



RUNESTONE COMMUNITY CENTER EXPANSION

Construction Management at Risk
Services

June 15, 2021



Bernick's Ice Arena Addition

Building Central Minnesota for More than 50 Years



Bradbury Stamm

Construction

Since 1923

Bradbury Stamm Construction Winkelman, LLC

340 Highway 10 South St., St. Cloud, MN 56304 | P: 320.253.2411 | F: 320.253.2324

Lee Gruen, VP, Sr. Project Manager | P: 505.328.1898 | lgruen@bradburystamm.com

June 15, 2021

City of Alexandria
Attn: Marty Schultz, City Administrator
704 Broadway
Alexandria, MN 56308

Re: Runestone Community Center Expansion

Dear Selection Committee,

Our team had the privilege to build the Runestone Community Center in 1978 and we are excited to have the opportunity to work with the City of Alexandria to enhance your facility. We have extensive experience on similar projects and we will bring value to the project. Our experienced team looks forward to working with you to maximize our effectiveness and value during the planning and construction stages of this project.

Who We Are. With Bradbury Stamm Construction you get a local partner with the strength and best practices of a large-scale contractor. Since 1969, our St. Cloud office has come to be known for construction services that work towards the betterment of our clients and our communities. We like to become known as “the local” in all the community we work in. As part of our parent company Bradbury Stamm Construction, we are the 335th largest contractor in the US and have a bonding capacity of \$500,000,000.

Committed to Serve. We are proud to present a local team of exceptional construction professionals for this project. Our proposed team of project manager, estimators, engineers and site superintendent have the capacity to begin the project immediately and is committed to your long term success.

Experience and Working History/References. Our St. Cloud Office has been successful for decades due to a consistent focus on overall client satisfaction. Over 85% of our work comes from repeat clients. We continue to hold ourselves to a higher standard in order to improve the construction experience and we welcome you contacting our references. We look forward to discussing how we can effectively provide value to the City of Alexandria throughout the preconstruction and construction process.

Thank you for considering Bradbury Stamm Construction for your project and for your review of our proposal. We are excited to work with you on this important project as we strive to exceed your expectations.



Lee Gruen
VP, Sr. Project Manager
Cell: 505.328.1898
lgruen@bradburystamm.com



Jay Vogel, LEED AP
Sr. VP, Regional Manager
Cell: 320.248.2686
jvogel@bradburystamm.com



B. BUSINESS ORG. AND HISTORY



i. Brief History of Firm

Our St. Cloud, MN office was originally founded by Don Winkelman, Sr. and his sons in **1969**, providing services in Central Minnesota as a contractor focused on commercial and institutional construction.

In 1983, two of the company's long-term employees, Duane Schultz and Keith Schupp, purchased and began to grow the business. Over the years the Winkelman office built upon its knowledge and reputation to become a regional full-service construction company offering **Construction Management, Pre-Referendum Services, Facility Studies, General Contractor and Design/Build services**. Projects include educational facilities, auto dealerships, health care and recreational facilities, multi-family units, governmental facilities, manufacturing facilities, churches, assisted living centers, office complexes, and historic renovations.

In 2017, the firm transitioned to the Bradbury Stamm family of companies. This transition brought enhanced financial stability, a strong focus on the future, and specialized safety.

We continue to balance our individualized approach on each project with nation-leading management techniques, tools and resources. Bradbury Stamm is able to attract the best talent allowing us the ability to build the most complicated projects. We are known in the Minnesota area as a commercial contractor with a variety of commercial projects. We work on a wide variety of projects ranging in scope up to \$90M. We have the flexibility and commitment to take the same professional approach no matter the type of project.

- ✓ Established 1923
- ✓ Established in St. Cloud, MN 1969
- ✓ Employees: 180+
- ✓ EMR Rate: 0.71
- ✓ Women Owned
- ✓ #335 Top 400 Contractors 2021, *Engineering News Record (ENR)*
- ✓ #97 Top Green Building Contractors 2020, *Engineering News Record (ENR)*
- ✓ Certificate of Commendation for Excellent Safety Record, *Associated General Contractors (AGC)*
- ✓ Bonding Capacity \$500M
- ✓ Dun and Bradstreet Rating:

i. Principal Officers

MN Officers: Jay Vogel - Sr. Vice President, Lee Gruen - Vice President, John Waletzko - Vice President, Andy Auger - Vice President, and Mike Schoenecker - Vice President

i. Corporate Structure

LLC

i. Ownership Type

Bradbury Stamm is a privately-owned, family business in our fourth generation of management.

ii. Identify other services your firm presently provides, besides construction management, under the name stated above or any other name. Identify construction services and/or other services, you provide as agency construction manager.

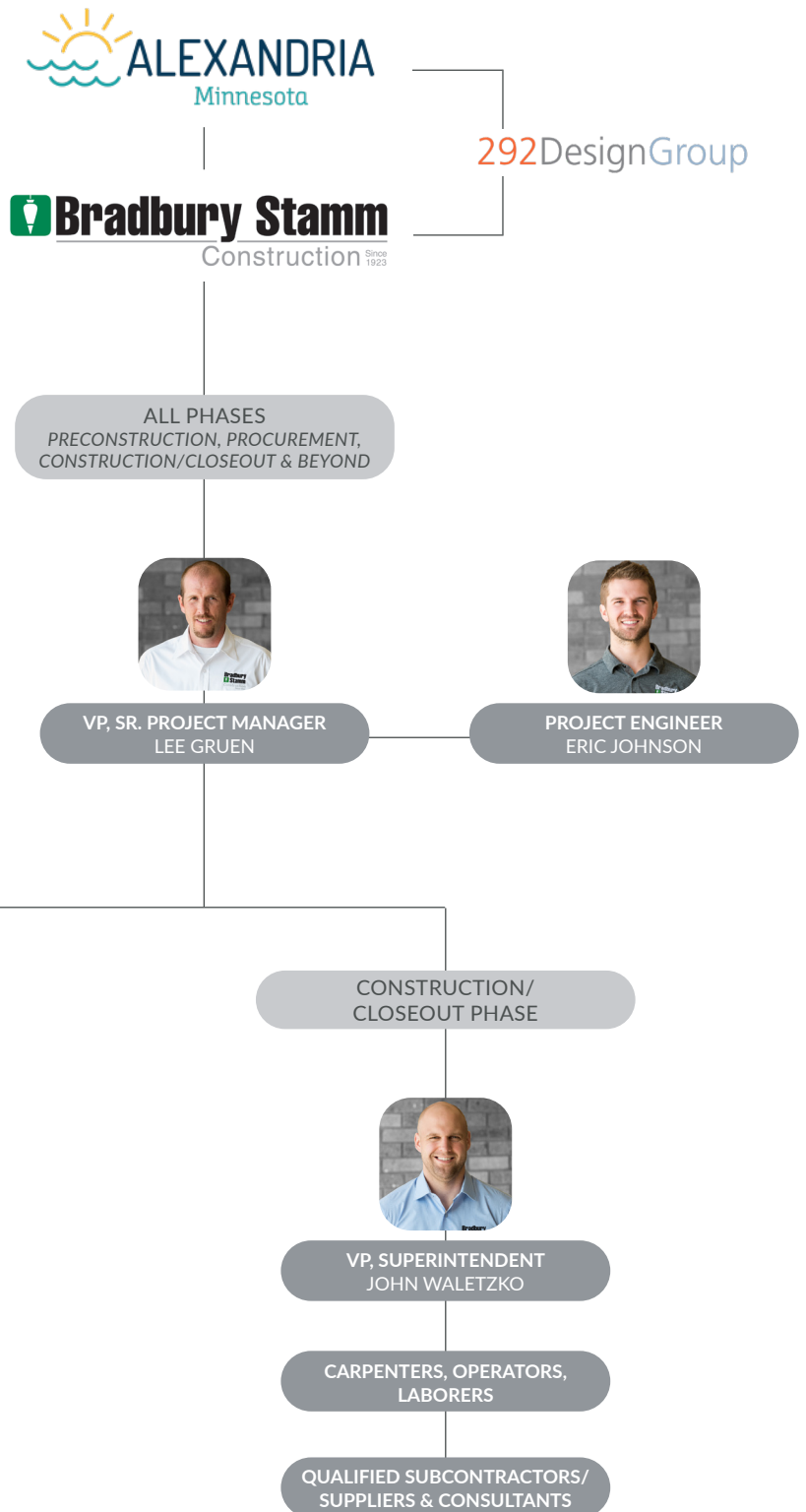
Our St. Cloud, MN office has been providing construction management services for more than 35 years on a wide variety of project types. We also provide general contractor, design-build, referendum and facility study services.



C. TEAM IDENTIFICATION

i. Identify key staff, consultants, and positions for each of the phases proposed for this work. Include basic and brief resume' information focusing on project experience that enhances qualifications for this work.

We are proud to present an experienced team of construction professionals for the Runestone Community Center Expansion project. Your team recently completed the Scheels Athletic Complex Addition to Bernick's Ice Arena which is highly relevant to this project. VP, Sr. Project Manager Lee Gruen will lead your team during all phases of the project and will be your primary point of contact. Please refer to the following pages for resumes.



ii. Identify project availability during the work and any project conflicts based upon other work or project commitments.

All of your team members have the capacity for this project.



LEE GRUEN

VP, SR. PROJECT MANAGER

Lee is a proven Project Manager who recently completed the Scheels Athletic Complex addition to Bernick's Arena which shares many features with this project. He has a diverse background with experience in cost estimating, job planning, scheduling, procurement, landscape design, and project management. Lee forms excellent client relationships based on thorough and professional follow up. He will serve as your primary point of contact.

