



THE CITY OF WEST WENDOVER NEW FIRE STATION and COMMUNITY & RECREATION CENTER

Design-Build
Statement of Qualifications



**BUILDING
SAFER
COMMUNITIES**

Due: Thursday, August 5, 2021 at 2 pm

"Wendover Will"

**SUPPORTS THE
WEST WENDOVER
NEVADA
FIRE DEPARTMENT!**



A. Letter of Interest

PROPOSAL/INTERVIEW CONTACT

AARON METCALFE, Vice President
801.951.7000 (o) / 801.870.9974 (c)
ametcalfe@hoganconstruction.com

August 5, 2021

Chris J. Melville, City Manager
City of West Wendover
1111 N. Gene L. Jones Way
West Wendover, NV 89883

Re: Request for Statement of Qualifications for Design-Build Services for Fire Station and Community & Recreation Center

Mr. Melville, Mr. Knudtson, and Selection Committee Members,

Hogan Construction and VCBO Architecture are excited to design and build this project and show West Wendover what we can do as a team!

The construction industry is facing many challenges—from COVID, rising material costs, and lack of manpower. This, in turn, affects important projects like your new fire station and community & recreation center regarding budget and schedule. To counteract and rise above these constraints when they seem too difficult to overcome, Hogan + VCBO have ideas to reduce your risk. What does this mean for West Wendover?

- **THIS IS A PRIORITY MUNICIPAL PROJECT, IT WILL BE HOGAN + VCBO'S PRIORITY TOO:** The success of the new fire station and community & recreation center will rely on the strength, cooperation, and unity of the entire team, and we're committed to making that happen.
- **HOGAN + VCBO HAVE WORKED TOGETHER FOR DECADES:** Hogan + VCBO have worked together successfully on twenty-seven (27) municipal projects! We teamed to create the Syracuse Fire Station and many recreation and community centers. We are excited to engage with the City of West Wendover to provide your residents quality buildings that enhance the community and their lives.
- **HOGAN'S CONSTRUCTION INNOVATION:** Our pre-construction services are comprehensive; we have an estimating team that have either worked in the field, for subcontractors, or both! Because we are able to self-perform up to 50 percent of a project, we utilize more technologies than any other regional builder. This will help save money! We also have all of the major equipment to assist with the construction of projects. This is especially important now when lack of quality subcontractors and COVID-19 issues remain a challenge.
- **VCBO DESIGNED THE WEST WENDOVER CIVIC AND JUSTICE CENTER:** VCBO's past work with the City of West Wendover will help speed-up our team's response to getting the new projects done. Our team's relationships with City personnel and the creation of the City Center's design philosophy with the Civic and Justice Center make the Hogan + VCBO team the best design-build option for these two projects.

We are excited to be the City's design-builder for these projects, for, along with our joint portfolio of community and recreation centers, **VCBO recently designed the new fire stations and facilities for Provo City, and Hogan is currently building Fire Station #54 as Layton City's CM/GC.** We look forward to partnering with you to deliver successful projects.

Respectfully,

Dennis Forbush, Senior Vice President
Hogan & Associates Construction, Inc.

ADDRESSES:

Hogan and Associates Construction
940 North 1250 West
Centerville, UT 84014

VCBO Architecture
524 South 600 East
Salt Lake City, UT 84102



1.



Hogan & Associates Construction

Design-Build Director

Dennis Forbush, Sr. VP • Design-Build Director
801.910.7002 (c) • dforbush@hoganconstruction.com

Pre-Construction Director

Dave Andersen, Sr. VP • Pre-Construction Director
801.652.8288 (c) • dandersen@hoganconstruction.com

Senior Project Manager

Scott Bryner • Project Manager
801.386.1841 (c) • sbryner@hoganconstruction.com

Superintendent

Devin Boyce • Superintendent
801.910.7394 (c) • dboyce@hoganconstruction.com

Lead Estimator

Rick Sandberg • Estimator
801.951.7000 (o) • rsandberg@hoganconstruction.com

Project Scheduler

Chad Cloward • Corporate Scheduler
801.951.7000 (o) • ccloward@hoganconstruction.com

940 North 1250 West
Centerville, UT 84014

“

Hogan Construction has been a noteworthy and significant asset in the construction of several Syracuse City projects including our city hall, fire station, public works building and the police station addition. I would recommend Hogan be considered as a very reliable, most capable, and worry-free partner for your upcoming project.

”

Rodger Worthen,
Former City Manager
Syracuse & Riverdale City



VCBO Architecture

Architect's Principal Architect

Nathan Leavitt, AIA • Principal Architect
801.575.8800 (o) • nleavitt@vcbo.com

Architect's Project Manager

Joseph Voitehovich, Assoc. AIA • Project Manager
801.575.8800 (o) • jvoitehovich@vcbo.com

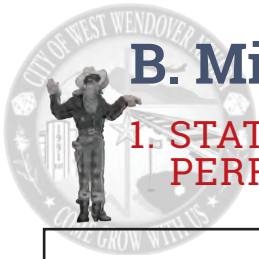
Architect's Principal-in-Charge / Designer

Brent Tippets, AIA • Principal-in-Charge / Designer
801.575.8800 (o) • btippets@vcbo.com

524 South 600 East
Salt Lake City, UT 84102

2.

The prime contracting party for this Design-Build partnership is Hogan and Associates Construction, Inc., a corporation.



B. Minimum Qualifications

1. STATEMENT OF PROPOSERS ABILITY TO PROVIDE PERFORMANCE AND PAYMENT BOND

Dale Barton Agency INSURANCE AND SURETY BONDS

1100 E 6600 South, Suite 400
Salt Lake City, UT 84121
tel. (801) 288-1600
fax. (801) 288-1944
www.dalebarton.com

July 15, 2021

City of West Wendover
Attn: Anna Bartlome
1111 N. Gene L. Jones Way
West Wendover, NV 89883

Subject: Hogan & Associates Construction, Inc.

City of West Wendover Fire Station and Community & Recreation Center
Estimated Construction Budget:

- Fire Station \$6,500,000
- Community & Recreation Center: \$9,500,000

Dear Ms. Bartlome:

Hogan & Associates Construction has successfully compiled an enviable construction performance record for clients in the public and private sectors. This company is well financed, adequately equipped and has significant experience in the construction industry.

Travelers Casualty and Surety Company of America has been the surety for many years. Travelers is licensed in the State of Nevada, with an A++ XV A.M. Best rating, and is listed in the U.S. Treasury Circular 570. Hogan is in excellent standing with the surety, with single-project bonding capacity over \$150,000,000 and aggregate capacity in the \$350,000,000 range.

This impressive level of surety capacity has been attained through integrity, performance and a financially stable position. We have bonded Hogan on many large, multi-million dollar and high-profile projects. As evidence of Hogan's history and reputation, a surety has never had to complete any of the contractor's work or pay a claim. Accordingly, we anticipate providing performance and payment bonds for the project referenced in the caption upon award to Hogan & Associates Construction.

Naturally, the execution of final bonds is subject to receipt of an acceptable contract and Hogan continuing to satisfy standard surety underwriting requirements. We have frequently visited Hogan's jobsites. Safety and management are given high priority. Our recommendation of this contractor is without reservation.

Sincerely,

Attorney-in-Fact

2B. STATEMENT OF PROPOSERS ABILITY TO MEET THE OWNER'S INSURANCE REQUIREMENTS (VCBO)



VALECRA-01

LANDERSON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/23/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER American Insurance & Investment Corp. 448 South 400 East Salt Lake City, UT 84111	CONTACT NAME: Lori Anderson PHONE (A/C, No, Ext): (801) 364-3434 642 FAX (A/C, No): (801) 355-5234 E-MAIL ADDRESS: Lori.Anderson@american-ins.com
INSURER(S) AFFORDING COVERAGE	
INSURED	INSURER A : Travelers Ind Company of Conn. 25682
Valentiner Crane Brunjes Onyon Architects L.L.C. dba VCBO Architecture 524 S 600 E Salt Lake City, UT 84102	INSURER B : Travelers Prop Cas Co of America 25674
	INSURER C : Farmington Casualty Company 41483
	INSURER D : XL Specialty Insurance Company 37885
	INSURER E :
	INSURER F :

