Reynolds School District  
1204 NE 201st Avenue  
Fairview, OR 97024

**Triplett  
Wellman**

**CONTRACTORS**

Re: RFP - CM/GC Services - The New Fairview Replacement Elementary School

Triplett Wellman is pleased to submit our proposal to be the selected Construction Manager/General Contractor for the New Fairview Replacement Elementary School. We have assembled a highly experienced team to meet Reynolds School District's schedule and budget while assisting you in continuing your high-quality education environment. Triplett Wellman is proud of our repeated success in delivering CM/GC projects to extremely satisfied Owners. We are very confident in our team's ability and look forward to working together with Reynolds School District, Day CPM, BLRB, and other project stakeholders.

**Triplett Wellman** is convinced that we are the right fit for Reynolds School District for several reasons:

- **Proven Experience in Constructing Education Facilities** – We have a long, 34 year history of constructing education facilities. With over 125 education projects completed ON-TIME and WITHIN BUDGET, we are certain that a successful delivery of your project would be guaranteed.
- **Build New Demolish Old** – We have completed 6 of these occupied campus 2-phased projects where the existing building is demolished after the new facility is built. We have the specific experience to make this project a great endeavor for everyone involved.
- **Dedicated Triplett Wellman Professionals** – Our proposed team includes some of the finest construction minds in our industry. These top performers will bring **OVER 110 YEARS** of combined construction experience to this project and will be dedicated to its success.
- **Ethical Business Standard** - Triplett Wellman has an established history and reputation for conducting business in a manner that represents our high commitment to honesty, dignity, and responsibility. We will serve your project to the best of our abilities while maintaining the best interest of the Reynolds School District. We **ARE** a team player.

Thank you again for the opportunity to submit our qualifications. We look forward to sharing our strengths with you on this New Fairview Elementary School project.

Sincerely and Respectfully,  
**Triplett Wellman, Inc.**



Nick R. Wellman  
Vice President of Sales

PO BOX 160  
1717 Mt. Jefferson Ave.  
Woodburn, Oregon 97071

503/982-4188  
FAX: 503/982-0390  
OR CCB# 43496  
WA CCB# TRIPLW1159LM

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:

Triplett Wellman, Inc.

1717 Mount Jefferson Avenue Woodburn, OR 97071

(503) 982-4188 Fax-(503) 982-0390 nick@triplettwellman.com

Authorized Signature:



Printed/Typed Name: Nick Wellman

Title: Vice President of Sales

Date: August 1, 2016

State of Oregon Construction Contractors Board License No: 43496

**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**



# REQUEST FOR PROPOSALS REYNOLDS SCHOOL DISTRICT

CM/GC SERVICES

## NEW FAIRVIEW REPLACEMENT ELEMENTARY SCHOOL

August 1<sup>st</sup>, 2016

3.2.2.1 Management of the Work

3.2.2.2 Proposed Personnel and Organization

3.2.2.3 Cost Management

3.2.2.4 Schedule, Quality Control, and Safety

3.2.2.5 Local Conditions, MWESB Utilization and  
Communitiy Partnership

3.2.2.6 & 3.2.2.7 Contract Formats & Deviations

3.2.3 Fee Proposal



## TRIPLETT WELLMAN QUICK FACTS

- A) Oregon Corporation organized in September 1982
- B) **CONTINUOUS OPERATION UNDER ONE NAME SINCE COMPANY'S INCEPTION**
- C) General Contractor, Construction Manager & Design-Build Firm  
Specializing in:
  - Educational Facilities
  - Churches
  - Commercial/ Retail
  - Medical Centers
  - Recreation Facilities
  - Municipal Buildings
  - Fire Stations
  - Public & Private Contracts
- D) Principal Gene Wellman oversees **EVERY PROJECT.**

**Triplett  
Wellman**  
**CONTRACTORS**

## PRE-CONSTRUCTION SERVICES PLAN

### 1. Site Evaluation

Any good construction project begins with a thorough assessment of the site and the surrounding conditions. We need to fully understand the flow of pedestrian and vehicle traffic in and around all of the immediate and surrounding buildings. We need to understand the “ebb and flow” of pedestrian and vehicle traffic around the areas where we will be accepting deliveries. By visualizing potential issues with this traffic flow in mind, we will be able to reduce the risk of accidents and injuries. To date, and in over 30 years of business, we have never had an injury occur to a student, parent, or faculty member.

We also familiarize ourselves with the utilities serving the site:

- *Is power coming overhead?*
- *Do we have underground utility conflicts?*

Additionally, we analyze staging – what is going to be best to get products into and “on” the building?

Another part of our construction services is our record keeping / project management. Triplett Wellman utilizes a variety of different avenues to help keep a construction project running smoothly. These tools include:

- Weekly OAC (Owner / Architect / Contractor) meetings to promote communication
- Project logs
  - Submittal Logs / RFI Logs / Change Management
- Meeting Minutes (to track decisions made by project stakeholders)
- Master CPM Schedules (posted conspicuously for all to see and measure against)
- 3-week look ahead schedules (developed by our site superintendents)
- Weekly site foreman’s meetings between all sub trades onsite (during construction)
- Mockups (either in place or stand-alone)
- Daily Job Reports (completed electronically and catalogued by our site superintendent)
- Web-cams (allowing bond voters to see their funding at work)
- Open-Door Policy with neighboring business – If you have a concern, let’s talk about it
- Coordination with the Owner Furnish items near the end of the project including
  - Phones / Movers / Furniture Vendors / Art pieces / Etc.

### 2. Design

We commit to rigorous meetings: analyzing budgets, and researching work load during pre-construction to assist the project team with the design and overall constructability of the building. We are prepared and proactive in asking questions and will be thorough in obtaining and documenting your answers.

We anticipate some key topics of discussion will include:

- Project Schedule and Budget goals.
- Site logistics including initial planning for construction safety and efficiency
- Structural construction methods including a comprehensive constructability review
- Building envelope and review of best practice construction methods specific to the project location
- Specific team ideas for construction products and materials including identification of long lead items
- Building aesthetics and cost feasibility with discussion surrounding value engineering opportunities



### 3. Budget & Cost Estimating

If awarded, Triplett Wellman would immediately begin a schematic design (SD) estimate based on scope and product discussions with the Owner, Management Team, and Architect. We would then reconcile our estimate with the project budget to determine if the project is on track in terms of dollars. If not, we would jump into our first value engineering (VE) exercise and look for ways to reduce cost but at the same time, retain the same overall scope. Once the budget is back on track, the Architect would begin their Design Development (DD) documents. The same budget reconciliation and potential VE task would take place upon completion of DD documents and the process would then move to Construction Document (CD) Development. Again, we would produce an estimate and provide cost reconciliation, with VE, where necessary.

During this estimation and budgeting process, we would carry adequate, but below-industry-standard, estimating contingency. As the documents develop, our estimating contingency is reduced. Once bid out, the estimating contingency is evaporated. As an example, we could start with 10% contingency at SD. Move to 6% at DD. Then 3% at CD. And ideally 0% when bid out. As the project moves to accounting for jobcost creation, we utilize one of the most comprehensive construction management and accounting systems available to contractors. That all-inclusive solution is Viewpoint. Viewpoint will be used to track all costs on this project. Three main focal points are budgeted costs, committed costs, and approved change orders. Cost items and their status will be updated at the weekly project meetings throughout construction.

### 4. Safety and Constructability Reviews

Constructing safely is a paramount concern on any project we undertake. Triplett Wellman will develop a safety plan that encompasses ways to keep the project and all of its occupants safe. We will position our construction work area and movements within the occupied campus in a manner to ensure there will be no cross-trafficking of construction work and school operations.

Constructing in a moist Northwest environment presents some challenges to creating a weather-tight building envelope and flashing details frequently end up being our focus (due to exposure) during constructability reviews. We conduct stringent reviews of the details during the development of the drawings. Those reviews are not just done by our preconstruction manager. We are a believer in getting as many eyes on the details as possible. Our Principal, General Superintendent, Site Superintendent, Project Manager, Preconstruction Manager and our Project Engineer will be reviewing these details to ensure water intrusion risk is mitigated. Since we also self-perform work and have seasoned carpenters on site, we empower our staff to look at the drawings and speak up about potential issues or conflicts. With an average employee tenure of 21 years, our carpenters have the expertise and know-how to read and review the drawings with safety and constructability in mind. Since this project is likely going to be wood-framed, we feel we bring a lot of expertise to the table. Triplett Wellman was founded on having carpenters perform wood-framing. We know what to look for and how to adapt from a constructability perspective.

We will identify areas with the highest safety and constructability risks and collaboratively work with the School District, Architect, and Management Team to arrive at solutions to mitigate or eliminate those risks. For Example, at Wascher Elementary School (McMinnville School District) part of our construction scope was to build a new fire access road that encircled the building. This new fire lane obstructed the school's access to the play-fields. Triplett Wellman coordinated a specific crossing for the school staff and students at strategic times during the day along with positioned flaggers to allow construction operations to continue all while 'recess activities' remained unchanged.

As a team, we will create a safe and constructible vision for the development and construction of the Fairview site transformation. During the pre-construction phase we will review the new building's construction along with the current building's footprint and parking needs to understand where cross trafficking may exist. We will meet with the project stakeholders to listen to and understand their concerns and develop a collaborative plan to answer and address these concerns. Additionally, during pre-construction, Triplett Wellman has found that a community meeting is an essential way to discuss important issues such as safety. We would be willing to provide an opportunity to discuss these safety ideas / themes at a community meeting (held in a current Reynolds School District Library or Gymnasium) to allow discussion.



## 5. Value Engineering

Value Engineering is another piece of our construction services plan. Triplett Wellman is continually looking for a less-costly approach. We evaluate products / availability in the marketplace / and life-cycle costs to provide the end user the best overall package.

## 6. Schedule, Change Recommendations, & Long Lead Procurement

As preconstruction ensues, Triplett Wellman will develop a preliminary schedule that will detail the construction activities to take place on the project. During preconstruction, we will update this schedule regularly as we understand more components of the project and as design develops. Included in our scheduling efforts will be the review of specified products to be installed on the project and recognize an items that may require long lead procurement.

***Some products that are often long-lead time items are:***

- HVAC Units
- Doors / Frames
- Light Fixtures
- Specialty Flooring
- Exterior cladding(s)

We will first ensure that our project schedule will allow the time necessary to procure the product. If timing happens to be an issue, we will make recommendations on alternative products that have lesser lead times yet still achieve the same operational and design intent that the Architecture/Engineering team has envisioned. In the past, we have also had early bid packages for excavation and steel. By getting the excavation out early, we can pick up about a month's worth of work while the construction documents are being finalized. If possible, and if there are a number of steel columns/misc. metal fabrication, we would also encourage the steel package bidding at that same time thus giving us a jump on procuring the steel and metal fabricated items.

## 7. Sequencing & Phasing

In order to sequence and phase the project correctly, we must first sit down and understand the needs, wishes, and goals of the Owner. By having a meeting between Reynolds School District, DAY CPM, BLRB Architects, and Triplett Wellman, we can begin to structure the sequencing and phasing to meet as many of those needs, goals, and desires of the school district as possible. Minimizing disruptions to existing facilities and operations is also crucial to maintenance of safety on this project and its surroundings.

## 8. Site Assessment & Logistics

Triplett Wellman accurately documents existing site conditions. While we perform this review, we have 3-4 team members on-site taking notes, looking for abnormalities, and looking for the best solutions to use the site in a cost effective manner in terms of excavation, staging, and logistics.

From this site examination, we will sit down in our office and develop a Site Phasing and Logistics Plan that we can submit to the rest of the Team (Architect, Owner, Project Manager) for review, redraft, and final approval.