"Lee Gruen of Bradbury Stamm Construction has been the project manager for the construction of our new \$90 million high school as well as \$15 million remodeling project at three other locations. Lee works to get the job done correctly the first time. He advocates for the District and treats the dollars like they are his own, which the School Board and I greatly appreciate... I am impressed with his professionalism and his attention to detail. Our project is on time and under budget. Lee has been very easy to work with and I trust him completely. I highly recommend Lee Gruen and the Bradbury Stamm Construction team."

~Jeff Schwiebert, Superintendent of Schools, Sartell-St. Stephen School District No. 748

RELEVANT PROJECT EXPERIENCE

Scheels Athletic Complex

Sartell, MN
35,224sf, Addition usable as both an ice rink or a turf field with a mezzanine level training area and locker rooms.

Sartell High School

Sartell, MN | \$89.5M, 292,408sf
Significant athletic components.

Villas at Stoney Point

Cedar Rapids, IA | \$21.8M, 100 units

Sartell Middle School Conversion

Sartell, MN | \$10.0M, 250,584sf

Ocotillo Elementary School

Carlsbad, NM | \$20.8M, 74,530sf

Desert Willow Elementary School

Carlsbad, NM | \$18.4M, 74,530sf

Faith Baptist Church Worship Center

Artesia, NM | \$12.4M, 32,300sf

Empire Wastewater Treatment Plant Phase I

Farmington, MN | \$3.5M

Lube Zone - Carnesville

Carnesville, GA | \$1.7M, 20,000sf

Lube Zone - Laredo

Laredo, TX | \$2.4M, 10,000sf

Concho Carlsbad Office Addition

Carlsbad, NM | \$2.4M, 9,000sf

Concho Carlsbad Field Office

Carlsbad, NM | \$3.4M, 14,500sf

Sartell Riverview Intermediate School Renovations

Sartell, MN | \$2.5M, 60,364sf

Moriarty High School Vocational Conversion & High Commons & Music Addition/Renovation

Moriarty, NM | \$8.2M, 34,725sf

James Bickley Elementary School

Clovis, NM | \$14.5M, 49,838sf

W.D. Gattis Middle School

Clovis, NM | \$26.8M, 131,350sf

Lockwood Elementary School

Clovis, NM | \$11.9M, 54,598sf

El Capitan Elementary School

Roswell, NM | \$13.0M, 60,047sf

NMSBVI Watkins Education Center

Alamogordo, NM | \$7.6M, 24,880sf

Dairy Queen Grill & Chill - Princeton

Princeton, MN | \$1.0M, 1,886sf

EXPERIENCE

Years of Experience: 15

Years with Bradbury Stamm: 8

EDUCATION

BS in Environmental Planning & Landscape Architecture
University of New Mexico

CERTIFICATIONS

St. Cloud Area Leadership Class of 2018-19

AGC Project Management Course - 2016

AGC 16 Hour Superintendent Course - 2014

JS-6 Journeyman Irrigation License

U.S. Army Corps of Engineers Construction Quality Management for Contractors

NMSU Samuel P. Maggard Quality Concrete School - 10 Hours Professional Development

REFERENCES

Joe Prom, Sartell-St. Stephen Schools
320.656.3721 | joe.prom@sartell.k12.mn.us

Whitney Lougheed, JLG Architects
320.408.7008 | wlougheed@jlgarchitects.com

Robby Ballew, Faith Baptist Church
575.513.1208



JAY VOGEL, LEED AP

SR. VP, PRECONSTRUCTION

Jay has an exemplary track record for providing accurate cost estimates in all stages of design through construction. Jay has been in the construction industry for more than 25 years, where he has provided estimates for hundreds of projects of all sizes. Jay is responsible for establishing a project budget, participating in programming and design meetings, updating estimates, contributing value engineering input, establishing cost controls and recommending vendor bid awards. He will be supported by our team of seven additional full-time estimators.

RELEVANT PROJECT EXPERIENCE

Scheel's Athletic Complex

Sartell, MN

35,224sf, Addition usable as both an ice rink or a turf field with a mezzanine level training area and locker rooms.

Bernick's Ice Arena

Sartell, MN

34,000sf, Ice rink with seating on two levels, multiple locker rooms, meeting rooms, a concession area, pro shop, offices and storage.

Bethel University Wellness Center

St. Paul, MN

Sartell-St. Stephen Schools

Sartell, MN

\$110Million includes Sartell High School, Sartell Middle School Conversion, Intermediate School Conversion and Elementary School Renovations

Benton County Public Works Facility

Foley, MN

Sherburne County Public Works Facility

Becker, MN

Metro Bus Training Center

St. Cloud, MN

Freeborn Bank Historic Renovation

Albert Lea, MN

Jackson County Services Building

Jackson, MN

Benton County Services Building

Foley, MN

Lonsdale Library

Lonsdale, MN

New London-Spicer High /Elementary Addition & Renovation

New London, MN

Morris Area Schools

Morris, MN

U of M - Crookston Dowell Hall Renovation

Crookston, MN

U of M - Crookston Owen Hall Renovation

Crookston, MN

Fosston High School and Elementary School Improvements

Fosston, MN

Swanville K-12 School

Swanville, MN

Globe University

17 campuses across four states

Royalton Schools

Royalton, MN

Lake Benton School PK-6

Lake Benton, MN

Annandale PK-5 School

Annandale, MN

LEED SILVER

Morris Area High School

Morris, MN

EXPERIENCE

Years of Experience: 25

Years with Bradbury Stamm: 25

EDUCATION

BS in Industrial Technology with an emphasis in Construction Management

Bemidji State University

CERTIFICATIONS

USGBC - LEED Accredited Professional

Certified Healthcare Constructor (CHC) - Expired

AFFILIATIONS

Construction Management Advisory Board at Bemidji State University

OTHER

Volunteer - Diocese of St. Cloud/Office of Marriage & Family

NFP Advisory Board - Diocese of St. Cloud/Office of Marriage & Family

REFERENCES

Joe Prom, Sartell-St. Stephen Schools
320.656.3721 | joe.prom@sartell.k12.mn.us

Paul Carlson, New London-Spicer Schools
320.354.2252 | carlsonp@nls.k12.mn.us



JOHN WALETZKO

VP, SUPERINTENDENT

John is a dedicated construction professional. He comes from a construction family and spent six years in his family's masonry business prior to joining Bradbury Stamm. John will be responsible for the coordination of trade contractors, maintenance of the schedule and cost management with a continual focus on the project budget backed by the highest work quality standards. From site preparation to cleanup, John will ensure effective communication between your architect, suppliers and trade contractors while remaining dedicated to completing your projects within time line and budget.

RELEVANT PROJECT EXPERIENCE

Scheels Athletic Complex

Sartell, MN

35,224sf, Addition usable as both an ice rink or a turf field with a mezzanine level training area and locker rooms.

Sartell High School

Sartell, MN

\$89.5M, 292,408sf new facility with three learning neighborhoods, shared lab spaces, fine arts neighborhood with a full auditorium, activities wing with competition and practice gyms, pool, weight rooms, and a public commons / lunchroom area. It also features a full array of softball, baseball, soccer and football fields, and six tennis courts.

Sartell Middle School Conversion

Sartell, MN

Fosston High School and Elementary Improvements

Fosston, MN

Riverview Intermediate Renovations

Sartell, MN

Sartell Elementary Schools

Sartell, MN

Annandale PK-5 School

Annandale, MN

LEED SILVER

North Junior High School

St. Cloud, MN

South Junior High School

St. Cloud, MN

Clearview Elementary

Clear Lake, MN

Madison Elementary School Addition

St. Cloud, MN

Leighton Enterprises Radio Station

Grand Forks, ND

North Central Truck Accessories

St. Joseph, MN

Family Fare Foods

Dickinson, ND

Leafline Labs Dispensers

St. Cloud, MN

Manpower Office

St. Cloud, MN

CEC Theater Retail Center

St. Cloud, MN

St. Cloud Refrigeration

St. Cloud, MN

Beaver Island Brewery

St. Cloud, MN

Reach-up Office

St. Cloud, MN

Sysco Foods Canopy

St. Cloud, MN

EXPERIENCE

Years of Experience: 10+

Years with Bradbury Stamm: 8

EDUCATION

BS in Construction Management

St. Cloud State University

CERTIFICATIONS

Qualified Builder - State of Minnesota

OSHA 30-Hour Certified in Construction, Safety and Health

Erosion and Stormwater Management Certification

REFERENCES

Joe Prom, Sartell-St. Stephen Schools
320.656.3721 | joe.prom@sartell.k12.mn.us

Pat Welty, St. Cloud Refrigeration
320.251.6861 | pat.welty@scr-mn.com

Whitney Lougheed, IIW-Minnesota
320.230.0840 | w.lougheed@iiwengr.com



ERIC JOHNSON, NABCEP ASSOCIATE PROJECT ENGINEER



Eric will support your project management team during all phases of the project. He is trained and familiar with BIM coordination, building codes, design review boards, construction documents, construction schematics, and design coordination. Eric brings strong communication and technology skills to the project. He has a BS in Civil Engineering from North Dakota State University and is a NABCEP Photovoltaic Associate. Eric leads our solar project efforts.