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			6800J888761	5/15/2021	5/15/2022	EACH OCCURRENCE \$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 2,000,000
							GENERAL AGGREGATE \$ 4,000,000
							PRODUCTS - COMP/OP AGG \$ 4,000,000
							\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BA7R853742	5/15/2021	5/15/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP6317Y764	5/15/2021	5/15/2022	EACH OCCURRENCE \$ 1,000,000
							AGGREGATE \$ 1,000,000
							\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N N / A If yes, describe under DESCRIPTION OF OPERATIONS below			UB6J309220	5/15/2021	5/15/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
							E.L. EACH ACCIDENT \$ 500,000
							E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000
D	Prof Liab Claim Made			DPR9963937	8/3/2020	8/3/2021	Per Claim Limit \$ 2,000,000
D	Retro Date 1/1/1973			DPR9963937	8/3/2020	8/3/2021	Aggregate Limit \$ 4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Insurance Verification Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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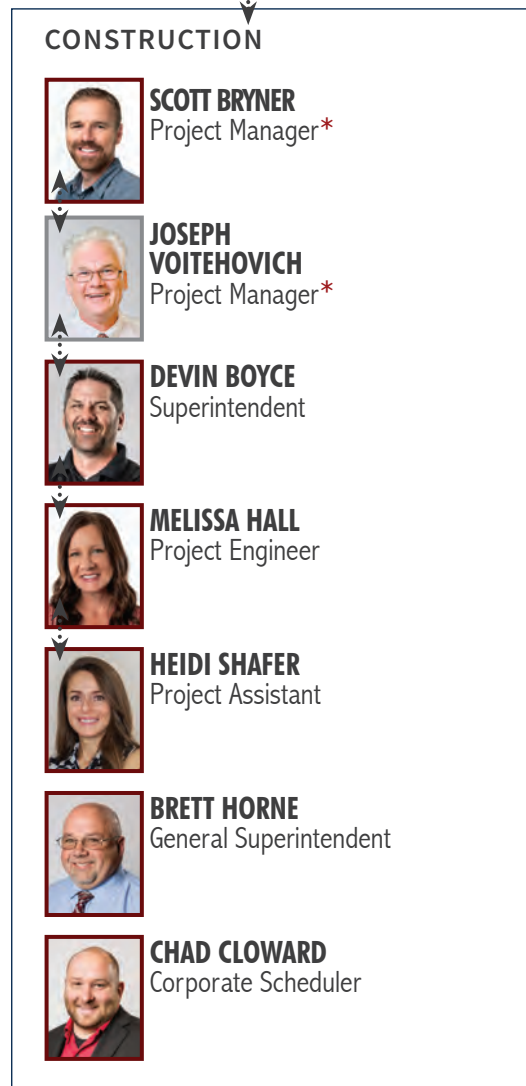
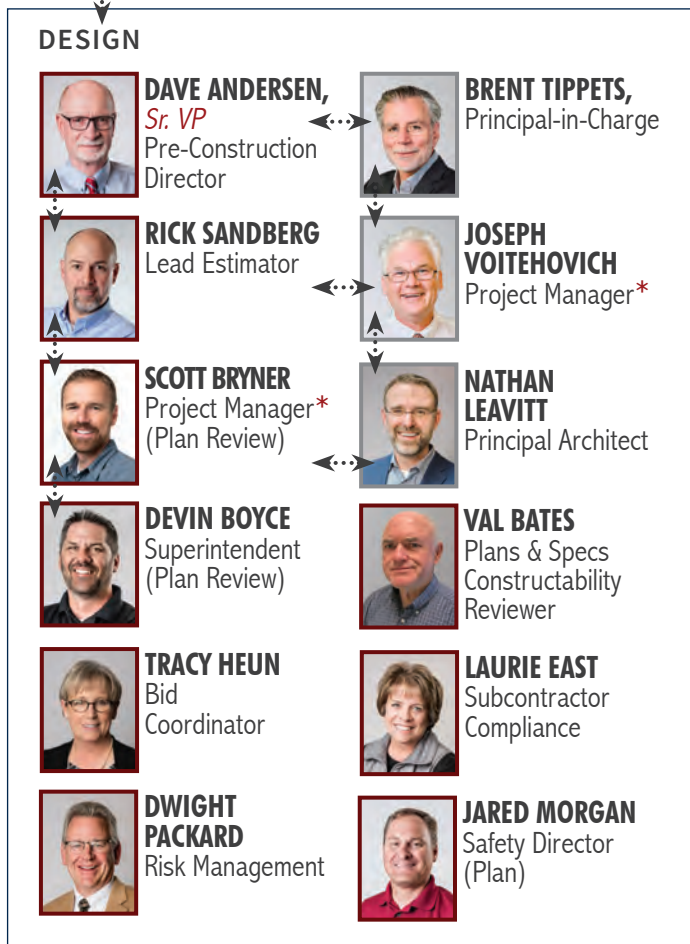
C. Technical & Management Qualifications

1. TEAM ORGANIZATION

A. ORGANIZATIONAL CHART



DENNIS FORBUSH
Sr. VP
 Design-Build
 Director



SUPPORT STAFF / Hogan + VCBO

JOSH MURPHY Safety Coordinator	MASHELLE KOHOLOAA Project Accountant
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LEGEND * = team's point of contact



HOGAN



VCBO



LEADERSHIP TEAM MEMBERS

B. TEAM STRUCTURE NARRATIVE

Syracuse Fire Station
Syracuse, UT

SINCE 1985
HOGAN

HAS TEAMED WITH
VCBO TO BUILD
ARCHITECTURE

81 PROJECTS

The ability of a contractor and architectural group to work together in order to achieve and exceed the goals of a client is possibly the most important aspect in the selection of a Design-Build Team for the West Wendover Fire Station and Community & Recreation Center

Since 1985, Hogan has teamed with VCBO to build **27** municipal projects (which includes **15** recreation projects). Hogan also worked with VCBO on a **TOTAL OF 81** projects! This equates to hundreds of millions of dollars and hundreds of thousands of square feet of teamwork.

Why is a “synergy” between Hogan and VCBO important? The ability to work as a team in the Design-Build process relies heavily on the synergy, or trust, between the architect and contractor. Both must have parallel values—creating projects West Wendover can be proud for the many decades that the building is in use. On municipal and recreation

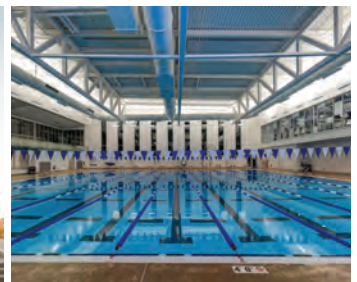
projects, a city just can’t afford the typical, combative stances that can exist between an architect and contractor. To achieve success, two of the keys are how the team solves problems via the trust that they have developed and by being able to communicate freely.

Otherwise there could be complications due to lost information. Why has the Hogan-VCBO team been so successful? It’s because it’s always less about control and more about putting together a good team that can work together to create the most appropriate response to the desires of a client.

Of course, a potential Design-Build team should be experienced and capable in their fields, but they also must feel that they have the freedom to think “outside their ‘industry’ box” to work for solutions that they might not have realized on their own. Most importantly, there must be the desire to come up with “win-win” solutions

for everyone on the team—which are those that incorporate the best balance of cost, function, efficiency, maintainability, and delivery for the West Wendover projects.

West Wendover has increased its chances of a successful project by engaging a construction manager simultaneously with their architect for the Design-Build process. However, the combined synergy of a designer and builder who understand the unique nature of their partnership can better preserve the owner’s budget, maintain the project schedule, and ensure that quality criteria are met. That’s the advantage of a Hogan + VCBO team.



DESCRIPTION OF PROJECT RESPONSIBILITIES



Design-Build Director • Dennis Forbush, *Senior Vice President*

As the Design-Build Director, Dennis Forbush will have full responsibility for the West Wendover Fire Station, directing the pre-construction management of design-build project delivery for the project. Dennis' leadership in estimating, scheduling, quality control, design review and coordination, safety, etc., will be instrumental to the success of the project.



Pre-Construction Director • Dave Andersen, *Senior Vice President*

As the Pre-Construction Director, Dave Anderson will ensure the project budget is accurate and maximized for the project scope. He will act as a key leader in the construction assistance of the design process including the coordination, management, and supervision of the pre-construction team members and support staff.



Project Manager • Scott Bryner

Project Manager Scott Bryner will attend all project meetings each week to successfully manage the budget, schedule, and quality. Scott's role is to plan, direct, manage, and provide oversight of the projects to ensure that West Wendover's goals and objectives are accomplished within prescribed schedule and budget parameters. He will balance the budget, keep track of manpower/materials/equipment, collaborate with subcontractors, and ensure all regulations are met and the permits are acquired.



Superintendent • Devin Boyce

Superintendent Devin Boyce will coordinate and manage all on-site activities, as well work with project teams including the project managers, engineers, foreman, and field personnel and other departments, to deliver a successful project to West Wendover, on time and on budget with the desired level of quality.



Lead Estimator • Rick Sandberg

As the Lead Estimator, Rick Sandberg will keep pre-bid budget estimates within $\pm 2\%$ of the final, helping the project stay within budget. He'll perform cost analyses, determine the duration of the project, procure vendors and subcontractors, and ensure that resources are managed and deadlines are met.



