



City of Oregon Community Services  
Rivercrest Restroom - Design Build

503-777-5531 [www.emerick.com](http://www.emerick.com)



**EMERICK**  
CONSTRUCTION CO.



November 29, 2012

Department of Community Services  
City of Oregon City  
625 Center Street  
Oregon City, OR 97045

**RE: The Rivercrest Restroom Project**

We are excited by the opportunity to present our team for consideration of the City of Oregon City Rivercrest Restroom-Design Build project.

Emerick's business approach and values are based upon building partnerships through consistently delivering reliable, responsive and honest work. Our core values: integrity, responsiveness and customer service, permeate how we do business. This of course, should come as no surprise. We have successfully teamed with the City of Oregon City over the last year to complete several projects. The most high-profile being the **Sportcraft Marina Boat Ramp Reconstruction** completed last November. Of added benefit, we have successfully worked with Kurt and Lango Hansen Landscape Architects on several projects. Most recently on the \$19 million Rock Creek Middle School in Happy Valley, which won a Daily Journal of Commerce Top Projects award in 2011.

As with the Sportcraft Boat Ramp project, the Special Projects Group of Emerick Construction will execute the Rivercrest Restroom Design-Build Project. "The SPG" as we like to call it, was formed to provide our clients with the widest construction service possible. While we are well known for providing general contracting, construction management, project management and design-build service on larger projects (such as our current work at the \$12 million City of Portland Emergency Coordination Center, or \$26 million Lower Columbia College Health & Science Building), many of our clients have projects which they feel do not fit into this category. Our SPG group focuses on bringing comprehensive construction services to these clients.

We believe ALL our clients should be afforded the same level of service regardless of project size. Our Special Projects Group was established to provide this service and our record of client satisfaction will tell you the story.

Emerick Construction Co., carries a complete package of Commercial General Liability (\$1M Occurrence/\$2M Aggregate), Automobile (\$1M Single Limit) and Umbrella Liability (\$10M Occurrence) through Zurich. Our Workers Compensation (WC Statutory Limits \$1M/\$1M) is through SAIF Corporation. The Pollution and Professional Liability (\$2M Aggregate) coverage is through Illinois Union Insurance Co. Our bonding capacity is in excess of \$100M through CNA Surety Co., who has insured us since 1975. Any questions regarding specifics of our insurance can be directed to our Agent, Gary McCann with Woodruff-Sawyer Oregon (503) 416-7180.

In these difficult economic times, we are proud to provide our clients the comfort and security of working with a debt free company who operates solely on its own cash, without the need for operating lines or bank loans. We look forward to continuing our partnership with you, and complete yet another mutually successful project.

Regards,

**EMERICK CONSTRUCTION CO.**

A handwritten signature in blue ink, appearing to read "Corey M. Lohman", is written over a light blue horizontal line.

Corey M. Lohman, LEED AP  
President  
Authorized Representative for Negotiations & Contract Execution




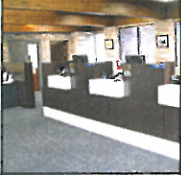



**B.1. Project Experience**

Without question, the primary strength that sets us apart is our people. We have a strong team of long-term employees who exemplify our core values and our culture. They are committed to the long-term success of our business, and recognize that service and client satisfaction are the cornerstones of that success. We are pleased to offer the City of Oregon City a group of veteran employees who will provide

experience from our current and past on-call, emergency services, renovation and occupied facility work - we are ready to go to work! Not only are we an outstanding General Contractor but we also have the ability to self perform a lot of the work, thus giving City of Oregon City an added value of cost saving, or schedule acceleration when appropriate.

**Recent Design Build Experience**

Project/ Dates	Location	Description	Dollar Value
 Port of Cascade Locks Campground Restroom & Shower Facility	Cascade Locks, Oregon	Emerick Construction's SPG constructed a 14' x 22' Restroom and Shower facility for the Cascade Locks Campground. The building consisted of 2 restrooms, 2 shower rooms and a maintenance room. Work also included site preparation and grading, excavations for structures, backfill, foundation and pad construction.	\$136,374.00
 MTV - Real World Portland Studio	Portland, Oregon	2-story warehouse, we completely renovated, seismically and outfitted with 700 amps of power, a hot tub, custom bathrooms, kitchen and living spaces. As well as technical areas for camera crews.	\$218,000.00
 Hewlett Packard	Vancouver, Washington	We have completed over 400 projects for Hewlett-Packard at their Vancouver, WA and Corvallis, OR campuses. Our Master Service Agreement with HP allows them to utilize us for all their on-call needs, which includes estimating/preconstruction services, maintenance and repair project or complete construction projects.	\$250k - \$15 Million We have worked successfully with HP for almost 15 years!
 Bank of the West	Portland, Oregon	Design build and fabrication of interior bank spaces throughout Oregon. Teller-lines, finishes, ATM moves and installs, flooring and drywall.	\$2.5 Million over the past few years.
 Wells Fargo Banks	Portland, Oregon	Design build and fabrication of interior bank spaces throughout Oregon. Teller-lines, finishes, ATM moves and installs, flooring and drywall.	\$2.5 Million over the past few years.