RELEVANT PROJECT EXPERIENCE

Tri-Cap Little Falls Office and Bus Facility
Little Falls, MN | \$1.3M, 4,800sf

Sartell Middle School Conversion
Sartell, MN | \$11.8M, 87,000sf

Riverview Intermediate Renovations
Sartell, MN | \$2.5M, 60,364sf

U of M Morris Softball-Baseball Field
Morris, MN | \$04M

U of M Morris Solar Array
Morris, MN | \$0.5M, 400 MW

Dairy Queen Grill & Chill - Princeton
Princeton, MN | \$1.0M, 1,886sf

Gray Plant Mooty Law Office Renovation
St. Cloud, MN | \$0.2M, 15,000sf

Prairie Potato Farm Solar
Rice, MN | \$1.9M, 1.2 MW

Dairy Queen Grill & Chill - Royalton
Royalton, MN | \$1.0M, 2,612sf

City of St. Cloud Solar Projects
St. Cloud, MN | \$1.8M, 1 MW

Coldspring Solar
Cold Spring, MN | \$1.7M, 1.2 MW

Fulton Brewery Cooler Expansion
Minneapolis, MN | \$1.0M, 6,464sf

24 North Lofts
St. Joseph, MN | \$3.5M, 20,000sf

Lube Zone - Carnesville
Carnesville, GA | \$1.7M, 20,000sf

EXPERIENCE

Years of Experience: 4
Years with Bradbury Stamm: 3

EDUCATION

BS in Civil Engineering
North Dakota State University

CERTIFICATIONS

NABCEP Photovoltaic
Associate

Engineer in Training (EIT)
Certified

UAS Pilot's License (Drone)

REFERENCES

Andrew Bjur, U of M Morris
320.589.6158

Josh Mulder, Power Systems Engineering, Inc.
320.978.8022

Ola Boye, Power Systems Engineering, Inc.
320.978.8022



D. KEY QUALIFICATIONS & APPROACH



Construction of the Scheels Athletic Complex Ice Rink

i. Identify CM@R experience for community centers and/or ice arenas within the last ten years not to exceed five project examples.

Bradbury Stamm has been a CM at Risk/GMP project leader for decades. **In the last 10 years alone, we have completed more than \$1 Billion in CM at Risk/GMP projects.** We have the local experience, dedicated team and depth of resources necessary to maximize the benefit of the CM at Risk process for the Runestone Community Center Expansion project.



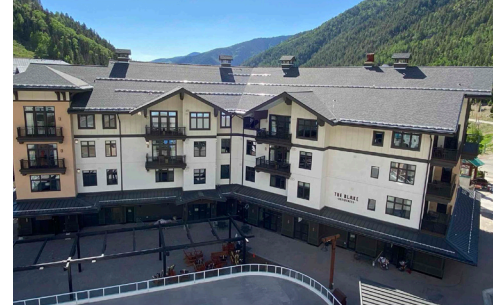
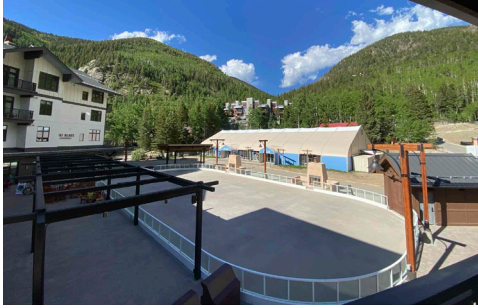
SCHEELS ATHLETIC COMPLEX

Sartell, MN | 35,224sf | \$6.1M | CMa

The Scheels Athletic Complex is a 35,224 sq ft pre-engineered metal building expansion of Bernick's Arena originally built by Bradbury Stamm. The new facility will be usable as both an ice rink or a turf field with a mezzanine level training area and locker rooms.

Owner Contact:

Brian Zimny, Board President
Sartell Youth Recreation Center
320.493.2635
zimny.brian3@gmail.com



TAOS SKI VALLEY BLAKE RESIDENCES & ICE RINK

Taos Ski Valley, NM | 74,192sf | \$38.2M | CM at Risk

New luxury condominium project featuring 24 fully appointed residences, ice rink, conference space, new bridge and slopeside access and conference space.

Owner Contact:

Mark Mcbreairty
Twining Development Corp.
646.465.0602
mark.mcbreairty@bllc.com



SARTELL HIGH SCHOOL

Sartell, MN | 292,408sf | \$89.5M | CMa

This large-scale new high school serves as a community center for Sartell with a large activities wing with competition and practice gyms, pool, weight rooms, and a public commons / lunchroom area. It also feature softball, baseball, soccer and football fields, and six tennis courts.

Owner Contact:

Joe Prom, Director of Business Services
Sartell-St. Stephen Schools
320.656.3721
joe.prom@sartell.k12.mn.us

"Bradbury Stamm has been the Construction Manager for the Sartell-St. Stephen School District for the past 10 years. During my seven year tenure at the district, we have completed over \$110 million dollars of construction projects and Bradbury has managed them all. The School Board and I have greatly appreciated their attention to detail and the professional ways they get things done. Our projects have come in under budget and on time. We have worked with two different construction managers and two or three different construction superintendents. We have found all of them to be highly qualified individuals.

When we have issues, we are comfortable in getting them addressed and fixed to our satisfaction. They are willing to stand by their decisions and that really helps. I am very pleased with their ability to work with our subcontractors as the owner representative while keeping subs generally happy so we get quality work.

I highly recommend Bradbury Stamm Construction and I know our Board has been very happy with their work as well."

Jeff Schwiebert, Superintendent, Sartell-St. Stephen ISD 748



BETHEL UNIVERSITY WELLNESS CENTER

St. Paul, MN | 23,200sf | \$8.7M | CM at Risk

This three story building with approximately 7,333 per floor features an athletic department weight room on the first level, a student fitness center/ studio on the second level and a new bio-kinetics department with classrooms, labs and work stations on the third level.

Owner Contact:

Mark Posner, VP of Facilities
Bethel University
651.638.6383
m-posner@bethel.edu



ENMU MULTIPURPOSE STADIUM

Portales, NM | 4,025 Seats | \$9.5M | CM at Risk

New multi-purpose stadium will host football, track & field, and soccer games. The facility features concessions, two locker rooms, public rest rooms, ticket booths, and state-of-the-art press box. It includes an artificial turf playing field, sports lighting, public address, and scoreboard.

Owner Contact:

John Kanmore, Director Physical Plant
Eastern NM University
575.693.4751
john.kanmore@enmu.edu

"[The Superintendent] is responsive to all requests and has assisted with whatever might be needed no matter how big or small. He consistently follows through with what is promised. It has been a significant challenge to maintain a fully functioning convention center while having an ongoing construction project. [The Superintendent] has taken the time to review our event work orders in detail and to make certain work is scheduled around our events. He has been thoughtful and understanding of our client's needs. [The Superintendent] and his staff have done a great job on the renovation and gone above and beyond to accommodate our event and staff's needs."

Jill Kaiser, Director of Operations, ABQ Convention Center
Managed by SMG

*How would you rate this firm's knowledge and expertise?
3 = Excellent. Very professional, capable and dependable*

How would you rate the vendor's flexibility relative to changes in the project scope and timelines?

3 = Excellent. Bradbury Stamm had to work around the Convention Center's event schedule to accomplish their work while the Convention Center remained open. They were flexible and sensitive to our needs.

Keith A. Reed, P.E., Project Manager, City of Albuquerque

ICE RINK PROJECTS



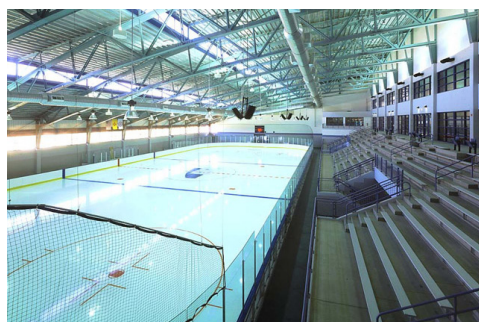
Runestone Community Center
Multi-purpose ice area and recreational facility.



Scheels Athletic Complex
Addition usable as ice rink or a turf field with a training area and locker rooms.



Santa Ana Star Center
7,000-seat, multipurpose stadium for events from hockey to rodeos to concerts.



Genoveva Chavez Community Center
Community center with ice arena, pools, basketball court, track, gym and more.



Bernick's Ice Arena
Ice rink with seating on two levels, locker rooms, meeting rooms, a concession area, pro shop, offices and storage.



Torrey Arena - Municipal Athletic Complex
Two ice sheets, two baseball stadiums and an executive par 30 golf course.

ATHLETIC FACILITIES/COMMUNITY CENTER PROJECTS

Bradbury Stamm has significant experience working on both ground-up and renovation/addition projects. Our teams understand the products, lead-times, pricing and other unique features of these projects. The following highlights some of our recent projects, not including the significant number of athletic facilities tied to our educational projects.

Belle Plaine Aquatics Center
New outdoor aquatic center.

Vladem Contemporary Art Museum
State-of-the-art museum.

Westgate Community Center
New community center.

U of M Morris - Baseball Field
2-Field Baseball Stadium.

Assumption Catholic Church Addition
Active church addition.

Pecos Regional Sports Park
5-Field Baseball Stadium.

Bemidji Carnegie Library Renovation & Addition
Renovation and addition to historic library.

International District Library
New community center.

ABQ Regional Sports Complex
5-Field Baseball Stadium.

ENMU Greyhound Stadium
New multi-purpose stadium.

First Baptist Church Artesia Sanctuary and Fellowship Hall Renovations
Active church renovation.

Discovery Church Education/Youth Addition
Active church addition.

Faith Baptist Church Children's Worship Renovation
Active church renovation.

Berna Facio Professional Development Center
New community training facility.

