

Proposal

for

Capitola Library

Capitola, California

Project Management Services

July 8, 2016





July 8, 2016

City of Capitola

Mr. Steven E. Jesberg, Public Works Director
420 Capitola Ave.
Capitola, CA 95010

Re: Project Management Services SOQ for Capitola Library

Dear Mr. Jesberg,

Thank you for providing Bogard Construction with the opportunity to present our qualifications for Construction Management Services for the proposed Capitola Library project. We have a qualified team of professionals ready to begin immediately, which will allow us to offer the necessary services to bring about a successful completion of your project.

Bogard Construction, Inc. is a local, family owned business, with extensive experience with projects of all types and sizes, including the construction of multiple libraries. Our experience is virtually from every possible role – as construction managers, general contractors, owner representatives and even subcontractors – which allows us to approach each project from multiple vantage points, ultimately providing value to the project. Our sole interest is to ensure that you receive the best quality and the highest value.

For this project, Mr. David Tanza, AIA, CCM, LEED AP, will be the Project Executive assigned to the project throughout preconstruction and construction, assisted by the team outlined in the enclosed proposal. His time will be allocated to this project as required to bring it to a successful completion. We believe this will provide you with individual attention from our senior staff, and allow us to provide the necessary resources to support the project in an efficient and cost effective manner.

For 69 years, beginning in Capitola, Bogard Construction, Inc. has been in the construction industry, having constructed almost every type of building and operated with a multitude of delivery methods. This experience makes us extremely knowledgeable of the work required for the project you are proposing. For each of our projects, we pride ourselves in providing efficient and comprehensive services during all phases of construction.

Our technical knowledge as builders and construction managers provides us with the expertise to effectively communicate with all project team members, and provide efficient and accurate techniques for our projects.

Thank you again for allowing us the opportunity to submit our qualifications. If you have any questions, or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Jared Bogaard
Executive Vice President
Bogard Construction, Inc.

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- * Cambrian Branch Library
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- * Cabrillo College - Student Activities Center
- * Cabrillo College - Watsonville Expansion
- * Cabrillo College - Horticulture Center
- * MBNMS Exploration Center (LEED Gold)
- * Live Oak Resource Center (LEED Platinum)
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- * Long Marine Laboratory Facilities
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- * Dominican Hospital
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- * UCSC Infill Apartment Renovations
- * Twin Lakes Christian School - Education Building
- * Ceiba Public Schools
- * Pacific Collegiate School
- * York School Science Building & Athletic Fields
- * Sutter Santa Cruz - Special Procedures Suite Expansion

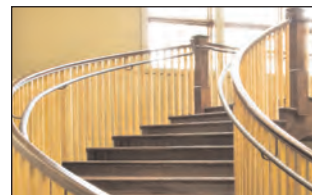


* **Personnel**

- * Jared Bogaard
- * David Tanza
- * Chip Bogaard
- * Dave Sullivan

* **References**

- * Reference Contacts
- * Testimonials



About Bogard





Bogard Construction is a family owned and operated Construction Management / General Contracting firm, based in Santa Cruz, specializing in construction projects throughout northern California. Currently in our third generation of management, we are very proud of the tradition of excellence that has marked our firm's success for decades.

Our services include all phases of construction, from preconstruction, financing and design coordination, to general construction and construction management.

With a history spanning over 69 years, Bogard Construction has developed a reputation for both excellence and integrity in the construction industry. This history has advanced and secured our capabilities with a multitude of project types, which provides for our clients a vast supply of knowledge, communication abilities, and contacts from which we are able to successfully coordinate any type of project.

In keeping with the tradition of excellence that has marked our firm since its beginning in 1947, Bogard Construction embraces the philosophy that the contractor is hired to provide a significant, and positive, contribution to the project throughout all phases of construction. From preconstruction and design, through construction and project delivery, Bogard Construction is an active advocate for the success of the project and the project team.

Our firm's history is an established, dedicated foundation which we continue to expand upon today as we build for the future. Bogard Construction maintains knowledgeable, engaged staff members, tailoring our services to suit our clients' needs. Our experience as Construction Managers, General Contractors, Developers, and even Subcontractors, provides us with the perspective necessary to successfully manage any project, ensuring a successful outcome.



BOGARD CONSTRUCTION INC

350A Coral St.
Santa Cruz, CA 95060
Phone: (831) 426-8191
Fax: (831) 426-4921
Website: www.bogardconst.com
Email: jared@bogardconst.com

California Corporation

Issue Date: 07/26/1960
Renewal Date: 07/31/2016
License Status : ACTIVE

Officers:

Victor F. (Chip) Bogaard, III - President
Jared D. Bogaard - Executive Vice President
David J. Sullivan - Executive Vice President

Responsible Managing Officer (RMO):

Victor F. (Chip) Bogaard, III
Effective Date: 02/05/2003

Union Affiliations:

- Carpenters Union
- Laborers Union

Self-Performed Work (when applicable):

Bogard Construction has the ability to self-perform concrete, wood framing, millwork and cabinetry install, as well as door, frame, hardware and window installation.

In an effort to manage the budget for the Owner, in pursuit of competitive pricing, we will also bid these trades to subcontractors - ultimately incorporating in the scope the effort which best suits the project budget, schedule and level of quality.

License Number:

B 194155

Contractor's Bond:

Safeco Insurance Company of America
Bond Number: 515551

Workers' Compensation:

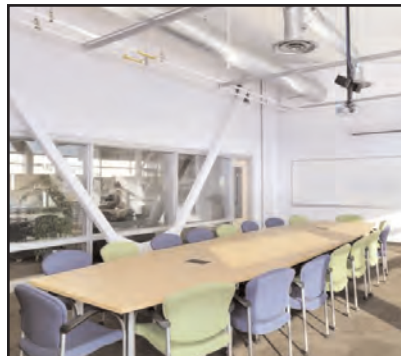
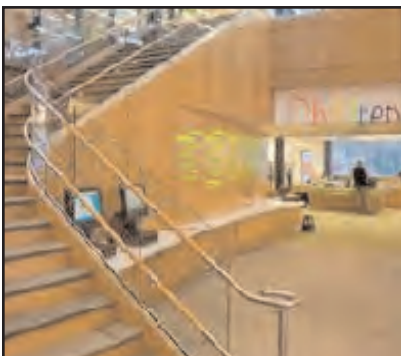
Republic Indemnity Company
Policy Number: 002500240
Effective Date: 01/01/2016
Expire Date: 01/01/2017