**B.2. Project Experience**

Over the past few years, Emerick has built a great relationship with the City of Oregon City. With our recent work on the **Oregon City Boat Ramp project with Denise Kai [503] 496-1565**. Not only did we have a successful outcome for the city, but we were commended by the Marine Board for our workmanship!

Another few examples would be our recent work on the **City of Oregon City Hall, repairing roof drains and patching and repair work. Our continued relationship with Denise Kai and Anne Crandall [503] 974-5504**. Two exemplary references.





### **B.3. Quality Control and Budget**

#### **Monitor and Control Costs During Construction**

We recognize that project funding is a valuable resource to the Rivercrest Restroom project, which is why we carefully coordinate our work and manage our work and our subcontractors to avoid adding unnecessary costs to the project and minimizing change orders. As your General Contractor we can control costs for added scope by monitoring subcontractor's means and methods in the field and also thoroughly reviewing all subcontractor quotes for accurate pricing for materials, labor hours, labor rates, and equipment.

We feel it is our responsibility to keep Oregon City Community Services apprised on any upcoming costs that may affect the project budget. By collaborating with the project team we can manage the change order work so that the goals of the project are achieved within the stipulated budget and advocate for Oregon City the best value possible at all times.

#### **Budget Communication**

At Emerick Construction we know that it is our responsibility to keep the City of Oregon City School District's project team apprised of project costs in a timely manner during preconstruction and construction. On a daily basis we will notify City of Oregon City of potential cost impacts as they come up and work as a team to identify the best decision for each scenario. On a weekly basis we will review an in-depth budget summary report, providing the project team with a complete and concise summary of the budget status for each trade scope of work and keep the team apprised of the project costs before any money is committed. It is our responsibility to manage the GMP, and we have realized over the years that the best way to do so is to ensure that any impacts to the budget are evaluated and communicated openly with the entire team.

#### **Construction Quality Control Management**

During construction, Emerick's project team will provide a careful and complete review of all material submittals and mock-ups, supervise and review all installations, coordinate and with special inspections and testing agencies, on-site review with Emerick's quality assurance staff, architect, engineers and consultants. Every member of Emerick's on-site team is a quality control technician for the portion of the project they are working on. For QA/QC to be effective, our philosophy is to be redundant and we believe multiple sets of eyes looking at the same project results in the greatest quality.

#### **Quality Assurance Plan**

As a team we will work diligently to ensure the highest quality project possible is delivered to the City of Oregon City. We will accomplish this by following Emerick's time tested Quality Action / Quality Control Plan and checklist with our qualified on-site team, so that at each construction phase we are ensuring that the installed materials and craftsmanship exceeds plans, specifications and industry standards.

#### **Change Orders and Claims**

All change orders and claims are run through the project team and are submitted for approval prior to issuances. Weekly meeting with the whole project team, including subcontractors are scheduled so we can anticipate any issues and pre-plan for them. This aids the team in forecasting for possible change orders and potential claims before they happen and adjust.



## B.4. Working with Subcontractors

### Local Contractor Outreach

Emerick Construction has a long history of putting construction dollars back into the community and local economy. We recognize that the hard working community members who are paying for upgrades to the schools would like to see the construction dollars reinvested back into their community; in fact we feel it is commendable and the right thing to do.

Through the establishment of relationships with local vendors and subcontractors over the past 69 years, many of them right here in the City of Oregon City community. We are already connected to many of the local businesses and constituents here as well. As an advocate for the City of Oregon City, we look to work with local subcontractors on this project for many reasons. Not only is it good for the economy of Oregon City, but it is also an added asset to you to have people working on your project who are vested in the outcome.