**Weld County School District RE-1
Track and Field Renovation**
Track and field renovation.

**Faith Baptist Church Worship Center
Expansion**
Active church renovation.

**St. Ignatius Catholic Church Addition &
Remodel**
Active church addition and renovation.

**Morris Area High School Fitness Center
& Gym**
*New 4,000sf fitness center and new
gymnastics training area.*

Royalton High School Fitness Center
5,300sf community fitness center.

**New London-Spicer High School
Gymnasium**
*New two-court gymnasium with
gymnastic pit.*

Becker Community Center
*Recreation and civic center including an
aquatic center, locker rooms, meeting
rooms, an exercise area, kitchen, day
center and city library.*

St. Cloud Orthopedics
*Orthopedic and sports medicine clinic
with extensive rehabilitation areas.*

Sartell High School Pool Renovation
*Renovation of existing 8 lane pool
including a new surface and all new
mechanical equipment.*

UNM Baseball Complex
Baseball complex renovation.

Isotopes Park
Extensive renovation of Baseball Stadium.

Resurrection Lutheran Church Addition
Active church addition.

**Apollo High School Track & Field
Improvements**
Track and field renovation.

White Rock Library
*New library and youth activity center
renovation.*

Abounding Joy Lutheran Church
Active church addition.

CABQ Convention Center Renovation
*Active convention center and plaza
renovation.*

APS Soccer Complex
4-Field Sports Complex.

Valley High School Title IX Athletics

Upgrades
Gymnasium renovation and expansion.

Blacksmith Shop at the Yards
*Renovation of historic rail yard for
community event space.*

Belen Eagles Natatorium
New indoor competition pool facility.

Rio Rancho Aquatic Center
New aquatic facility.

Zuni Football Field - Zuni Pool Addition
Football field and running track.

Dulce Schools - Athletic Complex
New athletic complex.

Discovery Church
New church.

Ramah Multi-Purpose Stadium
*Football and Track Stadium with parking
lot and utility upgrades*

Rio Rancho High School
4 athletic fields and 2 baseball.

Alexandria City Hall
*New city offices, council chambers and
interior parking garage.*

ii. Identify CM@R experience, if any, on projects that were funded in part by the State of Minnesota through a bonding bill approved by the Minnesota Legislature.

Through the years Bradbury Stamm has worked on many different projects with many different funding sources. We understand that each project is unique in this and that there will be unique requirements to this project that must be done to make sure funding is not lost. We work closely with our clients to make sure we understand all of these requirements, which allows us to be sure our processes and systems are adjusted to meet these requirements. Most recently we are working on the Central Minnesota Health Services new construction in Stearns County, multiple projects for ISD 742 and ISD 748, and a recent project with Metropolitan Council that all have bond funding associated with them.

Our team is prepared to deliver documents as needed to meet the requirements of the funding mechanism, and our team is prepared to adjust to those needs. We know one of the major components of this is separating costs, because different portions of the work were paid for from different “pots” of money. This is something our pre-construction team is well equipped to accommodate specific to this project, and we will adjust as needed to maintain the segregation required. We are also well versed in handling tax exempt materials if applicable.

Once into construction we understand there will likely be requirements for documentation needed for proof of costs for the funding mechanism. We have multiple processes in place to handle these. One example is that often times there are wage rate and payroll reporting requirements, we have specific project team members dedicated to ensuring compliance of these rates, and submission of payroll reports. Also, we know that the cost segregation can often times trickle down into the construction process, which we can handle using our accounting software, or even issuing multiple subcontracts specific to work and its funding source.

We have the experience and flexibility to make sure we are able to meet the needs of our clients to ensure there funding is secure and maintained.

iii. Based upon your knowledge of the proposed work, describe why the City of Alexandria should team with your firms for these projects. Key reasons may include some of the essential process items listed below in Part E.

Bradbury Stamm, then Winkelman, originally constructed the Runestone Community Center in 1978. We are excited to have the opportunity to work with the City of Alexandria to enhance this important community center. The following summarizes some of the key reasons we are the right partner for this project:

RIGHT SIZE PARTNER

With Bradbury Stamm you get a small, local company with deep roots in the community combined with the resources and stability of a large, ENR Top 400 contractor. Our St. Cloud office has been serving Central Minnesota for more than 50 years. Our team of professionals understand the local market and will provide the City of Alexandria with the individualized care and support you deserve. Furthermore, while part of a larger company, our local management and project teams are empowered to make decisions quickly and efficiently for the benefit of your project which is even more critical in today's rapidly evolving market.

OUR TEAM

We are proud to present an experienced, cohesive team of professionals for the Runestone Community Center project. They bring extensive CM/CM at Risk experience and recently completed with \$90 Million Sartell High School and the highly relevant Scheels Athletic Complex Addition together. This team is ready to start working on the Runestone Community Center project today.

ICE RINKS

In the last year, our team has completed two ice rink projects. We understand how to successfully price and manage the unique components of these projects.

OCCUPIED FACILITIES

Minimizing our disruption to the ongoing activities at the Community Center is important. We have extensive experience working in fully operational facilities where communication, flexibility and safety of are of the utmost importance.

CM EXPERIENCE/PRECON TEAM

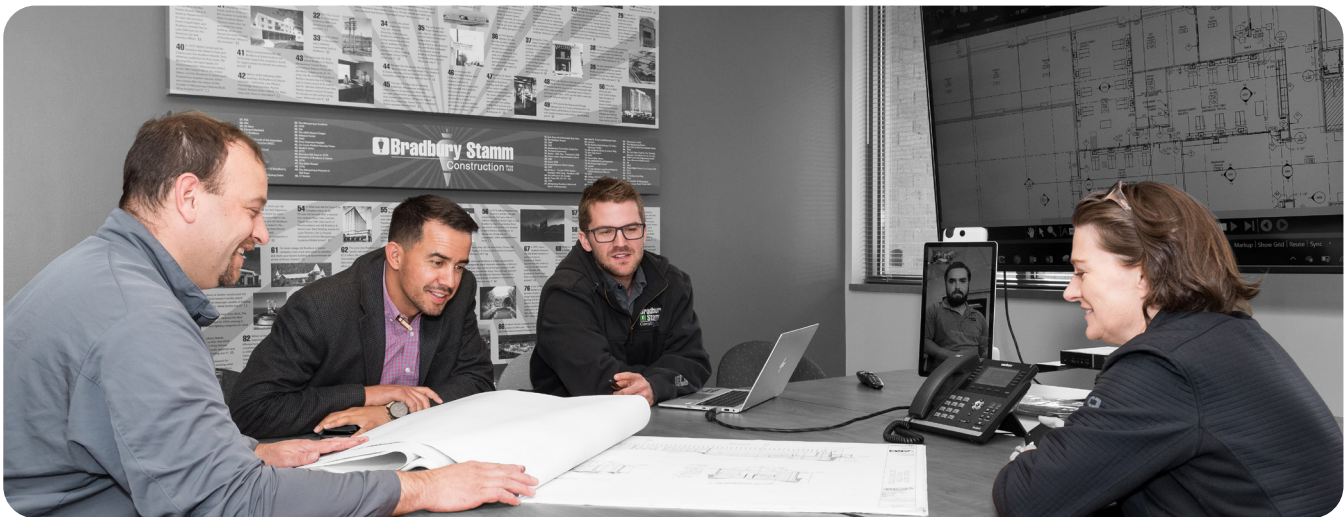
We have extensive CM/CM at Risk experience dating back more than 35 years. Over 50% of our workload is typically Construction Management. Our preconstruction efforts will be led by a local, senior level estimating team. Both Jay Vogel and Tom Waldren have more than 25 years of experience and know the local market well. As a result, the accuracy of our budgets enables our clients to make well-informed decisions for their projects. We hold pre-bid meetings on-site with prospective bidders, outlining our expectations and removing any uncertainties that add additional cost. Our process also reduces change orders and contractor confrontations, thereby providing for a seamless project. Additionally we work hard to attract local contractors which can prove to be politically positive as well as make them immediately accessible for warranty and maintenance work.

iv. Briefly, how do you propose to administer this project.

PRECONSTRUCTION SERVICES

ESTIMATING

During the preconstruction phase of the Runestone Community Center project, we will provide the project team with cost data based on historical information of similar projects Bradbury Stamm has built. This includes detailed takeoff and clear assumptions based on documents available. This quick feedback on project costs provides you and the design team with the information needed to make timely decisions that affect the budget. The comparison of historical data with current design is also valuable to the project team because it highlights areas where the design is efficient and points to areas that need work to control costs. As the design progresses into Construction Documents, we will quantify the materials, labor and equipment needed to perform the work. This breakdown of the design will be used to provide you with a detailed project estimate organized by CSI divisions. The level of detail provided in these estimates allows you to focus in on building areas or features of the facility and evaluate how the budget is being utilized.



SCHEDULE

The CM at Risk project delivery method allows for a more integrated schedule analysis. Beginning in the Preconstruction Phase of the project, Bradbury Stamm will create, track and monitor the overall project schedule including owner and architectural tasks. With the vertical integration of the team, decisions can be made regarding all critical aspects of the project. The Bradbury Stamm Team has the skill set, experience, and expertise to properly represent the owner's needs, be an effective partner to the designer team and deliver the finished product predictably as it related to cost, schedule and quality.