Scheduler • Chad Cloward

As the Scheduler, Chad Cloward will help our management teams develop the schedules for this project. He'll work with the construction team to create timetables for the project, determining the timing of tasks and materials needed to accomplish it.



Architect's Principal-in-Charge / Designer • Brent Tippets, AIA

Brent Tippets will work with West Wendover to determine goals and is ultimately responsible for delivering final plans. He directly manages the development of architectural designs and preliminary construction details. He will also manage the work of other design professionals.



Architect's Project Manager • Joseph Voitehovich, Associate AIA

Joseph Voitehovich will consult with West Wendover, visit the construction site, and collaborate with engineers, architects, contractors, and more as they assess the project's needs, timelines and budgets, and manage it from planning through to fruition.



Architect's Principal Architect • Nathan Leavitt, AIA

Nathan Leavitt will manage the design phase through completion of construction, leading the team of engineers and contractors while meeting directly with West Wendover to develop and execute the project(s) according to schedule and budgets. Nathan will balance active architectural duties and leadership in both designing and drafting the building plans while assisting with the construction goals during the project's life-cycle.

C. CORPORATE STRUCTURE DESCRIPTION

Headquartered in Centerville, Utah, Hogan & Associates, Construction, Inc. averages 300+ employees, most of whom are a part of several self-performing work crews. Hogan's size allows us to give our clients the resources of a large and stable company—but also provide our clients small-company responsiveness and personal customer service. Since pioneering the CM/GC process in the Intermountain West, we've continued to innovate. Our ability to self-perform up to almost 50 percent of the total project scope brings an unmatched, strategic advantage to our clients in cost control, quality of work, and schedule goals.

OWNERSHIP INFORMATION / CORPORATE STRUCTURE

Cris Hogan, President	Dave Andersen, Sr. Vice President	John Cox, Vice President
Blake Davis, Executive Vice President	Dwight Packard, Vice President	Aaron Metcalfe, Vice President
Dennis Forbush, Sr. Vice President	Justin Forbush, Vice President	Jared Morgan, Vice President

For a better outcome for our projects, Hogan Construction operates within a horizontal organizational structure. For Hogan, this means that there is a Vice President—Dennis Forbush—as an integral member of the team as the Design-Build Project Director. With this leadership style, Hogan's teams can make decisions and respond to issues faster than other contractors. Hogan operates debt free, has substantial cash reserves and currently builds \$300M+ per year in contracts. We also own and operate our own equipment—which includes heavy machinery for excavation, concrete screeds, etc., for us to either self-perform work or aid us in either supplementing a non-performing subcontractor.

D. LITIGATION AGAINST TEAM

HOGAN'S LITIGATION HISTORY IN UTAH:

1. A claim/lawsuit was brought against Hogan and several of its subcontractors by a jogger who alleged to have tripped on a water hose used for construction water purposes in January of 2017. The lawsuit was settled in 2020.
2. Hogan was a defendant in a lawsuit brought by a mason claiming that it was supplied with defective masonry units from the manufacturer. The project was completed in 2018. Hogan has settled the claim.
3. A workers compensation claim was brought against Hogan by a former employee alleging work-related injuries during his employment in 2017. Hogan disputed the employee's allegations and the matter settled in 2020.
4. On June 9, 2020 a Hogan-owned vehicle driven by a Hogan employee injured the claimant. Hogan's insurance carrier settled the claim in January 2021.

HOGAN'S LITIGATION HISTORY IN WYOMING:

5. Hogan brought claims against the bonds of two of its subcontractors on a project completed in 2018 – a fire sprinkler subcontractor and an earthwork subcontractor. The fire sprinkler subcontractor went out of business mid-project. The claim against the bond of the fire sprinkler subcontractor has settled. The claim against the bond of the earthwork contractor is proceeding.

HOGAN'S LITIGATION HISTORY IN NEVADA:

None

VCBO'S LITIGATION HISTORY:

None

Due to the uncertainties surrounding the current supply chain and impact of the COVID-19 pandemic upon the supply and cost of construction materials for this project and the availability of skilled labor to perform the work required for this project, acceptance of this proposal is conditioned upon revisions to the contract documents satisfactory to the Proposer that specifically provide for additional contract time and costs that are reasonably related to the pandemic or supply chain, including, but not limited to, delays in manufacturing, delays in delivery, delays due to insufficient manpower, extended general conditions costs, increased manufacturing or material costs, increased delivery costs, increased labor costs, etc.

2. DEMONSTRATED HISTORY OF SUCCESSFUL PROJECTS OF SIMILAR SCOPE AND COMPLEXITY

A. SUCCESSFUL INTEGRATED DELIVERY MANAGEMENT

For almost 77 years, Hogan & Associates, Construction, Inc. (Hogan) has pioneered the CM/GC method with public agencies located in the Intermountain West. Our first CM/GC project — Northridge High School, was a 350,000 SF facility for the Davis School District in 1988. We have since completed 474 local CM/GC projects in the past 33 years.

“Design-Build” is a project delivery system that enables you to contract with a single entity to complete both the design and construction phases of your project. When all elements of the new fire station and community/recreation center projects are facilitated through Hogan Construction, we can more readily control costs and schedules, including offering a Guaranteed Maximum Price.



Since trailblazing integrated delivery management methods in the Intermountain West, Hogan has continued to innovate. By continuing to self-perform more work over the years, our understanding of design and the services we provide in the pre-construction phase have increased.



Once the City of West Wendover and Hogan + VCBO have defined the big picture, preliminary drawings progress into detailed design and schematics. And the project team works in fluid collaboration to produce cost estimates EVERY WEEK, not just at the 30–60–90 percent design completion phases. After this process, owners receive a guaranteed maximum price (GMP), a set project schedule, and contract drawings — the drawings used to build a facility.

Unlike most construction firms that broker the subcontracting trades, our ability to self-perform up to 50 percent of the total project scope brings an unmatched, strategic advantage to our clients in cost control, quality of work, and schedule goals. ***This is the Hogan difference!***

PROJECT EXAMPLE – INTEGRATED DELIVERY MANAGEMENT

WEST JORDAN FIRE STATION #54 AND POLICE SUBSTATION

CHALLENGE

Working within an older financial allocation by the city and a recent wave of construction cost increases.

SOLUTION

In the early design and the City’s need assessment, the initial estimate showed that the material pricing escalation could push the budget beyond it’s original amount by almost \$1 million—a 30 percent increase from the FLCC of \$3M. Hogan went to work — instead of cutting the training tower from the station to get within budget, we saved it (and the project) by evaluating and suggesting \$600K in materials cost-saving ideas to bring it within budget.



B. SUCCESSFUL DESIGN OF MUNICIPAL FACILITIES

Municipal and civic architecture is the design of buildings that fill a critical public need and represent our most important institutions to our community and the world. Municipalities require a facility that can meet their complex operational needs while presenting an architectural image that describes the purpose and mission of the organization that inhabits it.



Many of VCBO's projects are public projects. We specialize in working for state and local municipalities, where the public interest is of consideration. VCBO understands the complexity of designing noble facilities in their cause and function — yet humble in their expense. The differentiators in their designs include creating spaces that provide clear wayfinding, safety, privacy, and durability. Sustainability and energy efficiency are paramount; natural daylighting and user comfort are integral to the public project undertaking.

By its very definition, municipal design is to serve a community of people. Each of those community members has their own specific goals when visiting a community organization. Therefore, they have different criteria that the architecture must meet to serve their needs and aspirations truly. VCBO has deep experience working on projects with many shareholder groups and meeting with those groups to create architecture that is more than a building for the majority. They believe that a design process that involves many interested parties can, if managed correctly, provide an architecture that is richer and more meaningful because it is the result of the coordination of the design criteria of all the people that will use the facility.

Often, municipal clients like the City of West Wendover understand best how the facility must serve the community. VCBO has extensive expertise in helping their clients analyze their needs to determine the size and features that should be included. This needs analysis is the first important step in designing a new facility since it sets the initial size and scope of the building. It can have a direct effect on its final cost. Managing and understanding design needs and parameters are critical ways VCBO works to control project costs. An early review of the project needs (compared to the budget) can help clients make sure that they can afford their institutional goals.

PROJECT EXAMPLE – MUNICIPAL FACILITIES

SOUTH DAVIS RECREATION CENTER

CHALLENGE

The client's desires were more than the budget allowed.

SOLUTION

Lack of communication and understanding is a common theme in failed projects. As a new recreation district, the owner had a lot of ideas of what it wanted to provide the residents based on public surveys, meetings, etc. Hogan+VCBO's history of working together as a designer and CM/GC helped in working with the South Davis Recreation District to ensure we met their *realistic* expectations, based upon multiple charrettes and estimates.



