



**CONSTRUCTION LEADERS**

January 8<sup>th</sup>, 2010

Arizona State University	Colorado State University
Boise State University	Milwaukee School of Engineering
Brigham Young University	Montana State University
Brigham Young University, Idaho	Oregon State University
California State Polytechnic University, Pomona	San Diego State University
California State Polytechnic University, SLO	University of Washington
California State University, Chico	Utah Valley State University
Sacramento State University	

**Re: 2010 ASC Student Competition – Preconstruction Services Problem  
2-Phase Submittal, The Hawaii Project**

Dear ASC Member Schools:

You are invited to submit on a 2-phase proposal to provide preconstruction services for **The Hawaii Project**, located in Hawaii. Attached to this intro letter you will find our Phase I RFQ with attachments.

Required services will involve participation in the preconstruction process including estimating, scheduling, value engineering and contractibility reviews. Prior to the start of construction, it is the intent to negotiate a construction contract with the same contractor, provided the quality, schedule and budget objectives are met, there has been no significant change in the contractor's financial position and the contractor's team has performed the preconstruction services to the expectations of the owner **PRIHD Development Partnership**.

All teams are required to be in attendance at the Preproposal Conference when the Phase I Prequalification submittal is due on **Thursday, February 11<sup>th</sup>, 2010 at 6:00 AM** in the Southern Pacific Room C on the 3<sup>rd</sup> floor of John Ascuaga's Nugget Hotel and Casino.

The Phase II Services Proposal will be handed out during the same conference and discussed at that time. The Phase II Service Proposal submittal will be due **Thursday, February 11<sup>th</sup>, 2010 at 9:00 PM**. All questions regarding the RFP are to be directed in written form to Scott Viola at [srviola@nordicpcl.com](mailto:srviola@nordicpcl.com) by January 22<sup>nd</sup>, 2010. Answers for each question received will be shared and distributed to all competing teams by January 25<sup>th</sup> in the form of an addendum.

Best of luck in your competition!

Regards,

**PCL Construction Services, Inc.**

Scott Viola, Construction Manager

**PCL CONSTRUCTION SERVICES, INC.**

## Request for Qualifications for the Contractor Team

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### GENERAL INFORMATION

**Project:**                   **The Hawaii Project**

**Owner:**                   PRIHD Development Partnership (PRIHD)  
C/o Nordic PCL Construction, Inc.  
1099 Alakea Street, Suite 1560  
Honolulu, HI, USA 96813

**3 copies of proposals are to be submitted in a 3-ring binder to:**

Scott Viola, Construction Manager  
C/o: Nordic PCL Construction, Inc.  
John Ascuaga's Nugget  
1100 Nugget Ave.  
Sparks, Nevada 89431

**Ph. I Proposals Due:** **Thursday, February 11, 2010, 6:00 AM**, Southern Pacific C Room, 3<sup>rd</sup> Floor  
John Ascuaga's Nugget Casino & Hotel

**Ph. II Proposals Due:** **Thursday, February 12, 2010, 9:00 PM**, Southern Pacific C Room, 3<sup>rd</sup> Floor  
John Ascuaga's Nugget Casino & Hotel

**Interviews Held:**       **(Interview time to be determined by random draw) Friday, February 12, 2010, 8:30 AM**, Southern Pacific C & D Rooms, 3<sup>rd</sup> Floor John Ascuaga's Nugget Casino & Hotel

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### PROPOSAL INSTRUCTIONS

***This document supersedes all previous documents posted on the ASC website.*** You are invited to submit a proposal to provide preconstruction services for **The Hawaii Project**, located in Hawaii. This contract will be to provide preconstruction services through the design phases of the project. The prime consultants will be hired to provide a full design for the project. The architect, structural engineer and consultants will be contracted directly to the Owner. This is a 2-phase proposal with an interview; evaluation points are designated for each phase as follows:

1. (20 pts) Phase I Prequalification Submittal
2. (50 pts) Phase II Services Proposal
3. (30 pts) Interview/Team Presentation - All teams will be asked to participate in a 20 minute presentation, followed by a 10 minute Questions and Answer period. Your team's presentation

will be an open format detailing your services proposal. The structure of your presentation will be left to you to best represent your proposal.