CMAR SCHEDULING TECHNIQUE AND SOFTWARE USED

The Bradbury Stamm team utilizes CPM scheduling software to manage the project from preconstruction through closeout. Initially our team provides an early milestone schedule as early as possible in the design process to set general goals that the team will work towards. As design progresses the Bradbury Stamm team refines the Critical Path Method (CPM) Schedule that drives the overall project. The CPM schedule begins with limited detail and evolves into a comprehensive tool that incorporates all aspects of the project and includes hundreds of individual activities. During construction, the project team provides additional 3 weeks work planning schedules that are used to schedule individual crews and tradesmen. Conceptual Schedules, CPM Schedules and 3-4 week work planning schedule are distributed and reviewed weekly.

MULTI-TRACK PRECONSTRUCTION SCHEDULE

One of the keys to the success of the CM at Risk contract delivery system is the planning and integration of preconstruction activities in a simple format that identifies the deliverables of each team member which are necessary to achieve the key project objectives. Vertical “tracks” are created to illustrate the daily tasks of each major project team member in order to integrate the time frames for design, preconstruction analysis of the design (Budget, Schedule, and Constructability) as it progresses, permitting, and subcontractor procurement. This relational analysis keeps the project focused on what is needed to start the actual construction phase on time to meet the project schedule objectives.

Sample Multi-Track

| Day | Date | Track 1: Design | Track 2: CMAR Preconstruction | Track 3: CDD Permitting | Track 4: CMAR Procurement |
|-----|------------|--------------------------|-------------------------------|-------------------------|---------------------------|
| 1 | 4/20/2014 | Design Development Phase | | | |
| 2 | 4/21/2014 | Design Development Phase | | | |
| 3 | 4/22/2014 | Design Development Phase | | | |
| 4 | 4/23/2014 | Design Development Phase | | | |
| 5 | 4/24/2014 | Design Development Phase | | | |
| 6 | 4/25/2014 | Design Development Phase | | | |
| 7 | 4/26/2014 | Design Development Phase | | | |
| 8 | 4/27/2014 | Design Development Phase | | | |
| 9 | 4/28/2014 | Design Development Phase | | | |
| 10 | 4/29/2014 | Design Development Phase | | | |
| 11 | 4/30/2014 | Design Development Phase | | | |
| 12 | 5/1/2014 | Design Development Phase | | | |
| 13 | 5/2/2014 | Design Development Phase | | | |
| 14 | 5/3/2014 | Design Development Phase | | | |
| 15 | 5/4/2014 | Design Development Phase | | | |
| 16 | 5/5/2014 | Design Development Phase | | | |
| 17 | 5/6/2014 | Design Development Phase | | | |
| 18 | 5/7/2014 | Design Development Phase | | | |
| 19 | 5/8/2014 | Design Development Phase | | | |
| 20 | 5/9/2014 | Design Development Phase | | | |
| 21 | 5/10/2014 | Design Development Phase | | | |
| 22 | 5/11/2014 | Design Development Phase | | | |
| 23 | 5/12/2014 | Design Development Phase | | | |
| 24 | 5/13/2014 | Design Development Phase | | | |
| 25 | 5/14/2014 | Design Development Phase | | | |
| 26 | 5/15/2014 | Design Development Phase | | | |
| 27 | 5/16/2014 | Design Development Phase | | | |
| 28 | 5/17/2014 | Design Development Phase | | | |
| 29 | 5/18/2014 | Design Development Phase | | | |
| 30 | 5/19/2014 | Design Development Phase | | | |
| 31 | 5/20/2014 | Design Development Phase | | | |
| 32 | 5/21/2014 | Design Development Phase | | | |
| 33 | 5/22/2014 | Design Development Phase | | | |
| 34 | 5/23/2014 | Design Development Phase | | | |
| 35 | 5/24/2014 | Design Development Phase | | | |
| 36 | 5/25/2014 | Design Development Phase | | | |
| 37 | 5/26/2014 | Design Development Phase | | | |
| 38 | 5/27/2014 | Design Development Phase | | | |
| 39 | 5/28/2014 | Design Development Phase | | | |
| 40 | 5/29/2014 | Design Development Phase | | | |
| 41 | 5/30/2014 | Design Development Phase | | | |
| 42 | 5/31/2014 | Design Development Phase | | | |
| 43 | 6/1/2014 | Design Development Phase | | | |
| 44 | 6/2/2014 | Design Development Phase | | | |
| 45 | 6/3/2014 | Design Development Phase | | | |
| 46 | 6/4/2014 | Design Development Phase | | | |
| 47 | 6/5/2014 | Design Development Phase | | | |
| 48 | 6/6/2014 | Design Development Phase | | | |
| 49 | 6/7/2014 | Design Development Phase | | | |
| 50 | 6/8/2014 | Design Development Phase | | | |
| 51 | 6/9/2014 | Design Development Phase | | | |
| 52 | 6/10/2014 | Design Development Phase | | | |
| 53 | 6/11/2014 | Design Development Phase | | | |
| 54 | 6/12/2014 | Design Development Phase | | | |
| 55 | 6/13/2014 | Design Development Phase | | | |
| 56 | 6/14/2014 | Design Development Phase | | | |
| 57 | 6/15/2014 | Design Development Phase | | | |
| 58 | 6/16/2014 | Design Development Phase | | | |
| 59 | 6/17/2014 | Design Development Phase | | | |
| 60 | 6/18/2014 | Design Development Phase | | | |
| 61 | 6/19/2014 | Design Development Phase | | | |
| 62 | 6/20/2014 | Design Development Phase | | | |
| 63 | 6/21/2014 | Design Development Phase | | | |
| 64 | 6/22/2014 | Design Development Phase | | | |
| 65 | 6/23/2014 | Design Development Phase | | | |
| 66 | 6/24/2014 | Design Development Phase | | | |
| 67 | 6/25/2014 | Design Development Phase | | | |
| 68 | 6/26/2014 | Design Development Phase | | | |
| 69 | 6/27/2014 | Design Development Phase | | | |
| 70 | 6/28/2014 | Design Development Phase | | | |
| 71 | 6/29/2014 | Design Development Phase | | | |
| 72 | 6/30/2014 | Design Development Phase | | | |
| 73 | 7/1/2014 | Design Development Phase | | | |
| 74 | 7/2/2014 | Design Development Phase | | | |
| 75 | 7/3/2014 | Design Development Phase | | | |
| 76 | 7/4/2014 | Design Development Phase | | | |
| 77 | 7/5/2014 | Design Development Phase | | | |
| 78 | 7/6/2014 | Design Development Phase | | | |
| 79 | 7/7/2014 | Design Development Phase | | | |
| 80 | 7/8/2014 | Design Development Phase | | | |
| 81 | 7/9/2014 | Design Development Phase | | | |
| 82 | 7/10/2014 | Design Development Phase | | | |
| 83 | 7/11/2014 | Design Development Phase | | | |
| 84 | 7/12/2014 | Design Development Phase | | | |
| 85 | 7/13/2014 | Design Development Phase | | | |
| 86 | 7/14/2014 | Design Development Phase | | | |
| 87 | 7/15/2014 | Design Development Phase | | | |
| 88 | 7/16/2014 | Design Development Phase | | | |
| 89 | 7/17/2014 | Design Development Phase | | | |
| 90 | 7/18/2014 | Design Development Phase | | | |
| 91 | 7/19/2014 | Design Development Phase | | | |
| 92 | 7/20/2014 | Design Development Phase | | | |
| 93 | 7/21/2014 | Design Development Phase | | | |
| 94 | 7/22/2014 | Design Development Phase | | | |
| 95 | 7/23/2014 | Design Development Phase | | | |
| 96 | 7/24/2014 | Design Development Phase | | | |
| 97 | 7/25/2014 | Design Development Phase | | | |
| 98 | 7/26/2014 | Design Development Phase | | | |
| 99 | 7/27/2014 | Design Development Phase | | | |
| 100 | 7/28/2014 | Design Development Phase | | | |
| 101 | 7/29/2014 | Design Development Phase | | | |
| 102 | 7/30/2014 | Design Development Phase | | | |
| 103 | 7/31/2014 | Design Development Phase | | | |
| 104 | 8/1/2014 | Design Development Phase | | | |
| 105 | 8/2/2014 | Design Development Phase | | | |
| 106 | 8/3/2014 | Design Development Phase | | | |
| 107 | 8/4/2014 | Design Development Phase | | | |
| 108 | 8/5/2014 | Design Development Phase | | | |
| 109 | 8/6/2014 | Design Development Phase | | | |
| 110 | 8/7/2014 | Design Development Phase | | | |
| 111 | 8/8/2014 | Design Development Phase | | | |
| 112 | 8/9/2014 | Design Development Phase | | | |
| 113 | 8/10/2014 | Design Development Phase | | | |
| 114 | 8/11/2014 | Design Development Phase | | | |
| 115 | 8/12/2014 | Design Development Phase | | | |
| 116 | 8/13/2014 | Design Development Phase | | | |
| 117 | 8/14/2014 | Design Development Phase | | | |
| 118 | 8/15/2014 | Design Development Phase | | | |
| 119 | 8/16/2014 | Design Development Phase | | | |
| 120 | 8/17/2014 | Design Development Phase | | | |
| 121 | 8/18/2014 | Design Development Phase | | | |
| 122 | 8/19/2014 | Design Development Phase | | | |
| 123 | 8/20/2014 | Design Development Phase | | | |
| 124 | 8/21/2014 | Design Development Phase | | | |
| 125 | 8/22/2014 | Design Development Phase | | | |
| 126 | 8/23/2014 | Design Development Phase | | | |
| 127 | 8/24/2014 | Design Development Phase | | | |
| 128 | 8/25/2014 | Design Development Phase | | | |
| 129 | 8/26/2014 | Design Development Phase | | | |
| 130 | 8/27/2014 | Design Development Phase | | | |
| 131 | 8/28/2014 | Design Development Phase | | | |
| 132 | 8/29/2014 | Design Development Phase | | | |
| 133 | 8/30/2014 | Design Development Phase | | | |
| 134 | 8/31/2014 | Design Development Phase | | | |
| 135 | 9/1/2014 | Design Development Phase | | | |
| 136 | 9/2/2014 | Design Development Phase | | | |
| 137 | 9/3/2014 | Design Development Phase | | | |
| 138 | 9/4/2014 | Design Development Phase | | | |
| 139 | 9/5/2014 | Design Development Phase | | | |
| 140 | 9/6/2014 | Design Development Phase | | | |
| 141 | 9/7/2014 | Design Development Phase | | | |
| 142 | 9/8/2014 | Design Development Phase | | | |
| 143 | 9/9/2014 | Design Development Phase | | | |
| 144 | 9/10/2014 | Design Development Phase | | | |
| 145 | 9/11/2014 | Design Development Phase | | | |
| 146 | 9/12/2014 | Design Development Phase | | | |
| 147 | 9/13/2014 | Design Development Phase | | | |
| 148 | 9/14/2014 | Design Development Phase | | | |
| 149 | 9/15/2014 | Design Development Phase | | | |
| 150 | 9/16/2014 | Design Development Phase | | | |
| 151 | 9/17/2014 | Design Development Phase | | | |
| 152 | 9/18/2014 | Design Development Phase | | | |
| 153 | 9/19/2014 | Design Development Phase | | | |
| 154 | 9/20/2014 | Design Development Phase | | | |
| 155 | 9/21/2014 | Design Development Phase | | | |
| 156 | 9/22/2014 | Design Development Phase | | | |
| 157 | 9/23/2014 | Design Development Phase | | | |
| 158 | 9/24/2014 | Design Development Phase | | | |
| 159 | 9/25/2014 | Design Development Phase | | | |
| 160 | 9/26/2014 | Design Development Phase | | | |
| 161 | 9/27/2014 | Design Development Phase | | | |
| 162 | 9/28/2014 | Design Development Phase | | | |
| 163 | 9/29/2014 | Design Development Phase | | | |
| 164 | 9/30/2014 | Design Development Phase | | | |
| 165 | 10/1/2014 | Design Development Phase | | | |
| 166 | 10/2/2014 | Design Development Phase | | | |
| 167 | 10/3/2014 | Design Development Phase | | | |
| 168 | 10/4/2014 | Design Development Phase | | | |
| 169 | 10/5/2014 | Design Development Phase | | | |
| 170 | 10/6/2014 | Design Development Phase | | | |
| 171 | 10/7/2014 | Design Development Phase | | | |
| 172 | 10/8/2014 | Design Development Phase | | | |
| 173 | 10/9/2014 | Design Development Phase | | | |
| 174 | 10/10/2014 | Design Development Phase | | | |
| 175 | 10/11/2014 | Design Development Phase | | | |
| 176 | 10/12/2014 | Design Development Phase | | | |
| 177 | 10/13/2014 | Design Development Phase | | | |
| 178 | 10/14/2014 | Design Development Phase | | | |
| 179 | 10/15/2014 | Design Development Phase | | | |
| 180 | 10/16/2014 | Design Development Phase | | | |
| 181 | 10/17/2014 | Design Development Phase | | | |
| 182 | 10/18/2014 | Design Development Phase | | | |
| 183 | 10/19/2014 | Design Development Phase | | | |
| 184 | 10/20/2014 | Design Development Phase | | | |
| 185 | 10/21/2014 | Design Development Phase | | | |
| 186 | 10/22/2014 | Design Development Phase | | | |
| 187 | 10/23/2014 | Design Development Phase | | | |
| 188 | 10/24/2014 | Design Development Phase | | | |
| 189 | 10/25/2014 | Design Development Phase | | | |
| 190 | 10/26/2014 | Design Development Phase | | | |
| 191 | 10/27/2014 | Design Development Phase | | | |
| 192 | 10/28/2014 | Design Development Phase | | | |
| 193 | 10/29/2014 | Design Development Phase | | | |
| 194 | 10/30/2014 | Design Development Phase | | | |
| 195 | 10/31/2014 | Design Development Phase | | | |
| 196 | 11/1/2014 | Design Development Phase | | | |
| 197 | 11/2/2014 | Design Development Phase | | | |
| 198 | 11/3/2014 | Design Development Phase | | | |
| 199 | 11/4/2014 | Design Development Phase | | | |
| 200 | 11/5/2014 | Design Development Phase | | | |
| 201 | 11/6/2014 | Design Development Phase | | | |
| 202 | 11/7/2014 | Design Development Phase | | | |
| 203 | 11/8/2014 | Design Development Phase | | | |
| 204 | 11/9/2014 | Design Development Phase | | | |
| 205 | 11/10/2014 | Design Development Phase | | | |
| 206 | 11/11/2014 | Design Development Phase | | | |
| 207 | 11/12/2014 | Design Development Phase | | | |
| 208 | 11/13/2014 | Design Development Phase | | | |
| 209 | 11/14/2014 | Design Development Phase | | | |
| 210 | 11/15/2014 | Design Development Phase | | | |
| 211 | 11/16/2014 | Design Development Phase | | | |
| 212 | 11/17/2014 | Design Development Phase | | | |
| 213 | 11/18/2014 | Design Development Phase | | | |
| 214 | 11/19/2014 | Design Development Phase | | | |
| 215 | 11/20/2014 | Design Development Phase | | | |
| 216 | 11/21/2014 | Design Development Phase | | | |
| 217 | 11/22/2014 | Design Development Phase | | | |
| 218 | 11/23/2014 | Design Development Phase | | | |
| 219 | 11/24/2014 | Design Development Phase | | | |
| 220 | 11/25/2014 | Design Development Phase | | | |
| 221 | 11/26/2014 | Design Development Phase | | | |
| 222 | 11/27/2014 | Design Development Phase | | | |
| 223 | 11/28/2014 | Design Development Phase | | | |
| 224 | 11/29/2014 | Design Development Phase | | | |
| 225 | 11/30/2014 | Design Development Phase | | | |
| 226 | 12/1/2014 | Design Development Phase | | | |
| 227 | 12/2/2014 | Design Development Phase | | | |
| 228 | 12/3/2014 | Design Development Phase | | | |
| 229 | 12/4/2014 | Design Development Phase | | | |
| 230 | 12/5/2014 | Design Development Phase | | | |
| 231 | 12/6/2014 | Design Development Phase | | | |
| 232 | 12/7/2014 | Design Development Phase | | | |
| 233 | 12/8/2014 | Design Development Phase | | | |
| 234 | 12/9/2014 | Design Development Phase | | | |
| 235 | 12/10/2014 | Design Development Phase | | | |
| 236 | 12/11/2014 | Design Development Phase | | | |
| 237 | 12/12/2014 | Design Development Phase | | | |
| 238 | 12/13/2014 | Design Development Phase | | | |
| 239 | 12/14/2014 | Design Development Phase | | | |
| 240 | 12/15/2014 | Design Development Phase | | | |
| 241 | 12/16/2014 | Design Development Phase | | | |
| 242 | 12/17/2014 | Design Development Phase | | | |
| 243 | 12/18/2014 | Design Development Phase | | | |
| 244 | 12/19/2014 | Design Development Phase | | | |
| 245 | 12/20/2014 | Design Development Phase | | | |
| 246 | 12/21/2014 | Design Development Phase | | | |
| 247 | 12/22/2014 | Design Development Phase | | | |
| 248 | 12/23/2014 | Design Development Phase | | | |
| 249 | 12/24/2014 | Design Development Phase | | | |
| 250 | 12/25/2014 | Design Development Phase | | | |
| 251 | 12/26/2014 | Design Development Phase | | | |
| 252 | 12/27/2014 | Design Development Phase | | | |
| 253 | 12/28/2014 | Design Development Phase | | | |
| 254 | 12/2 | | | | |