C. SUCCESSFUL PROJECT SCOPE DEVELOPMENT AND GMP NEGOTIATION

While Hogan’s estimating team performs detailed estimates, the management team is performing constructibility reviews and analyses. For Hogan, constructibility is a review of construction processes from start to finish during the entirety of the design phase. Our goal is to identify impossible/impractical requirements and obstacles and prevent errors, omissions, delays, disputes, change orders, and cost overruns.



Our team constantly looks at the site, updated plans, specifications, and bid documents to save money and avoid risk. Unlike other firms, Hogan will do official preliminary reviews. These reviews provide a significant opportunity for our team to familiarize themselves with the project, check the buildability, and give some preliminary value engineering feedback.

Constructability reviews are a top priority at Hogan because large problems are more challenging and more expensive to fix at the 90 or 100 percent phase. Our Project Manager and Superintendent continually review the site and plans together, thinking through building sequence and process. By analyzing each step, they can find possible conflicts, schedule challenges, and other problems that are easier to solve when caught early.

D. SUCCESSFUL GMP DEVELOPMENT AND MANAGEMENT

Hogan’s client philosophy is that we are a “construction advocate.” As an advisor that provides the City of West Wendover guides your decisions, Hogan offers a wealth of knowledge, insight, and expertise to help you maximize your budget, maintain timelines, resolve issues, and ensure quality and value. As it pertains to the Guaranteed Maximum Price (GMP), ***we simply work within the budget you give us.*** If the budget for the fire station is \$6.5M and the Community & Recreation Center is ***\$9.5M, then these are funding limits within which we have the challenge to work.*** We don’t act like there is additional funds available — our responsibility is to stay within the budget limitations you give us.

PROJECT EXAMPLE – BUDGET

SOUTH DAVIS METRO FIRE STATION #83

CHALLENGE

The tight budget was challenging due to the increasing materials and manpower costs.

SOLUTION

Hogan provided dozens of cost saving options, with the goal of presenting alternatives that don’t lose the function of items, materials, or systems. As ideas came to the table, Hogan analyzed them, in full transparency, the fire district felt assured of getting the best components, siting, schedule, design, and more. This innovative process made it possible for them to make better-informed decisions and realize a better value.



3. DESIGN AND PERMITTING EXPERIENCE

A. DESIGN PROCESS MANAGEMENT

VCBO believes that the foundation of any successful project is built upon good communication. They will work closely with the City of West Wendover in making certain that expectations of schedule, budget and program are clearly understood and reported on regularly. They have suggested holding bi-weekly coordination meetings with a steering committee comprised of the most critical stakeholders to the project, Fire Chief, City Manager, Recreation Director, and others. They have utilized this process on dozens of similar civic projects successfully in the past.



The City of West Wendover staff knows the most about the operational needs of your municipality, or you understand most what the community need from you. VCBO works closely with the clients and stakeholders, with the belief that architecture gets better when it involves input from many directions. Hogan+VCBO works to make better buildings for our clients by accommodating the needs of all relevant user groups.

B. DESIGN AND PERMITTING OF PROJECTS OF SIMILAR SCOPE AND COMPLEXITY

VCBO Architecture designed and permitted the West Wendover City Hall back in 2005, and we still value our partnership with the City. Since then, we have completed several significant and relevant projects for Cities similar to West Wendover including the Provo Community Recreation Center, Springville Recreation Center, Farmington Gymnasium and Provo Fire Station #2. While VCBO operates on the creative side of a project, we know that it's equally important to manage the technical details. These include building permits, code compliance, environmental regulations, and other necessary codes. VCBO's experience with city plan reviewers and understanding of the unique permit processes and hot-button issues of the City of West Wendover looks for in the drawings and specifications. VCBO recommends a "page turn" meeting where they and the engineers walks the city through each sheet of the drawings to explain the information and specifications. This way, VCBO can make any revisions that reduce the projects' cost.

PROJECT EXAMPLE – PERMITTING

WEST WENDOVER CIVIC AND JUSTICE CENTER

CHALLENGE

The city never had a project of this scope — one that set the civic trajectory of this transforming community.

SOLUTION

VCBO worked closely with city personnel to confirm jurisdictional requirements, clearances, fees, permits needed, timelines, etc., so that all parties are clear on whom is responsible for what items. We heightened our quality control of our plans for completeness, collated the sets properly for each department, and verified all supporting documents were present, and coordinated and communicated with the city to provide an accurate submittal.



C. DESIGNING WITHIN A CONSTRAINED SITE

Designing around tight site restraints and functional environments has become more of the norm than not. VCBO is just completing the South Endzone project at the University of Utah, which is an \$80 million dollar project at the end of a functioning stadium. They have accommodated and worked around significant activity during construction including the National Super Cross finals and concerts that accommodated of 50,000 spectators. VCBO understand tight restraints!

What makes Hogan a superior design-builder is our project teams go beyond traditional estimating to create additional value and cost savings for West Wendover.

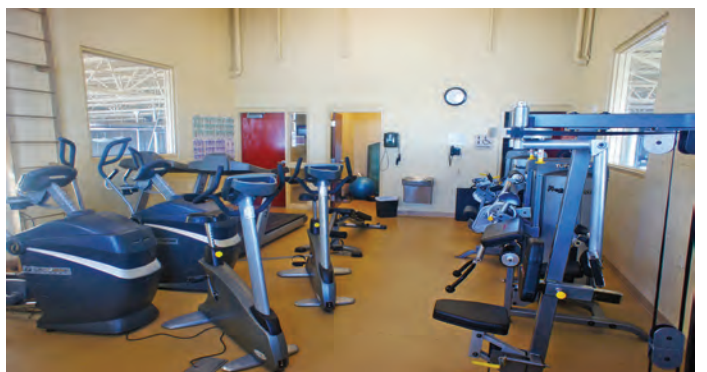
We create information-rich, digital models that are not merely visual representations of what the project will look like but contain valuable information about the building's constructibility, system costs, material supply chains, and energy performance, as well as subcontractor logistics. This provides the project team the necessary tools to quickly and accurately evaluate what-if scenarios, which builds a solid consensus for critical decisions.

With 3D models, we reduce the time typically required to interpret and extract data from 2D information. The result: improved pre-construction services through faster response times and superior adaptability. Laser scanning, drone photogrammetry, and 360° photography capture valuable information before, during, and after construction. By documenting current conditions quickly and accurately, we uncover assumptions and clarify what's REAL.

This helps to optimize schedules, increases predictability in the field, reduces risk, and enhances quality. Additionally, we overlay laser scans with pre-construction models to confirm that the design works within your space. Finally, we laser scan the site as we go, then compare the scan against the models to ensure accurate installation.

D. DRAFTING DESIGN CAPACITY

All of VCBO's drawings are developed in-house with full time staff. They have progressed beyond AutoCAD and use Revit in a Building Information Modeling (BIM) environment. This modern technology allows for closer coordination between all disciplines and contractors. VCBO does have the ability to export Revit models into an AutoCAD format.



4. SCHEDULING AND CONSTRUCTION EXPERIENCE

A. DEVELOPING INTEGRATED DESIGN AND CONSTRUCTION SCHEDULES

When considering the integrated design and construction needs for this project, most notably that the project will need be completed in phases, ***our team has a head start on others due to VCBO having designed the West Wendover Civic & Justice Center, and Hogan being able to provide better pre-construction services due to our experience and ability to self-perform work.*** This allows our team to immediately proceed into more detailed phases of design and will help us bid the project at an earlier date as well as allow us to begin the construction process as early as possible to be able to meet the completion schedule deadlines.

To combat long material delivery and availability issues we sometimes propose early bid packages for mechanical and structural equipment. This can help ensure that we have the needed materials to accommodate the aggressive construction schedule.

SCHEDULE EXECUTION

As a team we will develop a Master Schedule. The Master Schedule and its mini-schedules become daily, weekly, and monthly benchmarks. To protect the schedule, we will:

- *Help VCBO provide a complete and coordinated set of Bid Documents*
- *Require quick responses to all information requests, drawing reviews, submittals, and proposals*
- *Allocate appropriate time needed for each effort*
- *Hold weekly team meetings to review progress, changes, schedules, and issues*
- *Run weekly subcontractor meetings to review progress, timelines, dates, materials, safety, and manpower issues*
- *Help subcontractors effectively schedule their time by using Touchplan® and Tactile Learning Strategies (Pull Planning)*
- *Get subcontractors' schedule input and buy-in*
- *Resolve questions and changes expeditiously*
- *Plan for long lead items, including compatibility of owner-furnished equipment*
- *If a subcontractor begins to fall behind, we'll create a recovery plan so the critical work continues. We may also mandate they increase their workforce, augment their workforce or, in extreme cases, replace the subcontractor.*

PROJECT EXAMPLE – PHASING / SCHEDULING

MUELLER PARK #84 FIRE STATION SEISMIC UPGRADES, REMODELS & SITE UPGRADE

CHALLENGE

How to keep a fire station operational while performing seismic upgrades, remodels, a fire apparatus apron and parking lot replacement, and retaining wall installations.