The Owner's Interview Panel will consist of the firm's:

1. President/CEO
2. Project Director
3. Safety & Risk Manager
4. Vice President, Finance

Initial services will involve participation in the preconstruction process including estimating, scheduling, value engineering, cash flow analysis, and constructability reviews. An agreement will be executed at a later date if the project expectations are met during this preconstruction phase.

Prior to the start of construction, it is the intent to negotiate a construction contract with the same contractor provided that the quality, schedule and budget objectives are met, there has been no significant change in the contractor's financial position, and the contractor's team has performed the preconstruction services to the expectations of the Owner.

All questions regarding the RFP are to be directed in c/o Nordic PCL Construction, Inc., Scott Viola at [sviola@nordicpcl.com](mailto:sviola@nordicpcl.com).

**Phase I Prequalification Attachments to this Proposal:**

General Contractor Project Manager Biographies  
General Contractor Project Superintendent Biographies  
Architectural Firm Biographies  
Civil Engineering Firm Biographies  
Structural Engineering Firm Biographies  
Mechanical/Electrical Engineering Firm Biographies  
Contract Comparison Matrix

**Phase II Services Proposal Attachments:**

To be handed out with the Phase II RFP at the Preproposal Conference on Feb. 11<sup>th</sup>, 2010, 6:00 AM in Southern Pacific C Room.

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## OWNER PROFILE & BACKGROUND

**PRIHD Development Partnership (Owner)**, (pronounced “Pride”), is a subsidiary of PCL Construction Services, Inc. which is a 103-year old firm built on the belief of five fundamental core values. The core values create the acronym, ‘PRIHD’. Our core values are:

**P**assion

**R**espect

**I**ntegrity

**H**onesty

**D**ynamic  
Culture

**PRIHD** is built on a century-long, tradition of excellence, hard work and a can-do attitude. We believe in long-term business relationships and producing quality projects over time. We seek a ‘win-win’ situation for our partners and our firm. We are leaders in buildings, civil and heavy industrial markets. We are 100% employee-owned, one of the top employers in North America and are always seeking new talent.

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## PROJECT DESCRIPTION

**The Hawaii Project** is located in a congested urban area in the City of Honolulu. The project involves the complete renovation of an existing 15 story hotel. The existing building has one level of subterranean parking, two levels of retail spaces and lobby, and twelve floors of guestrooms. The building structure is cast-in-place concrete and the exterior is painted concrete and wide lanais.

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## PROJECT SCHEDULE

It is anticipated that the existing hotel will be shutdown and liquidated by August 15, 2010 to allow for the renovation work to begin in September 2010. The intent is to begin the 6 month preconstruction phase in March 2010. The construction schedule will be developed by the contractor as part of the Phase II Services submittal.

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## PHASE I DELIVERABLES

**Your team is a fictitious construction company who PRIHD Development Partnership has deemed a potential candidate to perform the scope of the work.** Choose a name for your company to use for your submissions. Please use your industry research and creativity to develop the following deliverables. Using all the attachments provided with this RFP, please address the following in your Phase I submittal:

## I. Related Experience:

- a. Describe the previous related experience of your firm on ***similar*** projects to this proposed project. Limit your response to a maximum of 3 projects. For each project, please include:
  - i. Name of project, location and description of the facility including type and size.
  - ii. The duration of construction.
  - iii. The role of your firm on the named projects.
  - iv. Please provide the initial contract value and the final contract amount for each of the above named projects. If there are differences in values, please provide an explanation for the differences.
  - v. Describe similarities for each of your reference projects to this project.

## II. Proposed Team:

- a. Provide a proposed staffing plan for both the pre-construction and construction phases. At a minimum, please provide:
  - i. A project organization chart for each phase, with roles and responsibilities of each selected consultant and contractor team member as it relates to PRIHD.
  - ii. **Using the provided Consultant biographies attached to this RFP**, please select the major consultants (Architect, Civil Engr., Structural Engr., Mechanical/Electrical Engr.), you would recommend the Owner contract with and why. Include these consultants on both org. charts as appropriate.
  - iii. **Using the provided Project Manager and Superintendent biographies attached to this RFP**, recommend the PM and Super you would assign to the project and why. Include them on both org. charts as appropriate. For the purposes of this problem, your team member(s) will assume the role of the selected biography for Project Manager and Superintendent.
  - iv. In completing the org. charts, include any other staff members you feel need to be included to successfully complete both phases of the project.