LOGISTICS PLANNING

The logistics planning during preconstruction for this project will be crucial to the sequencing of the work. Our team will work with the City of Alexandria, key Runestone Community Center staff members and the Design Team to develop logistics plans for the site to minimize our impact on your ongoing operations and the surrounding area while maintaining the schedule. In addition, the site specific logistics plans will be critical to ensuring properly managed and safe sites with communication with all subcontractors and delivery timelines.

VALUE ENGINEERING

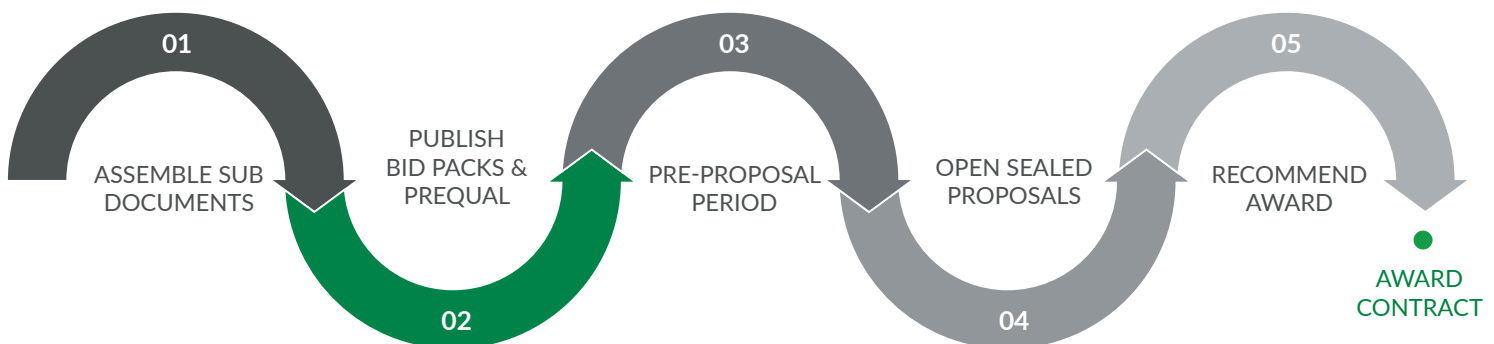
Value Engineering is truly a fluid comparison of what options are available that meet the prescriptive requirements of the City of Alexandria's program statements and standards. During the project design stages, we will conduct team discussions about the most effective way to plan and construct the facilities to meet your needs. With your design expectations in mind, we have prepared a sample of our creative approach to value engineering.