SOLUTION

Hogan performed a fix to the 4,500 SF apparatus bay area by reinforcing and raising the four doors that cannot accommodate the newer engines. The interior remodels were an existing bathroom/shower, insulation in the attic space, replacement of the furnace, electrical room conduit repairs and replacement, and waterproofing of the building. We also overcame typical remodeling challenges and quickly communicated any issues, meeting, and exceeding expectations with the fire district and fire fighters. The station remained functional by housing the engine in a tent, which was moved to (with the other vehicles) when the station's renovated portion phase began.



B. CONSTRUCTION MANAGEMENT

Hogan believes in the effectiveness of communication in construction management. Good communication can improve teamwork and lead to better project collaboration.

Projects like the new fire station and the Community & Recreation Center have an enormous number of moving parts and hundreds of people involved (thousands, actually, if we include manufacturers, sales personnel, truck drivers, insurance providers, etc.). For a project to be successful, everyone needs to be motivated to work together collaboratively. As much as possible, an atmosphere of trust needs to be fostered so that team members will promptly inform one another of potential problems that could affect the project.

A good construction manager serves as a moderator of the many conflicting requirements that may face each team member and when disputes or questions arise, acts as a buffer between parties, listening to each carefully with a view to resolution. Simply by manifesting the role of the independent owner's representative, many issues can be disarmed before they grow into misunderstandings and disputes.



The pre-construction services provided:

- Cost Estimating
- Constructibility Analysis
- Value & Life Cycle Analysis
- Risk Analysis & Mitigation
- Site & Existing Conditions Analysis
- Building Information Modeling (BIM)
- Schedule Development
- Bid Management (Packaging)
- Small/Minority Business Outreach
- Subcontractor Pre-qualification
- Construction Phase Sequencing
- Site Logistics Planning

The construction services provided:

- Cost Monitoring & Control
- Self-Performed Work
- Risk Mitigation/Safety Planning
- Quality Management
- Construction Schedule Control
- Subcontractor and Vendor Management
- Project-Specific Safety Plans
- Disruption Avoidance Planning
- On-Site Problem Solving
- Document Control & Project Accounting
- Project Close-Out & Commissioning
- Owner Move-in & Warranty Management

PROJECT EXAMPLE – CONSTRUCTION MANAGEMENT

SYRACUSE CITY FIRE STATION

CHALLENGE

As a growing city, Syracuse was faced with planning for future growth and dealing with current budget constraints.

SOLUTION

Hogan was the low bidder on the city's community and recreation center, and built the facility with a minimum of change orders. Impressed with our philosophy of working to reduce these costs by providing cost-saving solutions, they switched to a CM/GC method for their fire station, public works building, city hall, the conversion of the old city hall to the police station. Hogan was hired for each project, based on our cost methodologies in design and on-site.



C. TEAM'S APPROACH TO THE FOLLOWING:

i. Conceptual Estimating and Early Budget Management

Hogan's familiarity with the VCBO team will help streamline the design timeline as we have been through pre-construction process multiple times together and are very familiar with VCBO's details and methods. We are pleased to be able to offer very strong, experienced pre-construction and construction teams that have successfully worked together. *Dave Andersen and Dennis Forbush have worked with Brent Tippets on multiple projects.*

Based on current material and labor prices, we believe the fire station can be designed and constructed well within the allotted \$6.5M and \$9.5M budgets as stated within the RFSQ, as long as industry costs remain steady. We will still have to be diligent as a team to ensure that scope creep does not occur and that we design with best value in mind.

HOGAN'S FLUID ESTIMATING PROCESS

Hogan will provide weekly cost updates and information to VCBO and West Wendover, accurately tracking costs throughout—not just at the design completion deadline. This constant interaction and communication enable the team to make informed design decisions quickly.

“

Hogan did an outstanding job building a new station for our fire fighters. I have always been impressed with their team work and approach to the projects that we have worked on together. Job well done!

”

Jeff Bassett, Former Fire Chief
South Davis Metro Fire District

ii. Phased Design and Construction Sequencing Planning and Schedule Development

Hogan's Design-Build approach encourages early collaboration where all team members work together through the beginning stages of the project, with each bringing their design and/or construction expertise into the mix. Sometimes a design problem has a construction solution while the same can be said for the opposite. Getting everyone together early allows all team members to share their ideas for creative and innovative solutions, which can lead to faster project delivery and best cost value.

Since a detailed project schedule is also developed early, West Wendover and Hogan + VCBO can work together to establish the schedule and account for any special concerns or limitations and risks and uncertainties that can hinder the project deadline.

DESIGN-BUILD COST ANALYSIS

To present budget-friendly options and work collaboratively through the design process, Hogan + VCBO will work with West Wendover in an open, back and forth communication flow. We will also identify the way you'd like us to discuss information with you. During this process, we'll have an opportunity, as a team, to talk about what those cost savings options would mean for your project. Specifically, we organize cost-saving considerations into the following categories:



COST REDUCTION

A less expensive alternative to a product or system, which may or may not include a difference in quality



VALUE-ADDED

A higher quality product that may or may not carry a higher price but will bring added value to the project



LIFE-CYCLE ANALYSIS

Options that strike the balance between initial construction cost and long-term operational costs



MAINTAINABILITY

Products that can produce long-term savings through reduced maintenance costs

During development of the project schedule, Hogan + VCBO determines the critical path and identifies long-lead equipment and items that typically take several months to ship — and/or construction packages that have the greatest impact on timely completion of the project. The collaborative nature of a Hogan's approach enables us to work closely with VCBO's engineering team to prepare pre-purchase packages and procure long-lead equipment early in the design process.

Early construction activities, such as site civil work and concrete, can also be procured and performed prior to completion of final design by preparing early-release packages. By using early-release packages, the contractor can mobilize earlier and can ensure that when long-lead equipment is shipped to the site, the items can be installed without delay.

iii. Quality Control/Quality Management

Quality is embedded in all of Hogan + VCBO's processes. We focus on building the project right the first time, which is why the majority of our business is with repeat clients. If a subcontractor's work is not acceptable or defective, it's fixed immediately. In extreme cases, it will be removed and done correctly at no cost to West Wendover. Hogan + VCBO's five-phase check assists us through all stages of the construction phase:

- Treating inspectors and commissioning agents as members of our team and working with them to avoid issues
- Identifying any defects early and eliminating them immediately without additional costs
- Ensuring high construction quality, by "coaching" everyone involved in the construction to watch for errors and deviations
- Receiving thorough documentation of the quality of the work done in each construction phase
- Utilizing both established and state-of-the-art inspection methods

Additionally, our quality control process incorporates the following:



CONSTANT INSPECTIONS

Hogan's superintendents continually inspect all craftsmen and subcontractors' work. Their work will be removed and correctly done if it's not acceptable.

iv. Change Orders

With the Design-Build delivery method for this project, there will be no change orders, unless there is a specific scope change requested by West Wendover.

Although it is virtually impossible to eliminate changes in a construction project, using the design-build delivery method can minimize unforeseen risks. This, in turn, reduces the need for costly change orders.

Hogan, as the single-point of responsibility from project conception to completion, can make necessary changes quickly and efficiently. However, some factors simply cannot be anticipated.



TECHNOLOGY

We use state-of-the-art construction technologies and tools—including some we've developed—to deliver a cost-effective and higher-quality building.



LASERS

When installing the building slab, Hogan uses a Ligchine "ScreedSaver Max" remote-controlled laser screed machine. This is the most accurate screed in the world and is revolutionizing concrete placement. Hogan purchased and utilized the first one in Utah to ensure an accurate, level finish every time. This equipment not only allows Hogan to provide consistently flat and level floors but also perform concrete jobs faster and with less labor—saving West Wendover money.



A TIGHT BUILDING

During construction, we will continually evaluate the building envelope. Once the envelope is complete, we will use our infrared camera to assess its integrity and rectify any identified issues.

5. SAFETY

A. DEVELOPING AND COMPLYING TO SAFETY STANDARDS

As we have on similar municipal projects, Hogan + VCBO are up to the challenge and want to exceed West Wendover's expectations.

With our Superintendent in charge of safety and working with a Safety Foreman, *Hogan maintains an excellent working history of ZERO safety incidents with users and owners on our occupied site projects.* Our Superintendent and Safety Foreman also work with our Corporate Safety Director, Jared Morgan, and his team. They will communicate with West Wendover's staff, implement safety procedures, control construction vehicle access, materials deliveries, monitor noise/air pollution, and assess safety practices and site conditions. In addition, our Safety Foreman will help safeguard against potential hazards and ensure that new risks haven't developed during the day's construction activities.