Your proposed team will include as a minimum, a selection from the fictitious Project Manager and Superintendent resumes provided, and each member of your team will assume the roles of a fictitious preconstruction services team member in support of this project. For each member of your team (other than those assuming the superintendent and project manager roles), create a resume with their qualifications and relevant experience you believe to be appropriate to the position. Each resume should also include references (names and phone numbers), which may be contacted to discuss their experience and qualifications.

### III. Project Management Services:

- a. Describe your philosophy and approach to your safety and accident-prevention program. (Do not provide a project safety plan)
- b. Provide statistics by which the effectiveness of your program is measured.

### IV. Contract:

- a. The Owner is open to suggestions for the type of contract agreement with reasonable modifications. Included with this RFP we have given you a variety of contract formats to choose from. Use your school library, internet, or a local AIA office to obtain copies of the contracts to review. Please choose the best contract based on our description of the project and our values.
  - i. Explain the advantages of the contract form by completing the Contract Comparison Matrix (attached).
  - ii. Please address your willingness to use this contract form and note any significant deviations that you would propose.

### V. Fees:

- a. Describe your proposed compensation for preconstruction services.
- b. Please identify what work might be performed by your company's own forces.
- c. What is your proposed construction fee on the contract amount?
- d. What is included in the construction fee?
- e. Would the fee differ for subcontracted work versus self-performed work?
- f. Would the fee differ for change orders?
- g. Are there extra fees for additional changes during construction?

For your use the Owner's logo is the century gothic font, capital letters, bold font, dark green in color. An example is below:

**PRIHD**  
**Development**

Thanks and good luck.

# **Tucker Design Services (TDS)**

## **Size & Capacity**

Tucker Design is an international firm. They have the capacity to service the proposed project but would need to utilize staff from the Portland office to complete the design.

## **Experience**

TDS has an international portfolio that includes high rise mixed-use residential and hospitality. The firm was founded in 1971 with additional offices added starting in 1995.

## **Office Location**

TDS was started in Seattle, Washington with additional offices in Portland, OR, Irvine, CA, Honolulu, HI, Washington D.C. and Shanghai. The project will be run out of the Honolulu office with staff from the Irvine office working on this as their primary project.

## **Reputation**

TDS is well established in the U.S. West coast. Their international portfolio is concentrated in China and this is a major market for them.

## **Relationships**

PRIHD has not worked with Tucker Design but a well respected business associate of the owner recommended them for consideration.

## **Project Manager**

TDS's project manager has been in the industry for 15 years and is experienced in high rise mixed-use residential projects. He is currently working on a project that will not be completed until Fall 2010. In the interim, one of the project manager's from the Portland office will work through preconstruction until he is available.

## **Fees**

TDS proposes to provide architectural services including interior design and construction administration for 4.95% of the cost of the work.

# **Rayburn & White Architecture (RWA)**

## **Size & Capacity**

Rayburn & White is a firm that works nationally. They currently have the capacity to service the Hawaii project.

## **Experience**

RWA has extensive experience in residential and mixed use developments. They have completed numerous projects in Washington, Oregon, Hawaii, and California. Their home office is in Portland. Their projects are well known throughout the region.

## **Office Location**

RWA has a small office in Honolulu with project site offices in California and Washington. The project will be run out of the Honolulu office with limited assistance from their Seattle group.

## **Reputation**

RWA is well respected for their design work. They design award winning projects and their clients tend to put them at the top of their list as a preferred architect. They are described as being good to work with by their clients and consultants. They tend to work with clients that have a national presence and will take them into new markets.

## **Relationships**

PRIHD has worked with RWA before, and respects their work product.

## **Project Manager**

RWA's proposed Project Manager is a seasoned architect in his mid-40s. He is just finishing a major project in Los Angeles but enjoys the pace of the Hawaii market. His personality is strong and decisive. He views compromise as a sign of weakness. His mission is to create a design that will be well received by the client and their customers.