## 9. Subcontract Bidding Plan, Local & MWESB Firm Utilization

Triplett Wellman's reputation as a fair, honest, and professional contractor gives us an advantage over our competition. As a direct result of our prior project experience, we possess a significant database of qualified subcontractors for all disciplines (Over 5,000). Additionally, we carefully scrutinize subcontractors, by checking references and prior project payment history.

We are familiar with the public bidding process and the scrutiny it takes to provide a qualified bid. The "low" number is not what we base our decisions on. A subcontractor has to be licensed to work in the state, have proper insurances, and have financial capability to pay their employees before we will entertain a bid. Additionally, some firms are required to have a bond and/or be bond-able.

On principle, we practice what we consider a social responsibility to the communities we are working within by doing the work to research the availability of local business resources. We want to be certain we are a positive influence on your business community. We are proponents of championing emerging, underrepresented, diverse, and women-owned businesses. Utilizing MWESB firms on any project remains a focal point of ours. We are constantly trying to increase our database of such firms and advocate for the use of them on our projects.

## 10. Tracking Costs

To manage Construction projects, Triplett Wellman uses Viewpoint Project Management Software. This program is web-based, which gives project team members the ability to log in and generate documents as necessary. Viewpoint is our software for all in-house accounting. Viewpoint has proven to be a complete and successful accounting and project management solution.



Service Given	Responsible Person(s)	Description of Deliverable	Action Needed
<b>Project Description</b>	Nick Wellman	Brief narrative describing the project.	None
<b>Project Organizational Chart, Roles/Responsibilities</b>	Nick Wellman	Chart showing project hierarchy and narrative describing roles and responsibilities.	Review and Approval
<b>Site Examinations</b>	Gene Wellman, Nick Wellman, Steve Duch, Scott Bennett	Site plan showing items discovered at the site visit and documenting recommended boundaries for wetlands. Narrative with recommendations of erosion control methods.	Review and Approval
<b>Phasing Plan</b>	Gene Wellman, Nick Wellman, Steve Duch, Scott Bennett	Brief narrative offering possible phasing ideas.	Review and Approval
<b>Safety Plan</b>	Gene Wellman, Nick Wellman, Steve Duch, Scott Bennett	Site specific safety plan and copies of TW Handbook.	Review and Approval
<b>Document Review</b>	Gene Wellman, Nick Wellman, Steve Duch, Scott Bennett	Checklist and notes encompassing the review.	Review, Approval, and Implementation into next set of documents
<b>Product and Detail Analysis</b>	Gene Wellman, Nick Wellman, Steve Duch, Scott Bennett	Recommendations on changes of products and/or details.	Review, Approval, and Implementation into next set of documents
<b>Budget Development</b>	Nick Wellman, Steve Duch, Dillon Hall, Subcontractors	Updated and detailed budget spreadsheets.	Review and Approval
<b>Value Engineering Analysis</b>	Gene Wellman, Nick Wellman, Steve Duch, Dillon Hall, Subcontractors	Recommendations on potential cost saving items with potential dollar value saved.	Review, Approval, and Implementation into next set of documents
<b>Scheduling</b>	Nick Wellman and Eric Hall	Preliminary project schedule.	Review and Approval
<b>Subcontractor Bidding</b>	Nick Wellman, Tim McCullaugh, Dillon Hall, Jennifer DeWitt	Instructions to bidders, Bid Summaries, Bid Advertisements.	Review and Approval

## ISSUES, RISKS, CHALLENGES, AND BENEFITS

We feel the biggest risks to any project are budget and schedule. We happen to excel at both of these project components. In terms of schedule, we have never finished a project late. We have gathered the necessary manpower of our own staff and subcontractors at times where aggressive schedules remain constant and have provided more manpower when necessary. We are poised to perform. In terms of budget, we have never failed to meet a GMP. Coincidentally, and as an example, we were able to add an additional 4 classrooms and a nice entry canopy on the Union Ridge Elementary School project as a result of our estimating coming under budget. As another example, we added team rooms, a softball field upgrade, and minor items to the Ridgefield High School project. In the recent past we also constructed a carbon copy of an \$11 million elementary school for \$900,000 less than a competitor of ours.

Triplett Wellman was also the successful low bidder on 2 recent elementary schools. Vose Elementary School for the Beaverton School District and Sunset Elementary School for the West Linn-Wilsonville School District. When we bid a hard bid and when we bid out a CM/GC project, we look at the projects very similarly by accepting the lowest responsive and responsible bids. Triplett Wellman was founded with the hard-bid atmosphere in mind. We like bidding and building projects with the taxpayer dollars in mind and we make a concentrated effort to “give you more for your money”.



## ISSUES, RISKS, CHALLENGES, AND BENEFITS (CONT.)

### We see 3 challenges to this project:

#### **1. Limited Site Access / Staging / Safety**

Solution: Utilize existing hardscapes wherever possible.

Solution: When access is shared, use clear signage and cones to designate limits.

Solution: We would limit our staging area as much as possible to make allow as much parking availability as possible for staff and parents.

Solution: Utilize as much of the vacant lot across Depot Street as possible while retaining productive workflow between sites.

#### **2. Demolition & Site Completion Phase**

Solution: This closing phase of work is extremely congested. The School District is moving from one building to another, we are preparing for abatement and demolition, and the excavation, landscaping, and paving firms are poised to finish and demobilize. It will be imperative that we meet early and work together to understand everyone's needs while this phase is being completed. We are here to make the process as smooth

as possible and we have completed 6 of these "Construct New/ Demolish Old" projects. Our expertise at closing out similar projects would be a benefit to Fairview.

#### **3. Construction Market Too Busy - Not Enough Bid Coverage**

Solution: Fall/Winter 2016/2017 is predicted to be a busy construction time in the Northwest. This would include the public sector such as Beaverton School District, Portland Schools, and other School Districts, Universities, and municipalities throughout the region. This would also include private industry work such as Nike, and other corporations. At the same time, summer of 2017 is also expected to remain busy in terms of construction. It will be crucial that we try and time the bidding of your project between these 2 periods. The project is already aligned very well with that desire and it will be our job to ensure that we time the market well and that bid coverage and skilled labor is available and strong.

### Though the project will have its challenges with regard to work site isolation and potential budgeting concerns, we believe it is prudent to offer a few key points:

#### **1. Early Abatement Considerations**

Ideally, we would like to bid the Fairview project out in February of 2017 and start work shortly thereafter. This timing will help the budget, due to market conditions, as well as help the project's overall schedule. The District may want to consider abating the existing building during Winter Break, Spring Break, or during the summer of 2017. This will ensure that once the move is made from the old to the new building in summer of 2018, we can begin demolition immediately. Having this 'extra' time rather than abating and demolishing the building in summer of 2018 is a huge benefit for the project as summer of 2018 will be extremely busy. We have done this on other projects and it has proven to be a VERY helpful consideration.

#### **2. Recent Project Bidding Statistics**

Out of any potential proposers on the Fairview project, we have the best understanding of the current and upcoming elementary school construction marketplace. We have been hard bidding elementary school projects as recently as mid-July 2016 and we have been successful on some of these projects. For instance, Sunset Elementary in West Linn is very similar in size to this project - Roughly 70,000 SF. It is also a wood-framed 2-story building. We were the low bidder and awarded contractor with a rough cost of approximately \$17.5 Million. We will be able to carefully analyze costs of that project and assist the District, BLRB, and Day CPM to ensure that the Fairview project meets budget. We will be able to cross-reference building materials used, electrical and mechanical systems chosen, etc. This makes Triplett Wellman a unique choice for the preconstruction and construction of the Fairview project.

#### **3. Familiarity of the Soils In The Area**

We have worked at a few sites in the area. Clear Creek Middle School, Troutdale Police Station, Chinook Way Apartments, and the Fairview Rowhouses, to name a few. A couple of those projects are just around the corner from this Fairview Elementary School site. While knowing the full geological conditions of the work area is very tough, we know that rock is abundant around Fairview. We also know understand the typical soil makeup in this region. In order to mitigate potential Change Order instances from the Excavation subcontractor, we would like to work with the team to quantify as much of the rock as possible as well as develop Unit Pricing for the rock when it is inevitably encountered. By doing this, we would be creating a level playing field for all bidders. Triplett Wellman feels this soil knowledge could prove to be an asset to your project.



## PRE-CONSTRUCTION SUCCESSES

Some CM/GC project examples where our pre-construction efforts were well received include:

### **WASCHER ELEMENTARY SCHOOL:**

For this 35,000 square foot renovation, Triplett Wellman utilized bid packages to accelerate site construction while the remainder of the project drawings and finishes were being completed. Site work and demolition was able to start and as the drawings were finished, the schedule allowed work to flow right into the next bid package.

We also utilized a concrete bid package on this project as a separation to evaluate against our self performed bid. Triplett Wellman self performed concrete, so to make the playing field fair, we asked for concrete bids separately. These were turned into a neutral location thus eliminating any potential for bid shopping.

### **JOSEPH GALE ELEMENTARY SCHOOL:**

During pre-construction, Triplett Wellman provided the Owner and Design team comparative budgets for exterior skin options (metal panel / tilt / masonry). Additionally, this same school plan was a repeat for the school district. Triplett Wellman walked the older prototype school to see what was working and what wasn't with the design team.

## MANAGING FAST-TRACKED PROJECTS

We understand that the District has utilized ARC Document Solutions and their hyperlinking capabilities for this and all Reynolds School District projects to keep the flow of information running smoothly and quickly. We have been working with ARC since the 'Ford Graphics' days and consider them an ally for our reprographics and document control needs. We are very well versed and accustomed to online solutions for documentation and filesharing. We have worked with e-Builder, Submittal Exchange, various FTP sites, Box, DropBox, Newforma, etc. After talking and meeting with Steve McDuffee at ARC, it became apparent that adapting to ARC will present no challenges and we look forward to the opportunity of working with their hyperlinking service. Their service proved to be more powerful than we imagined and we now understand why they have been chosen by RSD to help carry out each successful project. The tools are very user-friendly and the project dashboard samples that Steve showed us were impressive. Having details, specs,

plans, finish schedules, door schedules, RFI's, ASI's, etc. linked and clouded in a constantly-updated PDF file will be of massive benefit for all the stakeholders on each project. After seeing these many features, Triplett Wellman will be implementing hyperlinking on other projects as a benefit to the entire team.

Our approach to managing a fast-tracked project is simple. We will create an accurate and precise construction schedule, we will schedule manpower accordingly, increase manpower where needed, watch the schedule on a daily basis, and require commitments for subcontractors on their scheduled activities that align with our master schedule.