“Bogard Construction is one of the best contractors that I have ever worked with. They demonstrated their experience and commitment to excellent service by helping develop unique solutions to challenging conditions created by the project phasing and the Owner's need for zero downtime. Suffice it to say that they excelled in every respect.” - Felix Hunziker, HKIT Architects



- **Local Family Business - Four Generations in Santa Cruz**
 Building in Santa Cruz since 1947, where Bogard was established originally in Capitola. Currently in our third generation of ownership, with the fourth generation actively involved in management of projects.
- **Involvement of Company Owners**
 - All Bogard Owners are actively involved in the success of each Bogard project.
 - 92% of Bogard’s workforce lives in Santa Cruz County, including all company Owners.
- **Personal Interest in Success of Project**
 Bogard Construction was originally founded in Capitola (on Opal Cliff Dr). Santa Cruz County is our home, and we want people to know Bogard was involved in the construction of the new Capitola Library, and we want people to know the project was successful. The construction industry is a small world, and the local community is even smaller. Our reputation is extremely valuable to us, and the success of this project is equally valuable.
- **Experience as both CM and GC on multiple Library projects**
 Bogard’s team has built a number of library projects, both as a CM and GC, having coordinated design team selection, preconstruction coordination, jurisdiction and council coordination and construction administration services. This provides valuable knowledge available for the Capitola Library project.
- **Ability to provide in house CM and GC expertise**
 - Experience building and managing public projects, using prevailing wages
 - On staff estimators that are familiar with current pricing and bidding strategies, as well as successful value engineering exercises
- **Experienced Team from multiple perspectives**
 - Contractor Perspective (Experience as GC)
 - Owner Perspective (Experience as CM and Developer)
 - Subcontractor Perspective (Experience as Sub)
- **Good relationship with Capitola Officials, Local and Bay Area consultants, local trades and contractors.**
- **Available immediately**



Qualifications



Statement of Understanding and Approach

It is our understanding that the City of Capitola intends to engage the services of a Project Management firm on the proposed new Library Project.

The role of the Project Manager will be to take the lead role for the City on the library project, acting as an extension of City Staff to provide Project Management (PM) services, Construction Management (CM) services as well as project design team selection coordination effort.

Given the knowledge of the proposed facility, it is highly beneficial for the City to hire a PM with the perspective as both a General Contractor and Construction Manager, in order to analyze all perspectives on the project in the best interest of the City. Experience with complex, rapid schedule, cost effective design solutions and projects, is critical in order to maintain the City's need to maintain the project schedule and budget.

Bogard Construction has a long history of successfully delivering complicated and innovative projects. This history exists in both the private and public sectors, which provides us with detailed preconstruction and construction capabilities. Our team has provided services, similar to those requested by the City, on previous projects, where we have become an extension of the client's staff.

Based on our experience and history, we have the capacity and ability to perform to the criteria, as well as all duties outlined in the Request for Proposal, as required and requested. Please find enclosed examples of our experience with these types of projects within our project portfolio.

To further Bogard's experience as a useful and beneficial team member, our team has experience on several projects utilizing the Integrated Project Delivery (IPD), coupled with Lean Construction, delivery. The Lean Construction approach is a way to design systems to minimize waste of materials, time and effort in order to generate the maximum possible amount of value. "Lean" manages and improves the construction and design processes with minimum cost, and maximum value, by considering customer needs and eliminating waste energy. Bogard's experience and processes is a concerted effort in fostering a team approach, making all parties involved maintain an inherent desire to consider the best interests of the project.

Bogard Construction is excited at the opportunity to implement these processes on the Capitola Library project.



Bogard Construction, Inc.

Project Management Approach

Project Management Role:

- Contracting and Delivery Method Determination / Coordination for all involved parties, as requested by City
- Architect and Consultant Selection
- Manage selected Architect and Consultants
- Review and advise City regarding library documents including design, plans specification and cost estimates
- Value Engineering and Constructability Reviews
- Construction Management for Facility
- Quality Control for City
- Manage Budgets and Schedules
- Manage project documentation
- Coordinate and manage Prevailing Wage / Certified Payroll Process
- Interface with Utility Companies
- Organize and facilitate meetings with project stakeholders, citizen groups and outside agencies
- Other items as required by the City staff in relation to the construction of the Library

Contracting

Bogard Construction has experience as an Owner's Representative and General Contractor for multiple types of delivery methods - many of which are worth discussing. For instance, there is value in reviewing opportunities for various delivery methods including traditional Design-Bid-Build, Design/Build, CM-at-Risk, Multiple Prime, Integrated Project Delivery and others. Each has its strengths and its weaknesses, and determining which approach best suits the Owner is an important step in the process.

Once a delivery method is determined, Bogard will assist the Owner in the selection of the project team members, not least of which is the Architectural firm. Using our experience on projects such as this, Bogard will create a list of potential Architectural firms to be vetted by way of an RFP process. First, a list of 5-10+ firms will be generated, each of whom will be solicited to provide a proposal for services. From that list, a short-list will be established, each of which will be invited to an interview process. Bogard will create a score sheet for the selection committee to utilize during the interview process, from which the most responsive firm will be selected to join the project team.

Defining Roles:

Clear definition of roles is imperative to the success of a project. An old adage exists which is worth considering, "The perfect committee consists of three people, two of whom are absent." While this is not necessarily realistic, it is critical that there is one individual as the point of contact for each respective party involved in a project. That one individual can report back to any number of people to determine a course of action, it is critical that a core group connects on a regular basis, and those core individuals have decision making authority in order to make progress throughout a project.

Once all team members are on board, Bogard will generate a list of roles and responsibilities for each team member, from which a checklist will be created in order to identify which party must provide specific documentation throughout a project. This list will be updated as needed in order to maintain this understanding throughout the project.

Further, a task list will be maintained, and utilized as a form of meeting minutes, during all design and construction meetings, in order to ensure all team members are delivering items as required in order to meet the project requirements. This process relies heavily on the concept of "**Reliable Promising**," which will be discussed and implemented regularly throughout the project in order to maintain team member accountability throughout design and construction, without which the schedule has a higher likelihood of slipping.

