

Dawson



Request for Proposals (RFP E23-156b) for CMAR Services for the Bartlett Regional Hospital Emergency Department Addition and Renovation

Dawson Construction, LLC
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907.780.1500

Contact: Chris Gilberto
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November 9, 2022

Dawson

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City and Borough of Juneau, Purchasing Division
155 South Seward Street
Juneau, AK 99801

ALASKA

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Juneau, AK 99801

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Re: Request for Proposals (RFP E23-156b) for CMAR Services for the Bartlett Regional Hospital Emergency Department Addition and Renovation

Dear City and Borough of Juneau (CBJ) and Selection Committee,

Having quality healthcare in our community for our neighbors, our employees, and our families in Juneau is of the utmost importance for Dawson. We are personally vested in the success of the BHR ED project and are the best fit as your CMAR partner. Dawson understands the complexities of working in an occupied healthcare facility and how to overcome the challenges to deliver a successful project. As your partner, the focus will be on minimal disruptions so the BRH ED may continue providing high-quality, professional healthcare throughout the entire construction process.

Working in an operating hospital has unique requirements. Dawson's expertise working in operating healthcare facilities makes us the best partner for City & Borough of Juneau on this project:

- ✓ **Our experience and personnel** in Juneau are unmatched with the leadership of Chris Gilberto, Jason Sabin, and Kendall Nielsen, our most experienced healthcare team.
- ✓ **Our project approach during preconstruction:** As your partner, we will find a phasing plan that minimizes impacts to the emergency department while managing and meeting the budget and schedule.
- ✓ **Our planning and mitigation for disruptions** is our focus throughout preconstruction and into construction. We will communicate and coordinate daily to keep the needs of the ED/Hospital in the forefront of our construction.
- ✓ **Our estimating process and ideas** will include value engineering and enhancement options that will ensure budgets are met without impacting the life cycle of the facility.
- ✓ **Our innovative approach to solutions** will be to the benefit of the project team and user of the facility by keeping the operations of the hospital our primary focus.

Local Partners: Dawson has partnered with the City & Borough of Juneau on 55 projects over the past 30+ years, ranging in size and scope. **We value this relationship and take exceptional pride in building for the community where our people live and work.** CMAR and best value contracts make up over 65% of our projects. We understand the partnering and collaboration necessary to make these projects successful. We have vast experience building and remodeling **over 50 healthcare facilities**, many of which were open during construction, and are excited to partner with you on this project.

Addendum 1, Addendum 2, and Addendum 3 have been received, reviewed, and acknowledged.

Sincerely,



Chris Gilberto
Construction Manager, Dawson Construction

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3.3 EXPERIENCE AND PERSONNEL

PROJECT TEAM EXPERIENCE

Dawson's Juneau-based team has 60+ years of experience working in Juneau, including a history of working together on healthcare projects. Chris Gilberto's leadership will guide the project team and ensure the schedule and budget are constantly in check. Jason Sabin's onsite leadership will focus on safety and minimal disruptions for BRH employees and patients. His experience working in this facility gives him intimate knowledge of the structure and processes involved with working in a functioning emergency department.



CHRIS GILBERTO
Construction Manager

- » 23 years of experience
- » 12 CMAR projects the past 8 years

30% TIME COMMITMENT TO THIS PROJECT



JASON SABIN
Superintendent

- » 28 years of experience in Southeast Alaska
- » 3 most recent projects have been healthcare facilities

100% TIME COMMITMENT TO THIS PROJECT



CALEB MCGRAW
Day-to-day Project Manager

- » 12 years of Experience in Southeast Alaska
- » Completed 3 healthcare projects in last 4 years

50% TIME COMMITMENT TO THIS PROJECT



KENDALL NIELSEN
Project Executive

- » 20 years of experience
- » \$85M in healthcare projects in last 5 years
- » Hundreds of millions of dollars in healthcare projects in his career

TEAM MEMBERS' EXPERIENCE WORKING TOGETHER ON SIMILAR PROJECTS:

PROJECT	YEAR	CHRIS	JASON	KENDALL	CALEB
BRH Behavioral Health Facility	Ongoing	✓	✓	✓	✓
SEARHC Juneau Empire Medical Admin Building	2021	✓	✓	✓	
SEARHC Ethel Lund Medical Center Renovation	2020	✓	✓	✓	
SEARHC Wrangell Medical Center Long-term Care	2022	✓		✓	✓
SEARHC Wrangell Medical Center	2020			✓	✓
Sealaska Heritage Institute Arts Campus	2022	✓		✓	✓
Juneau International Airport Reconstruction	2022	✓		✓	✓

3.3 EXPERIENCE AND PERSONNEL

SIMILAR PROJECT EXPERIENCE - COSTS, SCHEDULE, QUALITY

ETHEL LUND MEDICAL CENTER RENOVATIONS JUNEAU, AK

19,840 sf renovations to the ground and main floors of the existing clinic completed in multiple phases to accommodate the clinic's operations. Renovations were made to the lobby, reception area, waiting area, physical therapy room, ICT areas and offices, pharmacy, lab, phlebotomy, library, work rooms, and mechanical mezzanine. All work was performed while the clinic was fully occupied.



COSTS: \$5.5M final contract

TEAM: Jason, Chris, Kendall
CONSULTANT: Jim Rehfeldt

SIMILARITIES:

- ✓ HEALTHCARE FACILITY
- ✓ MULTI-PHASE CONSTRUCTION
- ✓ OCCUPIED FACILITY
- ✓ VALUE ENGINEERING
- ✓ REPEAT CLIENT

SCHEDULE: 9/19 to 11/20
Duration - 15 months

BRH BEHAVIORAL HEALTH FACILITY JUNEAU, AK

Demolition of the existing facility and construction of a new 14,500 gross square foot facility comprised of outpatient offices, inpatient residential care suites, general storage, and underground parking.



COSTS: \$14.5M ongoing

TEAM: Jason, Chris, Kendall, Caleb

SIMILARITIES:

- ✓ HEALTHCARE FACILITY
- ✓ BRH CAMPUS
- ✓ DESIGN ASSISTANCE
- ✓ VALUE ENGINEERING
- ✓ REPEAT CLIENT

ONGOING SCHEDULE:
Duration - 23 months

3.3 EXPERIENCE AND PERSONNEL

SIMILAR PROJECT EXPERIENCE - COSTS, SCHEDULE, QUALITY

SEARHC WRANGELL MEDICAL CENTER WRANGELL, AK

New construction of the 35,000 sf Critical Access Hospital and Long-Term Care Facility. The project also included interior renovations at the existing clinic, which remained operational throughout the project.



COSTS: \$23.3M final contract

TEAM: Kendall, Caleb
CONSULTANT: Jim Rehfeldt

SIMILARITIES:

- ✓ HEALTHCARE FACILITY
- ✓ OCCUPIED FACILITY
- ✓ CMAR
- ✓ VALUE ENGINEERING
- ✓ REPEAT CLIENT

SCHEDULE: 8/20 to 9/22
Duration - 21 months

SEARHC WRANGELL MEDICAL CENTER LONG-TERM CARE ADDITION WRANGELL, AK

New construction of a Long Term Care addition with 4-resident rooms to the existing north wing of the Long Term Care unit at Wrangell Medical Center. Construction coordination and phasing is crucial to meet SEARHC renovation standards and provide a safe environment for the current LTC residents and staff. This has required barriers separating the work areas from the occupied adjacent spaces.