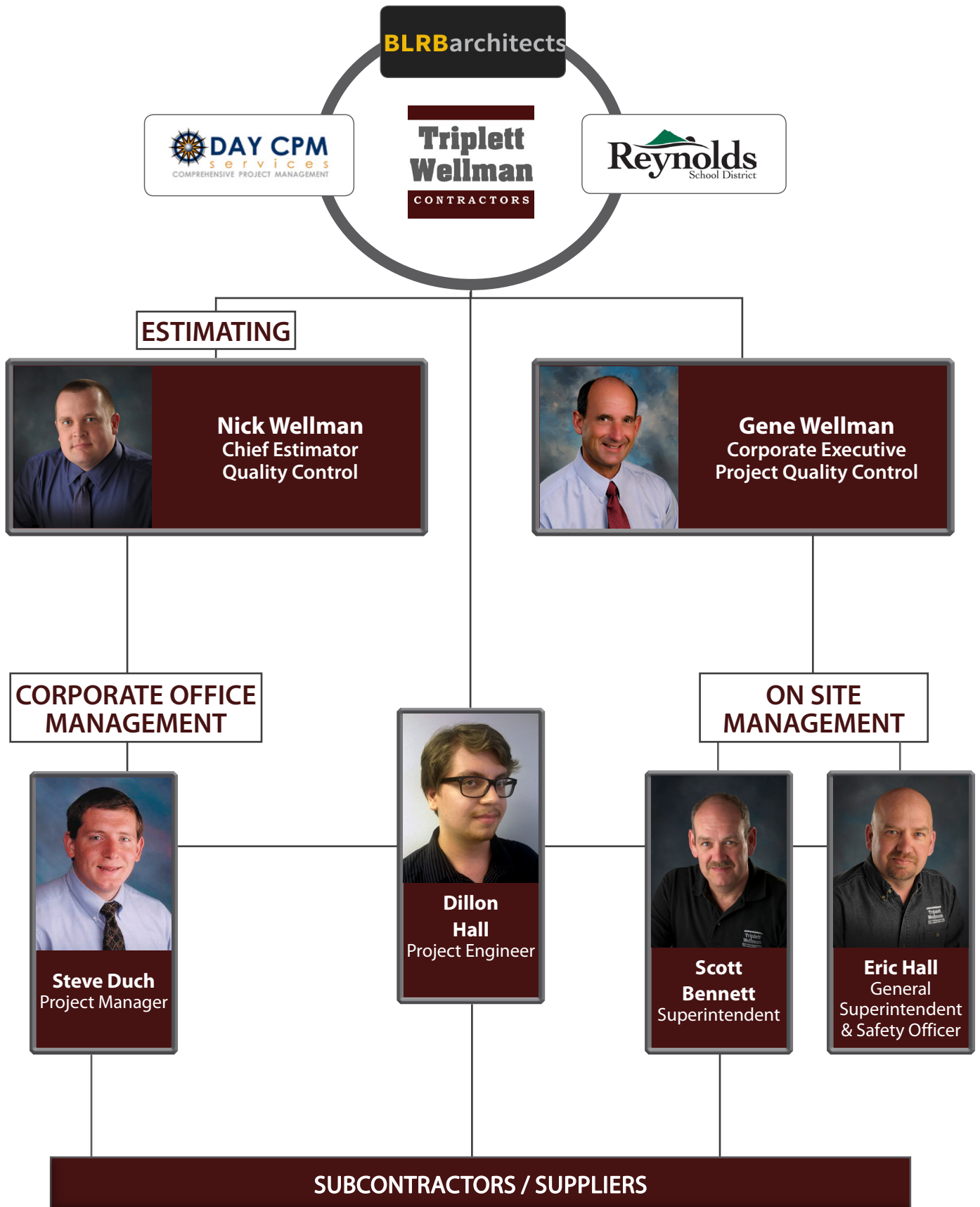
We have never failed to meet a contracted construction timeline. If we say we are going to do it, it will be done on time. Because of this, we have been a successful General Contractor on 8 fast tracked summer session projects over the last 3 summer seasons. These projects averaged \$2.1 million worth of work to be completed, in at most, 65 days. We keep our commitments and work very well under pressure.

## BUILDING LASTING RELATIONSHIPS

Triplett Wellman approaches every project as a Team with an Owner, Architect, and Project Management firm (where applies). We are each part of a 'three-legged stool' and have equal footing throughout both the preconstruction and construction phases. Each and every member's opinion and input is valued, expected, and respected. We know that each entity brings a wealth of knowledge to the project and we remain mindful to the fact that EVERYONE brings something to the table.

In addition to mutual respect between team members, we want the public/community/voters to be proud to stand behind THEIR project. We want them to ask questions and we will keep them apprised of any construction activities that impact their daily life. We have sent fliers, provided door knockers, and our superintendents have even placed personal telephone calls to neighbors. We can be your community liaison as well as your construction expert.

Most importantly, we want this project to be fun, successful, and just a stepping stone for more opportunities with Reynolds School District, Day CPM, and BLRB Architects. We have a strong history of creating repeat clients and we will do the same in looking beyond this project.







**STEVE DUCH**  
Project Manager/  
Owner

INDUSTRY EXPERIENCE  
20 Years

LENGTH OF SERVICE  
15 Years

EDUCATION  
Central Washington  
University  
Bachelor of Science  
Construction  
Management

steve@triplettwellman.com

## PROJECT ROLE:

In over a decade with Triplett Wellman, Steve has been involved in multiple education and higher education projects. As Project Manager, Steve will utilize our globally accessible project management system, Viewpoint to ensure that the information required to successfully complete construction travels quickly and smoothly between the Architect, Owner and contractor. Our Viewpoint system tracks communication, GMP changes and submittals. Steve is the primary contact at the administrative level for submittals, shop drawings, subcontracts and purchase orders. Steve will communicate related to schedule and site issues on a regular basis with site personnel.

## TIME COMMITMENT:

Although Steve is based in our corporate office, he will be onsite as needed. Rather than spending the district's money by keeping a PM onsite, we house them in the corporate office. Steve will connect daily with our Superintendent ensuring the lines of communication stay open between office and jobsite.

## RESPONSIBILITIES:

### PRE-CONSTRUCTION

- Estimate / Take Off
- VE Analysis
- Methods of Construction
- Building System Review
- Contract Negotiation
- Estimate / Take Off

### CONSTRUCTION

- Budget Overview
- Attending Meetings
- Submittal Management
- Change Management
- Training
- O&M Manuals

### BUILDING CLOSE OUT

- As-Builts
- Contractor / Owner
- Training
- Punch List & Warranty

*“Project Manager Steve Duch played a huge part in the overall success and early completion of this project. His coordination and communication with sub-contractors, architects, various government entities and the Owner's representative was excellent.”*

Alan J Roth  
Facilities Manager  
Garmin AT

### Battle Creek Elementary School

New Elementary School

**\$14.5 Million**

June 2011 - August 2012

Salem-Keizer Public Schools - Casey Cunningham, Project Manager

503-391-1133



### Chemeketa Community College - Applied Sciences Building

New Science Building

**\$12.7 Million**

June 2014 - October 2015

CCC - Jerry Vessello, Project Manager

503-931-6344



### Ridgefield Capital Improvements

New Buildings/Additions/Remodel

**\$37 Million**

June 2013 - August 2014

Ridgefield School District - Art Edgerly, Superintendent

360-555-7616





**SCOTT BENNETT**  
Superintendent

Length of Service  
14 Years

Industry Experience  
36 Years

scott@triplettwellman.com

*“Triplett Wellman was able to provide a working environment where different groups could efficiently communicate together. There are not many contractors that can do what Triplett Wellman does, as well as they do it. It was a pleasure to work with them and I recommend their services to whomever may require them.”*

*Heather Miller  
Dynalectric Company*

## PROJECT ROLE:

Scott Bennett has been with Triplett Wellman as a Project Superintendent for the past 14 years. He will be on site every day. He is the primary contact for Triplett Wellman on the job site and will manage all Triplett Wellman labor force on site. He will also manage the scheduling and activities of all subcontractors and suppliers. His primary role is to ensure project safety, ensure that the project is built per plans and specifications, and make sure that the project is completed on time and within budget. Scott has vast knowledge of the construction process from site work to the final completion. He realizes the importance of open communication with Architects, Owners, and inspectors as well as interacting with subcontractors and suppliers to keep the project on schedule.

## TIME COMMITMENT:

Scott will be on-site every day, and quite often on weekends working to stay one step ahead of the game. He is the primary contact for Triplett Wellman on-site and will manage all of Triplett Wellman's work force daily, as well as the successful subcontractors.

## RESPONSIBILITIES:

### PRE-CONSTRUCTION

- Site Condition Analysis
- Contact Public Utilities
- Review for Phased Bids
- Review Documents
- Manage Subs/Suppliers
- Submittals

### CONSTRUCTION

- Change Management
- On-Site Safety Review
- O&M Manuals
- As-Builts
- Owner Training
- Punch List

### BUILDING CLOSE OUT

- As-Builts
- Contractor / Owner
- Training
- Punch List & Warranty

### Woodburn School District Administration Building

Remodeled Office Building

**\$2 Million**

February 2016 - Under Construction

Woodburn School District - Lorin Stanley, Director of Facilities

503-981-2715



### Wellspring Medical Center

Total Building Renovation

**\$10.8 Million**

February 2006 - February 2007

Webstar V - Bob Engle

503-981-0155



### Battle Creek Elementary School

New Elementary School

**\$14.5 Million**

June 2011 - August 2012

Salem-Keizer Public Schools - Casey Cunningham, Project Manager

503-391-1133







**GENE WELLMAN**  
Owner

INDUSTRY EXPERIENCE  
44 Years

LENGTH OF SERVICE  
34 years

gene@triplettwellman.com

*“Gene - this project has been a pleasure to work on due to the teaming relationship we have adopted from the early days of the contract. Thank you for the professionalism of your staff.”*

*Dan Prideaux  
Salem Keizer  
Public Schools  
Jesse Harriet Elementary*

## PROJECT ROLE:

One of Triplett Wellman's Founding Fathers, Gene has been involved in every one of Triplett Wellman's 600+ projects and his knowledge of construction is invaluable. Gene's goals are to ensure that RSD's needs are met and strengthen the team environment needed for a successful project. He will be responsible for all cost related issues and works directly with our site Superintendent to manage our labor force.

Gene's vast experience helps lead our project Superintendent and Project Manager. Primarily, Gene attends every other construction meeting. He also is an active participant in the pre-construction and design process offering ideas and comparisons against his over 43 years of field expertise.

Gene will oversee all aspects of the project and guarantees a quality project our clients can be proud of. He will be at OAC meetings on an as-needed basis.

## TIME COMMITMENT:

Gene is winding down his career as a construction professional other than providing consulting to all personnel within Triplett Wellman. He will still have general oversight of projects, but will primarily be available when requested.

## RESPONSIBILITIES:

### PRE-CONSTRUCTION

- Procurement of Long Lead Items
- Preliminary Schedule
- Budget & Cost Control
- Analysis of Building Systems (MEP)
- Corporate Overview

### CONSTRUCTION

- Monitor Construction Budget
- Manage Schedule with Site Super
- On-Site Safety Review
- Quality Assurance
- Resolve Conflicts

## Chemeketa Community College - Applied Sciences Building

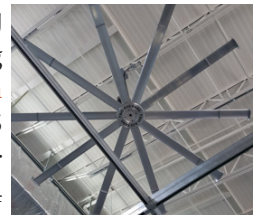
New Science Building

**\$12.7 Million**

June 2014-Oct 2015

CCC - Jerry Vessello, Project Manager

503-931-6344



## Garmin Engineering Annex

New Office Building

**\$13.3 Million**

June 2014 - March 2015

Garmin AT - Alan Roth, Facilities Manager

503-391-3310



## Ridgefield Capital Improvements

New Buildings/Additions/Remodel

**\$37 Million**

June 2013 - August 2014

Ridgefield School District - Art Edgerly, Superintendent

360-555-7616





**NICK WELLMAN**  
Vice President of Sales  
& Estimating/Owner

INDUSTRY EXPERIENCE  
17 Years

LENGTH OF SERVICE  
17 years

nick@triplettwellman.com

*“I have worked with Triplett Wellman Contractors on several jobs and found them to be fair, honest, professional and highly capable of producing quality workmanship.”*

*John Morris  
Capitol Projects Manager  
Battle Ground School District*

## PROJECT ROLE:

Our Preconstruction Manager and Estimator, Nick, will be the primary contact for cost estimating and value engineering. With nearly two decades of construction experience, Nick leads our estimating team in providing the Owner with precise and accurate bid numbers. Nick's front end planning on a project results in an efficient transition from estimating to construction.