Interface

Bogard Construction's team is more than happy to interface with outside consultants, public entities, utilities, citizen groups, agencies, project stakeholders and the like, to obtain further input as it relates to the project requirements, or discussion associated with project goals, in an effort to further project interests.

Bogard Construction, Inc.

Project Management Approach

Budgeting:

Accurate and realistic estimates are the key to the success of the entire project. Our estimates are extremely detailed, providing cost identification of as many items within the building design as is possible. We are able to detail any quantity of items necessary in order to properly analyze price and project impact.

The concern with competitively bidding plans too early in a design process is that there are numerous assumptions which must be made, ultimately establishing a bid which does not meet the client's needs or wishes. A competitive bid process from incomplete documents is inherently flawed, and allows a bidding General Contractors or subcontractor the opportunity to prepare a low estimate in order to showcase a lower bid number, thus leading to change orders during construction. Bogard Construction feels that this is a disservice to a client and prefers to rather actively assist in the design and preconstruction process with a client in order to establish an understanding and documentation of the clients wishes. **This provides more accurate pricing, allows for value analysis, and does not lead to surprises in client financing.**

Rather than make assumptions on costs during estimating, Bogard Construction has a significant amount of pricing information based on projects bid throughout the local market, which allows us the ability to accurately review costs for all items involved in the project.

In addition to preparing cost estimates, we are able to analyze potential savings within the project, without compromising quality, function or aesthetics. During this effort, we are able to identify and list items which could be considered "non-essential", and maintain these items in a 'shopping list' for incorporation into the project upon alternative cost savings.

Bidding:

Prior to pursuing contractor bids, Bogard will assist the design team in developing detailed bid packages to be incorporated into the specifications in order to assure that the invited contractors understands the specific project needs. Often times there are inadvertent gaps in the design, for elements which have not been determined (i.e. finish selections, product identification, etc.). We will work to determine where these potential items exist, and establish realistic pricing estimates and/or contractor direction for them. These items will be identified and instructed to be included in contractor bids in order to assure that the competitive pricing received from bcontractors is a realistic comparison ("apples-to-apples"). By performing this effort, we have found that **construction Change Orders are greatly reduced**, as costs for items are identified ahead of time, and contractors are not afforded the opportunity to under bid elements within the project - which only create future change orders.

In order to pursue competitive contractor pricing, while maintaining high quality contractors, we will recommend a prequalification process for contractors, as well as potential major subcontractor trades. This assures the ability of the bidding contractors ahead of time, and while maintaining the required bidding process.

Value Engineering / Value Analysis:

During budget development, Bogard Construction will review the current set of documents, working with the project team to understand the overall goals. During this process, we will perform a Value Analysis Review in which the project documents are analyzed for areas of potential savings with regard to:

- * Constructability, Building Systems, Materials and Finishes
- * Identify potential savings without compromising quality, function or aesthetics
- * Building Systems Life Cycle review
- * Review of potential LEED Certification or Best Environmental Design/Practices
- * Identify and list items which could be considered "non-essential", and maintain these items in a list for incorporation into the project upon alternative cost savings.

We will work through this process until the project documents are complete to the point of submittal to the local planning department, and the budget is reconciled to the point of client satisfaction.

Bogard Construction, Inc.

Project Management Approach

Design Quality Control / Constructability Review:

The term “constructability” defines the ease and efficiency with which structures can be built. Constructability is in part a reflection of the quality of the design documents; in that if the design documents are difficult to understand and interpret, the project will be difficult to build and the experience and outcome can be poor.

Bogard Construction's experience with complicated projects is extremely valuable for this project as a whole. During the design and preconstruction effort, we work to review the design to confirm the integration of our construction knowledge into the documents in order to ensure the plans can be interpreted in such a way as to produce the appropriate results for the client's facilities as well as the project budget.

Our process includes drawing and specification reviews, as well as MEP/Architectural/Structural drawing overlay, in order to assure properly coordinated documents. As periodic lists are developed, we will meet with respective team members in Design/Constructability charrettes in order to spend the appropriate amount of time addressing potential concerns which may exist as a result of review efforts.

Pull Scheduling

During design, Bogard Construction encourages the team to engage in a process called Pull Planning for its project master planning operations, in keeping with the Lean Construction philosophy. Pull Planning is designed to include participation from all individuals associated with a schedule, and begins with an anticipated milestone date, working backward from that date to establish the steps required to achieve the target milestone.

During preconstruction, the process begins with the Owner, Architect, Construction Manager, Consultants, End-users, as well as any others key to the project at this early stage.