COSTS: \$2.1M ongoing

TEAM: Chris, Kendall, Caleb
CONSULTANT: Jim Rehfeldt

SIMILARITIES:

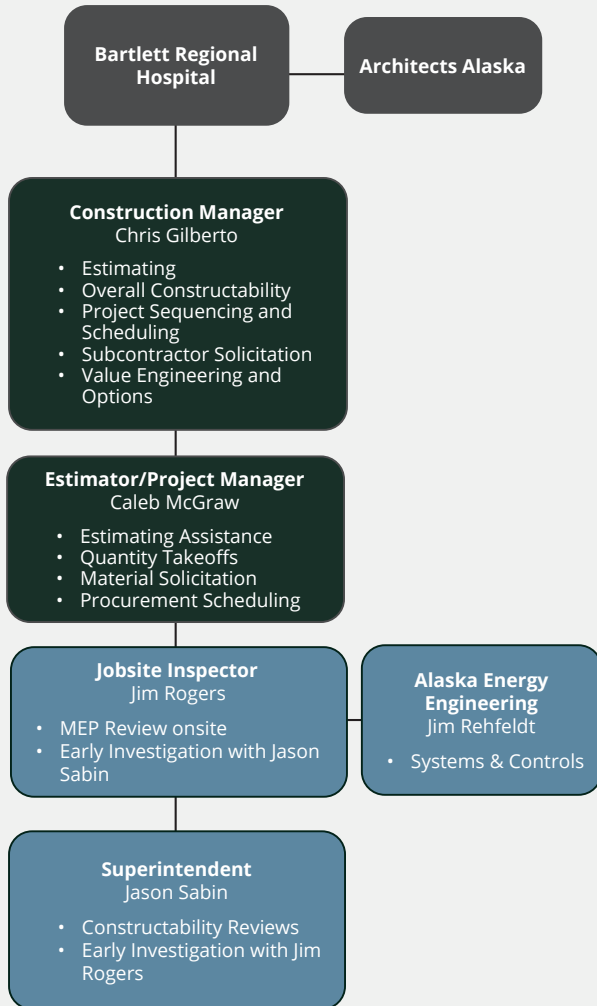
- ✓ HEALTHCARE FACILITY
- ✓ OCCUPIED FACILITY
- ✓ PRIVATELY NEGOTIATED
- ✓ VALUE ENGINEERING
- ✓ REPEAT CLIENT

ONGOING SCHEDULE:
Duration - 8 months

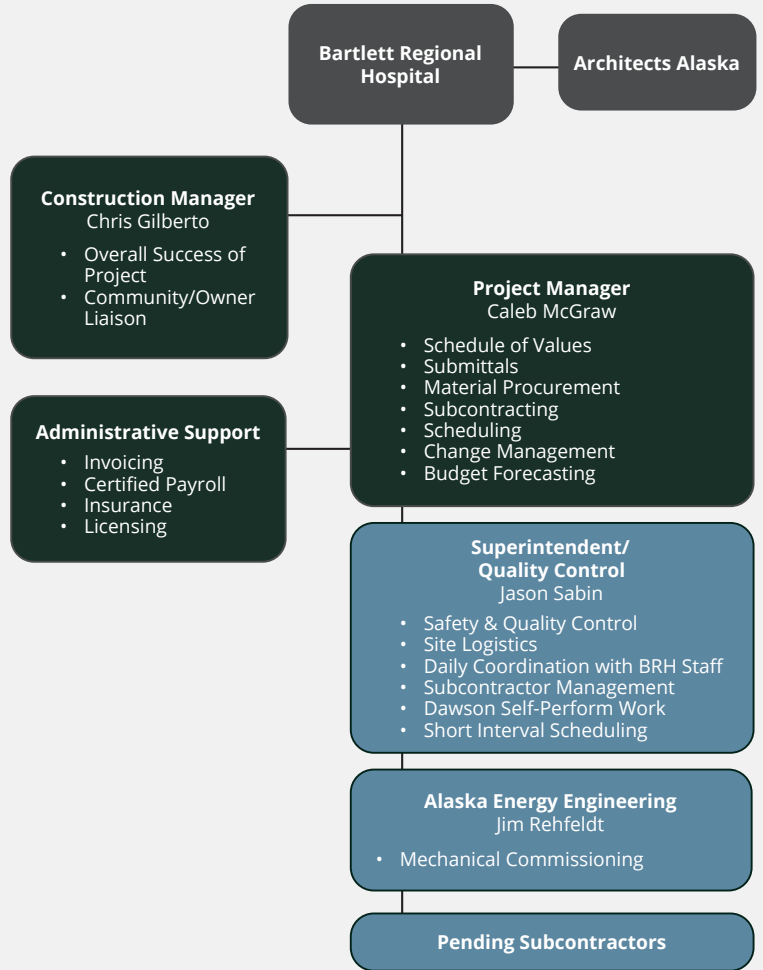
3.3 EXPERIENCE AND PERSONNEL

The organizational charts below indicate the roles of supervision, lines of authority, administrative functions, and responsibilities for each role both in the pre-construction phase and the construction phase of the project. Each chart also notes which roles will be onsite and which will be in the office:

PRE-CONSTRUCTION PHASE:



CONSTRUCTION PHASE:



 OFFICE
  ON SITE

CLIENT TESTIMONIAL

“As far as **the Dawson Construction team that Chris (Gilberto) leads, the whole team is superlative.** Their performance at Juneau Housing First Project has been very professional. Dawson Construction’s management team has the ability to deliver required documents and information in a timely manner, which *is needed for our grant process. Their team has first-rate record keeping. The team has exceptional skills at project budgeting. It has been energizing for me to work with a class act company that understands and is dedicated to the **TEAM** approach and assists the developer, architects, engineers, consultants and subcontractors in making the project efficient and economical, and (a company that) takes **special care to ensure the finished building meets and exceeds the developer and owner expectations.**”*

– Larry Gamez, Project Manager,
Tlingit Haida Regional Housing Authority



Chris Gilberto | Construction Manager

23 YEARS EXPERIENCE
9 YEARS WITH DAWSON

CERTIFICATIONS

Carpenter's Local 1281
Apprenticeship Training
Program

REFERENCES

Dave Hurley
Northwind Architects
907.586.6150

Steve Merkel
SEARHC
907.966.8406

Lee Kadinger
Sealaska Heritage Institute
Owner
907.463.4844

QUALIFICATIONS

Chris has managed projects in Alaska for 19 years and is well-versed in CMAR projects. He has established relationships with local subcontractors and regulatory agencies that will benefit the cost, schedule and quality of this project. Chris will lead the team through preconstruction, value engineering, design reviews, estimating, and will be an additional point of contact throughout construction for any concerns by owners and design team.

SUCCESSFUL JUNEAU PROJECT EXPERIENCE

- ✓ **BRH Behavioral Health Facility (BHF)** Project was awarded to Dawson that originally included the demolition of the existing facility and construction of a new, 14,500 sf BHF that is located on an infilled site with a concrete garage and two stories of operation-focused space. Once awarded, the project was paused to make design changes to fit the evolving needs of the end user. Changes included a complete structural redesign change from a wood structure to structural steel and including the addition of a 3rd floor. Specific details related to the project included rooms for those in need with anti-ligature features and materials used to provide a safe calming space. Throughout the project, changes in design and use of the facility created a challenges related to material procurement, work sequencing and on-site coordination. Chris and Jason Sabin navigated these challenges while continuing to keep the project moving forward.
- ✓ **SEARHC Ethel Lund Medical Center Renovations** Renovations to the ground and main floors of the existing clinic completed in two phases to accommodate the operations while facility was occupied. Renovations were made to the lobby, reception and waiting areas, physical therapy room, ICT areas, offices, pharmacy, lab, phlebotomy, library, work rooms, and mechanical mezzanine.
- ✓ **Sealaska Heritage Institute (SHI) Arts Campus** The Sealaska Heritage Institute Instructional Arts Campus involves construction of an Arts Instructional Building; below-ground-level concrete parking structure connected to the existing underground parking area under the neighboring One Sealaska Plaza; an open pedestrian plaza; an open canopy structure adjacent to the One Sealaska Plaza building; and landscaping and arts installation.
- ✓ **Juneau International Airport Reconstruction** This project involves demolition, reconstruction and renovation of approximately 35,000 sf of the existing Juneau International Airport terminal building. Scope includes hazardous material abatement; demolition of existing building, elevator and escalator; installation of a new elevator; and new construction of a two-story, 12,500 sf structure. The project used a phased approach with the first phase including partial demolition and construction of the addition, and the second phase includes replacing stairs, elevators, escalators and infilling construction. All work was performed within the operational airport.
- ✓ **Douglas Island Building Renovation** The Douglas Island Building is a two-story, 42,530 square foot facility housing the Alaska Department of Fish and Game and the Alaska Department of Corrections. Renovations encompassed structural repairs and upgrades.



Jason Sabin | Superintendent

28 YEARS EXPERIENCE
8 YEARS WITH DAWSON

EDUCATION

OSHA 10, OSHA 30
Aerial Lift Operator
Scaffold Erector and
User Qualification
UBC Leadership Training
AK-CESCL Training
First Aid & CPR Certificate

REFERENCES

Dave Hurley
NorthWind Architects
907.321.4495

Steve Merkel
SEARHC
907.463.4000

Brent Fagerstrom
State of Alaska DOA
907.723.3987

QUALIFICATIONS

Jason is our most experienced superintendent for renovations of occupied facilities. He excels at coordinating with owners and tenants and ensuring open communication is maintained so there are no surprises. Jason will be responsible for managing construction crews, subcontractors, day-to-day construction work, short interval scheduling, safety and quality control and will ensure all work is being completed in accordance with the contract specifications and work schedule. Jason's last 3 projects have been healthcare related.