## **Fees**

RWA proposes to provide architectural design and administration for 4.85% of the cost of the work.

# **Deaton, Cook & McCoy (DMC)**

## **Size & Capacity**

Deaton, Cook & McCoy is a firm that works nationally. They currently have the capacity to service the Hawaii project.

## **Experience**

DCM has large portfolio of residential projects and that is their primary focus. They have completed numerous residential and mixed use projects and their principals have a combined total of over 80 years of experience.

## **Office Location**

DCM has offices in Los Angeles and Denver with over 100 employees between the two offices. The project will be run from their Los Angeles office with a project specific site utilized for on-site management of the project.

## **Reputation**

DCM is renowned for their urban portfolio. Clients routinely solicit them early on in the project development for assistance with the proforma and guidance prior to the contractor or other consultants being selected.

## **Relationships**

PRIHD has not worked with DCM, but is aware of their expertise.

## **Project Manager**

DCM's proposed Project Manager has over 8 years experience. She is finishing a project in the Los Angeles area that will be complete in April 2010. This project is around \$50 million. The current client she is working for sees her as an asset and an advisor to them. There have been difficulties with the owner understanding the city regulations and she has guided them through the process. What she lacks in experience she makes up for in client service.

## **Fees**

DCM proposes to provide architectural services including design, interior design, and construction administration for 4.82% of the cost of the work.

# **Peter Dean Associates (PDA)**

## **Size & Capacity**

Peter Dean Associates is an international firm that provides a variety of services to its clients. They have capacity to complete this project with their staff in the Seattle office.

## **Experience**

PDA's residential, hospitality and mixed-use portfolio includes over 300 projects. They have completed projects in 46 states and 44 countries. They were founded in 1923.

## **Office Location**

PDA has offices in Seattle (headquarters), Honolulu, and Chicago. The project team in the local Hawaii office is capable of completing the design work so it is not necessary to split the work between offices.

## **Reputation**

PDA is well regarded in the industry. Although they have designed projects all around the world, the base of operations has been their Seattle office.

## **Relationships**

PRIHD has worked with PDA in the past and feels comfortable with their abilities. They have also worked with at least two of the consultants being considered for the project.

## **Project Manager**

PDA's project manager has completed numerous residential projects around the country. He has expertise in this product type and in the geographical area of the project. He understands that you have to balance design with building cost effectively to meet the proforma.

## **Fees**

PDA proposes a fee of .87% of the cost of the project's construction costs plus reimbursables.

# **Miller & Miller, Inc. (MMI)**

## **Size & Capacity**

Miller & Miller is a global firm that specializes in providing engineering and design services. They have the capacity to staff the Hawaii project.

## **Experience**

MMI has experience designing residential projects but mainly on the architecture side. They were founded in 1966.

## **Office Location**

MMI has over 3,500 employees in 275 offices worldwide. Their headquarters are in Pasadena, CA with a satellite office in Honolulu, HI as the primary office for the work on this project.

## **Reputation**

MMI is a large corporation that has many divisions. They are seen primarily as government consultants and not necessarily as a firm that does private sector work. Their strategic vision is to expand into more high rise residential and are willing to put forth the resources on this project to help achieve this vision.

## **Relationships**

One of the PHIHD's decision makers worked with MMI at a previous company and finds the proposed project manager's capabilities to be solid.

## **Project Manager**

The proposed project manager has worked previously with one of the PDIHD's decision makers so she is familiar with his expectations. She does not have a strong residential background but is eager to learn.

## **Fees**

MMI proposes a fee of .95% of the cost of the project's construction costs.

# **Daniel Valdez Corporation (DVC)**

## **Size & Capacity**

Daniel Valdez Corporation is an international firm whose primary business is aviation, environmental, facilities, geospatial, information technology and tele- communications. They have the capacity to complete this project out of San Diego with assistance from their Orlando office.

## **Experience**

DVC has limited experience with residential projects, although they just completed their first mid-rise condominium project at Walt Disney World last year. They are a well respected and experienced civil engineering firm.

## **Office Location**

DVC has 40 offices internationally with over 4,400 employees worldwide. The San Diego, CA office would handle the design responsibilities on this project.

## **Reputation**

DVC is well known for their civil expertise on wastewater, telecommunications, and homeland security projects.