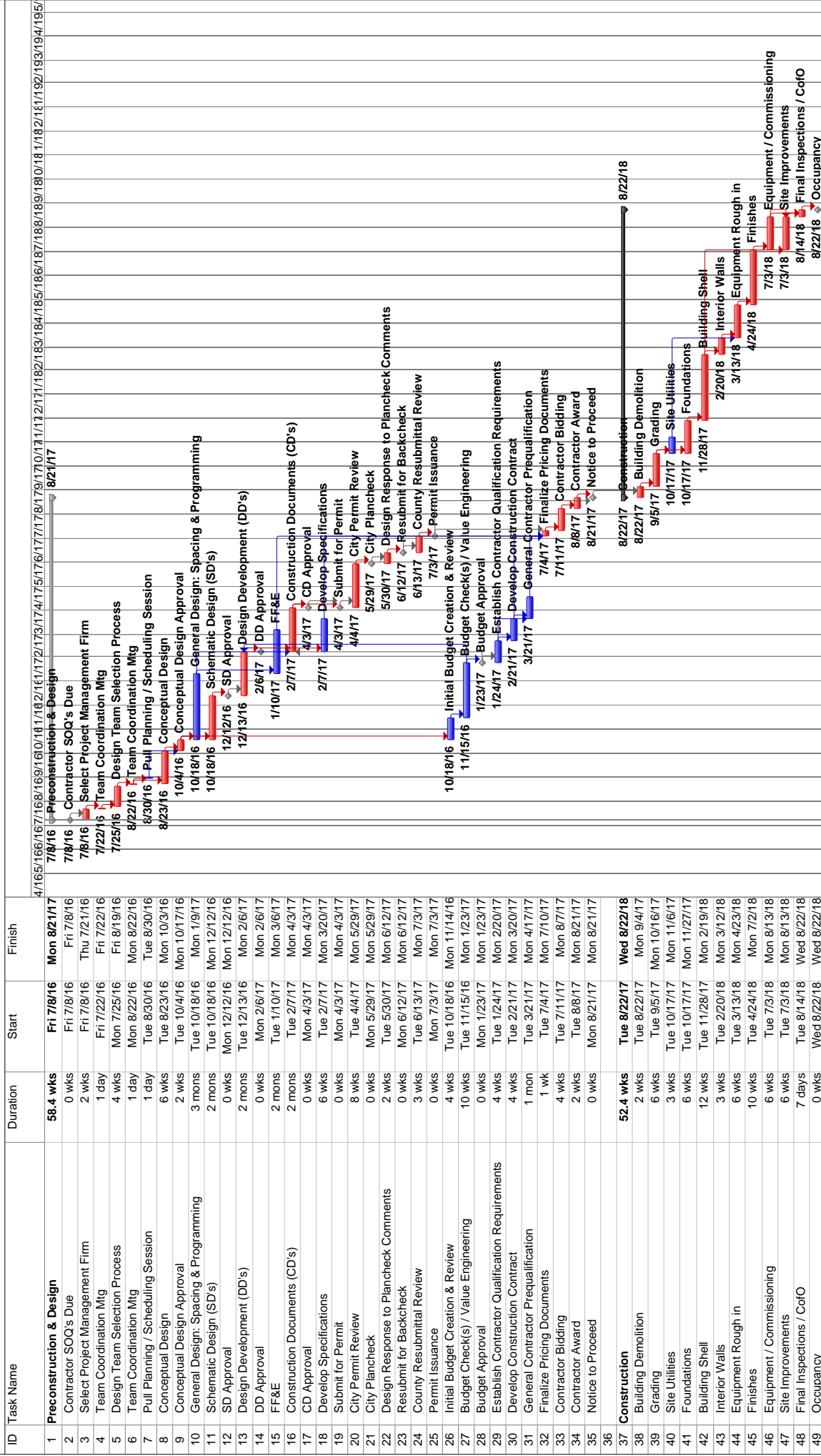
This process can be high-level, or very detailed, but is intended to foster conversations between team members involving specific conditions in order to determine the most appropriate work sequence and gain participant buy-in. Once the steps are established and posted, conversation begins to determine the steps necessary to meet or beat the milestone date.

We have found that this process reduces uncertainty associated with a schedule, and provides all Team Members with a better understanding of how the project milestones will be completed, as well as a clear list of their responsibilities, ultimately creating a task list of items for them to follow. In addition, all participants are on the same page with respect to flow, work breakdown, hand-offs and work sequence.



Capitola Library Draft Schedule

Fri 7/8/16





Cost Structure:

Bogard Construction’s cost structure can be tailored to fit the needs of the Capitola Library project. Enclosed we have generated an anticipated project schedule, from which we have made an effort to identify our anticipated time spent for each phase of the project.

Given the public requirements of the Capitola Library to be as transparent to the community with its processes as possible, hiring Bogard Construction as PM is the most appropriate direction to proceed. Capitola needs a firm experienced with Libraries, Public Works and Educational facilities, that able to represent the City’s best interests. As a PM, Bogard would coordinate the needs of of the City, in essence becoming an extension of its staff, ensuring the school is adhering to the appropriate processes imposed upon them by the public process, all while meeting the required timeline and achieving the results necessary for a successful Library project.

There are many ways to gauge the costs of a project management firm. We feel that the most accurate assessment is with the Cost-loaded hourly matrix we have attached, which equates to approximately a half-time management position for the PM firm. There will be times when it will be somewhat less, or more, than this amount, however we anticipate it being close to this. As a check evaluation of this amount, typically PM/CM services amount to approximately 3.00% of the construction costs (depending on scope of services). Therefore, as you will see in our matrix in applying our proposed hourly rate, our fees are in line with industry standards.

Once a scope of work is better defined, we will be able to provide a more specific fee matrix, accompanied by a cost loaded schedule based on the applicable hourly rates. Our standard rates are as follows:

Fees:

- Project Manager \$120.00
- Scheduler \$100.00
- Cost Estimator \$100.00
- Inspection Services \$ 85.00
- Project Engineer \$ 75.00
- Clerical / Accounts \$ 75.00



Donald R. Hardy Insurance Agency

License #0497900

July 1, 2016

City of Capitola
c/o Steven E. Jesberg
420 Capitola Ave.
Capitola, CA 95010

RE: Bogard Construction, Inc.
Project Management Services -
Capitola Library

We have reviewed in detail the insurance requirements specified for this project.

This is to confirm that insurance currently in force for Bogard Construction meets and exceeds all requirements of the specifications.

In addition, all appropriate policies are provided by insurance companies that are rated by AM BEST as A- VII or better and all are authorized to transact insurance in the State of California.

There is no question that equal or better insurance can continue to be provided in the future.

Sincerely,



Donald R. Hardy

Portfolio



Bogard Construction, Inc.

Los Gatos Library

Acting as General Contractor for the Town of Los Gatos, Bogard completed the construction of the 30,000 SF, \$12 million structural steel library. Awarded LEED Gold, features within include complex interrelated building management systems, glazing, wood paneling, thermal and solar photovoltaic systems, recycled materials and more.



Cambrian Branch Library

The Cambrian Branch Library consists of the construction of a new two-story, 27,883 SF structural steel building, which replaced the previous library building. Bogard Construction was the successful bidding General Contractor, providing construction services for the City of San Jose. The project was designed and built using LEED criteria.



Pearl Avenue Branch Library

The Pearl Avenue Branch Library consists of the construction of a new single-story, 14,000 SF wood framed building, which replaced the previous library building. Bogard Construction was the successful bidding General Contractor, providing construction services for the City of San Jose. The project was designed and built using LEED criteria.



Santa Clara Northside Branch Library

Bogard Construction was engaged as the negotiated CM/GC for the Regents of UCSC to coordinate preconstruction and construction for both the Long Marine Laboratory's Center for Ocean Health, as well as the Seymour Marine Discovery Center facilities. In addition, Bogard was recently engaged by UCSC as Project Manager to coordinate the selection of a CM-at-Risk firm for the new Marine Science Campus Coastal Biology Building.



Bogard Construction, Inc.