SUCCESSFUL JUNEAU PROJECT EXPERIENCE

- ✓ **BRH Behavioral Health Facility (BHF)** Project was awarded to Dawson that originally included the demolition of the existing facility and construction of a new, 14,500 sf BHF that is located on an infilled site with a concrete garage and two stories of operation-focused space. Once awarded, the project was paused to make design changes to fit the evolving needs of the end user. Changes included a complete structural redesign change from a wood structure to structural steel and including the addition of a 3rd floor. Specific details related to the project included rooms for those in need with anti-ligature features and materials used to provide a safe calming space. Throughout the project, changes in design and use of the facility created a challenges related to material procurement, work sequencing and on-site coordination. This is a current project for Jason, where he continues to overcome these challenges. Once complete, he will be available to transfer seamlessly to this project.
- ✓ **SEARHC Juneau Empire COVID Testing Center** Project includes renovation of existing administrative offices to provide safe, clean location for local COVID testing for the Juneau community.
- ✓ **SEARHC Ethel Lund Medical Center Renovation** Tenant improvements to the ground and main floors of the existing SEARHC Ethel Lund Medical Clinic. Work was performed in two phases to accommodate the operational facility. Alternative Delivery: LS to negotiated.
- ✓ **Court Plaza Building Cladding and Window Replacement** Replacement of exterior envelope with new metal wall panels over a rain screen assembly, new ribbon windows and minor interior work as required to complete the exterior renovation. Alternative Delivery: LS to negotiated.
- ✓ **Marine Exchange** New construction of a 6,400 sf, three-story office building for the Marine Exchange of Alaska. Creative solutions proposed during pre-construction resulted in an accelerated project schedule and 2.5% savings in construction costs. CMAR.
- ✓ **Douglas Island Building Renovation** Renovations to an existing two-story building on a constrained site including structural repairs, envelope replacement, installation of a new curtain wall assembly, terracotta siding, interior finishes, landscaping and associated mechanical and electrical work. Alternative Delivery: RFP Selection.



Caleb McGraw | Project Manager

QUALIFICATIONS

Born and raised in Sitka, Alaska, Caleb has an ingrained understanding of building in Southeast Alaska regions. He has worked on a variety of construction projects including occupied healthcare facilities and active airports. Caleb possesses a detail-oriented work ethic and excels at planning for complex logistics and working within occupied facilities.

SUCCESSFUL PROJECT EXPERIENCE

- ✓ **SEARHC Wrangell Medical Center** The Wrangell Medical Center provides essential services for the city of Wrangell, including emergency services, acute care, transitional care, primary care, long-term care and ancillary hospital services. The project included new construction of the 35,000 sf Critical Access Hospital and Long-Term Care Facility and all associated site and utility infrastructure work. The new structure connects to the existing two-story clinic building through a covered walkway. The project also included interior renovations at the existing clinic, which remained operational throughout the project.
- ✓ **SEARHC Wrangell Medical Center Long Term Care Addition** New construction of an approximately 1,800 sf single story, wood framed with SOG, Long Term Care addition of 4-resident rooms to the existing north wing of the Long Term Care unit at Wrangell Medical Center. MEP systems scope of work entail extending the existing MEP systems from the existing building, which were designed for the future area of the LTC additions. MEP scope also includes changing the Hot Water Piping Loop in the existing LTC wing. Construction coordination and phasing will be required to meet SEARHC renovation standards and provide a safe environment for the current LTC residents and staff. This will require barriers separating the work areas from the occupied adjacent spaces. All associated interior finishes, and site and utility infrastructure work to be included.
- ✓ **Juneau International Airport Terminal Reconstruction** Demolition, reconstruction and renovation of approximately 35,000 sf of the existing Juneau International Airport terminal building. Scope includes hazardous material abatement; demolition of existing building, elevator and escalator; installation of a new elevator; and new construction of a two-story, 12,500 sf structure. All work was performed within the operational airport.
- ✓ **Sitka Secondary Critical Water Supply** Construction of a new Membrane Filter Plant, Intake and Raw Water Pump Station for the production of potable water. The project includes development of greenfield sites, and connections to existing utilities and treatment facilities. The Membrane Filter Plant includes installation of Owner-furnished membrane filtration equipment, a new pre-engineered metal building, chemical systems, standby generator, and ancillary systems.

12 YEARS EXPERIENCE

4 YEARS WITH DAWSON

EDUCATION & CERTIFICATIONS

B.S. University of Alaska, Anchorage

US Army Corps of Engineers
Construction Quality Management
for Contractors Certificate

AGC Project Management Training
Certificate

Procore Certified: Project Manager
Certificate

REFERENCES

Dan Kirsch

PTS Inc., Anchorage
907.561.6237

Aaron Morrison

Respec Engineering
907.561.6237

Mike Poutney

SEARHC
907.966.8413



Kendall Nielsen | Project Executive

20 YEARS EXPERIENCE
5 YEARS AT DAWSON

EDUCATION

Brigham Young University,
B.S. Construction Management

REFERENCES

Kimberly McHugh

Cumming Corporation
253.579.6050

Lincoln Ferris

Seattle Central College
425.766.7346

Miro Petrovic

US Healthvest
281.615.4483

QUALIFICATIONS

Kendall has worked in the construction industry for 20 years. His large scale project experience spans 12 states and the island of Guam, including CM/GC and complex renovations. Kendall prides himself on collaboration and building his teams around the owner's vision. He is a strong proponent of getting the job done right the first time and doing the right thing.

RELEVANT PROJECT EXPERIENCE

- ✓ **YTT JVCP Ambulatory Health Care Facility** 21,000 sf new construction for primary care, women's health, urgent and walk-in care, pharmacy, lab, dental, wellness center, emergency medical services, and integrated behavioral health and community health services.
- ✓ **SEARHC Ethel Lund Medical Center Renovations** Renovations to the ground and main floors of the existing clinic completed in two phases to accommodate the operations while facility was occupied. Renovations were made to the lobby, reception and waiting areas, physical therapy room, ICT areas, offices, pharmacy, lab, phlebotomy, library, work rooms, and mechanical mezzanine.
- ✓ **SEARHC Wrangell Medical Center** The project included new construction of the 35,000 sf Critical Access Hospital and Long-Term Care Facility and all associated site and utility infrastructure work. The project also included interior renovations at the existing clinic, which remained operational throughout the project.



Jim Rogers | MEP Specialist

45 YEARS EXPERIENCE
28 YEARS AT DAWSON

CERTIFICATIONS

Journeyman Plumber License
(AK and WA)

Mechanical Administration
License

REFERENCES

John Kleinegger

Ketchikan Public Works
307.228.2441

Joe Swain

Sitka Water &
Wastewater Department
907.747.1895

Jennifer Holstrom

Ketchikan Public Utilities - Elec-
tric

QUALIFICATIONS

Jim truly excels in projects with complex mechanical systems. With a detailed, patient approach and a keen understanding of MEP systems, there is no one better for this project than Jim. He is Dawson's go-to Superintendent for inspecting complex mechanical systems. He is able to identify potential risks to the work and schedule before they negatively impact the project, provide mitigation recommendations, and keep production on track.

RELEVANT PROJECT EXPERIENCE

- ✓ **SEARHC Mt.Edgecumbe Hospital ER Replacement** Full demolition and replacement of 3,400 sf of the ground floor footprint of the ER facilities. Work included demo/replacement of existing AHU located in the building's mechanical attic, as well as demo of current rated shaft between ground floor and mechanical attic and replacement with enlarged rated shaft, which includes structural augmentation of the second and attic floor assemblies. All work was completed within the occupied medical facility, requiring some work to be completed over nights and weekends.
- ✓ **Mendenhall Waste Water Treatment Plant Biosolids Dryer Facility** Coordination and installation of all process pipe and equipment, and oversee facility startup, testing and commissioning within a fully operational waste water treatment plant.
- ✓ **Sitka UV Disinfection** Plant Development of a green-field site, a new, 5,400 sf pre-engineered metal building with a basement, installation of owner-furnished UV disinfection equipment, fluoride system, a standby generator, and ancillary systems.
- ✓ **Whitman Lake Hydroelectric** Phased project involving Installation of a 4.6 MW hydro-electric dam on the existing non-powered dam at Whitman Lake. Jim led constructability reviews and value engineering analysis to bring the project cost from \$26M to less than \$16M, without losing any scope.