Since its founding in 1943, Emerick has operated in the local area, and has developed the very finest relationships with local trades, subcontractors, suppliers and regulatory authorities. The fact that we have completed projects of similar size in Salem, every other corner of the state, and southwest Washington means we can access a large pool of qualified subcontractors and suppliers. We have developed long-term working relationships with qualified local subcontractors, earning their loyalty because we are fair, pay our bills promptly, and keep our projects safe.

We have close working relationships with the Carpenters' and Laborers' Unions (one of our principals is a trustee for the Carpenters' Pension and Health and Welfare Trusts; another is a trustee on the Apprenticeship and Training Trust) and have a strong record of positive labor relations. The outcome is a safe and productive workplace.

### Keys to keeping project dollars in the Oregon City community

- Utilize our existing connections with the City of Oregon City community to reach out to as many local businesses as possible to help supply the project with materials and services needed.
- Include in our community involvement plan, information on subcontracting, vendor and job opportunities as well as provide contact information for Emerick staff that will facilitate these opportunities.
- Hold community forums to present subcontracting, vendor and job information to the local constituents.
- Advertise subcontracting, vendor and job opportunities in local papers and community gathering places.
- Collaborate with the City of Oregon City and seek out additional resources and venues to reach out to the local businesses in the community.
- Encourage and provide incentives to subcontractors to hire from the local available labor pool to keep the jobs in the community.



### B.5. Project Schedule

We recognize that the City of Oregon City projects have some unique attributes that make this project special. Specifically, these include constructing the new elements on an occupied park, working in extremely close proximity visitors in an existing facility on a constrained site with limited site access and work space.

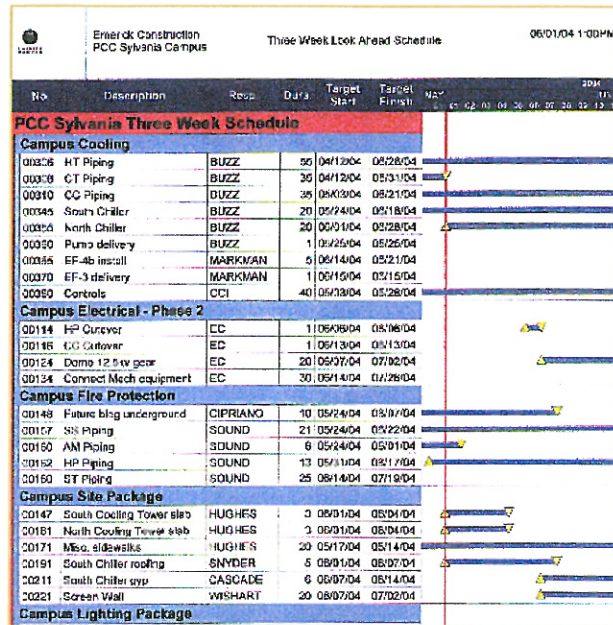
#### Communication

We will continuously manage and monitor the construction activities and we do not anticipate that the construction activities will affect the visitors, park staff or the environment. Nevertheless, we will keep the public, park staff and project team apprised if any construction activities even have the potential for disruption and work cooperatively as a team to assess and minimize those risks and prevent the disruption thus keeping the projects on schedule and budget.

#### To minimize changes on any of the projects

- We will monitor and analyze the evolving estimate and construction, identifying potential conflicts.
- Our team will work closely with the design team and facilities manager to research and explore the site; making sure to identify as many unforeseen conditions as possible.
- Master Construction Schedule, detailing the construction scope, timing and duration along with ongoing updates to short-term schedules will provide real-time information of potential conflicts or schedule issues.
- Bids will be examined for accuracy and responsiveness. Any discrepancies will be addressed before subcontracts are signed.
- Weekly site meetings will encourage prompt airing of issues and team problem-solving. We will review the schedule and explore ideas for improving the budget, quality and safety.
- Weekly budget meetings keep the whole team on track and schedule. Looking for ways to expedite portions of the projects to maximize schedule. Saving time and cost in the long run.