Scotts Valley Library

Construction and Project Management services for the renovation of an existing roller rink into a community library. The improvements of the 13,000 SF space were accomplished on a limited budget and compressed timeline. The approximately \$8 million project included building purchase and coordination of design, construction and relocation efforts.



St. Francis Central Coast Catholic High School

Bogard's team represented the Owner for the master planning, property acquisition, architectural and design coordination, as well as construction management for the development of a 20-acre Catholic High School in Watsonville. Master plan for the school included classroom buildings, a chapel, gymnasium and science building, with access to Kelly Lake for biology and water conservation studies.



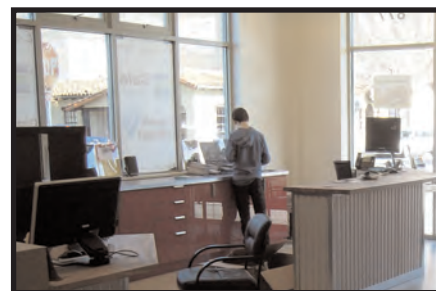
Monterey Peninsula College - Physical Master Plan

Bogard was the team leader for the development of a campus master plan to guide the next stage of campus development and growth for MPC. The team studied issues such as pedestrian access, vehicular circulation, academic program adjacencies, open space and the interconnection of campus uses - ultimately developing a master plan which included guidelines for growth, design standards, phasing and implementation plans, as well as sustainable development.



207 Church St. - Offices for Ecology Action & Cruzio

Bogard's team acted as the Owner's Representative for Ecology Action, and the CM for both Ecology Action and Cruzio, for the renovations to the existing Sentinel Building in downtown Santa Cruz. The scope included the renovation of approximately 55,685 SF of building, completed in separate phases, totaling approximately \$7.9 million in construction costs.



Bogard Construction, Inc.

Monterey Peninsula College - Library Tech Center

Bogard Construction, in a JV with Kitchell Construction, provided pre-construction and construction management for the three-story, phased construction of the 67,700 SF Library and Education Building with construction value totaling \$12,150,000.



Santa Cruz City Schools Bond Projects

Construction and Project Management services for Santa Cruz City School Board for renovation and modernization program. Program consisted of \$35 million improvements to nine elementary schools, and \$66 million for seven secondary schools. Services included management of the design team, acting as client liaison between each school site and building contractors, implementing and managing relocation activities, and management communication between school admin, contractors and Bond Oversight Committee.



Fire Protection District Renovations (Various)

Project Management throughout design process, as well as cost estimating and construction management, for several fire protection districts including:

- SC Central Fire Protection - Administration Building
- Santa Cruz City Fire Station #1 - Renovations to 4 (E) Buildings
- Scotts Valley Fire Station #2 - (N) Building Construction
- Pajaro Valley Fire Station - (N) 6,000 SF Building



Pacific Elementary School Modular Classrooms

Initially invited to participate as a bidding GC, Bogard was the successful bidder. However the project budget would not support the listed bid prices, having exceeded the original team's budget (not Bogard) by over 60%. Retained then as District CM, Bogard coordinated the solicitation of the design and construction team to implement a modular classroom facility to match the needs of the previous design, ultimately delivering project costs below the original budget.



Bogard Construction, Inc.

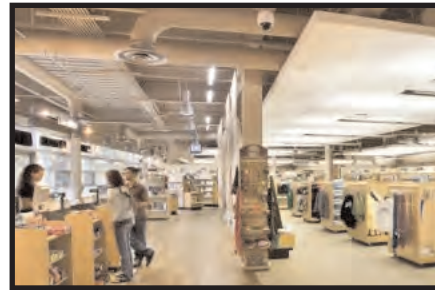
Cabrillo College - Arts Education Classrooms

Completed in Summer 2009, Bogard Construction, in a JV with Kitchell, provided pre-construction, construction management of multiple contracts, construction coordination and phasing services for the \$80 million dollar campus expansion at Cabrillo in Aptos.



Cabrillo College - Student Activities Center

The Student Activities Center project consisted of building facilities for student groups and support services which includes student activities, student affairs, student government, academic assessment, campus bookstore, and community outreach and education. The project was completed in the Fall of 2008.



Cabrillo College - Watsonville Expansion

Construction and Project Management services coordinating the design and construction processes for the 32,000 SF academic and educational facility, which includes lecture halls, integrated learning centers, classrooms, bookstore, science laboratories and administrative offices. Located in downtown Watsonville, the facility provides a fully functioning academic presence for Cabrillo College in south Santa Cruz County.



Cabrillo College - Horticulture Center

Construction and Project Management services for planning and construction of updated facilities to accommodate the latest in scientific research in agriculture and horticulture. Facility includes lecture and conference rooms, a learning center, retail store, greenhouses, shade houses, raised beds, an herbarium and lab classroom.



Bogard Construction, Inc.

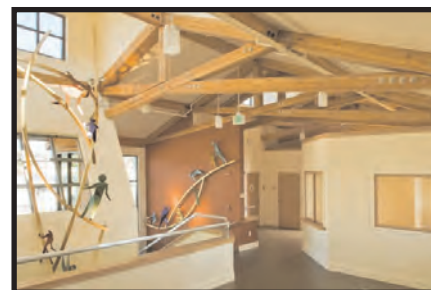
Monterey Bay National Marine Sanctuary Exploration Center

Bogard Construction was the General Contractor for the MBNMS Exploration Center in Santa Cruz. Building consists of a 12,500 SF structural steel building awarded LEED Gold certification.. The building provides interactive and interpretive exhibits of the Monterey Bay, which allows visitors a view of the issues impacting the marine ecosystem, as well as encouraging people to examine the part they may play in the protection of our oceans.



Live Oak Resource Center

Bogard Construction was the GC on this two-story, 7,400 SF wood-framed community center, for the County of Santa Cruz. The project was located on a tight site, taking into account neighboring building activities during construction. Certified LEED Platinum, the building is USGBC's landmark 10,000th building in the United States to achieve LEED certification.



Felton Pond Restoration

Bogard Construction performed CM/GC services and expert witness consultation associated with the sensitive restoration of an (E) pond which had become silted due to erosion from a neighboring property. Scope included the rebuilding of a large pier, as well as design/build coordination of a storm water outfall system and associated structural assembly. Restoration required careful guidance and coordination due to riparian requirements and presence of endangered species.