Our proposed consultant is **Jim Rehfeldt with Alaska Energy Engineering, LLC**, who will be responsible for mechanical commissioning. Jim is invaluable during preconstruction when identifying and pricing systems and controls.

Jim is principal engineer of Alaska Energy Engineering LLC (AEE), a Juneau-based company. Jim has extensive experience with mechanical design, working with the goal of optimizing a facility's performance and life cycle. He has performed several analyses at medical facilities throughout southeast Alaska and is a leader in his field.

On a recent project with Dawson, Jim was brought in to help reduce cost of the overall functionality of the facility and reduce the need for additional heat pumps for the expansion and was able to optimize the existing facilities mechanical system.

JIM HAS BEEN A CONSULTANT ON 12 DAWSON PROJECTS SINCE 2009



Jessica Welch | Safety Manager

5 years of experience
1 year at Dawson

Qualifications

Jessica is a dedicated safety professional with three years field experience and two years of education in the Occupational Safety & Health Associate program. With strong collaboration skills and a positive attitude, Jessica strives to achieve top-level safety. Jessica will provide safety training, orientation, inspections, and expertise to ensure a safe project for your staff, patients and guests, and our workforce.



Stephanie Bash | Contracts Administrator

21 years of experience
21 years at Dawson

Qualifications

Stephanie brings 21 years of knowledge and experience performing contracts administration at Dawson. She is an expert in her field and is able to lead the administrative and financial reporting requirements associated with complex projects and multiple funding sources. In addition, Stephanie processes our Owner contracts, oversees sub-contractor compliance, and works closely with our insurance and bonding agents.

3.4 PROJECT APPROACH - PRECONSTRUCTION SERVICES

7

OF PROJECTS WITH CBJ CURRENTLY

40+

OF HEALTHCARE PROJECTS IN OCCUPIED FACILITIES

\$170M

IN CMAR / CM/GC PROJECTS IN THE LAST 5 YEARS

CMAR PROJECT EXPERIENCE

Dawson is well versed in CMAR contract delivery with more than \$500M in CMAR and alternate contract projects in the past five years.

The relative dollar value of our contract delivery methods is split between 65% negotiated/best value contracts and 35% competitive bid.

Working with these two procurement methods provides the benefits of exceptional service while maintaining competitive pricing.

COLLABORATIVE PROBLEM SOLVING

We are dedicated to delivering projects which enhance the community, and are excited to bring this addition and renovation to the BRH Emergency Department. We approach every project with a partnering mindset and strive to do the right thing for our clients. Our focus during preconstruction is to bring your vision to life while maintaining your budget.

We will strive to understand your definition of success and work as a partner to achieve your success factors.

Our role includes cost estimating, design assist and coordination, schedule management, bid package development, and early procurement. With open, honest communication and a team mindset, we are confident we can deliver a successful preconstruction experience, and will:

» **Meet and communicate with directly-impacted employees.**

We will meet with BRH employees in affected areas, communicate, and collaborate to identify challenges the employees anticipate during all construction phases, as well as their priorities and wishes for us to consider. Discussions will include the plan for keeping ambulance access clear, and strategy for keeping processes flowing with **minimal disruption or interruptions throughout construction.**

» **Manage risks and mitigate concerns with design team.** Jim Rogers and Jason Sabin will conduct early investigations. Knowing the project beforehand and being intimately familiar with all aspects will help identify risks ahead of time and mitigate any concerns from pre-inspections all while coordinating with the design team.

» **Make your priorities our priorities.** Our partnership will be cohesive as we move through preconstruction with your priorities as the focus. The common goal of keeping the emergency department fully-functioning and capable to provide the level of care expected by the community and the staff.

76%

OF OUR CONTRACTS ARE
NEGOTIATED/REPEAT
CLIENTS

55

TOTAL # OF PROJECTS
DAWSON AND CBJ
HAVE PARTNERED ON

CLIENT TESTIMONIAL

“Dawson provided us an exceptional experience from the initial bid to the completion of the project. It has been very easy to work with all members of the Dawson team. We truly appreciate the quick work and professionalism throughout this process and strongly recommend your company for any future jobs.

The entire project went smoothly and efficiently which was a direct result of Dawson being proactive in identifying areas of concern and working together with the architect, our project manager, and others in order to quickly develop effective alternatives when addressing any issues. Thanks to your leadership combined with the entire crew's dedication and energy, staff and residents are enjoying their much deserved space every day.”

-Michelle Mahoney,
Sitkans Against Family Violence (SAFV),
Re: SAFV Shelter Expansion project

BID PACKAGES AND PROCUREMENT STRATEGY

Bid Package Development

We will develop all Bid Packages and connect with Subcontractors through Building Connected, a web-based bidding program. Packages will be broken down by specification, with a goal of having a minimum of three vetted subcontractors/suppliers for all scopes of work. All subcontractors will be reviewed by project team and discussed before award, considering their past performance, ability to deliver on schedule, and the quality of their work. As we consider suppliers, the availability and pricing will be reviewed and discussed based on the specifications. We will present alternate products if there is a better, faster delivery item that is different from what is stated in the specifications.

Procurement Strategy

Large procurements will be reviewed, allowing us to make the best decisions possible for purchasing for this project. We will maintain a detailed procurement log to closely monitor all materials and procurement schedule.

- » **Long Lead Items** Early procurement buyout will be key for this project. We will use our local yards and storage areas for all early material, and will utilize our buying power within Anchorage, Juneau, and WA state markets.
- » **Soliciting Subcontractor Interest** With 50+ years as a successful and proven contractor in southeast Alaska, we have built strong relationships with subcontractors and suppliers who provide us with the best pricing, and accommodate demanding project schedules. Our partnership with the local subcontractors will ensure this renovation and addition project is given priority.

PRECONSTRUCTION SERVICES

Our preconstruction services will be divided into four main buckets as outlined in the graphic below. This plan helps maintain deadlines and provides complete transparency during the process.

During preconstruction, we will determine with the whole team if additional investigations or inspections are necessary.

PROJECT	NOTES	PRIMARY RESP.	SECONDARY
1 PRECON MEETING & GENERAL PARTICIPATION			
Design Meetings	-	Chris	Caleb
BRH Employee Precon Meetings	Meeting with nurses/BRH Employees	Jason	Chris
Internal Precon Meetings	Coordinate and review	Chris	Caleb
Early Investigations	Onsite investigations	Jim R.	Jason
2 ESTIMATING/VE/CONSTRUCTABILITY/BIDDING			
SD Estimate	Chris to lead, assist from Caleb	Chris	Caleb
DD Estimate	Chris to lead, assist from Caleb	Chris	Caleb
CD to Permit Estimate	Chris to lead, assist from Caleb	Chris	Caleb
Bidding Preparation	Chris to lead, assist from Caleb	Chris	Caleb
CD to Bid Estimate	Chris to lead, assist from Caleb	Chris	Caleb
Estimating Support	Dawson Resources	Caleb	
Cost Alignment (VE/Option)	Meetings to maintain budget/scope alignment	Chris	Caleb
Constructability Review	Work sessions with design team	Chris	Jason
3 SCHEDULING & SITE LOGISTICS			
Scheduling	Updates as needed	Caleb	Chris
Site Logistics/ICRA	Occupied area, employees & patients	Jason	Caleb
Short Interval Schedule	Updates every 3 weeks	Jason	
4 EARLY SCOPE COORDINATION (MEP, UTILITIES)			
MEP Onboarding	Bid Packages, Solicitation	Caleb	Admin
MEP Design Coordination & Cost Analysis	-	Chris	Caleb

3.4 PROJECT APPROACH - PRECONSTRUCTION SERVICES

During the pre-construction phase and the estimating process, the goal will be to incorporate all work shown. Ultimately, budgets must be met which dictates the need for Value Engineering and the opportunity for enhanced options.

Dawson has completed over 45 CMAR and alternate delivery projects with great success, ensuring the owner's budget was met.

This collaborative approach to design and estimating ensures everyone is on the same page at all times.