## **Relationships**

DVC has a limited residential portfolio but sees this project as an opportunity venture into this sector. They have a limited relationship with the owner but have worked with at least one of the architecture firms under consideration.

## **Project Manager**

DVC would have to reach out to hire someone with residential experience to take on this project. They have started a preliminary search but have not identified or secured a candidate yet.

## **Fees**

DVC proposes a fee of .87% of the cost of the project's construction costs plus reimbursables.

# **Willingham Associates Engineering (WAE)**

## **Size & Capacity**

Willingham Associates is a nationally recognized firm that has clients both nationally and internationally. They have the capacity to perform the Hawaii project from their Los Angeles office.

## **Experience**

WAE's residential experience is limited to mainly hospitality projects. They have completed a few residential projects but the focus has been on hotel properties.

## **Office Location**

WAE has offices in Seattle and Spokane, WA, Los Angeles and San Diego, CA, and Anchorage, AK. All projects are run through one of these offices.

## **Reputation**

WEA's structural portfolio is recognized more than its civil practice. They try to structure the work with clients to include both but that is not always the case with clients that have preferred civil engineers.

## **Relationships**

PRIHD has not worked with WAE in the past but is interested in speaking with them for structural services.

## **Project Manager**

WAE would need to hire a structural engineer to complete the work on this project. They have recruited a candidate that is familiar with the geographical area in Hawaii and has extensive residential experience.

## **Fees**

WAE proposes a fee of 2.34% of the cost of the projects construction costs plus reimbursables to provide both structural and civil services.

# **Leonard Marshall, Inc. (LMI)**

## **Size & Capacity**

Leonard Marshall Inc. is a midsize structural engineering firm based with good high rise project experience. They should have the capability to staff the Hawaii project, pending the outcome of a major project they are pursuing in Sacramento, CA.

## **Experience**

LMI specializes in residential, parking structure, office building and hospitality projects. Much of their work is high rise product and they have extensive experience in the Las Vegas casino hotel market.

## **Office Location**

LMI recently closed a small office in Lahaina, HI. All projects are now run through their Las Vegas office with satellite operations when necessary depending on the size of the project and contract.

## **Reputation**

LMI is well known in the West Coast region but does not have many projects outside this area. They only provide structural engineering services and have built a solid reputation in this practice area.

## **Relationships**

PRIHD has worked with LMI and has had mixed reviews on the consistency of talent from project to project. LMI has committed to providing a project team the owner was happy with on a recently completed project.

## **Project Manager**

LMI's project manager worked with PRIHD on a previous project and is aware of their requirements and expectations. This project manager has limited residential experience but did a good job on the recent project.

## **Fees**

LMI proposes a fee of 1.42% of the cost of the projects construction costs plus reimbursables to provide structural engineering services.

# **Frank Armando Corporation (FAC)**

## **Size & Capacity**

Frank Armando Corp. is an international structural and civil firm with projects in the United States and Canada. FAC is full service for structural and civil components of projects. They have the capacity to complete the Hawaii project.

## **Experience**

FAC's residential portfolio is well rounded and includes multi-family and hotel properties.

## **Office Location**

FAC has offices in Everett and Spokane, WA, Portland, OR, Honolulu, HI and San Diego, CA. Their Hawaii office will lead the project with support from their Spokane office.

## **Reputation**

FAC has a strong reputation in the industry. Although they offer both structural and civil practices to their clients, they will complete just one of the disciplines if the client wishes.

## **Relationships**

The owner has worked with FAC in the past and only wants them to submit a proposal for the structural component of the project. FAC's relationship with PRIHD is good.

## **Project Manager**

FAC's proposed structural engineer has residential experience and is an industry veteran with over 15 years of structural work to his name. He is located in the Spokane office and will work with his team from there to complete the work. He takes a partnering approach to his projects and looks to the consulting team, owner, and contractor to contribute solutions to challenges.

## **Fees**

FAC proposes a fee of 1.37% of the cost of the projects construction costs plus reimbursables to provide both structural and civil services.

# **Monson & Will Engineering (MWE)**

## **Size & Capacity**

Monson & Will is a medium to large-size mechanical/electrical consulting firm with over fifty years of rich history. They currently have the resources to service the Hawaii project.