Long Marine Lab / Seymour Marine Discovery Center

Bogard Construction was engaged as the negotiated CM/GC for the Regents of UCSC to coordinate preconstruction and construction for both the Long Marine Laboratory's Center for Ocean Health, as well as the Seymour Marine Discovery Center facilities. In addition, Bogard was recently engaged by UCSC as Project Manager to coordinate the selection of a CM-at-Risk firm for the new Marine Science Campus Coastal Biology Building.



Bogard Construction, Inc.

Salinas Valley Memorial Hospital

Bogard Construction is the designated Owner's Representative for SVMHS, providing a multitude of services ranging from campus master planning, project budgeting, scheduling, document peer review, coordination of interdepartmental moves, specification development and implementation, procurement and relocation of Owner FF&E, cost reporting, engineering and design coordination, design firm selection, contractor bidding, construction management, change order negotiation, final completion coordination, and more.



Dominican Hospital - Santa Cruz

Bogard Construction has worked with Dominican Hospital on numerous projects since the early 1980's. Bogard is presently acting as Interim Director of Facilities for Dominican, acting as the Owner's Representative for facilities and construction related efforts within the hospital. As part of this effort, Bogard's team is closely involved in the efforts to strategically relocate the services within the Frederick Street campus as a result of its future closing.



UCSC Cogeneration Plant Replacement

Bogard is providing client project management services for the \$25 million Cogen Plant Replacement project. Scope includes a new 4,900 SF building housing a combustion turbine and associated heat recovery for the production of electrical power and hot water. The Power produced by the turbine feeds the existing campus distribution system, and the hot water produced by the heat exchanger is fed into the existing central hot water system. Construction has been ongoing while maintaining operations of the existing Cogen system.



UCSC Infill Apartment Renovations

Bogard Construction is acting as Owner's Representative for the Infill Apartment Repair project. Scope includes the renovation of 17 apartment buildings, situated in four separate residential colleges on campus: Kresge, Stevenson, Cowell, and Porter. Totaling 223,000 SF and estimated at approximately \$28 million, the renovations include repair and replacement of the exterior skin, as well as select building system and structural components of the existing buildings which have undergone damage due to issues during their original construction.



Bogard Construction, Inc.

Twin Lakes Christian School - Education Building

Bogard was engaged in a design/build capacity for the new Education Building for Twin Lakes Christian School. Project scope included a new 43,000 SF, three-story facility to house Twin Lakes' K-8 school, with plans for future student expansion.



Ceiba Public Schools

Bogard Construction is engaged as Ceiba's Construction Manager for the renovations to an existing 36,000 SF warehouse, designed to house the future school program for Ceiba. Bogard will be performing contractor coordination and review, as well as design and construction administration for the Ceiba Team. Construction scheduled to begin in March 2014.



Pacific Collegiate School (PCS) "New School"

Renovation to SLV's existing Junior High campus, including new construction of four buildings totaling 35,089 SF of building space. Project included three new classroom buildings and one pavilion building. Construction occurred on active campus, during school hours, with DSA design and construction requirements in place.



Sutter Santa Cruz - Special Procedure Suite Renovations

As part of Sutter's planned medical expansion efforts in their Santa Cruz hospital facilities, Bogard was asked to participate as Integrated Project Delivery (IPD) team partner as CM/GC for the coordination of their 7,400 SF renovations to existing hospital space, plus the addition of 2,300 SF of new building space, as well as the repairs to a length of the existing sub-slab sewer line, which required tunneling and shoring beneath the active, acute care hospital facilities.



Personnel





Since 1947

JARED D. BOGAARD, LEED AP

EXECUTIVE VICE PRESIDENT

EXPERIENCE:

Project Manager
Superintendent
Estimator
Construction Manager
Project Coordinator
Consultant
Expert Witness

EDUCATION & CERTIFICATIONS

Colorado State
University
BS, Construction
Management

LEED Accredited
Professional

Field Trained as Project
Manager &
Superintendent

QUALIFICATIONS:

Prolog Construction
Management System

Microsoft Project
Construction
Scheduling

Microsoft Word
Microsoft Excel
Lotus 123

Primavera Construction
Scheduling Software

Timberline Estimating
Software



Jared Bogaard has 20 years of experience in the construction industry, all of which have involved the management of multi-million dollar projects for public and private sector clients.

Jared is involved in all phases of pre-construction, estimating, bidding, scheduling, and project management. Jared has managed all aspects of construction projects—from initial planning, value engineering, and plan reviews through occupancy and project closeout. His experience includes serving as client liaison, controlling and monitoring project budget and schedule, managing the design review process, front-end specification development, contract administration, contract document interpretation, change order negotiation, scheduling and estimating.

Projects with which Jared Bogaard has been involved are as follows:

*** Monterey Bay National Marine Sanctuary Exploration Center**

Two-story, 12,500 SF structural steel building in Santa Cruz to house interpretive exhibits of the Monterey Bay, achieving LEED-Gold.

Value: \$5,500,000 / Contact: Nova Partners - Chris Thompson (650) 324-5324

*** Watsonville Community Hospital - Medical Office Building TI**

Bogard Construction completed, as Owner/Builder, the design and construction effort for 20,000 square feet of build-to-suit medical office spaces adjacent to Watsonville Hospital. Tenants include Hospice, Dental, Exam and WCH Visiting Doctors offices.

*** Plant Sciences Office Building**

Design/Build coordination for 15,000 SF office building with basement, in Watsonville, incorporating numerous sustainable features.

Value: Undisclosed / Contact: Steve Nelson (831)728-7771

*** Cambrian Branch Library**

27,900 square foot, two-story structural steel, LEED library in San Jose.

Value: \$9,241,000 / Contact: City of San Jose - Domenic Onorato 408-535-8407

*** Sobrato Transitional Housing Project**

Three-story wood framed housing facility over underground parking in San Jose. Design included the relocation of an existing historical house to be relocated six blocks, and remodeled as part of new facility.

Value: \$8,670,000 / Contact: Charities Housing - Kathy Robinson 408-282-1138

*** Green Hills Country Club**

Two-story, 28,000 SF wood-framed clubhouse in Millbrae with tight budget constraints incorporating complete design/build mechanical and electrical coordination.