**In our 69 years of business, we have never missed a deadline, opening or failed to complete a project.**



**Three week look ahead schedules are standard on all projects.**

Quite simply, we always meet our schedules and have never failed to open a project on time. Following is a list of our major projects completed over the last few years:

- Parkrose Russell Academy: **On Time**
- Parkrose Prescott Elementary: **On Time**
- Whiteaker Middle School: **On Time**
- Happy Valley Elementary/Middle School: **On Time**
- Baker Prairie Middle School: **On Time**
- North Clackamas School District Bid Package 3: **On Time**
- Milwaukie High School / Rowe Middle School: **On Time**
- Keizer Civic Center: **On Time**
- Lebanon High School Renovation & Addition: **On Time**
- Aloha High School Renovation & Addition: **On Time**
- Toyota PPO Building: **On Time**
- Battle Ground Community Center: **On Time**
- Portland Community College New College Services Building: **On Time**
- C-Tran Park & Ride Facility: **On Time**



### C. Project Approach

At Emerick Construction, our experienced building experts, cost control managers, design and permitting specialists are highly capable and up to the task of designing, permitting and constructing the Oregon City's new restroom facility at Rivercrest Park. We will work with the Oregon City Community Services, Lango Hansen Landscape Architects and the City of Oregon City Building Department to ensure that the new restroom facility meets all design criteria included in the RFP and new floor plan, as well as the architectural features of the restroom facility at Wesley Lynn Park.

Additionally, our professional staff and efficient processes will ensure the new restroom facility is designed, permitted and constructed on time, under budget and to the quality expected by both Oregon City Community Development Services and Emerick Construction.

### Design Process

The design process will include design of the new structure and hardscape as well as landscape repairs needed to create a fully functional restroom that meets all RFP design criteria. The new building design will include the features

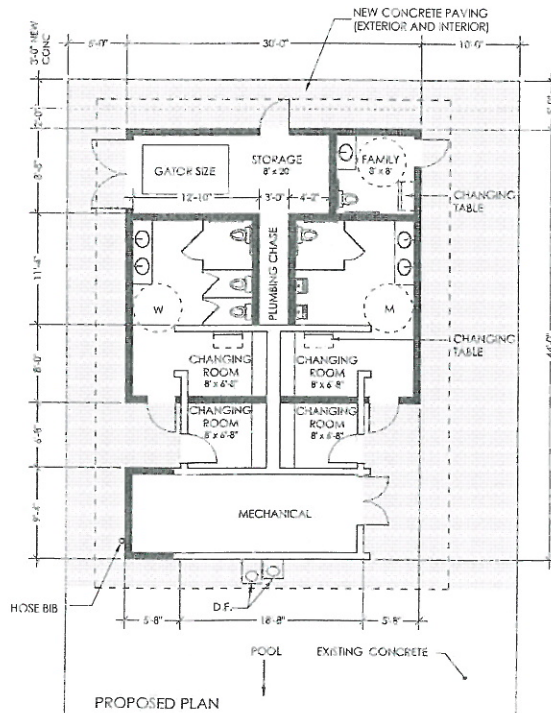
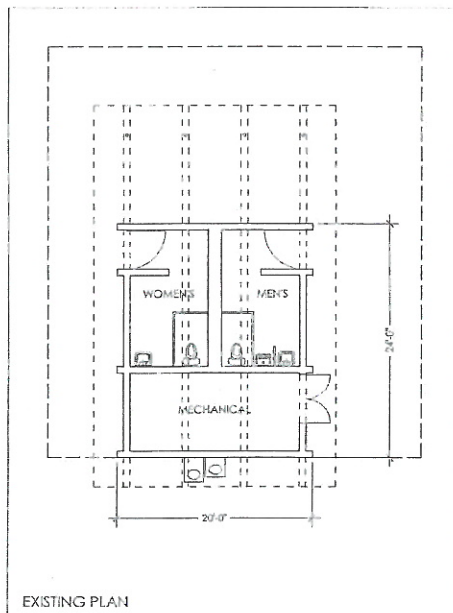
of the Wesley Lynn Park restroom facility updated with the new requirements from the RFP documents and Package 1 including the new floor plan layout. During the design phase we will have regularly scheduled design meetings with the City of Oregon City Development Services and Lango Hansen Landscape Architects to keep them apprised of the progression of the design and collect feedback and final approval of the design documents.

### Permitting Process

Having worked on many Oregon City projects previously and with our expertise in design and permitting we expect that working with the City of Oregon City Building Department to gain permits will be a smooth and seamless process.

### Construction Process

Our project management and construction teams have a proven track record of delivering high quality projects safely and on schedule. We will accomplish this by creating a thoughtful work plan, schedule and development of project requirements in the pre-construction process and carrying through the plan during construction.





### C. Project Approach Continued

#### Project Coordination Meetings

We anticipate needing 2-3 design meetings or more if necessary during the design and permitting phase and then weekly or bi-weekly meetings during construction.