## **Experience**

MWE is a full-service mechanical and electrical consulting engineer. Their portfolio includes all types of commercial buildings, with numerous high-rise offices, condos, and hotel projects, containing both retail and parking structure components.

## **Office Location**

MWE is based in Columbus, OH with offices throughout the United States. Their experience is significant and they have completed several projects in Hawaii. The Hawaii project will be managed from their Honolulu office.

## **Relationships**

MWE has worked with PRIHD before but never on a residential project. MWE was recommended by Rayburn & White Architecture, one of the potential architects, on this project due to a previous successful condominium project together.

## **Project Manager**

MWE's proposed Project Manager is a quiet, but experienced engineer. He is creative and innovative, but must be managed closely to meet deadlines.

## **Fees**

MWE has asked for a fee of \$798K for the mechanical and electrical contracts plus travel and reimbursables.

# **Johnson & Baker Engineers, Inc. (JBE)**

## **Size & Capacity**

Johnson & Baker is a large, full-service mechanical and electrical consulting firm with multiple offices across the United States. With over 240 staff members, they currently have the necessary resources to service this project.

## **Experience**

JBE is best known for their experience in the sports/ entertainment market sectors, as well as an impressive portfolio of high-rise commercial and residential buildings. Over the years, they have completed several projects in California and a couple in Hawaii.

## **Office Location**

This project will be managed from their Los Angeles office, and if necessary they can draw upon the resources from one of their six other locations and/or partner with a local Hawaiian engineering firm.

## **Relationships**

PRIHD has worked with JBE on several high profile projects like the STAPLES Center in Los Angeles with good success, but has not worked with JBE on a residential project.

## **Project Manager**

JBE's proposed Project Manager is young and very aggressive. She questions everything and tries to be the center of attention in all meetings. Although she can be very innovative, she believes she has the only right answer to any question and at times can get very defensive if her judgment is questioned.

## **Fees**

JBE Engineers has requested a fee of \$795K plus travel and reimbursables for the mechanical and electrical engineering on this project.

# **Creative Engineering Associates, Inc. (CEA)**

## **Size & Capacity**

Creative Engineering Assoc. is a small to mid-sized mechanical/electrical consulting firm. The Hawaii project will be the largest single project their firm has ever undertaken. To meet the needs of the project, while maintaining the current client base, CEA will hire five additional staff members and joint venture with a Hawaiian firm.

## **Experience**

CEA has experience in virtually all types of commercial buildings and recently completed a mid-rise condominium tower in Laguna Beach, CA.

## **Office Location**

CEA's only office is located in Kansas City. They will look to the local Hawaii joint venture for assistance with building officials and code requirements.

## **Relationships**

CEA has worked for PRIHD successfully on smaller projects in the past in other parts of the country. PRIHD is a strong proponent of continuing to work with quality firms that has performed successfully in the past, as long as the project meets the firm's experience levels.

## **Project Manager**

CEA's Project Manager is in his late 50s. He is experienced, very conservative, and likes clear decisive direction. In the past he has shown good organizational skills and can manage his design to a schedule, but is untested on more complex projects. He does not like to spend a lot of time analyzing options.

## **Fees**

CEA has requested a lump sum \$794K fee for the mechanical/electrical engineering services, plus travel and reimburseables.

**Mechanical/Electrical Engineer**

# PROJECT MANAGER A

Years of Experience: 18  
Years with Current Firm: 4

This Project Manager possesses over 18 years of diversified construction experience. He has been with his current firm for 4 years.

His role is to provide oversight and leadership on the jobsite. Promoting and supporting jobsite safety, while ensuring progression of the project, is a priority. His residential background is limited but he recently completed an \$80 million student residential housing project. The client was extremely pleased with this performance and problem solving skills and has requested him back on campus for a future project.

Although he has performed work in Hawaii, most of his experience is in Southern California, but he is willing to relocate to Hawaii for this project opportunity.