VALUE ENGINEERING EXPERIENCE

At Dawson, we use Value Engineering (VE) as a value-adding exercise. When Value Engineering, we look for solutions that do not sacrifice elements that are critical to the project. That often leads us into the civil, structural, and foundation systems which are hidden parts of the facility and frankly won't be missed by most. Some of our early agenda items will be prioritizing discrete areas like elevations, footings, and structure to see what savings we might be able to capture. We will spend time analyzing assemblies and breaking each component down. Each element has a value, and if we can isolate each piece we can concentrate on the big ticket areas and look for alternatives. We take pride in maximizing value without compromising your end product. Our goal through the VE process will be to achieve the desired building functionality while making value decisions that preserve:

- ✓ Performance
- ✓ Resiliency
- ✓ Aesthetics
- ✓ Flexibility

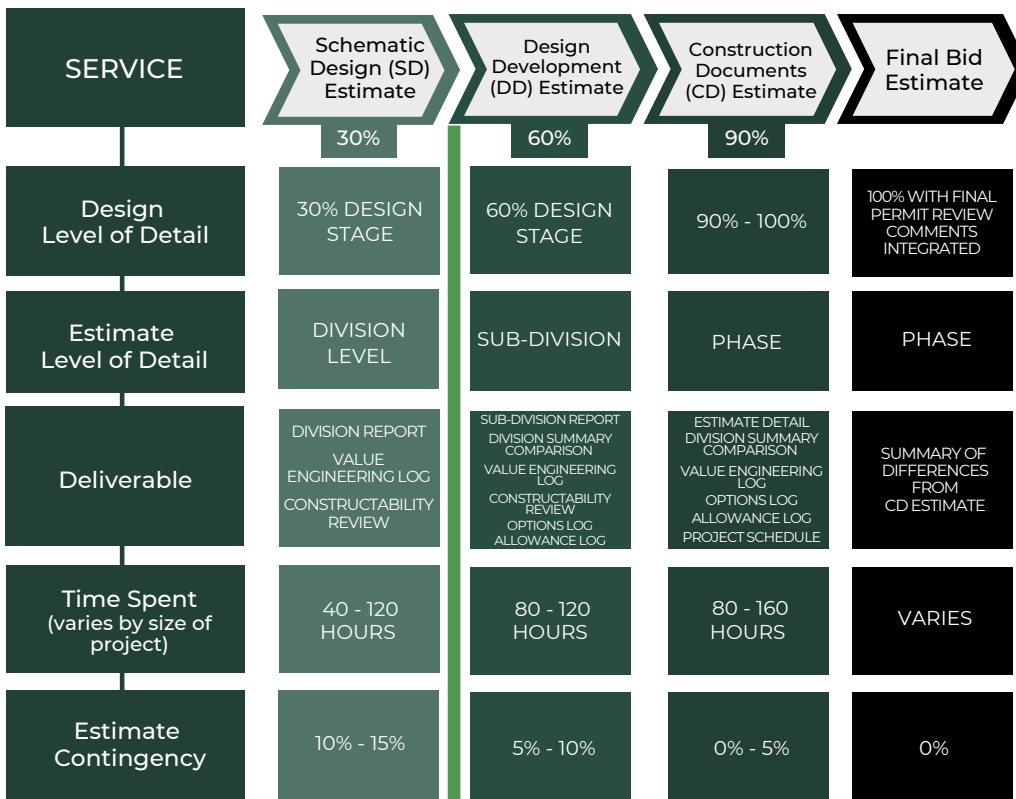
OPTIONS LOG
An Options Log is a *wish list of additional scopes of work which may be added as funding becomes available*. This log will be created during value engineering and updated throughout construction to track critical decision deadlines necessary to maintain the

DAWSON

OPTIONS LOG

Option No.	Description	Submitted Date	Decision Req'd by Date	ROM & Priority	
				A	B
1	Elect Hardware 4 control doors				
2	Elect - Provide security system				
3	Elect - Access control system				
4	Elect - CCTV system				
5	3 solar powered light poles		04/11/12		
6	3 standard light poles		04/11/12		
7	Windows - Repair broken seats				
8	Level slab, lower floor 220				
9	Even slab, lower floor 220				\$50,000

We will use a Value Engineering Log to manage savings opportunities as well as an Options Log to track betterments for the project. The use of Value Engineering and an Options Log is **key to the success of CMAR projects**. Dawson will manage the budget and track scope enhancements with our Options Log. Our logs will track the description of work, a rough order of magnitude (ROM), deadlines for decisions without impacting schedule and pricing, as well as note if additional design changes will be required.



PRECONSTRUCTION PROCESS

We have developed a detailed approach to the preconstruction process to **bring predictability to the budget and the schedule**. This will add value throughout preconstruction with constructability, value engineering, innovation, and schedule optimization.

3.5 PROJECT APPROACH - CONSTRUCTION SERVICES

CONSTRUCTION PHASING

We understand the ED needs to **function with minimal disruptions** in order to be successful. We will work with the BRH, CBJ, and Architects of Alaska to create a phasing plan and construction sequence that works best to smoothly incorporate construction into the daily functions of the ED.

It will be important to identify early on which medical machinery will be affected by disruptions and create a mitigation plan to avoid interruptions. Jim Rogers will conduct a thorough site visit to identify access, equipment, and any possible effects from construction to **avoid any issues on the front end**.

Dawson is **partnering with Jim Rehfeldt of Alaska Energy for balancing and commissioning** – proper airflow throughout construction for all users of the facility. We foresee multiple balancing or temp balancing taking place, with final commissioning and balancing at the completion of the project. Jim will also assist us in identifying the needs for achieving negative air in all phases of construction.

COMMITMENT TO QUALITY

Our entire focus, while producing a quality product, is minimizing disruptions, predicting any issues ahead of time during investigation, and upholding the functions of the ED throughout construction.

During phasing, all ICRA protocols will be followed to ensure that there is clean separation between construction and the users of the facility. While partitioning off sections for construction, we will ensure all pathways are accessible for hospital operations such as gurneys and staff access. **We will work to ensure suitable access for ambulances and patients**, along with other key elements that need to be addressed for phasing.

SCHEDULING AND PLANNING

Dawson's mission of "Building with leadership, predictability, and value to ensure successful construction projects" begins with project management and control of the schedule. A Critical Path Method (CPM) schedule will be created in the pre-construction phase and managed through the life of the project. While the CPM schedule is utilized for overall project planning and measuring progress, the day to day activities will be planned and managed utilizing a short interval schedule, or Three-Week-Look-Ahead schedule, which will follow the critical path of the project. We will work with BRH and design team for schedule development. Clear lines of communication will be maintained during construction ensuring you and your staff always know the next construction phase.

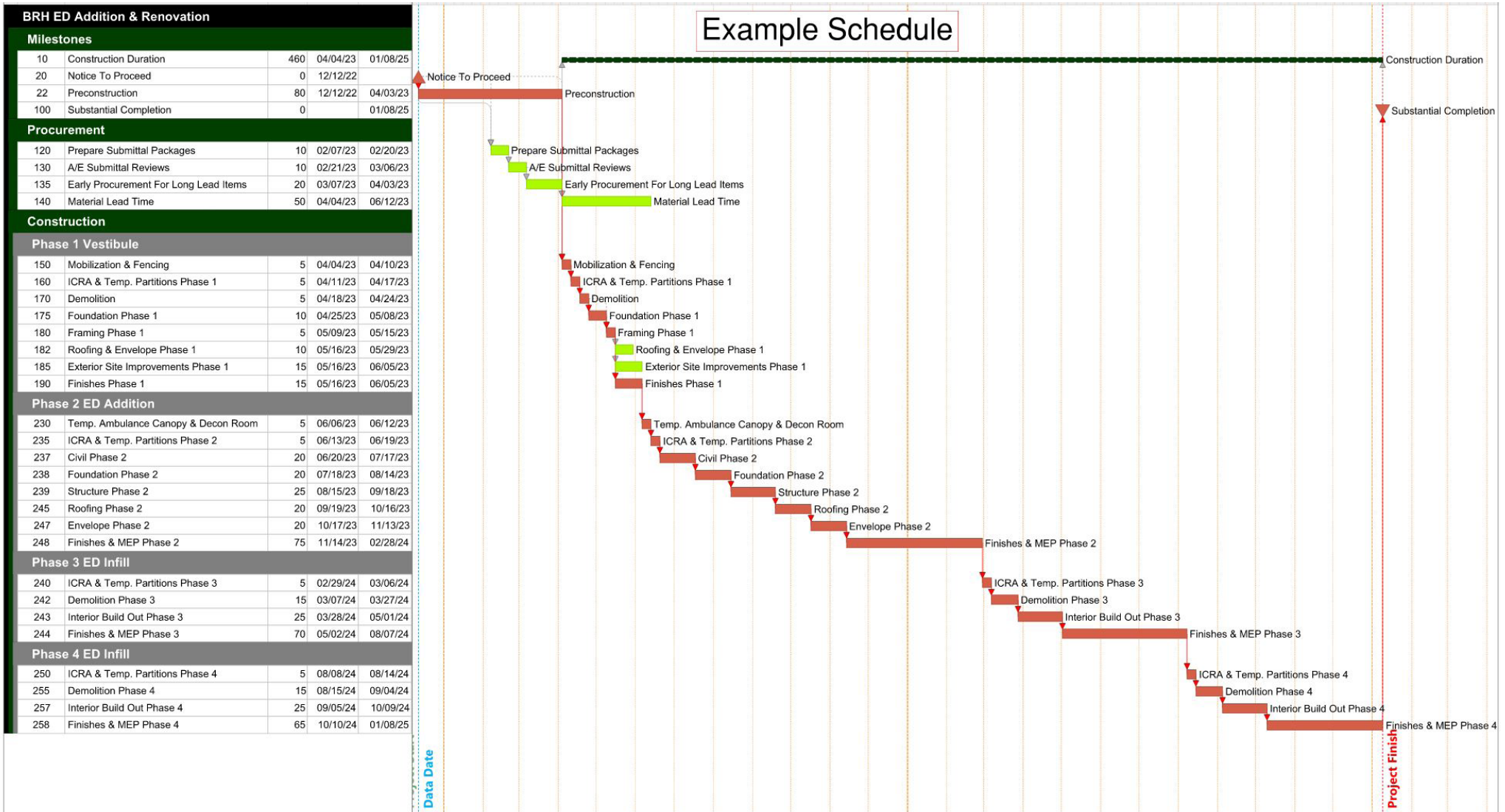
We will work with facility managers to ensure key program elements are kept in place while maintaining quality throughout construction.