#### Project Schedule

With several phases of work included in a design/build project delivery system, project planning, scheduling, phasing and monitoring will be important aspects to successfully completing this project on time. Emerick will accomplish these tasks through careful design/build pre-construction efforts and diligent execution of the project schedule.

#### Key Elements

1. Site investigation and exploration.
2. Gaining a thorough knowledge of the existing buildings and new design.
3. Planning and partnership with designers and subcontractors to achieve project deadlines.

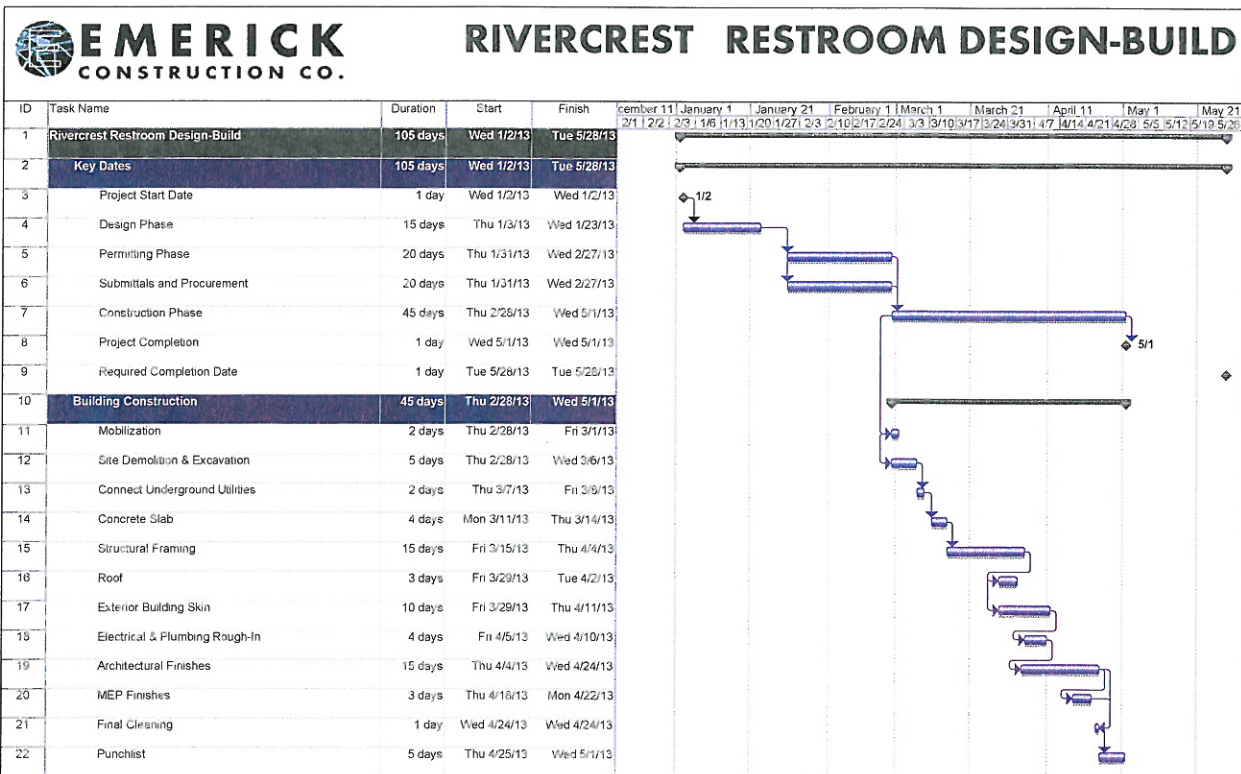
4. Continually monitor progress of the project and constantly look for opportunities for schedule improvement.
5. Teamwork and partnership with the project stakeholders.

#### Timeline for Design, Permitting and Construction

The schedule we have proposed has been carefully thought out to ensure that adequate time for the design, permitting and construction durations. As the project evolves, we will update our schedule with current timelines and work flow; however we have built into our schedule adequate float and contingency to ensure that the restroom facility achieves completion no later than May 28, 2013

Please see our proposed project pchedule below.

**No Deviation from the RFP Specifications**  
We will be able to complete this project within our budget and on time without any deviation from the RFP specifications.







D. Cost

Design	\$10,000.00
Construction	\$289,000.00
<b>Total Cost</b>	<b>\$299,000.00</b>