## **Education:**

- B.S., Civil Engineering, University of California, Berkeley, Berkeley, CA
- LEED™ Certified, US Green Building Council

## **Relevant Experience:**

- Riverside County Regional Medical Center (OSHPD), Moreno Valley, CA
- UCLA Rieber North & West Residence Halls and 1<sup>st</sup> Floor Renovation, Westwood, CA
- STAPLES Center, Los Angeles, CA
- UCLA Anderson Graduate School of Management, Los Angeles, CA
- MCA/Universal Citywalk Parking Structure, Universal City, CA
- Figueroa Office Building, Waipahu, HI
- Citicorp Plaza and Seventh Street Marketplace, Los Angeles, CA
- 5055 Wilshire Renovation, Honolulu, HI
- Santa Anita Wastewater, Arcadia, CA
- The Salvation Army Bell Transitional Facility, Bell, CA
- The Paul Ziffren Sports Resource Center, Los Angeles, CA

## PROJECT MANAGER B

Years of Experience: 20

Years with Current Firm: 16

This Project Manager possesses over 20 years of field and estimating experience. She has been with his current firm for 16 years.

In her role as the lead field personnel on site, she will give executive oversight to the process and manage the overall operations of the project. She is knowledgeable in residential construction and management. She has been Project Manager on several high-rise residential projects, one in the downtown Honolulu area, with construction values upwards of \$120 million. Her background also includes parking structures, higher education facilities and sports/entertainment projects.

Most of her experience is in the U.S. West coast.

### **Education:**

- B.S., Construction Engineering and Management, Purdue University
- LEED™ AP, US Green Building Council

### **Relevant Experience:**

- 5<sup>th</sup> and Wade Project, Portland, OR
- Hawaii Community College Building D Renovation and Addition, Hilo, HI
- Federal Way Transit Center Parking Structure, Federal Way, WA
- Hawaii Community College Parking Structure, Kealahou, HI
- Seattle Public Library Ballard Branch, Seattle, WA
- Everett Events Center, Everett, WA
- RDR Tower, Honolulu, HI
- The Wynes Building, Seattle, WA

## PROJECT MANAGER C

Years of Experience: 22

Years with Current Firm: 6

This Project Manager possesses over 22 years of field, estimating, and engineering experience. He has been with his current firm for 6 years.

This Project Manager has worked in a variety of locations including Canada, Nevada, and California. He is willing to relocate for the company and work where he is needed. He has a solid residential portfolio that includes condominiums and hotels. He has not worked in Hawaii before but sees this project as an opportunity to increase his knowledge and experience level.

### **Education:**

- M.S., Civil Engineering, Case Western Reserve University, Cleveland, OH
- B.E., American University of Beirut, Beirut, Lebanon

### **Relevant Experience:**

- Washington Square Condominiums, Marina Del Rey, CA
- Grand Avenue Lofts, Los Angeles, CA
- Hyatt Regency Huntington Beach Resort & Spa, Huntington Beach, CA
- Rabobank Arena Theater & Convention Center, Bakersfield, CA
- Desert Inn Hotel Addition, Las Vegas, NV
- UC Berkeley Residence Halls, Phase II Renovation, Berkeley, CA
- Hoover Dam Visitor Center and Parking Structure, Boulder Canyon, NV

# SUPERINTENDENT A

Years of Experience: 30  
Years with Current Firm: 14

This Superintendent has over 30 years of construction industry related experience. He has worked the past 19 years as a construction superintendent supervising and completing a variety of commercial projects through out Southern California and Southern Nevada.

He prides himself as being a “hands on” superintendent and problem solver, with an unwavering commitment to jobsite safety and determined dedication in maintaining the highest standards of quality and workmanship.

His project responsibilities would include developing and managing the overall construction plan, develop means and methods, project scheduling both short and long term, overseeing the coordination of subcontractor work and implementation of all quality control and safety programs.

His experience with residential projects is varied and includes condominiums, student housing, and hotels.