Key aspects of the schedule to assist in managing the work include:

- » Integration of submittals, long-lead products, and early procurement
- » Identification of time windows where construction activities may be adversely impacted, or where we can take advantage of opportunities to accelerate the schedule
- » Clearly identify milestones which may affect each stage in construction
- » Adequate time for commissioning, owner move-in, and start-up

EXAMPLE SCHEDULE

Below is an example schedule showing a phasing plan. Actual schedule will be coordinated with the owner and design team prior to construction.



Start Date: 12/12/22
Finish Date: 01/08/25

Example BRH ED Addition & Renovation
Owner: Bartlett Regional Hospital
Architect: Architects Alaska
Contractor: Dawson Construction LLC



Dawson

SCHEDULING, COST CONTROL, PROCUREMENT

We will create a schedule that considers procurement lead times to create a construction sequence. Once identified, we will use our procurement/quality log to track all procurement activities, track subcontractors long lead items, and make sure schedule stays on track. Any early procurement items may be kept at one of the two Dawson Juneau yards that are secured and heated for just in time delivery at the project site. We will have monthly budget forecasting where the project is reviewed, course correction made if needed to control costs. Any change orders that may take place will be managed through a COP log, with reconciled change orders updating the contract on a monthly basis.

QUALITY CONTROL, SAFETY, AND ICRA

Safety is always of the utmost importance on our jobsites. At Dawson, safety comes first before anything else, regardless of circumstances.

Safety is one of Dawson's core values and nothing more than ZERO accidents is acceptable. We have one of the lowest EMR's in Alaska. Safety is led by Superintendent Jason Sabin but supported by Jessica Welch as shown in sidebar.

At the beginning of the project, we will develop, communicate and execute a site specific quality control plan following our 3-step QC program, which focuses on preparatory meetings, initial inspections and follow-up inspections for each phase of work. Jason will be responsible for tracking and recording each phase to ensure work is completed right the first time. The crew will have weekly safety meetings and team huddles, with the understanding that all employees have authorization to stop work should any unsafe situation arise.

An ICRA plan will be developed that will focus on providing safe separation between the construction crew and the occupants of the facility. The ICRA plan will include how construction areas will maintain negative air in the construction space, the location of panels specifically-designed for hospitals that will run from floor to ceiling, and providing clear and accessible walkway for those using the facility.

PUNCHLIST AND WARRANTY PROGRAMS

Upon completion of areas in the emergency department, Dawson will perform an assessment and create a punch list and a warranty program. The punch list will be managed through Procore allowing all parties visibility of outstanding and completed items. All items will be completed prior to turning over the newly renovated/constructed space. This will avoid any post-construction activities that would impact the functionality of the ED/trauma/patient areas.

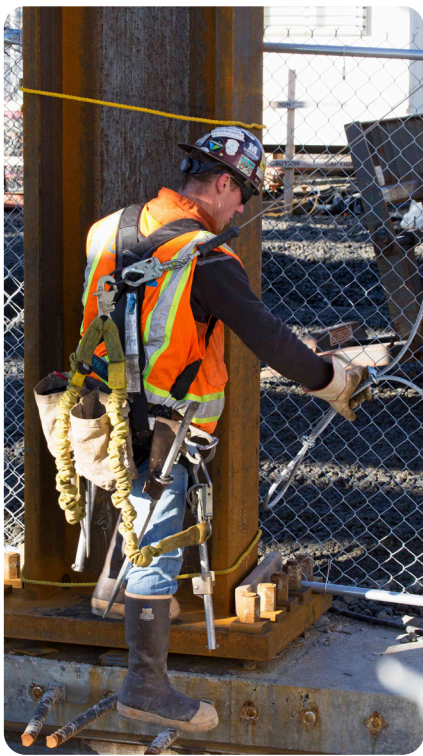


Our goal is to not have any items on the punchlist and warranty. However, as a Juneau-based contractor we will be right here to address any warranty items that come up.

Dawson-owned ICRA panels in place

Our Safety Manager Jessica Welch will visit the site to perform monthly safety and QC audits to ensure that the safety and QC plans are being implemented and to correct any potential issues before they impact the schedule or budget. The tools we utilize to ensure safety and quality on site include:

- » *Daily Reports and Inspection Reports*
- » *Project Specific Quality Control Plan*
- » *Mock-Ups*
- » *Preconstruction Meetings*
- » *Preparatory Meetings*
- » *Follow-Up Inspections*



LABOR RESOURCES

Acknowledging the lack of skilled tradesman readily available at the union halls, Dawson is in the unique position to have the largest construction labor pool in Juneau. With union crews already in place at our BRH Behavioral Health Facility our team will not have the struggle or cost of manning the project with remote crews or dealing with the lack of available labor or housing within the Juneau market.

SELF-PERFORM CAPABILITIES

Dawson is truly a self perform general contractor and are proud to provide our talented pool of tradesman for this projects. Self-performing our work allows us ***the ability to drive schedule, increase the quality of work and ensure we are delivering a project that meets or exceeds expectations.***

Dawson has the largest pool of tradesman in Juneau. We currently self-perform the following scopes of work:

- » **Concrete:** Dawson is the largest purchaser/installer of concrete in Juneau and has recently invested in Symons Forming Systems, resulting in increased labor production, reduced job site waste, and lower costs related to freight and material handling.
- » **Coldformed and light gauge metal framing:** Our crews are equipped with all cordless tools to maintain a clean and orderly site. We purchase pre-cut studs specifically for each project which reduces waste, improves production, and minimizes the need for cutting, thus avoiding loud disruptions which is specifically rewarding when working in an occupied facility.
- » **Exterior Envelopes:** Dawson has the experience and is familiar with the installation of all types of weather barriers and assemblies, from mechanically-fastened to fluid-applied. We have installed multiple rain screen assemblies including each type of panels currently shown in the design documents.
- » **Membrane Roofing:** As a Carlisle certified installer, Dawson can self-perform the roofing for the project and maintain the existing warranty that is in place at BRH. Not only does this allow us to prioritize the roofing to be “dried in,” but it reduces overall cost to the project.
- » **Additional scopes:** Selective demo, site improvements, and all interior and exterior finish carpentry.

LOCAL PARTNER MEANS:

- ***lower labor costs***
- ***less travel***
- ***less housing/per diem***
- ***more money staying here in the Juneau community***

DAWSON KNOWS CBJ AND JUNEAU CONSTRUCTION!

3.6 DISRUPTION PLANNING AND MITIGATION



MITIGATION PLANNING AND COMMUNICATION

Disruption planning and mitigation is achieved by strong communication with onsite personnel, particularly the owner's representative on the BRH staff. As your partners, we will listen and act upon your needs in order to successfully mitigate disruptions.