After learning from Ken Triplett, Owner and Chief Estimator for over 30 years, Nick understands every facet of the budgeting process, contract negotiation, and business operations. He will be crunching numbers in search of VE Options, eager to save dollars for our clients.

## TIME COMMITMENT:

Nick is utilized for the duration of a project. He is the primary contact during design, cost estimating & value engineering phases. He will analyze building systems, provide budget overview, and provide contract negotiation.

## RESPONSIBILITIES:

### PRE-CONSTRUCTION

- Estimate/Take Off
- Value Engineering Analysis
- Methods of Construction
- Building System Review
- Master Construction Schedule
- Contract Negotiation

### CONSTRUCTION

- Project Safety Program
- Budget Overview
- Owner Changes Review
- Master Schedule Overview
- Administrative Staff Support Management

## Chemeketa Community College - Applied Sciences Building

New Science Building

**\$12.7 Million**

June 2014-Oct 2015

CCC - Jerry Vessello, Project Manager

503-931-6344



## Garmin Engineering Annex

New Office Building

**\$13.3 Million**

June 2014 - March 2015

Garmin AT - Alan Roth, Facilities Manager

503-391-3310



## Ridgefield Capital Improvements

New Buildings/Additions/Remodel

**\$37 Million**

June 2013 - August 2014

Ridgefield School District - Art Edgerly, Superintendent

360-555-7616







**ERIC HALL**  
General  
Superintendent /  
Owner

INDUSTRY EXPERIENCE  
35 years

LENGTH OF SERVICE  
20 years

eric@triplettwellman.com

**“A**s the project Superintendent, Eric Hall ably coordinated All Jobsite activities, keeping the project on schedule. Eric is a committed individual who cares deeply about the quality of work for which he is responsible. He would offer positive solutions or suggestions that often saved time and money, resulting in a high quality finished school that everyone is proud of.”

Lang Bates,  
JA Partner  
Architects  
Barrentine, Bates, Lee

## PROJECT ROLE:

Starting as a laborer 20 years ago for Triplett Wellman, Eric has worked his way through the ranks all the way to being an equal partner with Gene Wellman, Nick Wellman and Steve Duch. Always one step ahead of the game, you'll often find Eric working on weekends to get ahead of schedule. He has grown up around the construction trade and has accumulated a vast amount of knowledge to bring to the table. Eric has a way of quickly and effectively establishing productive working relationships with Owners, Inspectors, and Subcontractors.

## TIME COMMITMENT:

From assisting procurement of long lead items to Quality Assurance, Eric will be involved from Contract to Closeout. Eric will lead the general overview of the project and will be producing and updating the project schedule and have final oversight of safety and manpower needs.

## RESPONSIBILITIES:

### PRE-CONSTRUCTION

- Site Condition Analysis
- Review for Phased Bids
- Review Documents
- Estimate/ Take Off

### CONSTRUCTION

- General Project and Manpower Oversight (Assisting Scott)
- On-Site Safety Review

### Ridgefield Capital Improvements

New Buildings/Additions/Remodel

**\$37 Million**

June 2013 - August 2014

Ridgefield School District - Art Edgerly, Superintendent

360-555-7616



### Joseph Gale Elementary

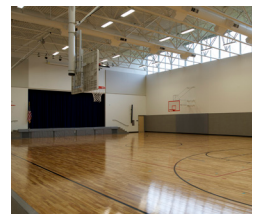
New Building/Demo Existing Building

**\$15.4 Million**

May 2011 - June 2012

Forest Grove School District - Terry Thetford, Facilities Manager

503-515-8456



### Verne A Duncan Elementary

New Building

**\$12.4 Million**

September 2008 - July 2009

North Clackams Schools - John O Henri.

503-353-5431





**DILLON HALL**  
Project Engineer

EDUCATION  
Clark College

INDUSTRY EXPERIENCE  
2 years

LENGTH OF SERVICE  
2 years

dillon@triplettwellman.com

## PROJECT ROLE:

Dillon has been with Triplett Wellman for 2 years, working his way from the job site to the corporate office. Dillon understands construction and the processes that it takes to create a successful project. Whether it is creating Bid Packages, or posting RFI's, Dillon takes his role as Project Engineer very seriously. He is the lead of the submittal process; as he receives and reviews submittals, he conducts Triplett Wellman's correspondence between the subcontractors and the architects. Dillon is extremely computer savvy and works well in critical situations.

## TIME COMMITMENT:

Our Project Engineers assist both on and off the job site. They are document control specialists, processing RFI's, submittals, shop drawings, and closeouts for Triplett Wellman. They distribute information to the Project Manager, Superintendent, and Subcontractors, as well as coordinate safety materials. Dillon will be involved through every phase of this project.

## RESPONSIBILITIES:

### PRE-CONSTRUCTION

- Review Documents
- Estimate / Take Off
- Bid Package Creation
- Material Procurement

### CONSTRUCTION

- Material Procurement
- Change Management
- RFI/Submittal Administration
- Information Coordination
- Subcontract Administration

### BUILDING CLOSE OUT

- O&M Manuals
- As-Builts
- Contractor/Owner Training
- Closeout Administration

*“Triplett Wellman did an excellent job of coordinating subcontractors and maintaining a difficult construction schedule for this project. Their communication skills are excellent, whether working with a subcontractor, the District, or the Architect.”*

*Vaughn L. Lein, AIA  
LSW Architects*

### The International School

New Building

**\$4.5 Million**

October 2015 - Under Construction

The International School - Frank Bojanowski, Superintendent

503-226-2496



### Woodburn School District Administration Building

Remodeled Office Building

**\$2 Million**

February 2016 - Under Construction

Woodburn School District - Lorin Stanley, Director of Facilities

503-981-2715



### Chemeketa Community College - Applied Sciences Building

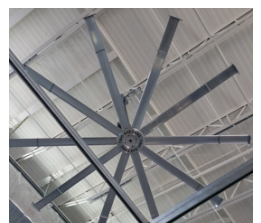
New Science Building

**\$12.7 Million**

June 2014-Oct 2015

CCC - Jerry Vessello, Project Manager

503-931-6344





## ACCOUNTING

**Triplett Wellman's comprehensive and transparent accounting structure is completely visible to Reynolds School District.** This honesty allows a comfort level not found with other general contractors.

If RSD wishes to review any cost related item on the project, Triplett Wellman will satisfy the request with utmost integrity. We have nothing to conceal. All purchase orders, subcontracts, additions and subtractions to the overall budget, and anything cost related are available to you at any given time.

Triplett Wellman uses an in-house Viewpoint Accounting software system to track all of our project costs. This system includes weekly labor inputs and monthly subcontractor and supplier updates. Viewpoint Accounting allows our bookkeeping to be focused and methodical. Using the weekly job cost report, Triplett Wellman is able to maintain a controlled guard on "actual costs" of labor hours, material, and subcontractor expenses. **On a typical cycle, Triplett Wellman will provide RSD with updates on a monthly basis.**

## ADDITIONS AND SUBTRACTIONS TO THE GMP

It is almost impossible to engage in a project with no changes to the overall guaranteed maximum price. However, there are many ways in which Triplett Wellman is able to moderate those incidences. Here are some key examples:

- ✓ Create subcontract agreements that:
  - Define a clear scope of work
  - Tie the subcontractor to the Owner contract and the project schedule
  - Define a clear scope/price change process
- ✓ Develop a project schedule with input from subcontractors and suppliers
- ✓ Develop a team environment that encourages members to solve problems to the benefit of the project while building and fostering long term working relationships within those team members
- ✓ Carry allowances or contingencies for unknown project conditions within the GMP

## Change Management

As changes arise, they are controlled and tracked under our Viewpoint project management software. This system is globally accessible due to its web-based platform. Viewpoint provides change management logs which report on items such as: approved changes, submitted changes, pending changes, etc.

Changes to the Guaranteed Maximum Price (GMP) are tracked as Owner Change Orders or In-House Change Orders. The only items that will be defined as an Owner Change Order are changes in scope or additions/subtractions to scope. They will be reflected as an additive or deductive change order value to be posted to the original GMP. In-House Change Orders will be tracked as items that Triplett Wellman will pay for due to bid errors. These items will be tracked in our Viewpoint Change Management Log and will be reported on at the weekly jobsite meetings.

## CONTINGENCY

On a typical CM/GC project there will be (2) different contingencies: Owner Contingency and Construction Contingency.

The Owner Contingency is **ONLY AVAILABLE** to the Owner and is usually reserved for unknown jurisdiction costs or fees. The Construction Contingency is carried by the successful CM/GC and will be used to address drawing clarifications and details that don't warrant a change order. Construction Contingencies are tracked at every weekly project meeting to ensure all project stake holders are in agreement before funds are allocated. **All Construction Contingency dollars not spent are returned to the Owner 100%!**

## BUDGET DELIVERY

Triplett Wellman's 600+ projects have included nearly 100 CM/GC projects. And of those 100, all have been either on budget OR under budget. We work extremely hard during the pre-construction phase to control the budget working directly with the design team and the subcontracting community. Lately, we have even had room within our GMP to include owner-added scope items, such as exterior canopies for the Ridgefield School District. As evidenced below, we have provided significant savings to our CM/GC clients.

Savings Examples	
Project	Savings
Troutdale Police Department Troutdale, OR	<b>\$13,700</b>
Walker Middle School Salem, OR	<b>\$64,800</b>
Englewood Elementary Salem, OR	<b>\$85,500</b>
Southridge Elementary Ridgefield, WA	<b>\$81,000</b>
Union Ridge Elementary Ridgefield, WA	<b>\$180,000</b>
Ridgefield High School Athletic Field Ridgefield, WA	<b>\$406,000</b>

***WE STAND UP FOR THE OWNER'S BEST INTERESTS,  
WATCH THE BOTTOM LINE, AND WILL NEVER  
"PASS THRU" UNWARRANTED REQUESTS. IT IS OUR  
JOB TO MANAGE THE GMP.***

## VALUE ENGINEERING

Along with budgeting and providing costing information, Triplett Wellman will bring our Value Engineering services to the table during pre-construction.

Value Engineering will be an important process, whether the budget exceeds the scope or not. Triplett Wellman's definition of value engineering does **NOT** include:

- Reduced scope
- Reduced Quality
- Increased Maintenance

Triplett Wellman has extensive experience in Value Engineering (VE) as a collaborative team member. We will develop a value engineering "check list" specific to your project. The VE process will include items such as:

- Track and log all VE prospects.
- Detailed review of the bid documents to identify VE opportunities.
- Solicit VE concepts from all subcontractors during the bidding and construction phases.
- Discuss the impacts, both positive and negative, of using each specific VE alternative. "How will it affect the overall aesthetics of the building? How will this change affect the scheduled duration of the project? Will this VE idea affect maintenance costs and the overall life cycle of the building and its systems?"