Most facilities maintenance managers tell us that they're frequently concerned about site cleanliness during construction (as well as staff safety). Our philosophy is that West Wendover is a functional office first, not an overwhelming construction site! Therefore, our goal is to make this project run as smoothly as possible to not place extra stress on the City's custodial staff.

TRAFFIC SAFETY

Once construction begins, we will make sure that the site and adjacent roadways are maintained in a safe, clean, and quiet state. We will address any residents concerns immediately. Additionally, we will carefully plan contractor access, deliveries, and parking. One strategy we will use is scheduling large deliveries in the early morning, late afternoon, and sometimes over the weekend, thus avoiding numerous concurrent deliveries on site. If large vehicles and equipment have to access the site during the day, we will have flaggers and safety personnel guide the heavy construction vehicles.

SITE LOGISTICS

Each day, our team will plan precisely when and where they will access the site and perform work. They will make sure City Manager Chris Melville and his staff are involved in the logistics plan and are alerted about what to expect. This planning and coordination allow us to establish protocols and points of contact upfront so staff knows who they can call. We will also meet with the staff located in the portion of the existing building that's located near the construction site to monitor any construction-related issues.

As both phases of the project will be "live" sites, we will assume the existence of, and plan for, special events/days and remain flexible to accommodate emergencies or other requests within a matter of minutes. Moreover, we will coordinate significant noise/vibrations, utility shutdowns, parking, wayfinding, and temporary walkways on an ongoing basis. To determine the amount of noise we're going to make, we can conduct a pre-investigation before starting any work. Furthermore, we will use multi-gas detectors to provide real-time incident awareness to safety foremen, superintendents, and team members to address issues immediately.





Hogan's Corporate Safety Training Tower

B. RECORDABLE PROJECT INJURIES

SYRACUSE CITY FIRE STATION:

No OSHA recordable injuries

SOUTH DAVIS METRO FIRE STATION #83 REPLACEMENT:

No OSHA recordable injuries

SOUTH WEBER FIRE STATION:

No OSHA recordable injuries

SOUTH DAVIS RECREATION CENTER:

No OSHA recordable injuries

WEST JORDAN FIRE STATION #54 AND POLICE SUBSTATION:

One OSHA recordable injury

GRAND COUNTY EMERGENCY MEDICAL SERVICES BUILDING:

No OSHA recordable injuries

LAYTON CITY FIRE STATION #54:

No OSHA recordable injuries

C. EMR RATING

The safety of your staff and community will always be a priority to our team during both pre-construction and construction for both Phase I and Phase 2. With Hogan+VCBO working cohesively with West Wendover from the onset, we will consider and design around many of the challenges that could be presented during construction.

“

There wasn't one employee that worked for Hogan & Associates Construction in 2020 who missed work because of a work-related injury. I attribute our success to increased safety training with our field employees, increased site inspections, and an overall attitude and respect for safety.

Jared Morgan, Vice President
Safety Director

”

122

SITE-
OCCUPIED
PROJECTS

0

INJURIES TO
STAFF AND
USERS

0.74

EMR
(NATIONAL
AVERAGE IS 1.0)

Hogan has also built dozens of other recreation, aquatic, and activity centers of similar size to that of the proposed Community & Recreation Center...



Farmington City Gymnasium



Syracuse Community Center



South Weber Recreation Center



Moab Recreation Center



Oakwood Amenity Center



Big Piney Library



Tooele City Library



SLC Sprague Library

HOGAN'S RECENT RECREATION CENTER CLIENTS

RECREATIONAL PROJECTS WITH INDOOR & OUTDOOR POOLS

1. South Davis Recreation District South Davis Recreation Center (with Aquatics & Ice)
2. Springville City, UT Clyde Recreation Center (with Aquatics)
3. Clearfield City, UT Clearfield Recreation & Aquatic Center
4. Moab & Grand County, UT Grand County Recreation & Aquatic Center
5. City of Monticello Monticello Indoor Aquatic Center
6. Tooele City, UT Pratt Aquatic Center
7. City of Rock Springs, WY Family Recreation Facility Aquatic Center Addition
8. Southern Utah University Sorenson Physical Education Building (with Aquatics)
9. Lindon City, UT Outdoor Aquatic Center
10. Payson City, UT Outdoor Aquatic Center and Skate Park
11. Salt Lake County Oquirrh Park Fitness Center
12. Salt Lake County Oquirrh Park Fitness Center Outdoor Pools & Splash Pad Addtn.
13. University of Utah Natatorium Pools Upgrades & Locker Room Remodels
14. City of Green River, WY Aquatic Center Pool Repairs
15. City of Pinedale, WY Pinedale Aquatic Center Addition
16. Sweetwater Co. School Dist. #1 (WY) Rock Springs High School Natatorium Renovation
17. Salt Lake County Wardell Regional Park (w/ outdoor wading pool & large splash pad)
18. Midvale, UT City Park Splash Pad

DRY RECREATIONAL PROJECTS

1. City of Farmington, UT Farmington City Gymnasium
2. Syracuse City, UT Community and Recreation Center
3. South Weber City, UT City Recreation Center
4. University of Utah New Women's Softball Stadium & Field
5. University of Utah New Outdoor Tennis Center
6. Utah Valley University New Intramural Soccer Complex
7. State of Utah Soldier Hollow Olympic Cross Country Skiing Day Lodge

ICE RECREATIONAL PROJECTS

1. City of Idaho Falls Idaho Falls Convention Center (with Ice arena for minor league hockey team)
2. Salt Lake County Salt Lake County/Murray Ice Center
3. North Park Interlocal Cooperative (Logan) George S. Eccles Ice Center
4. Provo City, UT Seven Peaks Ice Arena
5. Park City, UT Quinn's Junction Ice Center & Recreation Complex

...with many of them being designed by VCBO, which also has a long history and list of similar community centers. This is another reason to select the Hogan+VCBO team.



D. Identification of Projects



A. NAME OF PROJECT	Syracuse City Fire Station
B. OWNER/CUSTOMER	Syracuse City
C. LOCATION OF PROJECT	1869 South 3000 West Syracuse, UT 84025
D. DESCRIPTION OF DELIVERY METHOD	CM/GC
E. PROJECT DESCRIPTION AND RELEVANCE TO THE EVALUATION CRITERIA	<p><i>Hogan and VCBO</i> teamed to create Syracuse City's new 25,500 SF main fire station, which is centrally located to greatly improve response times in a growing city. As their CM/GC and architects, we built it with a flat roof and an industrial exterior to mimic its surrounding buildings. The tower serves as training area geared toward enhancing practical skills of local firefighters in ladder evolutions, repelling, self-rescue and confined-space rescue. The six-bay station also features sleep rooms (in a separate housing wing), kitchen, a day room, an exercise area, training/community room, and administrative offices.</p>
F. KEY PROJECT INDIVIDUALS	Dennis Forbush, Project Manager Brent Tippetts, Principal-in-Charge
A. INITIAL / FINAL CONTRACT PRICE WITH EXPLANATION	GMP – \$5.8 M / \$5.8 M
A. INITIAL / FINAL DATE OF COMPLETION WITH EXPLANATION	March 2009 / March 2009 12-month duration
A. PROJECT CONTACT	Fire Chief Aaron Byington 801.614.9607 abyington@syracuseut.com (Not familiar with design or construction)



West Wendover Civic & Justice Center	South Davis Recreation Center	South Davis Metro Fire Station #83 Replacement
West Wendover	Bountiful City	South Davis Metro Fire District
1111 N Gene L. Jones Way West Wendover, NV 89883	550 North 200 West Bountiful, UT 84010	836 West 1100 North Centerville, UT 84054
Design-Bid-Build (<i>Different Contractor</i>)	CM/GC	CM/GC
The City of West Wendover Civic & Justice Center (and a fire station) was programmed and designed for the City by VCBO after a process involving the gathering of specific information from each department regarding their unique needs. Three different design schemes were presented to City Administrators prior to their selection of the Spanish style design. VCBO completed the design and the project was bid, with the architectural team performing construction management services until the project's completion.	Hogan and VCBO teamed to create the 180,000 SF South Davis Recreation Center. The project has two Myrtha pools and a diving area with seating for 500. In addition, there is a zero-depth entry splash pool with multiple water features, water toys, and a lazy river. The ice rink seats 644 spectators on two levels for ice events. The center has two gymnasiums with two full courts. The gymnasium and natatorium spaces are separated by five racquetball courts, two suspended running tracks, an aerobics area, a weight room and a fitness area.	As the CM/GC, Hogan built this new 13,075 SF station, which has four drive-through garage bays (5,392 SF total), six bedrooms, a training and public education room, fitness room with sports sauna, living room, kitchen/lounge area, storage rooms (SCBA/Medical/Gear/Laundry), and a captain's office. There is also a fire turnout gear room with its own drying and mechanical air system. A 25-foot training stair tower with windows and anchor points for rope rescue is included for fire training.
Brent Tippetts, Principal-in-Charge	Brent Tippetts, Principal-in-Charge Joseph Voitehovich, Project Manager Dennis Forbush, Project Director	Dennis Forbush, Project Director Dave Anderson, Director of Pre-Construction
Low bid – \$7.3M	GMP – \$22.5M / \$22.5M	GMP – \$4.8 M / \$4.8M
N/A	October 2006 / October 2006 20-month duration	August 2019 / August 2019 11-month duration
Chris Melville, City Manager 775.664.3081 cmelville@westwendovercity.com	Tif Miller, Executive Director 801.298.6225 tmiller@southdavisrecreation.com	Fire Chief Dane Stone 801.677.2400 dstone@sdmetrofire.org