1. Cost Segregation Services post construction as well as strategies during preconstruction for maximizing depreciable building components.
2. Phasing sequence options that maximize budget for temporary facilities and Cost of Work General Conditions.
3. Life Cycle Cost Analysis on systems to ensure long term savings.
4. Material Durability Analysis to ensure operations staff can maintain specified products.

PROCUREMENT MANAGEMENT

CONDUCTING PRE-PROPOSAL MEETINGS

We will conduct pre-proposal meetings with subcontractors and suppliers to ensure an understanding of the project phasing, plans and specifications. We have developed templates for bid packages which are written for Minnesota Public Procurement and reflect our past project CMAR experience. Our templates will be modified to include feedback from local subcontractors and the bid packages will focus on all definable features of work to allow us to conduct an equal comparison. The bid packages help define the scopes of work without overlap between subcontractors and eliminates scope gap during the proposal process.



SUBCONTRACTOR/SUPPLIER PREQUALIFICATION

Bradbury Stamm has established a standard subcontractor/supplier prequalification form that can be customized with input from the project team to address your concerns about specific scopes of work. As an example, we have listed below a few of the typical prequalification factors incorporated into our standard form. The prequalification forms are solicited along with the price proposals and are received at the same time.

- a. Ability to complete the required scope of work
- b. Experience in the necessary disciplines
- c. Geographical proximity
- d. Established firm with sound and experienced management
- e. Qualified key personnel
- f. Successful history of contract completion
- g. Solid bank and credit references
- h. Insurance and bonding capabilities
- i. Financial history
- j. Availability of labor

RECEIVING AND EVALUATION BIDS

We believe in partnering with you and the Design Team to evaluate and select the subcontractor. Upon receipt of all proposals, we will meet as a group to open and review together as part of our open book process. We will be checking for conformity and completeness of the proposal and review each bid package with prequalification forms. During the group meeting, we will be tabulating and tracking the subcontractor evaluations in a matrix. At the completion of the group meeting, we will have a first pass of the subcontractor evaluation and a rough order of magnitude for the project pricing. After the meeting, we will continue to evaluate the received proposals for completeness of bid and understanding of the scope of work. At the conclusion of the evaluations, we will select a subcontractor for each scope of work as our recommendation for award.

ENTERING INTO CONTRACT

Following your review and approval of our subcontractor evaluation recommendations, we will prepare all contracts and major purchase orders. Before a subcontractor may commence work, our standard procedures require the execution of a contract, receipt and acceptance of a performance and payment bond, and required insurance certificate. The Bradbury Stamm subcontract is both fair and powerful. All subcontractors and supplier are contractually obligated to follow the Bradbury Stamm Safety, Quality, Resource and Communication requirements for this project. As soon as notice of award is given to subcontractors, Sr. Project Manager Lee Gruen and Superintendent John Waletzko will begin to conduct pre-construction meetings with the subcontractors.

CONSTRUCTION MANAGEMENT APPROACH

CONSTRUCTION SUPERVISION

Sr. Project Manager Lee Gruen and Superintendent John Waletzko will be responsible for the day-to-day construction management of the project site. Together, they will ensure the project is properly managed during all phases of construction. This team will be supported by extensive field and office staff throughout the project.

BUDGET

Sr. Project Manager Lee Gruen is responsible for the project budget from pre-construction through closeout. He understands that when you select a CMAR you are looking for a construction partner that will work to protect your money. All accounting and budget information is available to you at any time in the project through our cloud based Procore system. Lee takes ownership of the project budget and provide weekly cost reports to ensure you know exactly where the budget stands. He will verify every subcontractor invoice to confirm its validity, and do not consider change orders without just cause. The project contingency is discussed each week and any use of the construction contingency is thoroughly discussed to ensure all parties understand the need and reason.

TIME

Sr. Project Manager Lee Gruen will work with you and the design team to provide and update an overall master schedule. This initial schedule will focus heavily on the pre-construction effort to include the major milestones that will take the team toward a successful GMP. Easton will continuously update this schedule during pre-construction to accurately show the various phases of the project. He will collaborate with the project team to explore early work packages, evaluate schedule impacts during building material selections and prepare submittal and closeout schedules based on the project details. Superintendent John Waletzko also plays an integral role in the development and management of the project schedule. John will provide the three week detailed schedules during construction that drive the day to day activities of the subcontractors. Together, the team will update the overall schedule and provide weekly updates on the project's progress. Lee and John will ensure that you know exactly where the overall project schedule is each week at the project meeting.

QUALITY

The Bradbury Stamm Construction Quality Program is designed to ensure we deliver a high quality project that stands the test of time for the City of Alexandria. In the CM at Risk process we can impact quality at an earlier phase in the process by ensuring high quality products are specified and installed.

During construction Superintendent John Waletzko is responsible for the quality control program on the project. He takes this responsibility seriously and establishes a culture on the project site which ensures the project is constructed with the highest attention to detail. This begins with setting subcontractor expectations during pre-construction and at the pre-installation meetings where quality expectations are clearly stated and understood before work begins. This focus on quality and detail is apparent during subcontractor inspections, meetings and is clearly evident during closeout where we require a three phase completion list by each subcontractor. Each subcontractor is responsible for completing an internal punch list, Bradbury Stamm punch lists and then an

Owner/Architect punch list... in that order.



Key Quality Elements Include:

- ✓ Provide product information to your staff, including maintenance staff, for approval early in the process.
- ✓ Actively involve appropriate your Staff in all critical Design and BIM meetings.
- ✓ Find and address maintenance and quality issues your staff has had on other projects.

Provide actual mock-ups where necessary to facilitate

In addition, we meet with facility maintenance staff to ensure they have the training necessary to care for the new systems and products installed. All of this results in high quality building products and systems, installed correctly that can be cared for by building maintenance staff.



- decision making and quality installations.



Champion the selection of proven and durable materials with a focus on ease of maintenance for facility staff. Examples – Carpet tiles, polished concrete, easy to use controls, filter locations, provide attic stock, professional closeout documents.



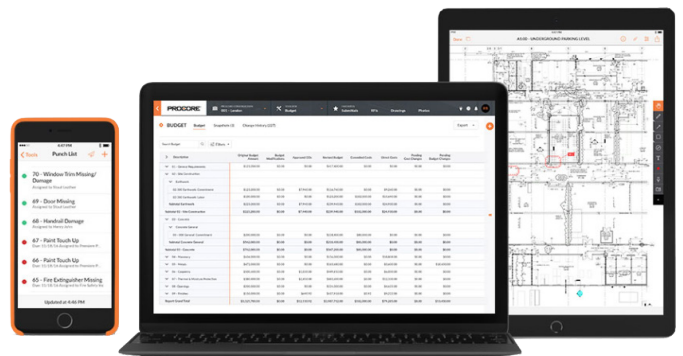
- Provide state of the art as-built information in electronic/3D form (from the BIM process).

COMMUNICATION

Bradbury Stamm focuses on effective communication management throughout the project. The basis of our philosophy for effective communication is following lines of information exchange between the project team and having Senior Level Construction Experts involved in every aspect of the project process.

The Bradbury Stamm project team generates or oversees project specific information including: preconstruction, scheduling, correspondence, clarifications, cost control issues, procurement, management of subcontractor issues, submittals, deliveries, payment applications, monthly reports, project close- out and turnover.

One of the tools we use to allow the Project Team to manage these functions efficiently is **Procore**. Procore is an easy to use, cloud-based, construction management tool that is accessible by every member of the project team on their computer, tablet or smart phone. Each of our superintendents carries a portable tablet while on the site and uploads daily logs, construction photos, RFIs and daily correspondence in real time. This allows the management team, design professionals and the City of Alexandria to log into the project portal and see the daily progress from any location. In the same manner, information can be disseminated to the project sites via Procore or regular email directly to the superintendent. This eliminates delays in communication and ensures the project team is communicating effectively.



When long distance communication is required, our team utilized a variety of industry leading tools such as Go To Meeting and Skype. All of our conference rooms and job site trailers are equipped with video conferencing capabilities. In addition, we employ a large number of portals which enable team members to easily join meetings as an active member of the team. However, our team will always strive to attend all meetings in person.

SAFETY AND SITE MANAGEMENT

Bradbury Stamm's safety plan addresses the project during all phases of construction. The initial plan will be prepared by us based on discussion with the project team. This site safety plan will then be presented at a project kick-off meeting to finalize procedures and responsibilities. Bradbury Stamm's Superintendent, John Waletzko, will be conducting daily safety meetings with subcontractors working onsite as well as walking the site to inspect safe working conditions on their respective sites. The coordination and implementation of the safety plan will be discussed at weekly subcontractor coordination meetings as well as owner meetings.