### SALMON CREEK PLASTIC SURGERY

#### CM/GC Value Engineering Success

Original Bid	\$2,323,716
Post-Value Engineering	\$2,104,423
<b>Value Engineering Savings</b>	<b>\$219,293</b>

#### *INCLUDING SUCH ITEMS:*

Siding Material	\$45,000 Savings
Select Windows	\$30,000 Savings
Med Gas VE	\$15,000 Savings



### WELLSPRING MEDICAL CENTER

#### CM/GC Value Engineering Success

Original Bid	\$9,521,053
Post-Value Engineering	\$9,055,454
<b>Value Engineering Savings</b>	<b>\$465,599</b>

#### *INCLUDING SUCH ITEMS:*

Plumbing Material Change	\$34,000 Savings
Hollow Metal Change	\$15,500 Savings
Substitute/Reconfig. Skylights	\$71,325 Savings
Reduce Mech. Occupancy	\$153,107 Savings
Entry Canopy Modification	\$151,261 Savings



#### Vancouver Arts & Academics High School

Original Estimate	\$7,526,000
Post-Value Engineering	\$7,331,755
<b>Value Engineering Savings</b>	<b>\$194,245</b>

#### Mt. Angel Elementary School

Original Estimate	\$5,743,000
Post-Value Engineering	\$5,542,181
<b>Value Engineering Savings</b>	<b>\$200,819</b>

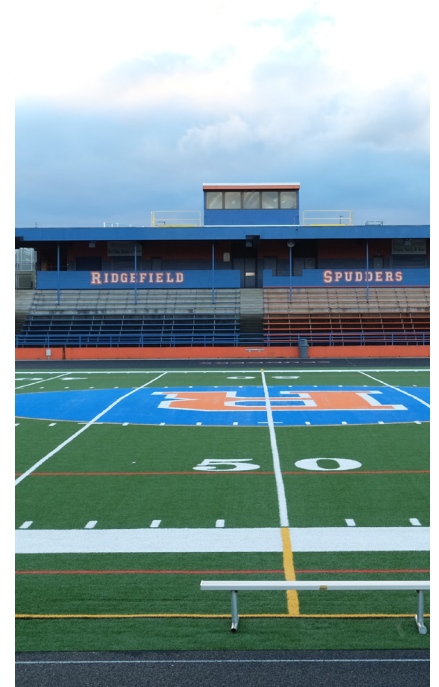
#### Grand Ronde Health & Wellness Center

Original Bid	\$4,078,165
Post-Value Engineering	\$3,784,303
<b>Value Engineering Savings</b>	<b>\$293,862</b>

#### Tualatin Hills Aquatic Recreation Center

Original Bid	\$6,974,406
Post-Value Engineering	\$6,522,092
<b>Value Engineering Savings</b>	<b>\$452,314</b>





## FEATURED PROJECT

### RIDGEFIELD CAPITAL IMPROVEMENTS - RIDGEFIELD, WA

**CONTRACT VALUE**  
\$36 Million

**CHANGE ORDERS**  
-\$864,415

**COMPLETION DATE**  
August 2014

**Delivery Method**  
CM/GC Contract

#### **Summary**

Triplett Wellman performed CM/GC services on (3) different sections of the Ridgefield School District campus adding 20,000 SF of single story classroom and commons at South Ridge Elementary; nearly 40,000 SF of 2-story classroom, kitchen and gymnasium at Union Ridge, and 65,000 SF of classroom and Performing Arts Auditorium at Ridgefield High School, as well as providing a synthetic field surface and other improvements at the RHS stadium.

#### **Project Successes**

We lost almost two months in Construction Duration due to permitting challenges. However, we were still able to finish the project on time and on budget, We also added additional scope, strengthened our relationship with LSW Architects and made new friends in the Management and School District Teams.

#### **PROJECT DESCRIPTION:**

- New Buildings
- Street Improvements
- Neighbor Sensitivity
- Portable Classroom Removal
- Building Demolition
- Security Protocol

#### **OWNER CONTACT**

Ridgefield School  
District  
Art Edgerly  
360-566-7616

#### **ARCHITECT CONTACT**

LSW Architects  
Chad Daarud  
360-694-8571



## FEATURED PROJECT

### SUNSET PRIMARY SCHOOL - WEST LINN, OR

#### CONTRACT VALUE

\$17.5 Million

#### CHANGE ORDERS

\$0 (To Date)

#### COMPLETION DATE

August 2017

#### PROJECT DESCRIPTION

- New Elementary School
- Street Improvements
- Neighbor Sensitivity
- Wood Framed
- Occupied Campus
- 72,000 SF
- Build New then Demolish Old
- Under Construction

#### OWNER CONTACT

West Linn-Wilsonville  
School District  
Remo Douglas  
503-673-7988

#### ARCHITECT CONTACT

DOWA-IBI Group  
Bill Conboy  
503-226-6950

#### Delivery Method

Select Bidders List

#### Summary

Construction of a new 72,000 SF 2-story wood-framed primary school. This project is nestled in a neighborhood on one side and a forested area on the other. To combine both settings, the Architect designed a structure with brick, fiber-cement siding, metal panel, storefront, and exposed wood members as the make-up for the exterior envelope. This choice of materials was an excellent blend to combine settings in the project's location. Exterior improvements once the new building is complete will include: street work, new parking areas and drive up, new play fields and playground, and a covered play area.

#### Complexities/Challenges

Some of the immediate neighbors had expressed disapproval of the project and tried to stop the project from proceeding at its onset. Once the project was underway, we knew we would need to do anything and everything in our power to keep them as happy as possible. So far, incidents have been minimal and some of the most vocal residents are starting to warm up to the idea of this new school nearby. We always try to take the approach of being a good construction neighbor and follow through with what we say we are going to do. In this case, keep streets clean, minimize construction traffic and deliveries to isolated times of the day, reduce sound impacts where possible, and work within the time restrictions stated by the City.







## FEATURED PROJECT

### JOSEPH GALE ELEMENTARY SCHOOL - FOREST GROVE, OR

#### CONTRACT VALUE

\$15.6 Million

#### CHANGE ORDERS

\$175,000 (Owner added scope)

#### COMPLETION DATE

August 2012

#### PROJECT DESCRIPTION

- Public Building
- 2-story
- LEED Certified / Sustainability Focused
- 70,000 SF
- Occupied Campus
- Accelerated Schedule

#### OWNER CONTACT

Terry Thetford  
503-515-8456

#### ARCHITECT CONTACT

Mahlum Architects  
Alyssa Leeviraphan  
503-548-2246

#### Delivery Method

CM/GC Contract

#### Complexities/Challenges

The project was built on an occupied campus. The existing Joseph Gale School remained in session while we constructed this new school. Following the completion of the 2011-2012 school year, we demolished the existing structure allowing the children to move into their new facility for the start of the 2012-2013 school year

#### Project Successes

The project was completed on time and on budget. As the CM/GC we were also able to add additional scope onto the project and remain within our CM/GC contract value.



## FEATURED PROJECT

### VERNE DUNCAN ELEMENTARY SCHOOL - HAPPY VALLEY, OR

#### CONTRACT VALUE

\$12 Million

#### CHANGE ORDERS

\$555,000 (Owner added scope)

#### COMPLETION DATE

August 2009

#### Delivery Method

CM/GC Contract

#### Complexities/Challenges

This project had a concurrent Sitework package that the Owner contracted directly with Coffman Construction. The coordination between our work and their work required some finesse and ultimately proved to be a seamless transition. That seamlessness meant no unforeseen costs for the School District.

#### Project Successes

The project was completed on time and on budget. This project was another testament to how well we work with both JJ Henri and BBL Architects.

#### PROJECT DESCRIPTION

- Public Building
- 2-Story
- LEED Certified/  
Sustainability Focused
- 62,000 SF
- Extensive Storefront
- Metal Framed

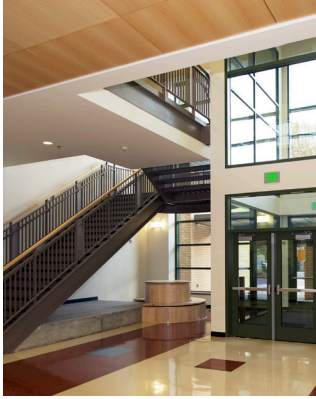
#### OWNER CONTACT

Bill Weston  
503-908-1528

#### ARCHITECT CONTACT

BBL Architects  
Lang Bates  
503-635-4425





## FEATURED PROJECT

### BATTLE CREEK ELEMENTARY SCHOOL - SALEM, OR

#### CONTRACT VALUE

\$14.5 Million

#### CHANGE ORDERS

\$705,049

#### COMPLETION DATE

August 2012

#### Delivery Method

CM/GC Contract

#### Summary

Construction of a 71,000 SF 2-story elementary school. The building utilizes natural lighting throughout the space with large areas of storefront and curtain wall systems including an interior courtyard to get natural lighting into the center of the building. Exterior improvements included a new parking lots, large covered play area, a community playground, asphalt walk/running track and a soccer/play field.

#### Project Successes

Flash flooding shortly after initial site-work caused havoc on the job site and adjoining neighborhood. Due to turbulent economic times, we had some subcontractors go out of business on the project. Both circumstances were remedied without a budget impact to the Owner, and the project was completed on time.

#### PROJECT DESCRIPTION

- New Buildings
- Street Improvements
- Neighbor Sensitivity
- Portable Classroom Removal
- 71,000 SF
- Building Demolition
- Security Protocol
- Deferred Submittals

#### OWNER CONTACT

Salem-Keizer School  
District  
Casey Cunningham  
503-399-3000

#### ARCHITECT CONTACT

DOWA-IBI Group  
James Fitzpatrick  
503-226-6950

## Wascher Elementary - Lafayette, OR

Client / Owner McMinnville School District Rod McDowell 503-781-5587	Original Estimate:	Substantial Completion (Orig.):
	\$6,000,000	August 2008
	Original Contract:	Substantial Completion (Actual):
	\$5,872,400	August 2008
Final Contract: \$6,491,000 (owner added scope –Synthetic baseball field)		
<div> <div> <b>Project Description</b> <ul style="list-style-type: none"> <li>Renovation and addition to existing elementary school</li> <li>35,000 SF</li> <li>Two story wood framed and masonry construction</li> </ul> </div> <div> <b>Preconstruction Services</b> <ul style="list-style-type: none"> <li>Multiple Budgets in conjunction with Drawings</li> <li>Public bid packages / Advertisement</li> <li>Site construction started while “interior finish” drawings were being completed</li> <li>Value engineering</li> <li>Creation of Critical path construction schedule</li> </ul> </div> </div>		



Wascher Elementary provided a number of learning experiences that Triplett Wellman can bring to the Fairview Elementary School project. Most importantly, we worked on an occupied school campus, integrating with the students and staff on a daily basis. We re-routed bus loops and student drop-off and pick up zones while under construction. Other similarities include:

- **CM/GC delivery method**
- Public **elementary school** project



## Timber Ridge 3-8 - Albany, OR

Client / Owner Greater Albany School District Ed Fitzpatrick 541-967-4560	Original Estimate:	Substantial Completion (Orig.):
	\$20,000,000	August 2009
	Original Contract:	Substantial Completion (Actual):
	\$18,078,000	August 2009
Final Contract: \$21,385,000 (owner added street work to the Contract after award)		
<div> <div> <b>Project Description</b> <ul style="list-style-type: none"> <li>104,000 SF of NEW construction on a 20 acre site</li> <li>Two story wood-framed structure</li> <li>New arterial roadway, street-work, and utilities</li> <li>Wet soil mitigation / Creek crossing</li> </ul> </div> <div> <b>Preconstruction Services</b> <ul style="list-style-type: none"> <li>Pre-qualified / select subcontractors</li> <li>Created critical path construction schedule</li> <li>Budget assistance</li> <li>Early procurement of long-lead items</li> <li>Value engineering</li> </ul> </div> </div>		

The hybrid construction of Timber Ridge 3-8 in Albany, Oregon had a lot of learning experiences that Triplett Wellman can bring to the Reynolds School District. Among the similarities that we can draw from include:

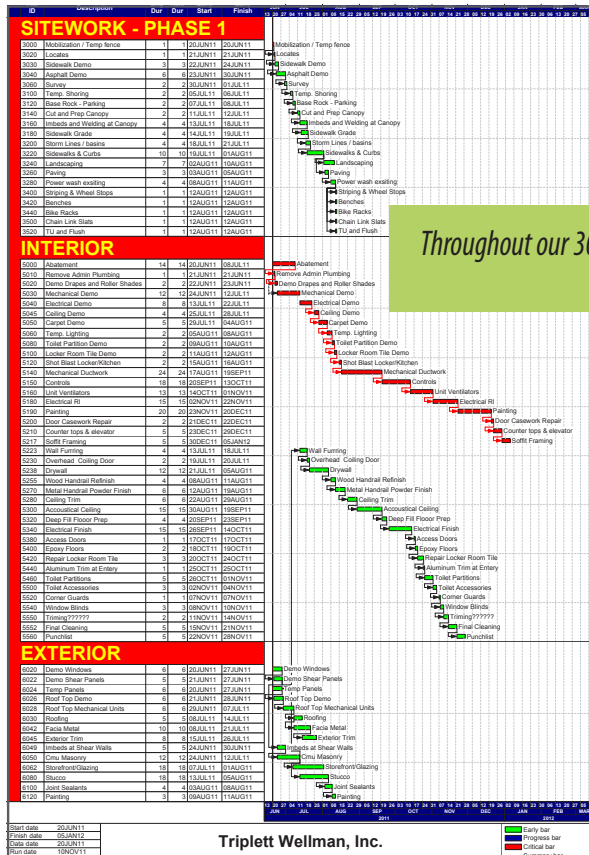
- Elementary school construction with play shed
- Square footage with multiple wings / multiple buildings
- Working with local jurisdiction on the street work components
- Wood framed



## ACCURATE CONSTRUCTION SCHEDULING IS VITAL

Schedule is an absolutely critical component to any construction project. DAY CPM has provided a generic over-view schedule of the entire project (including pre-construction) as shown in Appendix D of this RFP. Triplett Wellman will use our expertise to turn the construction sequence of 8 "bars" shown currently into a more complex track-able and measureable construction schedule for all stake holders to buy into. It will be our project milestones combined with the School District's key dates that generate our project schedule. We understand the district's needs and recognize the impact of a new facility especially during the busy summer closeout months when the owner is moving in and we are preparing to demolish the old building.

## HOW DO WE MANAGE THE SCHEDULE?



Triplett Wellman will produce and issue a Project Milestone schedule (a sample is shown here). This detailed breakdown will identify work flow to the team. It will also closely identify the step-by-step procurement strategy during pre-construction and the staging of bid packages necessary to mirror the construction document progression.

*Throughout our 30 year history as a company we have delivered all of our 600+ projects on time. We are certain your project will be no different.*

## HOW DO WE TRACK OUR SCHEDULE PROGRESS?

- A large color schedule is posted conspicuously in the project office for all to see
- During each weekly Owner's meeting, we will report our progress
- Submittals / Monthly Billings / O&M's will also tie into this master schedule
- Each subcontractor will be tied contractually to the master schedule
- Each week, our site superintendent, will provide a 2-week look ahead schedule (see sample below) to be reviewed at weekly meetings. This review ensures that appropriate manpower and materials are consistently available.

## SCHEDULE RISKS & CHALLENGES

Other than challenges presented elsewhere in our response to this RFP, we have identified a couple things that may come as a schedule challenge to this project. After each challenge, we have identified how Triplett Wellman will pro-actively address each challenge.

### RISK: WEATHER DELAY

Solution:

- Work closely with BLRB, the District, and the AHJ for timely permit issuance (site / building / road)
- Study the geo-report to identify soil conditions
- Work with a competent excavation contractor (for example) who can move quickly and effectively

### RISK: SAFETY OF THE SURROUNDING COMMUNITY / STAFF / STUDENTS

Solution:

- This site is pretty isolated – however we will implement site-obscuring fencing to eliminate distractions
- Easily read-able signage indicating construction / delivery pathways / zones / impacts to traffic
- Coordination with school activities / timing to eliminate traffic confusion

Job Name: Albany 3-8 School  
Job No.: 581

Prepared by: Greg Yoder  
Issued Tuesday November 1-08 sheet#2

Key:  
/ Scheduled Days of Work  
X Days Work was Performed  
O Work Inhibit Schedule  
OP Scheduled Concrete Pour  
OF Scheduled Concrete Pour

Task	Past Week							This Week							Second Week							Days
	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	
Sector 01																						
Base rough in 2nd fl.	x	x	x	x	x	x	x															RLSW
Base rough in m. level	x	x	x	x	x	x	x															RLSW
Fire protection (both levels)	x	x	x	x	x	x	x															WFC
Framing cover inspection	x																					C.G. Albany
Final install/typical at comp	/	/	x																			Ungqua
Final install/edge mtl.	/	/	x																			Lloyd mtl.
Comp. roofing																						Ungqua
D-1 frame																						Ungqua
CMU veneer	x	x	x	x	x	x	x															Flack
Thermal/sound insulation	x	x	x	x	x	x	x															T.C.O.
Drywall 2nd fl.								x														Bartel Co.
Drywall m. level																						Bartel Co.
Window sill flash at sldg. Area's																						Lloyd mtl.
Siding/rafters																						K&B
Storefront frames																						Mountain Glass
Sector 02																						
Base rough media & C128								x	x													RLSW
Final media & C128																						L.C.O.
Drywall media & C128																						Bartel Co.
Drywall classroom, Wing	x	x	x	x	x	x	x															Bartel Co.
Painting classroom, Wing	x	x	x	x	x	x	x															Third Generation
Cfg. Grid wire classroom, Wing	x	x	x	x	x	x	x															Bartel Co.
Cfg. Grid metal classroom, Wing																						Bartel Co.
Elec. Finish																						A.C.A.E.
Siding/rafters	x	x	x	x	x	x	x															L&O
Storefront frames																						Mountain Glass
Sector 03																						
Wall assembly m. gym	x	x	x	x	x	x	x															T/W

xx-Jones, A.C.A.E., Flack, RLSW, Lloyd, WFC, Ungqua, Demmon-Pain, ZCO, Bartel Co., Third Generation, C.T. Commercial, Axis crane, True joint

CBS OR 42496  
CBS WA 1023000000



## SUBCONTRACTS & LONG LEAD PROCUREMENT

At Triplett Wellman, we specifically and aggressively prioritize long lead-time items. We will require early submission by the subcontractors and track through the approval process with the design team so there are no delays in order procurement. We start the process by sending out subcontracts and purchase orders within the first two weeks.

## LABOR AND MATERIALS AVAILABILITY

First and foremost, Triplett Wellman's 30-plus year history in the commercial construction marketplace allows us to stay in close contact with the major subs and suppliers – keeping an “ear to the ground.” We stay closely connected to the pricing index of copper, gypsum, concrete, lumber, and asphalt.

A couple other ways we combat such problems include:

- Being “open-shop” – Since we are not affiliated with any trade union, we are able to pull and work with all available and qualified trades-people
- Timely Project Start – Based on the published schedule, being under construction in March on the site and subsequently mid-April for the building will allow Triplett Wellman / Day CPM / and the District to get ahead of the summer projects for year 2015.
- Equipment Ownership – Triplett Wellman owns a fleet of forklifts, scissors lifts, fans, and other pertinent construction equipment. If we see rental companies raising prices artificially, we can help combat this with our own “stock” – thus controlling costs and helping schedule.

## GENERATING A “BUZZ”

Once the bid packages are determined, drawings are complete and ready to bid - Triplett Wellman will use a variety of avenues to get the word out to the marketplace including:

- Daily Journal of Commerce (Oregon & Washington – online and published)
- Salem Contractor's Exchange (Salem, Oregon)
- Contractor's Plan Center
- Our FTP server – accessible ONLINE
- Potential for pre-qualified scopes of work (M.E.P, Structural Steel, Drywall, Excavation)
- Bid solicitations via fax and email to other trades



Troutdale Police Department  
Troutdale, OR

*“Triplett Wellman’s team was professional and very client oriented. They were always aware of the clients’ budget and schedule. I look forward to working with Triplett Wellman again.”*

*Mark Betts – Owner’s Rep (KEI) Ridgefield School District*

## QUALITY

Quality Control OR Quality Assurance will be an ONGOING and CONTINUAL responsibility of Triplett Wellman. From our Site Superintendent and Foremen, to our Project Managers, Owners, and even our laborers, it is our collective responsibility to guarantee the intent of the design documents AND the Owner's expectations are met. **We empower all of our employees to speak up if project quality is not being met and reward those employees and subcontractors who show exemplary attention to detail.**

Triplett Wellman anticipates working with a special inspection agency

- We actively participate and team with the special inspectors
- We make sure the work is ready for inspection and plans/permits available
- We pro-actively search for resolution (if problems exist)
- We quickly resolve and re-inspect (if necessary) to eliminate any compliance issues

Other **QA/QC** measures include:

- Daily "walk-about" by the Site Superintendent encouraging the right practice and not corrective practice
- Close examination of all deliveries for damage and/or packing problems
- Pre-Punch list – Triplett Wellman will generate and complete a punch list prior to the design team / Owner ever stepping onsite to participate in a punch list.
- Photographic documentation of critical elements (possibly Multi-Vista)
- Webcams offering snapshots of current activities / construction conditions
- Carefully walk with the Owner / Architect at key installation dates

**ONE OF TRIPLETT WELLMAN'S BIGGEST QUALITY ASSETS IS OUR EXPERIENCE. ALL OF OUR SITE SUPERINTENDENTS POSSESS A WEALTH OF CONSTRUCTION KNOWLEDGE AND EXPERTISE WITH A MINIMUM OF 30 YEARS OF INDUSTRY EXPERIENCE AND A MINIMUM OF 14 YEARS WITH THE COMPANY. OUR PEOPLE KNOW WHAT TO EXPECT IN TERMS OF QUALITY AND KNOW HOW TO DELIVER.**

We also reinforce quality when it comes to the quality of the construction documents. Triplett Wellman will actively participate during the Constructability Review of the documents. We will speak up and review / provide feedback about the final bid documents such as:

- "Are these biddable drawings?"
- "Is there a spec for the bike rack?" (for example)

*"During my management of \$70 million in construction projects, I have never experienced a contractor as willing to listen to and please the customer. Nor have I done business with any contractor who defended the customer's position with its subcontractors with the fairness, integrity and vigor as that of Triplett Wellman. Each Triplett Wellman employee that contributed to our project was top notch and understood the greater vision of achieving a project that is successful for all involved."*

Alan J Roth  
Facilities Manager  
Garmin AT

## SAFETY IS JOB #1

**Triplett Wellman recognizes that working in construction can be dangerous.** It is our job to prevent injuries and maintain a safe working environment. We handle all concerns with EXTREME urgency. Triplett Wellman writes JOB SPECIFIC safety protocol to reduce and eliminate the incidence of job site accidents.

### CRITICAL COMPONENTS TO SUCCESS AND ACCIDENT PREVENTION

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Thorough employee safety training program.</li> <li>• Job site orientation for all employees with daily site walkabouts.</li> <li>• High visibility clothing / vests.</li> <li>• Pre-Construction Safety Review by Superintendent and Senior Project Manager for all new projects.</li> <li>• Site-specific safety procedures established well in advance of construction including a site specific fall protection program.</li> <li>• Weekly meetings with sub-foremen.</li> <li>• On site personnel trained in first aid / CPR.</li> </ul> | <ul style="list-style-type: none"> <li>• Independent, unannounced site inspections.</li> <li>• Lock out/tag out system to prevent injury while around utilities.</li> <li>• Certified forklift operators for all sites.</li> <li>• Requirement of a WRITTEN fall protection program from all subs.</li> <li>• Up to date and available (24hrs/day) MSDS information utilizing OHSU MSDS Hotline service.</li> <li>• A well-kept, clean and swept job site.</li> <li>• Tool and equipment inspection program.</li> </ul> |
|--|---|

We utilize the help of the **AGC** and the **SAIF** corporation in advising our Safety Committee on the latest resources and worker trends in Construction Safety. We have written safety procedures that are enforced. In addition, we award and recognize those employees who work safe and promote job safety to their peers. It is our goal to see all of our employees home injury free every night.