Jason Sabin, onsite Superintendent, will ensure **BRH's needs are a priority throughout all of construction.** Once identified, Dawson will develop a mitigation plan to ensure needs are met, and that **construction activities do not impact the patients, services, and focus of the ED.**

BRH strives to provide the best service possible for their patients, and unknown disruptions due to construction is unacceptable. Dawson defines disruptions as *anything that impedes the user of the facility from functioning outside of their standard operating procedures.* This can include unwelcoming sounds, smells, taste, vibrations or unsightly conditions.

Dawson's role is to ensure these disruptions do not happen.

We understand this is the only emergency room in Juneau.

Functionality and absolute minimal disruption are key.

Emergencies are unpredictable, but we bring predictability to the construction process.



Not only will we thoroughly communicate and coordinate with BRH staff, but we will utilize specialized tools and equipment that contribute to the reduction of these impacts, including:

- » The use of a vac truck for excavation around sensitive utilities such as communication lines
- » Vacuum attachments for tools to remove dust from any drilling
- » The potential use of a slurry backfill vs compacting rock to reduce vibrations felt during construction and that could create issues with sensitive equipment with in the ED or the critical care unit just above the ED

Our main goal is to deliver a quality finished product while ensuring the construction process is as seamless as possible. Signage, directions, clear visuals, delineation, reduced laydown area on site will be provided to maximize use of construction space. Just-in-time delivery will allow a minimal amount of space to be used for materials onsite. Jason will also focus on maintaining direct access from helipad elevator to the emergency room with no disruptions or blocking.

3.7 PROJECT ESTIMATING

CLIENT TESTIMONIAL

"It has been our pleasure to work with Dawson Construction on six major affordable residential, new construction and rehabilitation projects since 2006."

*"We have been very pleased with the quality of workmanship in all of the completed projects. Dawson's **value engineering and cost estimation input has been critical to the success of all of the projects** in meeting feasibility tests, securing financing, optimum design for construction, and meeting budget targets."*

- John E. Harmon
Former Executive Director, BWCHA

ESTIMATOR MANAGER MODEL

Dawson utilizes what we call a Estimator Manager model where the same person who provides the estimate manages the construction. This maintains continuity between the phases of preconstruction and construction and allows our estimators to understand the actual construction and account for work not necessarily shown or yet developed in the construction documents.

As an estimator when reviewing in progress construction documents it is our job to "fill in the blanks". By doing this we can establish a real budget that accounts for scopes of work yet to be detailed or shown. In these cases, Dawson will either provide an estimate or recommend an allowance for the scope of work.

ALLOWANCES

An allowance will be used when a scope of work is known but not quantifiable. Dawson will coordinate with the design team and owner to identify what a reasonable allowance should be. In most cases, this should be within a few percentages of the allowance with any savings going back to the owner, and any overages increasing the overall budget via change order.

CONTINGENCY

Contingency will be used when scopes of work has been identified but due to a lack of predictability the cost associated with the work exceeded the budget and the GMP contingency has to be used to replenish the budget. Dawson will have a 5% contingency when estimating the 65% design documents. As we approach GMP, the contingency amount will be reduced to account for higher order of detail provided.

Both allowances and contingencies will be tracked on a log and reviewed with the COP log at each OAC meeting. This allows the owner to know where the cost are at all times.

SUCCESSFUL COST ESTIMATING

Dawson provides estimate variance reports 1) between design phases and 2) between our estimate and the 2nd party (see examples right)

We have the ability to drill down to a line item level of detail in order to determine the cause of any variance.

Dawson Sample Project		Reconciled Dawson SD vs DD Estimate Variance	
CSI Major Division	Description	Dawson DD Estimate	2nd Party DD Estimate
01 00 00	Structural Steel	\$1,200,000	\$1,200,000
02 00 00	Concrete	\$2,500,000	\$2,500,000
03 00 00	Masonry	\$1,000,000	\$1,000,000
04 00 00	Wood, Plastic, and Composite	\$1,500,000	\$1,500,000
05 00 00	Paint and Coatings	\$500,000	\$500,000
06 00 00	Insulation	\$1,000,000	\$1,000,000
07 00 00	Roofing and Siding	\$1,000,000	\$1,000,000
08 00 00	Exterior	\$1,000,000	\$1,000,000
09 00 00	Interior	\$1,000,000	\$1,000,000
10 00 00	MEP	\$1,000,000	\$1,000,000
11 00 00	Specialty	\$1,000,000	\$1,000,000
12 00 00	Site Work	\$1,000,000	\$1,000,000
13 00 00	Foundation	\$1,000,000	\$1,000,000
14 00 00	General Construction	\$1,000,000	\$1,000,000
15 00 00	Permitting	\$1,000,000	\$1,000,000
16 00 00	Utility	\$1,000,000	\$1,000,000
17 00 00	Other	\$1,000,000	\$1,000,000
18 00 00	Subtotal	\$15,000,000	\$15,000,000
19 00 00	Contingency	\$750,000	\$750,000
20 00 00	Subtotal	\$15,750,000	\$15,750,000
21 00 00	Subtotal	\$15,750,000	\$15,750,000
22 00 00	Subtotal	\$15,750,000	\$15,750,000
23 00 00	Subtotal	\$15,750,000	\$15,750,000
24 00 00	Subtotal	\$15,750,000	\$15,750,000
25 00 00	Subtotal	\$15,750,000	\$15,750,000
26 00 00	Subtotal	\$15,750,000	\$15,750,000
27 00 00	Subtotal	\$15,750,000	\$15,750,000
28 00 00	Subtotal	\$15,750,000	\$15,750,000
29 00 00	Subtotal	\$15,750,000	\$15,750,000
30 00 00	Subtotal	\$15,750,000	\$15,750,000
31 00 00	Subtotal	\$15,750,000	\$15,750,000
32 00 00	Subtotal	\$15,750,000	\$15,750,000
33 00 00	Subtotal	\$15,750,000	\$15,750,000
34 00 00	Subtotal	\$15,750,000	\$15,750,000
35 00 00	Subtotal	\$15,750,000	\$15,750,000
36 00 00	Subtotal	\$15,750,000	\$15,750,000
37 00 00	Subtotal	\$15,750,000	\$15,750,000
38 00 00	Subtotal	\$15,750,000	\$15,750,000
39 00 00	Subtotal	\$15,750,000	\$15,750,000
40 00 00	Subtotal	\$15,750,000	\$15,750,000
41 00 00	Subtotal	\$15,750,000	\$15,750,000
42 00 00	Subtotal	\$15,750,000	\$15,750,000
43 00 00	Subtotal	\$15,750,000	\$15,750,000
44 00 00	Subtotal	\$15,750,000	\$15,750,000
45 00 00	Subtotal	\$15,750,000	\$15,750,000
46 00 00	Subtotal	\$15,750,000	\$15,750,000
47 00 00	Subtotal	\$15,750,000	\$15,750,000
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67 00 00	Subtotal	\$15,750,000	\$15,750,000
68 00 00	Subtotal	\$15,750,000	\$15,750,000
69 00 00	Subtotal	\$15,750,000	\$15,750,000
70 00 00	Subtotal	\$15,750,000	\$15,750,000
71 00 00	Subtotal	\$15,750,000	\$15,750,000
72 00 00	Subtotal	\$15,750,000	\$15,750,000
73 00 00	Subtotal	\$15,750,000	\$15,750,000
74 00 00	Subtotal	\$15,750,000	\$15,750,000
75 00 00	Subtotal	\$15,750,000	\$15,750,000
76 00 00	Subtotal	\$15,750,000	\$15,750,000
77 00 00	Subtotal	\$15,750,000	\$15,750,000
78 00 00	Subtotal	\$15,750,000	\$15,750,000
79 00 00	Subtotal	\$15,750,000	\$15,750,000
80 00 00	Subtotal	\$15,750,000	\$15,750,000
81 00 00	Subtotal	\$15,750,000	\$15,750,000
82 00 00	Subtotal	\$15,750,000	\$15,750,000
83 00 00	Subtotal	\$15,750,000	\$15,750,000
84 00 00	Subtotal	\$15,750,000	\$15,750,000
85 00 00	Subtotal	\$15,750,000	\$15,750,000
86 00 00	Subtotal	\$15,750,000	\$15,750,000
87 00 00	Subtotal	\$15,750,000	\$15,750,000
88 00 00	Subtotal	\$15,750,000	\$15,750,000
89 00 00	Subtotal	\$15,750,000	\$15,750,000
90 00 00	Subtotal	\$15,750,000	\$15,750,000
91 00 00	Subtotal	\$15,750,000	\$15,750,000
92 00 00	Subtotal	\$15,750,000	\$15,750,000
93 00 00	Subtotal	\$15,750,000	\$15,750,000
94 00 00	Subtotal	\$15,750,000	\$15,750,000
95 00 00	Subtotal	\$15,750,000	\$15,750,000
96 00 00	Subtotal	\$15,750,000	\$15,750,000
97 00 00	Subtotal	\$15,750,000	\$15,750,000
98 00 00	Subtotal	\$15,750,000	\$15,750,000
99 00 00	Subtotal	\$15,750,000	\$15,750,000
100 00 00	Subtotal	\$15,750,000	\$15,750,000