Value: \$13,000,000 / Contact: Nova Partners - Bob Olson 650-324-5324

*** Live Oak Resource Center**

LEED Platinum, two-story, 7,400 square foot wood-framed building to house two non-profit organizations for the County of Santa Cruz.

Value: \$3,100,000 / Contact: Santa Cruz RDA - Bob Hambelton 831-454-2280



Since 1947

EXPERIENCE:

Licensed Architect
Project Manager
Estimator
Construction Manager

EDUCATION & CERTIFICATIONS:

BA Architecture,
Cal Poly - San Luis
Obispo

Licensed Architect

Member, AIA

Certified Construction
Manager, CMAA

LEED AP

QUALIFICATIONS:

Prolog Construction
Management System

Microsoft Project
Construction
Scheduling

Microsoft Word
Microsoft Excel
Lotus 123

Primavera
Construction
Scheduling Software



DAVID TANZA, AIA, CCM, LEED AP

SENIOR PROJECT MANAGER

David Tanza has more than 30 years of professional experience in the construction industry. He has experience in all aspects of construction projects from site development to construction closeout. He has been involved in project management of major capital improvement programs, space planning, cost estimating and budget analysis, as well as construction management.

In addition to being a licensed architect, Mr. Tanza is a Certified Construction Manager and a LEED Accredited Professional. His role in this project will be to coordinate for Bogard Construction the design efforts as they relate to constructability. His experience as an architect and owner's representative for previous projects is invaluable to clients.

Example projects for which David has been involved as Owner's Representative:

- * **Scotts Valley Library**
- * **Monterey Peninsula College Library**
- * **UCSC Science Library**
- * **CSUMB Tanimure & Antle Family Memorial Library**
- * **UC Santa Cruz - Infill Apartments Renovation Project**
- * **UC Santa Cruz - Cogeneration Facility**
- * **UC Santa Cruz - Bio-Medical Facility Commissioning and Close out**
- * **Monterey Peninsula Community College**
 - * **Library Technology Center**
 - * **Main Campus Master Program Management**
 - * **Fort Ord Master Program Management**
- * **Cabrillo College**
 - * **Watsonville Center**
 - * **Horticulture Center**
 - * **Arts Education Classrooms**
 - * **Student Activities Center**
 - * **Land Bridge**
- * **207 Church St. Tenant Improvements (CM & LEED Coordinator)**

Other projects of note which David has been involved:

- * **UC Santa Cruz - Office of Planning & Construction (Senior Architect)**
 - * **Earth and Marine Sciences Building**
 - * **Physical Sciences Building**
 - * **Music Facility**
 - * **Arts Facilities Improvements**



Since 1947

EXPERIENCE:

Project Manager
Superintendent
Estimator
Project Coordinator
Consultant
Expert Witness

EDUCATION:

Field Trained Project
Manager &
Superintendent

San Jose State
Construction
Management
Continuing
Education

CERTIFICATIONS:

Licensed General
Contractor
California

License General
Contractor
Colorado

Association of General
Contractors

QUALIFICATIONS:

Prolog Construction
Management System

Microsoft Project
Construction
Scheduling

Microsoft Word
Microsoft Excel



VICTOR F. (CHIP) BOGAARD, III

PRESIDENT

Chip Bogaard has more than 35 years of experience in the construction industry. He has managed all aspects of construction projects from initial planning, value engineering, and plan reviews through tenant occupancy and project close out. His experience includes serving as client liaison, controlling and monitoring project budgets and schedules, managing the design review process, front-end specification development, contract administration, contract document interpretation, change order negotiation, scheduling and estimating.

Specific projects which Chip Bogaard has been involved are as follows:

*** Dominican Hospital Santa Cruz / Dignity Health**

Bogard Construction has been working in and around Dominican as a CM and/or GC since 1982. Chip is presently working for the hospital as an Owner's Representative, managing various aspects of preconstruction, design, facility coordination and construction services for the hospital.

Contact: Nanette Mickiewicz, CEO (831) 462-7501

*** Watsonville Medical Office Suites**

Bogard Construction, acting as the design/build developer, coordinated with Watsonville Community Hospital to design, build and maintain 20,000 SF of build-to-suit medical office spaces meeting the demanding requirements of doctors.

Contact: Matko Vranjes (831) 763-6400

*** Salinas Valley Memorial Hospital**

Project Management and Owner Representation for renovations to existing Salinas Hospital facilities.

Contact: Tak Saito (831) 759-1987

*** Cabrillo College**

Chip acted as Project Executive for Bogard Construction, working in the capacity of Construction Manager for Cabrillo College, for the following projects at Cabrillo:

- * Watsonville Center
- * Horticulture Center
- * Arts Education Classrooms
- * Student Activities Center

*** 445 Main St. Apartments - Watsonville, CA**

Four-story, 60 Unit, wood framed apartment complex totaling approximately 75,000 SF overall space in downtown Watsonville. Currently in design.

*** Pacific Shores Apartments**

\$25 million, 206 apartments units across nine buildings, totaling over 170,000 SF of total building space, including community building facilities.

*** Sobrato Transitional Housing Project**

Three-story wood framed housing facility over underground parking in San Jose. Design included the relocation of an existing historical house to be relocated six blocks, and remodeled as part of new facility.

Value: \$8,670,000 / Contact: Charities Housing - Kathy Robinson 408-282-1138



Since 1947

DAVID SULLIVAN, CHC, LEED AP

EXECUTIVE VICE PRESIDENT

EXPERIENCE:

Project Manager
Construction Manager
Project Coordinator
Consultant
Expert Witness

EDUCATION & CERTIFICATIONS

University of California
at Santa Barbara
BA, Geography with
Emphasis in
Planning &
Development

CHC - Certified
Healthcare Constructor

LEED Accredited
Professional

QSP - Qualified SWPPP
Practitioner

CESSWI - Certified
Erosion, Sediment and
Storm Water Inspector

Certified EPA Renovator

Member California
Society for Healthcare
Engineering (CSHE)

QUALIFICATIONS:

Prolog Construction
Management System

Microsoft Project
Construction
Scheduling

Microsoft Word
Microsoft Excel

E-Builder

Dave Sullivan joined Bogard Construction after beginning his career in Architecture and Planning. Dave has worked on a variety of complex construction projects including industrial, healthcare, multi-family, residential and commercial. Utilizing that experience, Dave served as the construction manager for multiple large-scale projects incorporating fast-track multiple-prime delivery methods, as well as extensive OSHPD design and implementation requirements. His experience in the field and in the office play a key role in meeting the demands of challenging projects, and has successfully delivered over \$300m in public works construction projects.