"I myself have a safety background, and the safety procedures in use during construction were some of the best I have seen. Safety is an important factor in my jobsite visits, and the BSC team always had a neat and workmanlike site to visit, trenches safely flagged or barricaded, hardhats and safety vests and shoes were a requirement for all, including the owner."

Michael McMurphy, Construction Manager, Albuquerque Public Schools

The **Bradbury Stamm Safety Passport™** is a small booklet, available in both English and Spanish, carried in every employee's hard hat. All the common safety practices are in this book, readily available for employee reference. Employees cannot violate rules in the Safety Passport. Also, in the Safety Passport is the disciplinary program consisting of a violations page and an employee administered write-up page.

"Project safety is paramount for NMMI and BSC has set a new standard for what we expect on our projects. As a result of their diligence and implementation of their safety program, NMMI is working with the BSC team to implement the BSC Safety Passport program into the facilities and maintenance group going forward."

Kent Taylor, Director of Facilities, NMMI



Bradbury Stamm Superintendent Led Safety Meeting using Safety Passport

PRE-CONSTRUCTION SUMMARY

Safety starts by setting a project up right before any employees or equipment is on site.



CONSTRUCTION SUMMARY

- ✓ Proper use and implementation of Bradbury Stamm Safety Passport System™.
- ✓ Proper use and implementation of the Bradbury Stamm Safety Directives.
- ✓ Daily verifications – including site fencing, site signage.
- ✓ Daily safety tool box talks.
- ✓ Traffic Plan review.
- ✓ General housekeeping/material waste program.
- ✓ Weekly “all hands” safety meetings.
- ✓ Physical On-site inspections.
- ✓ Job Hazard Analysis.
- ✓ Physical, General and Specific Training held on the project site.
- ✓ Behavioral Observations.
- ✓ Safety Program Evaluation.
- ✓ Continuous improvement of systems and methodologies.

QUALITY CONTROL AND START UP SERVICES

Building Controls, Start-up and Commissioning can be a challenge on a project if your construction manager doesn't have a system in place to support your unique project. Our integrated approach to building controls and commission starts with making them a priority at the beginning the project. Our plan includes four key collaborative team planning sessions during the project prior to the start of commissioning. It is critical that an early schedule commitment from the Mechanical/Electrical/Controls Engineer, Subcontractors, Runestone Community Center's Operations Department and the owner appointed commissioning agent attend these four planning sessions and come prepared to work on the meeting's agenda. The agendas are established to vertically integrate the proposed design, executions of installation, system maintenance and verification. The agendas include: Controls Sequence of Operation, Verification Procedures & Reporting Requirements for Installation, Equipment and Control Systems Submittal Review and Field Installation Walk-thru. These agenda topics are established to engage all stakeholders involved with the controls and commissioning of the project and ensures the building functions as intended.

PROJECT CLOSEOUT SERVICES

AS-BUILT DOCUMENTATION

Accurate as-built documentation is strongly routed in the quality and professionalism of the Superintendent assigned to your project. Superintendent John Waletzko monitors the status of as-builts throughout the project, communicates our expectations with subcontractors and holds them accountable to maintaining their as-builts. The project team always ensures that as-builts are a standing topic of discussion in our project status meetings with the owner and the architect, to confirm that as-builts are being properly maintained. In this way, we ensure that you will have accurate as-builts for the project. At the end of each project the as-builts are provided in an electronic version and in areas where BIM coordination has been used confirmation of the those drawings is also documented through the BIM implementation plan.

PUNCH LIST MANAGEMENT

By supporting the superintendent with additional staff resources (assistant superintendent or foremen) to focus on punch lists we develop and complete the pre-punch lists long before the Design Team and City of Alexandria perform their formal punch lists walk. If a formal punch list is created at that point, we have dedicated individuals focusing on the completion and verification of these items in a timely manner.

ENHANCED OPERATION AND MAINTENANCE MANUALS AND TRAINING VIDEOS

Bradbury Stamm has invested in technology to ensure the operation/maintenance manuals and training videos are concise, easy to navigate electronically, and turnover is as early in the process as possible. As building systems continue to increase in complexity our goal is to provide an enhanced training experience to give your staff a better tool in maintaining the systems after the maintenance agreement is complete. Bradbury Stamm will conduct, edit and provide an additional level of training video during closeout.

WARRANTY SPECIALISTS

Service during warranty and beyond is an important component of ensuring a quality building for years to come. Our teams stand behind their projects and support our clients - they will work to promptly resolve any warranty or post warranty issues, should they arise. Sr. Project Manager Lee Gruen will remain your primary point of contact for any warranty issues. Bradbury Stamm has a team dedicated Warranty Specialists to respond quickly to any issues that may arise.



E. SUPPLEMENTAL INFORMATION



i. Briefly, utilize this portion of the proposal to identify those “value-added” qualities, conditions, services, or attributes of your proposal that enhance or support the proposal document.

PRECONSTRUCTION

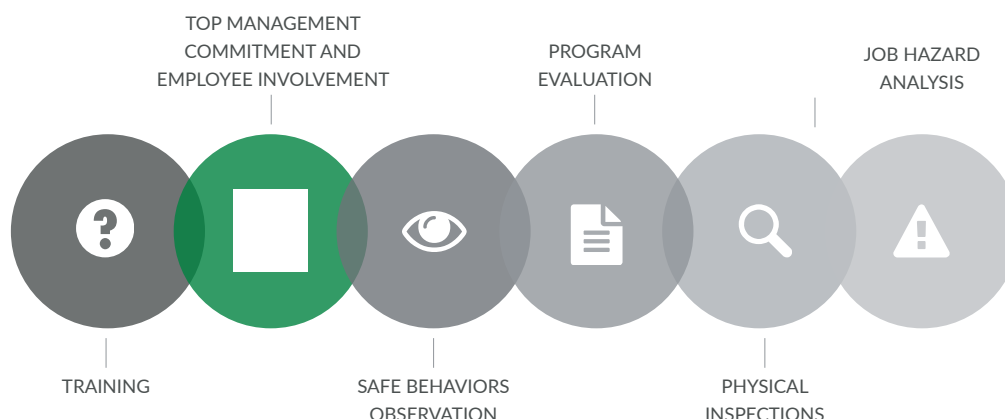
Our greatest strength lies in the amount of time we spend on a project prior to construction. By identifying items of concern early we can be proactive and provide solutions before they become issues. Therefore, we undertake an extensively thorough review of the project before it goes to bid. This reduces change orders and provides a more complete building project.

Bradbury Stamm's preconstruction process provides for early and aggressive budget estimating which provides our clients with accurate numbers they can use for decision making. Rather than value engineer a building, which usually means cutting items after a project comes in over budget, we prefer to maximize the budget by creating numerous building scenarios throughout the early design phase, incorporating pricing of multiple design elements, selection of varying building materials and establishing an aggressive schedule early in the process.

SAFETY

Our safety program is both unique and highly effective. Our EMR is 0.71. The Bradbury Stamm safety program incorporates a vision of safety that differs from others in the construction industry. The long-held notion of safety as policing people has been abandoned for a concept that puts safety into the hearts and minds of each employee. **OUR APPROACH TEACHES SAFE PRACTICES AND EMPOWERS OUR EMPLOYEES TO CREATE A SAFE WORK ENVIRONMENT.** Using this approach, we have an opportunity to progress from the employee being told about safety as interpreted by a Safety Enforcer to employees and field managers owning, practicing and being held accountable for rules they hold in their hand. With this concept, we believe we can achieve 100% coverage of safety at our job sites.

Bradbury Stamm's Safety Program is built around the six elements essential to all effective safety programs:



THE BRADBURY STAMM SAFETY PASSPORT™ SYSTEM

Many Safety Programs grow into massive documents that can only be understood by a few members of the team, if they're read at all. To combat this, Bradbury Stamm's Safety Director developed the key feature of our safety program which is the Bradbury Stamm Safety Passport™.

The goal? **THE SIMPLER AND MORE EASILY UNDERSTANDABLE A PROGRAM YOU MAKE, THE MORE LIKELY IT IS TO BE FOLLOWED AND ENFORCED. THE RESULT? FEWER SAFETY-RELATED INCIDENTS.**

This small booklet, available in both English and Spanish, is carried in every employee's hard hat. All the common safety practices are in this book, readily available for employee reference. Employees cannot violate rules in the Safety Passport. Managers cannot allow or direct an employee to violate the Safety Passport rules. Also, in the Safety Passport is the disciplinary program consisting of a violations page and an employee administered write-up page.

To sum it up, our policy is to **CARRY, READ, FOLLOW, TRAIN FROM, ENFORCE AND REFER TO THE SAFETY PASSPORT.**





F. COST PROPOSAL



The cost proposal must include the following elements:

i. Please outline your firms not to exceed staff cost, not to exceed CM Fee expressed as a percentage or lump sum, and not to exceed reimbursable expenses expressed as a lump sum.

See Attached Fee Summary Sheet

ii. Please note the number of hours you will allocate per week toward onsite supervision during the construction phase.

We intend to dedicate a full time onsite experienced superintendent to the project, this would be 40 hours per week or more as needed.

iii. Please separate the costs as stated in F.i. above into two phases; See Attached Fee Summary Sheet preconstruction/bidding services and construction/post construction services.

iv. In order to assist in comparing proposals, please fill out the attached Construction Manager at Risk Fee Summary. Fee Summary sheet attached.

Please note that the selected CM@R will not be allowed to self-perform any work on the project.

Please provide estimated fees and cost schedules and a sample completed AIA A133-2019 agreement with all applicable attachments in a separately marked envelope as part of the submittal package.