## **Education:**

- Carpenters Apprenticeship Program

## **Relevant Experience:**

- Washington Square Condominiums, Marina Del Rey, CA
- Westin Condominiums Project, Kaanapali, HI
- UCLA Rieber Hall North & West Residence Halls and First Floor Renovation, Los Angeles, CA
- Home Depot Center, Carson, CA
- Sunset Millennium – West Retail & Parking Structure, West Hollywood, CA
- STAPLES Center, Los Angeles, CA
- UCLA Santa Monica Parking Structure, Santa Monica, CA
- West Angeles Cathedral Parking Structure, Los Angeles, CA
- MGM Grand Hotel Superstructure, Las Vegas, NV
- Caesars Palace Parking Structures I and II, Las Vegas, NV

# **SUPERINTENDENT B**

Years of Experience: 24  
Years with Current Firm: 15

This Superintendent has over 24 years experience in the construction industry. He is well versed in a variety of project types. His proven track record in managing the subcontractor base in the field and problem solving capabilities makes him a sought after team member by his colleagues. He is responsible for the overall operations and subtrade performance, schedule maintenance and adherence, and safety.

He has some experience with residential projects but, with many of them, his role was that of a project engineer or estimator. Much of his experience is on smaller projects with a construction value of less than \$10 million. Much of his experience has been in the Pacific Northwest.

He has authored several technical publications including a report on Residential Condominium Project Closeout that has been used a teaching tool for fellow employees.

## **Education:**

- No formal education degree but possesses extensive experience.

## **Relevant Experience:**

- ExOfficio Tenant Improvement, Seattle, WA
- Hudson Group, Seattle, WA
- MasterPark Garage, Seattle, WA
- SeaTac Airport Police Department Office Consolidation, Seattle, WA
- SeaTac Grease Interceptors, Seattle, WA
- Southwest Airlines Ticketing Office T.I., Seattle, WA
- SeaTac South and North Satellite Plumbing, Seattle, WA
- Everett Events Center Suite Level Lounge, Everett, WA
- Seattle Terminal Radar Approach Control Facility, Seattle, WA
- IDX Tower at Fourth and Madison, Seattle, WA
- The Woodmark Hotel – Vestibule Renovation, , Kirkland, WA
- Pioneer Moses Lake Medical Office Building, Moses Lake, WA

Years of Experience: 18  
Years with Current Firm: 8

This Superintendent has over 18 years of construction experience. He has proven his ability to successfully manage all field construction on small to large projects and bring them in on time and on budget. He is responsible for coordinating and sequencing trades, monitoring schedule activities, supervising the daily performance of the subcontractors, as well as monitor work performed by our own forces. Lastly, he promotes and supports jobsite safety at all times.

His residential experience is extensive from both a hospitality and condominium perspective. Most of his career has been spent building in Southern California but he has family in Hawaii and would like to relocate to that area.

## **Education:**

- Rio Hondo College (Courses Completed)

## **Relevant Experience:**

- Marina Pacific Hotel Renovations, Venice, CA
- UC Irvine SOTA Plaza, Irvine, CA
- Maya Lin Water Table, Irvine, CA
- Montana Lofts, Hilo, HI
- The Home Depot Center, Carson, CA
- Grauman's Chinese Theatre Retrofit and Renovation, Hollywood, CA
- Sumner Millennium Retail and Parking, Bend, OR
- Heritage Court Senior Housing, Downey, CA
- Democratic National Convention, Los Angeles, CA
- STAPLES Center, Los Angeles, CA

## CONTRACT COMPARISON MATRIX - TYPES TO CONSIDER FOR RECOMMENDATION

IV.a.i - Each of these contract forms offer advantages and/or disadvantages to your contemplated relationship with the Owner. Which do you recommend and why?			
Contract Type	Description	Pros	Cons
<b>A101™-2007</b> (formerly A101™-1997)	<b>Standard Form of Agreement Between Owner and Contractor where the Basis of Payment is a Stipulated Sum</b>		
<b>A101™ CMA-1992</b>	<b>Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Construction Manager-Adviser Edition</b>		



## CONTRACT COMPARISON MATRIX - TYPES TO CONSIDER FOR RECOMMENDATION

Contract Type	Description	Pros	Cons
<b>A102™–2007</b> (formerly <b>A111™–1997</b> )	<b>Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price</b>		
<b>A105™–2007</b> (formerly <b>A105™–1993</b> and <b>A205™–1993</b> )	<b>Standard Form of Agreement Between Owner and Contractor for a Residential or Small Commercial Project</b>		
<b>A141™–2004</b> (replaces <b>A191™–1996</b> )	<b>Agreement Between Owner and Design-Builder</b>		