Dave is involved in all phases of preconstruction, entitlement, budgeting, scheduling, and project management. He has managed all aspects of construction projects from initial planning, value engineering, and plan reviews through occupancy and project closeout.

Projects Dave Sullivan has been involved with are as follows:

*** Salinas Valley Memorial Healthcare System**

Senior Project Manager for numerous construction activities in active, 269-Bed, Acute Care Hospital. Dave acted as Owner's Representative to coordinate \$29M structural upgrades, as well as coordination of campus wide master planning, and various improvement projects within the hospital. Along with each project is the extensive task of coordinating interdepartmental moves and sequencing, coordination of equipment upgrades with vendors, staff and contractors, management of existing and new utility upgrades, coordination of hazmat surveying and abatement, specification development, furniture and equipment procurement, budget control reporting, scheduling and project execution.

Contact: Tak Saito / 831-757-4333

*** Salud Para La Gente**

New 7,500 SF wood-framed clinic space, coupled with phased renovation to existing 17,000 SF healthcare facilities, as well as all related site improvements. Existing facility operations remain open during construction.

Contact: Dan Sedenquist / 831-728-0222

*** Lompoc Replacement Hospital**

Outpatient Facility and Utility Plant; 60-bed Acute Care Facility

*** UCSB San Clemente Villages**

973-unit apartment complex



References



Bogard Construction, Inc. - References

Palo Alto Medical Foundation / Sutter Health

Contact: Tom Hart, VP Development
(831) 458-5591

Dominican Hospital, Dignity Health

Contact: Nanette Mickiewicz, CEO
(831) 462-7501

UCSC Physical Planning & Const.

Contact: Felix Ang, AIA
(831) 459-2973

Santa Cruz County Bank

Contact: David Heald
(831) 457-5000

Lighthouse Bank

Contact: Jon Sisk
(831) 600-4000

Pacific Coast Development

Contact: Bill Hansen
(831) 722-9666

Plant Sciences, Inc.

Contact: Steve Nelson / Rick Noonan
(831) 728-7771

Salinas Valley Memorial Healthcare System

Contact: Luis Fonseca
(831) 757-4333

Watsonville Community Hospital

Contact: Matko Vranjes
(831) 763-6400

Santa Cruz Women's Health Center

Contact: Kate Hartzell / Leslie Conner
(831) 427-3500

Twin Lakes Church

Contact: Mark Spurlock
(831) 465-3357

Michelle Malone

Director of Facilities for SF Chinese Hospital
(831) 809-9596

Pacific Collegiate School / Foundation

Contact: Tom Morell
(831) 747-4855

City of Santa Cruz

Contact: Mike Hansman
(831) 420-5122

County of Santa Cruz

Contact: Sean Livingston
(831) 464-3168

City of Scotts Valley

Contact: Corrie Kates
(831) 440-5630

Hamilton-Swift Land Use Consultants

Contact: Diedre Hamilton
(408) 459-9992

WR&D Architects

Contact: Henry Ruhnke
(831) 649-4642

Silva Stowell Architects

Contact: Jeff Stowell
(916) 763-3100

HKIT Architects

Contact: Felix Hunziker
(510) 625-9800

HGA Architects

Contact: Frank Cedarblade
(408) 288-7833

Gotcher Associates

Contact: Terry Gotcher
(831) 724-1977

Ifland Engineers

Contact: Jon Ifland
(831) 426-5313

L. Kershner Design

Contact: Lorri Kershner
(831) 426-0177

William C. Kempf Architect

Contact: Bill Kempf
(831) 459-0951

Pyatok Architects

Contact: Curtis Caton
(510) 465-7010

“Bogard Construction is one of the best contractors that I have ever worked with. They demonstrated their experience and commitment to excellent service by helping develop unique solutions to challenging conditions created by the project phasing and the Owner's need for zero downtime. Suffice it to say that they excelled in every respect.”

- Felix Hunziker, HKIT Architects

“Bogard has us from ‘Hello.’ They are gentlemen.”

- Leslie Conner, Santa Cruz Women's Health Center

“When we undertook this project, we soon realized that our staff needed a seasoned construction expert on ‘our side of the table’ to help us through this complex process. Linking up with Bogard turned out to be a real God-send for us, as we encountered serious technical challenges along the way. Bogard guided us through the project from beginning to end, often raising issues we wouldn’t have thought of. No detail ever seemed too small for them, but they also kept an eye on the big picture.”

- Alden Johanson, COO, Mount Hermon Association, Inc.

“One of the best decisions we made to date regarding our program was the hiring of your firm.”

- Mick Routh, Santa Cruz City Schools Board of Trustees

“I am thankful that we get to work with such a fine contractor.”

- Jeff Stowell, Silva Stowell Architects, LLP

“Bogard Construction deserves the lion’s share of the credit for doing an amazing job managing the whole project. They were responsive, collaborative, and always a blast to hang out with. I’ve never worked with a nicer group of guys.”

- Kevin Pratt, The Pratt Company

“I thank God for Bogard Construction. Really! I know of no other construction firm that enjoys the kind of reputation they do. For several decades now, Bogard Construction has stood for absolute excellence and integrity in Northern California. I am happy to recommend them to you with the utmost confidence that they will exceed your expectations.”

- Mark Spurlock, Administrative Pastor, Twin Lakes Church

“Bogard Construction was selected as the GC for this project based on their track record and expertise. Our company used Bogard on several projects in the past and when it was time to build our own building, we selected Bogard. We have been extremely pleased with Bogard's performance, ability and finished product. Their preconstruction budgeting, value engineering, and construction knowledge proved to be invaluable. Bogard delivered on our project beyond our expectations”

- Bill Hansen, Hansen Insurance

“I recommend Bogard Construction without qualification. They were undaunted by the complexities of an unconventional design.”

- Ken Scates, HGHB Architects

“Thank you for the excellent job by Bogard Construction. I very much appreciate the professional manner in which these projects were managed. Communication was clear, challenges were identified and addressed quickly and proficiently, and you and your staff always promoted a team attitude.”

- Brian Bauldry, Pacific Crest (Geotechnical) Engineering