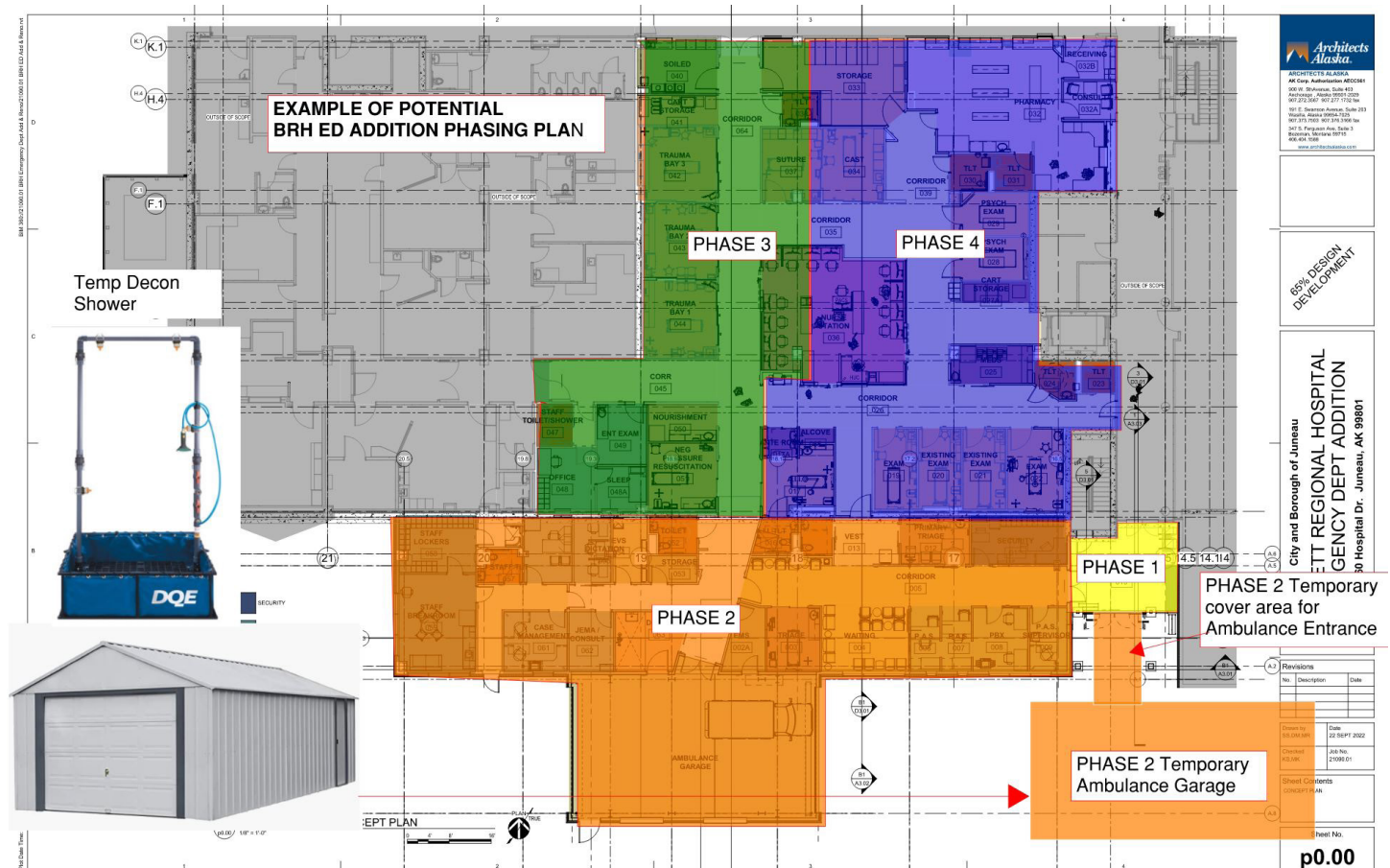
3.8 INNOVATION

INNOVATIVE METHODS

- » **Early Investigations:** we plan to bring in our resident MEP expert Jim Rogers to bring attention to existing conditions. Jim will do a preliminary onsite investigation and review of all access for mechanical, electrical, gas, ceilings and corridors.
- » **Ambulance Bay and Decontamination Room:** Our proposed potential phasing plan includes a temporary ambulance bay and decontamination room. This will provide continuous, uninterrupted access to the emergency department and service of the ambulance provider. We will ensure constant access to the facility by creating a temporary ambulance and decontamination room and covered shelter, creating protection and privacy of patients using the facility, most importantly **negating any interruptions to the hospital patients and programs.**
- » **Equipment for Nurses:** During construction, Dawson will provide temporary nurse call systems for exam rooms and as needed for phased construction until permanent system is installed.
- » **Minimize Impact:** Tools and equipment used throughout construction will be specific to minimize the noise, dust, and vibrations impacts. We are aware of utilities throughout the BRH campus. When excavating these utilities, a back truck will be used for excavation to be sure damage and disruptions to the utilities do not take place.

POTENTIAL PHASING PLAN:

Example phasing plan shown below. Actual phasing plan will be developed with the owner and design team during preconstruction.



CONCLUSION

We want to be your partner on this project.

Dawson is invested in working on projects that benefit the Juneau community. We will work with BRH to continue carrying out your commitment to “continuous improvement by providing high-quality, professional healthcare to meet the changing needs of our community and region.”

Our experienced personnel, similar project experience, approach to preconstruction and construction services, keen attention to mitigation of disruptions, estimating methods, and innovative ideas for bringing your project in on schedule while maintaining budget all combine to make us the best partner for this project.

We are dedicated to delivering projects that exceed expectations, and look forward to our part in continuing to make BRH the best hospital for the community of Juneau.



PRICE PROPOSAL FORM

Documents which are the basis for this Price Proposal:

1. This RFP and all Exhibits
2. RFP Addenda

Price Proposal Summary

Assume \$10,200,000 GMP and 21-month construction duration for fee calculation.

A. Pre-Construction Services Fixed Fee	\$ <u>70,000</u>
B. Construction Manager Fixed Fee	\$ <u>790,000</u>
C. General Conditions Cost <i>(use attached GC Price form)</i>	\$ <u>566,000</u>
TOTAL FEE (A+B+C):	\$ <u>1,426,000</u>

Please Attach with Price Proposal:


- General Conditions Price Proposal (See Attachment 8)
- Hourly rates for supervisory and administrative personnel
- Equipment cost basis

Dawson Construction, LLC

11/9/2022

Company

Date



Director

Chris Gilberto

Signature and Title

Printed Name

Dawson

CMAR for the BRH ED Addition and Renovation
RFP E23-156b

Attachment to Price Proposal

HOURLY RATES FOR SUPERVISORY & ADMINISTRATIVE PERSONNEL

ROLE DESCRIPTION	HOURLY RATE
Sr. Project Manager	\$115.00/hour
Superintendent	\$110.00/hour
Project Manager	\$90.00/hour
Project Engineer	\$65.00/hour
Project Administrator	\$55.00/hour
Safety Manager	\$80.00/hour

EQUIPMENT COST BASIS

EQUIPMENT DESCRIPTION	MONTHLY RATE
Concrete Coring Kit	\$3,800.00/month
Electric Concrete Saw Walk-behind	\$500.00/month
Concrete Scanner Kit	\$3,800.00/month
Glass Picker	\$2,700.00/month
Forklift – 10,000lbs, 56' Reach	\$4,450.00/month
Forklift – 11,000lbs, 55' Reach	\$4,450.00/month
Self-Dumping Hopper – Heavy Duty	\$250.00/month
Forklift Picking Devices	\$280.00/month
Storage Container 8'x20'	\$180.00/month
Flam Liquids Container	\$170.00/month
Field Office – 32ft.	\$650.00/month
Trimble Total Station w/ Data Collector	\$3,800.00/month
Trimble GPS Rover	\$3,800.00/month
LED Site Lights	\$800.00/month
F150/SUV/Car	\$2,125.00/month