## DRUG AND ALCOHOL TESTING & MONITORING POLICY OVERVIEW

Triplett Wellman is committed to providing a work setting free from the harmful effects of controlled substances and/or alcohol abuse. Our company policy applies to all company personnel and complies with obligations under the Drug Free Workplace Act of 1988. All of our employees are subject to a comprehensive and mandatory drug and alcohol screening program.

As the General Contractor, we will require testing of on site subcontractors if we feel there is reasonable or "just" cause. We recognize the value in our workplace and strive to promote a safe, drug free environment. We believe safe and healthy workers create a top quality end product for our clients

## ACCOUNTABILITY AND RESPONSIBILITY

We will be responsible for all "workers" on the project site including Triplett Wellman Employees, Contract and Subcontract Employees. We have a formal disciplinary program which we apply with fairness to every "worker."

### EMR SAFETY RECORD

2016	2015	2014
.69	.85	.87

**TRIPLETT WELLMAN**

**HAS WORKED**

**361,413 HOURS**

**WITHOUT A TIME-LOSS CLAIM.**



## TRIPLETT WELLMAN WORK EXPERIENCE

- Amity School District
- Battleground School District
- Beaverton School District
- Canby School District
- Chemeketa Community College
- Evergreen Public School District
- Forest Grove School District
- Greater Albany Public Schools
- The International School
- Jewell School District #8
- La Center School District
- Linn Benton Community College
- McMinnville School District
- North Clackamas School District
- Ridgefield School District
- Salem Keizer Public Schools
- Tigard / Tualatin School District
- Vancouver School District
- Washington School for the Deaf
- Washougal School District
- West Linn / Wilsonville School District
- Woodburn School District

**Triplett  
Wellman**  
CONTRACTORS

### ENSURING SAFETY IN THE SCHOOL DISTRICT

Based on recent events in the world, nation, and even your School District, guaranteed safety is becoming a thing of the past. The environment in which we all live is completely dynamic, changing almost on a daily basis.



Rendering of the New Fairview Replacement Elementary School

Ensuring construction safety and mitigating risks of injury in the workplace is an easy task when compared to protecting people from unforeseen circumstances. Reynolds School District has already made huge advances by implementing their security and background checking requirements as well as hiring Sonitrol Pacific to be their security contractor of choice.

Triplett Wellman will promise to hold all of our personnel, subcontractor personnel, and supplier personnel accountable for getting the proper clearance for entering the site. If someone tries to cut a corner or disobeys the posted clearance instructions, they will be asked to leave immediately. We will work with Sonitrol to carry out the needs of the District to secure the site. We have already begun talks with Shawn at Sonitrol to understand some of the expectations with regard to security. We will meet with all security personnel, staff, and project team to adequately produce a safety plan that coincides with the flow of the site. During that plan development, we will request input from all key participants to mitigate all security risks. Ultimately, we can all 'sign-off' and approve the mutual plan that will be followed by EVERYONE on and near the site.

*"I would highly recommend Triplett Wellman Contractors for any project either complex or modest. Their level of service and integrity along with their cost conscious approach will benefit anyone who chooses them as their contractor."*

*Liutenant Joel S. Wendland  
Troutdale Police Department*

1. Employee handbooks are given out when an employee is hired. It includes a description of proper attire and tools necessary to work at a Triplett Wellman (T/W) construction site in a safe and healthy manner. Examples of necessary equipment include but are not limited to: boots, rain gear, non-baggy or clothing that is not torn or ripped. Hard hats are supplied by the employee but will be provided on a temporary basis if the employee does not have an approved hard hat for the work day in question. Employees arriving on-site without appropriate clothing and tools will be warned once and then sent home.
2. Job site safety orientation will be given when an employee arrives at a new job site for the first time. The job site walk around and safety orientation will be given by the superintendent, foreman, or safety officer on site. The walk around will review hazards such as ground hazards, people working overhead and other issues specific to the current job site which including but are not limited to:
  - a. The new employees job description/tasks to be completed.
  - b. First aid locations, trained first aid people on site.
  - c. Egress routes from job site in case of emergency
  - d. Location of urgent care or hospital to nearest site.
  - e. Report all injuries to the superintendent, foreman, or safety officer immediately.
  - f. Safety meetings (held once a week). Safety on the job site will be discussed as well as other issues such as tool box topics, specific for a safer work place.
  - g. MSDS #
3. It is the company policy to make it a safe work place for all employees, subcontractors, owners, and potential visitors on-site. Visitors are required to check-in at the construction site office.
4. Safety glasses, dust masks, hard hats, and ear protection will be supplied by T/W; if the employee to maintain his personal safety equipment and to use the equipment when the work environment or task requires the use of the safety equipment to protect the employee from the current hazard.
5. Tool such as saws, drills, grinders, roto-hammers, etc are supplied by the company. It is the responsibility of the employee to inspect all tools to be used and to see that they are in proper working order. Broken or unsafe tools shall be tagged and removed from service. The repair tags should describe what is wrong with the tool or what repairs need to be completed. The damaged tool shall be given to the project superintendent for repair or replacement.
6. All fall protection requirements are posted for each specific job site. T/W will supply all harnesses, rope grabs, yo-yo's and cables for use on site. It is the responsibility of the employee to inspect his harness for frays or defects in equipment as well as lanyards. All equipment not in working order will be removed from the jobs site and thrown away.
7. It is the employee's obligation to inform the superintendent, foreman, or safety officer on site of any unsafe situations that they see. This also includes subcontractors. No violation is too small and don't hesitate to advise a subcontractor or employee to stop an activity if it is unsafe. Triplett Wellman, as the general contractor, is responsible for the entire job site. We must maintain a healthy and safe workplace.
8. Only trained personnel are allowed on forklifts, scissor lifts, snorkel lifts, and any other power machinery on the job site. The superintendent, foreman, or safety officer are allowed to give on site tests for the equipment, NO EXCEPTIONS. Subcontractors are not allowed to borrow or use Triplett Wellman owned or rented equipment without proof of training and knowledge of equipment.
9. Identification of gasses, chemicals, and other materials on a job site will be discussed in the regularly scheduled safety meetings. If you smell anything that is not familiar to you or see anything that you don't know about report it to the superintendent or foreman immediately. The hazmat poster is posted on the job site trailer with the emergency phone numbers. All suite chemicals shall be stored properly and in safe area away from any danger.
10. It is the responsibility of every person to keep a safe and healthy work environment for everyone involved.



## MWESB PARTNERS (LAST TWO (2) YEARS)

A-Absolute Comfort Heating  
Adventure Roofing  
All-Ways Excavating  
Ashland Brothers Landscapes  
B&K Sheetmetal  
Benchmark Coatings  
Buffalo Welding  
CR Woods Trucking  
Cascade Casework  
Cascadian Landscapers  
Cash's Drapery  
Cipriano & Son Excavation  
Contemporary Visions  
Crestview Construction  
Crossfire Sprinkler  
Dirt & Aggregate Interchange  
DK & Associates  
Edmondson's Drapery  
Empire Painting  
Ffosil Contracting & Management  
Fredinburg Masonry  
Gibson Door & Millwork  
Global Electric  
Green Art Landscaping  
Green Acres Landscape  
Greg Law Landscape  
Hillebrand Construction  
Hood River Plumbing & Heating  
INDO Partitions  
Klinger Masonry  
Kodiak Pacific Construction  
Konell Excavation  
Lyda Excavating  
Milne Masonry  
NW Kodiak Construction  
Pagh Custom Woodworking  
Parker Fire Protection  
Parrish Excavating  
Paul L Bentley Architect  
Portland Coatings  
Precision Homes and Development  
Reliable Fence  
Ri Ky Roofing  
River City Glass  
River City Rebar  
RSS Architecture  
Sawtooth Caulking  
Sieckmann Metal Fab  
Sign Wizards  
Simonis & Associates  
Superior Interiors  
Unican  
Valley Growers Landscaping  
Vancouver Paving  
Vancouver Roofing & Sheetmetal  
WE Given Contracting  
WB Painting  
Westside Iron  
Willamette Fence  
Willamette Valley Excavating  
Wishart Welding  
Zavala Corp

## DIVERSITY

Triplett Wellman's office in Woodburn is nestled in a very diverse community. We are an equal opportunity employer and encourage the use of underrepresented, women-owned, minority-owned, and emerging small businesses on EVERY project we are awarded. We have an internal aspirational goal to subcontract with at least 10% of our Owner contract value with underrepresented and MWESB firms. For example: if we have a \$3M project with an Owner, we intend to subcontract at least \$300,000 with underrepresented and MWESB Firms.

## OUTREACH

- We frequently download updates from the OMWESB website and add contractors to our Bid Invitation database.
- We advertise the projects we are looking to bid in the DJC, local newspapers, and other plan centers.
- We hold a community outreach meeting where interested individuals can come and ask questions to learn about the project and Triplett Wellman's bid process.
- We send out personalized bid invitations via fascimile and / or email, then document via a follow-up call whether or not a subcontractor will be bidding.

### Hood River City Hall

Owner: City of Hood River  
Size: \$1.1 Million  
% of MWESB Firms Utilized:  
**13.5%**

### Washington School for the Deaf

Owner: State of Washington  
Size: \$7.8 Million  
% of MWESB Firms Utilized:  
**10%**

### WSUV Undergrad Classroom

Owner: WSU  
Size: \$15.1 Million  
% of MWESB Firms Utilized:  
**10%**

### Willamette Family Medical

Owner: Dr. Steele et. al.  
Size: \$1.2 Million  
% of MWESB Firms Utilized:  
**17.5%**

## SUCCESS

We have worked on projects for the City of Portland where documented MWESB participation and Good Faith Efforts were a requirement of our contract. On those projects, Nick Wellman exceeded all of the expectations set forth by the City. Nick understands the importance of successful outreach, and looks forward to promoting growth of these underrepresented businesses.

In the past, Triplett Wellman has also been involved with the Mentor Protege Program through the Port of Portland. We have been in contact with Surety Northwest Insurance and Bond who frequently provides bonding to emerging businesses. Surety Northwest is willing to meet with these businesses to review their financials with them and assess bonding requirements.

## LOCAL INFLUENCE

Local economic contribution and participation are ALWAYS part of our commitment on every project. On principle, we practice what we consider a social responsibility to the communities we are working within by doing the work to research the availability of local business resources. We want to be certain we are a positive influence on your business community. Triplett Wellman will prioritize locating Fairview businesses by:

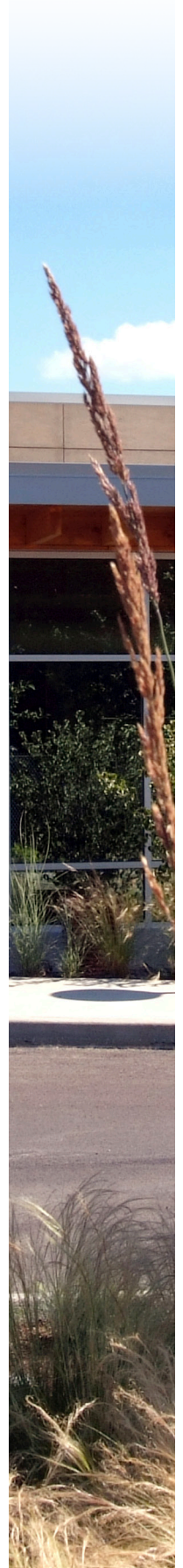
- Specifically soliciting to businesses within a 30 mile radius of the project.
- Conducting a town-hall type meeting for any interested subcontractors and suppliers to learn about opportunities. At this meeting we would also discuss insurance / bonding / BOLI wages to ensure everyone was well educated on the process. We successfully conducted a meeting similar to this on the Joseph Gale Elementary School and Ridgefield School Projects.
- Breaking down and apart specific scope sections (concrete for example – exterior flatwork vs. curbs) to allow smaller local sub-vendors a manageable bid scope.
- Advertising in the local papers, over the radio, through media sources like Craigslist, FACEBOOK, and others.