A. NAME OF PROJECT	West Jordan Fire Station #54 and Police Substation
B. OWNER/CUSTOMER	West Jordan City
C. LOCATION OF PROJECT	9351 Hawley Park Road West Jordan, UT 84081
D. DESCRIPTION OF DELIVERY METHOD	CM/GC
E. PROJECT DESCRIPTION AND RELEVANCE TO THE EVALUATION CRITERIA	<p>Hogan was hired by the City of West Jordan as CM/GC for construction of a new 14,700 SF fire station/police substation. The first floor has three apparatus bays, a training/community room, public lobby, police reception, interview rooms, office space, exercise room, and restrooms. The second floor houses the fire fighters sleeping quarters, a kitchen with dayroom, offices, and restrooms with showers. The project faced serious budget issues before Hogan was hired, and we worked diligently with the architect to bring the project's GMP within the city's FLCC—saving the training tower from being cut from the project.</p>
F. KEY PROJECT INDIVIDUALS	Dennis Forbush, Project Director Dave Andersen, Pre-Construction Director
A. INITIAL / FINAL CONTRACT PRICE WITH EXPLANATION	GMP – \$3.1 M / \$3.1 M
A. INITIAL / FINAL DATE OF COMPLETION WITH EXPLANATION	February 2015 / February 2015 9-month duration
A. PROJECT CONTACT	jim Riding, Facilities Director (Retired) / Ex-Mayor 801.920.9251 jriding@comcast.net



South Weber Fire Station	Grand County Emergency Medical Services Building	Layton City Fire Station #54
South Weber City	Grand County, Utah	Layton City
7365 South 1375 East South Weber, UT 84405	520 East 100 North Moab, Utah 84532	1325 North Valley View Drive Layton, UT 84040
CM/GC	CM/GC	CM/GC
With very little tax base, South Weber City relied heavily on Hogan's CM/GC experience to budget for their new 12,000 SF fire station, which is a two-story, wood and steel-framed structure clad in masonry. <i>Hogan and VCBO</i> provided a new facility with three new 60-foot engine bays, administrative, meeting, lounge, and storage spaces, the building replaced the city's older fire station. The project also included extensive site development, landscaping and demolition of the old station, with most of the additional work consisting of the landscaping and parking lot of the adjacent city park.	As the County's CM/GC, Hogan is finishing the construction of a new 13,400 SF EMS facility. The building will be a four-bay headquarters with multiple storage rooms, eight EMT sleeping rooms, an EMT Kitchen/Dining Area, decon/laundry room, six offices for administration, two training rooms, a conference room, an "American Legion" room, and multiple support areas. Hogan has demolished the current facility and is building the new one at the same site.	Hogan was recently selected as the CM/GC for the new fire station for Layton City. The facility is a 10,034 SF, one-story building featuring three engine bays. With seven sleeping rooms, four shared bathrooms, a large dayroom with a kitchen, two offices, a full laundry area, a workout room, and an ample patio facing the mountains back patio, this station will have a western, mountain design including wood timbers and a steel roof.
Dennis Forbush, Project Director Brent Tippetts, Principal-in-Charge	Dave Anderson, Director of Pre-Construction	Dennis Forbush, Project Director Dave Andersen, Pre-Construction Director
GMP – \$2.56 M / \$2.56 M	GMP – \$4.3 M / \$4.3 M	GMP – \$4.1 M / \$4.1 M
August 2004 / August 2004 8-month duration	October 2021 / October 2021 12-month duration	June 2022 / (On Target) 10-month scheduled duration
Dave Larson, City Manager 801.479.3177 x 220 dlarson@southwebercity.com (Not familiar with design or construction)	Andy Smith, EMS Director 801.891.2459 smith@grandcountyeems.net	Fire Chief Kevin Ward 801.336.3940 kward@laytoncity.org

E. Key Team Member Resumes



Dennis Forbush, Sr. VP

HOGAN | DESIGN-BUILD DIRECTOR
 46 YEARS AT **HOGAN**
 20% OF TIME ON PHASE I & II (PRE-CON
 / BOTH PROJECTS)

Education / Licenses / Certifications

[+] Construction Quality Management,
 US Army Corps of Engineers
 Utah Technical College, Construction,
 OC Project Manager Courses

Expertise

- As the Design-Build Director, Dennis will have full responsibility for the West Wendover Fire Station.
- Dennis is skilled in the application of value management and resource control systems and has helped many clients save up to 10% of their project cost.

Relevant Experience as a Project Director & a Project Manager

- Syracuse Fire Station — Syracuse, UT (with VCBO)
- South Weber Fire Station— South Weber, UT (with VCBO)
- Syracuse City Police Station Add./Remodel — Syracuse, UT (with VCBO)
- Syracuse City Hall – Syracuse, UT (with VCBO)
- West Jordan Fire Station #54 and Police Substation— West Jordan, UT
- Centerville Fire Station #83 Replacement — Centerville, UT
- Heber City Public Safety Building — Heber City, UT



Syracuse Fire Station



Scott Bryner

LEED AP

HOGAN | PROJECT MANAGER
 > 13 YEARS AT **HOGAN** (16 TOTAL)
 33% OF TIME ON PHASE I & II (PRE-CON
 / BOTH PROJECTS)

Education / Licenses / Certifications

[+] BS / Construction Management / SUU

Expertise

- Scott has strong field control talents due to meticulous scheduling and an aptitude for cost management.
- Scott is skilled at quality assurance, craft supervision, and material expediting to meet tight schedules.

Relevant Experience as Project Manager

- Grand County Jail Renovation – Moab, UT
- Grand County Emergency Communications Systems Department Renovation – Moab, UT
- Campbell Scientific Building IV Addition – Logan, UT
- Brighton High School Rebuild – Cottonwood Heights, UT
- L3 Communications ATP Building X – SLC, UT*
- Summit Water Distribution Co. Office/Operations Bldg. – Park City, UT*
- Trek West Truck Stop/Service Station – Salina, UT*
- Mark Miller Subaru Southtowne – Sandy, UT*
 (*with another firm)



Summitt Water Distribution Company Office & Operations Building



Brent Tippetts, AIA

VCBO | PRINCIPAL-IN-CHARGE
37 YEARS AT **VCBO**
45% OF TIME ON PHASE I & II (DESIGN / BOTH PROJECTS)

Education / Licenses / Certifications

[+] Architectural Study | University of Utah, Architecture | Utah, Arizona, Wyoming, Texas, Colorado / Member | American Institute of Architects (AIA) (#30054503); Utah Recreation Parks Association; National Recreation & Parks Association

Relevant Experience as a Principal-In-Charge

- West Wendover Civic & Justice Center — West Wendover, NV
- Syracuse Fire Station — Syracuse, UT *(with Hogan)*
- South Weber Fire Station — South Weber, UT *(with Hogan)*
- Provo Fire Station #22 — Provo, UT
- Bullfrog Fire Station — Bullfrog, UT
- Hite Fire Station — Lake Powell, UT
- Wahweap Fire Station — Lake Powell, UT

Expertise

- Brent is a recognized thought leader in civic and judicial facility design with specific expertise in courthouse, sport and recreation design and planning.
- Brent’s dynamic personality and thoughtful design approach enable him to guide complex projects to elegant solutions.



Provo Fire Station #22



Joseph Voitehovich

VCBO | PROJECT MANAGER
20 YEARS AT **VCBO**
85% OF TIME ON PHASE I & II (DESIGN & CONSTRUCTION, BOTH PROJECTS)

Education / Licenses / Certifications

[+] Bachelor of Architecture from Belarusian Polytechnical University, 1988, Belarusian Architectural License

Relevant Experience as a Project Manager

- South Davis Recreation Center — Bountiful, UT *(with Hogan)*
- Syracuse City Hall — Syracuse, UT *(with Hogan)*
- Carson City Recreation Center — Carson City, NV
- Ephraim City Hall — Ephraim, UT*
- Fitness Center | Squash Club — Salt Lake City, UT*
- Hess Recreation Center — Hill Air Force Base, UT
- Multicultural Center — West Valley City, UT*
- Provo Community Recreation Center — Provo, UT
- Wasatch County Library & Senior Center — Heber, UT (*with another firm)

Expertise

- Joseph has professional experience in nearly all project types, especially civic, justice, education, residential and recreation.
- His design work has garnered many awards including a Silver Medal in the World Triennial Architecture Interarch 2000 Competition, & the 2010 Small Residential 1st Runner-Up ICF Builder Award.



South Davis Recreation Center



Nathan Leavitt, AIA

VCBO | PRINCIPAL ARCHITECT
23 YEARS AT **VCBO**
45% OF TIME ON PHASE I & II (DESIGN / BOTH PROJECTS)

Education / Licenses / Certifications

[+] Bachelor of Architecture from Southern Polytechnic State University, Marietta, GA
Architecture | Utah, Nevada (#8676)

Relevant Experience as a Project Manager

- Syracuse City Fire Station — Syracuse, UT *(with Hogan)*
- Provo Fire Station Headquarters (Public Safety Bldg.) — Provo, UT
- Provo City Fire Station 22 Rebuild — Provo, UT
- Syracuse City Hall — Syracuse, UT *(with Hogan)*
- Ivins City Hall — Ivins, UT
- Navajo Nation Supreme Court — Window Rock, AZ
- Ogden Second District Juvenile Courthouse — Ogden, UT
- Piñon Justice Center — Piñon, AZ
- Santa Clara - Ivins Police Station — Ivins, UT

Expertise

- Working with city, county and state agencies, Nathan has been integral to numerous successful projects, recognized by both local and national design awards.
- As a leader at VCBO, he has championed technological innovations and prides himself with the quality of drawings and documentation produced by his teams.



Provo City Hall & Public Safety Bldg.



Dave Anderson, Sr. VP
HOGAN | PRE-CONSTRUCTION DIRECTOR
44 YEARS AT **HOGAN**
10% OF TIME ON PHASE I & II (PRE-CON / BOTH PROJECTS)

Education / Licenses / Certifications

[+] WOC Courses: Super Flat Floors, Concrete Mix Design; WOC Project Management Course, Utah Technical College Construction Program

Relevant Experience as Pre-Construction Director

- Layton Fire Station #54 — Layton, UT
- Grand County EMS Building — Moab, UT
- West Jordan Fire Station #54 and Police Substation — West Jordan, UT
- Centerville Fire Station #83 Replacement — Centerville, UT
- Heber City Public Safety Building — Heber City, UT
- Sublette County Administration Complex & Jail Addition, Remodel & Restoration — Pinedale, WY
- S. Davis Recreation Ctr. Repairs & Upgrades — Bountiful, UT *(with VCBO)*
- Farmington City Gymnasium — Farmington, UT *(with VCBO)*

Expertise

- As the Pre-Construction Director, Dave Anderson will ensure the project budget is accurate and maximized for the project scope
- Years of hands-on experience to ensure our team develops accurate estimates
- Well-versed in managing budgets to help stretch West Wendover's dollar



Layton Fire Station #54



Rick Sandberg

HOGAN | LEAD ESTIMATOR
2 YEARS AT **HOGAN**
50% OF TIME ON PHASE I & II (PRE-CON
/ BOTH PROJECTS)

Education / Licenses / Certifications

[+] Finance - Weber State University;
Construction Management coursework

Expertise

- As the Lead Estimator, Rick Sandberg will keep pre-bid budget estimates within $\pm 2\%$ of the final, helping the project stay within budget.
- Rick's experience as lead estimator gives him insight into what is needed to estimate the project correctly so that it runs smoothly for the team.

Relevant Experience as the Lead Estimator

- Layton Fire Station #54 — Layton, UT
- Grand County EMS Building — Moab, UT
- Mueller Park #84 Fire Station Upgrades & Remodel — Bountiful, UT
- Davis County Jail Addition — Farmington, UT
- San Juan Jail/Courthouse Addition — Monticello, UT
- South Clearfield Elementary School Rebuild — Clearfield, UT
- Sorensen Community Center Phase 2 Upgrades — Salt Lake City, UT
- Jordan Ridge Elementary Remodel — South Jordan, UT
(*with another firm)



Mueller Park #84 Fire Station
Seismic Upgrades & Remodel



Devin Boyce

HOGAN | SUPERINTENDENT
17 YEARS AT **HOGAN**
100% OF TIME ON PHASE I & II

Expertise

- Devin is very safety conscious, which is one of his top priorities. He is also adaptable and successfully works through challenges.
- Devin has consistently demonstrated a team attitude, which will support the District's goals, and has a particular ability to work well independently.

Relevant Experience as Superintendent

- West Jordan Fire Station #54 – West Jordan, UT
- West Jordan Public Works Campus – West Jordan, UT
- Davis School District Career and Technical Education Center – Kaysville, UT
- Weber Innovation High School Addition & Remodel – Ogden, UT
- Corner Canyon High School – Draper, UT
- Elizabeth Academy Montessori School – Millcreek, UT
- Horizon Special Needs School – Saratoga Springs, UT
- U of U Behavioral Science Building Seismic Retrofit & Remodel – Salt Lake City, UT



West Jordan #54 Fire Station
& Police Substation



Chad Cloward

HOGAN | SCHEDULER
17 YEARS AT **HOGAN**
AVAILABLE TO MEET WITH TEAM
MONTHLY FOR SCHEDULE REVIEW

Education / Licenses / Certifications

[+] BS / Construction Management / WSU

Relevant Experience as Scheduler

- Layton Fire Station #54 — Layton, UT
- Grand County EMS Building — Moab, UT
- West Jordan Fire Station #54 & Police Substation — West Jordan, UT
- Centerville Fire Station #83 Replacement — Centerville, UT
- Mueller Park #84 Fire Station Upgrades & Remodel — Bountiful, UT
- Salt Lake City Mosquito Abatement Campus — SLC, UT
- Davis County Courthouse Seismic Renovation — Farmington, UT
- Davis County Jail Addition — Farmington, UT

Chad works with each project team and assists them with schedule creation and follow-up. He directly reports to Cris Hogan, President and CEO of Hogan & Associates Construction.

Expertise

- As the Scheduler, Chad Cloward will help our management teams develop the schedules for this complex project
- Chad facilitates project planning, scheduling, and critical path analysis activities
- He observes work inefficiencies and plans how to overcome them



Centerville Station #83 Fire Station Replacement

CORPORATE STRUCTURE QUESTIONNAIRE (HOGAN)

ATTACHMENT E

CORPORATE STRUCTURE QUESTIONNAIRE

CITY OF WEST WENDOVER

FIRE STATION AND OPTIONAL COMMUNITY AND RECREATION CENTER

1. Proposers shall complete the following information for the Proposed Design-Builder and all proposed Design-Build Team Members:

Legal Name	Hogan & Associates Construction, Inc.
Street Address	940 North 1250 West, Centerville, UT 84014
Mailing Address	940 North 1250 West, Centerville, UT 84014
Point of Contact	Aaron Metcalfe
Position	Vice President
Email	ametcalfe@hoganconstruction.com
Telephone Number	801.951.7000 (o)
Fax Number	801.951.7100
Type of Business	Construction / Corporation
Federal Tax Identification Number	87-0648214
Nevada Contractor's Registration Number	0043874
Nevada Business License Number	NV19961199361

2. If the Proposed Design-Builder is a Joint Venture, Proposers must:
- Submit the above information for the Joint Venture as well as for each member of the Joint Venture; and
 - Attach a copy of the Joint Venture Agreement to this form.

CORPORATE STRUCTURE QUESTIONNAIRE (VCBO)

ATTACHMENT E

CORPORATE STRUCTURE QUESTIONNAIRE

CITY OF WEST WENDOVER

FIRE STATION AND OPTIONAL COMMUNITY AND RECREATION CENTER

1. Proposers shall complete the following information for the Proposed Design-Builder and all proposed Design-Build Team Members:

Legal Name	Valentiner Crane Brunjes Onyon Architects, L.L.C., d/b/a VCBO Architecture
Street Address	524 South 600 East, Salt Lake City, UT 84102
Mailing Address	524 South 600 East, Salt Lake City, UT 84102
Point of Contact	Brent Tippets, AIA
Position	Principal
Email	btippets@vcbo.com
Telephone Number	801.575.8800 (o)
Fax Number	801.531.9850
Type of Business	Architectural Firm / Corporation
Federal Tax Identification Number	87-0556360
Nevada Contractor's Registration Number	N/A
Nevada Business License Number	NV20171223098

2. If the Proposed Design-Builder is a Joint Venture, Proposers must:
- Submit the above information for the Joint Venture as well as for each member of the Joint Venture; and
 - Attach a copy of the Joint Venture Agreement to this form.