## LOCAL COMMITMENT

Utilizing local subcontractors and suppliers has always been an important aspect to Triplett Wellman's procurement process. Please refer to the chart below for data that illustrates our commitment to each project's local business community.

Project Examples of Engaging Qualified Local Business	Number of Local Companies Used	Local Company Percentage of Total Work
Walker Middle School Polk County	14	57%
Joseph Gale Elementary School Washington County	10	21%
South Salem Elementary School Marion County	12	52%
Verne Duncan Elementary School Clackamas County	26	51%
Ridgefield Schools (4 Projects) Clark County	99	61%

***EACH TRIPLETT WELLMAN JOB IS MANAGED IN THE SAME WAY, REGARDLESS OF LOCATION. WE TAKE PRIDE IN WORKING WITH SMALLER, TIGHT-KNIT COMMUNITIES, AS THEIR CORE VALUES MATCH UP TO OUR CORPORATE VALUES.***





## ENGAGING THE COMMUNITY - A STEP FARTHER

Again, we understand and value the importance of getting the immediate community involved in this Fairview Elementary School project. The local people are ultimately what made this project a reality.

*We are looking forward to working with Ron White to creatively encourage everyone to get involved. Some additional concepts of promoting the project are:*

- Work with Matt Rutter at the Oregon Association of Minority Entrepreneurs (OAME) and be present at their 'Coffee & Issues' and 'Contractors & AEPT' events. Both events happen frequently and are attended by about 140-160 people.
- We already attended the Metropolitan Contractor Improvement Partnership (MCIP) Subcontractor Trade Show on February 18th and gained a number of contacts. These subcontractors and construction community members are eager to work with Triplett Wellman and we have already began developing key relationships with them. We will continue to include these people/firms in our bid invitations and notifications of events such as the Reynolds Community Meeting and the OAME presentations mentioned above.
- In many instances, we have found that the children are extremely interested in the work taking place around their schools. In the past, we have come to assemblies to update faculty and the children on what is taking place or what is coming up. By doing this, it gives the layperson a better understanding of construction and helps spark creativity in the eyes of a child.
- During the summer months or after graduation, we would like to offer job opportunities to former students of Reynolds School District. We will be available to discuss those possibilities at the HS job fairs or other expos. Whether a teen wants to get involved in the construction trade permanently or just be involved during the summer we have the desire to help develop those teens into adulthood. We have hired a number of employees in their teens and 20's and many of them still work for us today.
- Some HS students may only attend school half days due to credits already received. If there is an opportunity for them to work and earn credit, we would also like to make that available.



There are an abundance of ways to be an advocate for community involvement, and we want to be a universal resource in that pursuit. We will look forward to formulating a comprehensive plan with Ron White and Reynolds School District to achieve all of the District's goals as it relates to MWESB Subcontractor Utilization, Local Project Commitment, Buying Local, and the overall direct enhancement of the community by way of the Fairview Elementary School project.

*Triplett Wellman has reviewed the sample draft contract and the general conditions to the contract. We understand that these documents will be the basis of the agreements for services provided by the selected proposer on the New Fairview Replacement Elementary School project.*

*Triplett Wellman takes no exceptions to the documents nor do we have any proposed revisions to declare.*

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*Triplett Wellman has thoroughly reviewed the Request for Proposal (RFP) and our proposal response has not deviated from the requirements issued in the document.*



## Reynolds School District - Fairview Elementary School

6-10-16

	QUANTITY	UNIT	HRS	RATE	TOTAL COST	TOTAL HRS	
PRECONSTRUCTION SERVICES OUTLINE							
BIWEEKLY MEETINGS - 1 Principal/General Superintendent & 3 Executive Staff Members							
Principal or General Superintendent	5	EA	5.00	100.00	2,500	25	
Preconstruction Manager/Estimator	13	EA	5.00	90.00	5,850	65	
Project Manager	13	EA	5.00	90.00	5,850	65	
Project Engineer	5	EA	5.00	70.00	1,750	25	
Travel - 90 miles round-trip	13	EA	90.00	0.600	702	-	
							\$16,652
ESTIMATE PRODUCTION							
100% DD ESTIMATE							
Nick Wellman	1	EA	30.00	90.00	2,700	30	
50% CD ESTIMATE							
Nick Wellman	1	EA	26.00	90.00	2,340	26	
							\$5,040
VALUE ENGINEERING							
AFTER 100% DD ESTIMATE							
Nick Wellman	1	EA	15.00	90.00	1,350	15	
Steve Duch	1	EA	9.00	90.00	810	9	
Scott Bennett	1	EA	3.00	90.00	270	3	
AFTER 50% CD ESTIMATE							
Nick Wellman	1	EA	15.00	90.00	1,350	15	
Steve Duch	1	EA	9.00	90.00	810	9	
Scott Bennett	1	EA	3.00	90.00	270	3	
							\$4,860
CONSTRUCTABILITY REVIEWS/MEANS & METHODS							
AFTER 50% DD DOCUMENTS							
Nick Wellman	1	EA	16.00	90.00	1,440	16	
Steve Duch	1	EA	16.00	90.00	1,440	16	
Scott Bennett	1	EA	16.00	90.00	1,440	16	
							\$4,320
AFTER 80% CD DOCUMENTS							
Nick Wellman	1	EA	12.00	90.00	1,080	12	
Steve Duch	1	EA	12.00	90.00	1,080	12	
Scott Bennett	1	EA	12.00	90.00	1,080	12	
							\$3,240
SITE INVESTIGATIONS & DOCUMENTATION OF EXISTING CONDITIONS							
Nick Wellman	1	EA	4.00	90.00	360	4	
Steve Duch	1	EA	4.00	90.00	360	4	
Scott Bennett	1	EA	4.00	90.00	360	4	
							\$1,080
DEVELOPMENT AND CREATION OF A PHASING/LOGISTICS/SAFETY PLAN							
Eric Hall	1	EA	9.00	90.00	810	9	
Nick Wellman	1	EA	9.00	90.00	810	9	
Steve Duch	1	EA	9.00	90.00	810	9	
Scott Bennett	1	EA	9.00	90.00	810	9	
							\$3,240
SCHEDULING							
Gene Wellman	2	EA	3.00	100.00	600	6	
Nick Wellman	2	EA	2.00	90.00	360	4	
Eric Hall	2	EA	4.00	90.00	720	8	
							\$1,680
TOWN HALL - MEET & GREET							
Eric Hall	1	EA	4.00	NC	0	4	
Nick Wellman	1	EA	4.00	NC	0	4	
Steve Duch	1	EA	4.00	NC	0	4	
Scott Bennett	1	EA	4.00	NC	0	4	
							NO CHARGE
BID PACKAGING & BID ADVERTISEMENTS							
Nick Wellman	1	EA	10.00	90.00	900	10	
Steve Duch	1	EA	14.00	90.00	1,260	14	
Advertisement Costs	1	EA	1.00	1,800.00	1,800	-	
							\$3,960
PREBID MEETINGS/WALKTHROUGHS FOR SUBCONTRACTORS							
Nick Wellman	2	EA	2.00	90.00	360	4	
Steve Duch	2	EA	2.00	90.00	360	4	
Scott Bennett	2	EA	2.00	90.00	360	4	
Travel - 90 miles round-trip	2	EA	90.00	0.600	108	-	
							\$1,188
REPROGRAPHICS COSTS & SHIPMENT COSTS							
Printing and Shipping	1	EA	1.00	500.00	500	-	
							\$500
TOTAL COST FOR PRECONSTRUCTION SERVICES							
	492						

Base Fee	2.80%
Performance & Payment Bonds	.90%
Liability Insurance	.75%
Builder's Risk Insurance	.25%

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**Total Fee** **4.70%**

*Based on a Construction Cost of \$22.7 Million, 72,000 SF of Building Area, and a Construction Duration of 17 months, here are Triplett Wellman's proposed General Conditions costs.*

MATRIX ITEM	COST	MATRIX ITEM	COST
B.1 Project Manager	\$80,000	B.28 Office Security	in B.17
B.2 Project Engineer	\$45,000	B.29 Sustainability Coordinator/Supervisor	in Fee
B.3 Superintendent	\$214,000	B.30 Clerical/Secretarial	in Fee
B.4 Field Supervision	in B.3	B.31 Project Coordination	in Fee
B.5 Field Coordination	in B.3	B.32 Estimating and Cost Engineering	in Fee
B.6 General Foreman	in Fee	B.33 Overtime for CM/GC Onsite Supervisory Staff	in B.3
B.7 Quality Control	in Fee	B.34 Field Engineer	NA
B.8 Safety Coordinator/Supervisor	in Fee	B.35 Delivery Services	in Fee
B.9 Trade Coordination	in B.3	B.36 Project Foreman	\$147,840
B.10 Office Equipment	\$2,125	B.37 Fork Lift for Loading/Unloading of Misc. Materials	\$40,800
B.11 Printing/Reproduction	\$3,000	B.38 Loading and Unloading of Misc. Materials	\$12,200
B.12 Phones/Phone Lines	\$5,200	B.39 Jobsite Clean-Up (Excludes Final Clean)	\$62,031
B.13 Fuel/Maintenance	\$7,006	B.40 Office Supplies	in B.10
B.14 Substance Abuse Testing	\$1,100	B.41 Office Clean-Up	in B.17
B.15 Construction Signage	\$1,800	B.42 Temporary Toilets/Sinks	\$7,920
B.16 Progress Photo (Monthly)	\$2,550	B.43 First Aid Supplies	\$850
B.17 Temporary Office	\$9,452	B.44 IT Equipment	\$1,000
B.18 Postage/Delivery	in B.11	B.45 Material Handling	\$0
B.19 Internet Service	\$1,800	B.46 Staging Area Maintenance	\$0
B.20 Vehicles	\$8,500	B.47 Safety Barrier/Safety Warnings/Safety Handrails	\$0
B.21 Submittal Review & Approval	in Fee	B.48 All cost for Sustainable Construction Practices	in Fee
B.22 Courier Delivery Services	in Fee	B.49 Temp. Water include distribution & utility charges	\$1,300
B.23 Drop Boxes & Disposal Fees	\$4,800	B.50 Drinking Water	\$1,000
B.24 Office Furniture	in B.10	B.51 Small Tools	\$0
B.25 Drafting and Detailing	\$0	B.52 Maintenance & Monitoring of Erosion Control	\$0
B.26 Site Security	\$10,200	B.53 Travel/Mileage/Subsistence	in B.13 & B.20
B.27 All Background Checks, & fingerpr.	\$30,000	B.54 Site Webcam and Services @ beginning to compl.	\$25,000
Subtotal	\$426,533	Subtotal	\$299,941
<b>TOTAL GENERAL CONDITIONS</b>			
	<b>\$726,474</b>		