



Construction Management, Inc.

1501 W. Fountainhead Parkway, Suite 393  
Tempe, AZ 85282-1868  
TEL 480-921-0333  
FAX 480-921-0327

January 4, 2008

Ms. Deborah Harrell  
Contracts Manager  
Town of Buckeye  
1101 East Ash Avenue  
Buckeye, AZ 85326

**RE: PW-2007-RFQ-0026**

**Consulting Services for Government Facilities Master Plan for the Town of Buckeye**

Dear Ms. Harrell:

For over 26 years, public sector clients have relied on Vanir Construction Management, Inc. to provide a variety of services to assist them in facility programs. These services include: site evaluation, population/staffing projections, facilities assessment, long range master planning, cash flow analysis, funding strategy, and program/construction/project management. Our 26 years of success has resulted in more than \$12 billion in project deliveries. Both our key personnel and company commitment have been important components to this.

**Key Personnel:** All of the systems and services we offer are important, but it is our people who ultimately deliver the projects. The personnel proposed for this project were chosen for their previous experience on similar projects and professional expertise. **Our proposed team recently completed a countywide facility Master Plan for the County of Tulare, California, which was adopted by the Board of Supervisors on September 25, 2007.** The final product is available to you on the enclosed CD. Additionally, in August, this same proposed team presented to the County of Butte, California, the Site Selection/Evaluation for the new Regional Government Center. Our proposed team is available immediately to commence the work on this exciting study.

**Commitment:** Vanir's success has been based on our corporate philosophy of collaborating ethically and realistically when establishing contractual obligations and levels of services. Vanir upholds their commitments with integrity. Our company growth and number of repeat clients attest to Vanir's commitment to satisfy the client's needs at the highest quality of service. We are not designers nor

Contractors, rather project managers. As your project manager, your interest and goals become ours. We hope to have the opportunity to exhibit this same commitment to the Town of Buckeye.

We appreciate the opportunity to present our qualifications. We look forward to working with the Town of Buckeye. If you have any questions, please feel free to contact me at (480)921-0333.

Very truly yours,

Bob Wyllie

Vice President/Regional Manager



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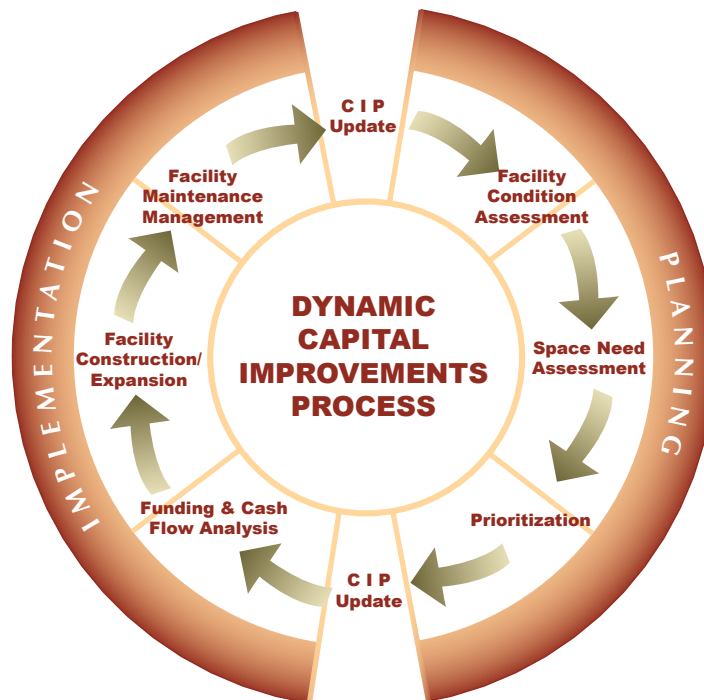
## SECTION 1.0 EXECUTIVE SUMMARY

At Vanir CM, we have developed a system by which we assist our clients in achieving and maintaining a dynamic capital improvement process. This process focuses on becoming more proactive in the planning and implementation of capital projects as opposed to the traditional static system of updating a capital improvement plan every 5 to 10 years.

The goal of a successful CIP is to plan the development and/or rehabilitation of public property to protect it from deterioration and degradation, extend its life-span, accommodate growth, and preserve the Town of Buckeye's investments. To best meet these goals, a CIP needs to transition from a static document, updated once every 5 to 10 years, to a dynamic process under continuous review and update.

To most effectively assist the Town of Buckeye in updating the current organization-wide facility master plan, we propose to evaluate the existing capital management/improvement process and update its current Master Plan in a manner that will facilitate the most dynamic capital improvement process possible.

To this end, the most critical steps to be included within the Master Plan update within **Section 8 – Management Plan**.





## SECTION 2.0 FIRM INFORMATION

### VANIR CONSTRUCTION MANAGEMENT, INC.

#### OFFICE LOCATIONS:

CORPORATE  
980 Ninth Street  
Sacramento, CA 95814  
Tel: 916.444.3700  
Fax: 916.448.6548

LOCAL  
1501 W. Fountainhead Parkway, Suite 393  
Tempe, AZ 85282-1868  
Tel: 480.921.0333  
Fax: 480.921.0327

#### WEBSITE

[www.vanir.com](http://www.vanir.com)

#### EMAIL

[bob.wyllie@vanir.com](mailto:bob.wyllie@vanir.com)

#### PRIMARY CONTACT FOR THE TOWN OF BUCKEYE

Bob Wyllie, Vanir Construction Management, Inc.

#### COMPANY BACKGROUND

Vanir Construction Management, Inc. is one of the nation's leading program/project/construction management firms. Since our incorporation in 1980, we have provided project and construction management services for nearly \$12 billion dollars in construction, including public works, education, healthcare, justice facilities and water/wastewater projects.

Vanir is headquartered in Sacramento, California and maintains offices in Colorado, Arizona, Washington, Nevada, Virginia and Texas. From its early days, Vanir has specialized in providing various types of services for public facility projects. Vanir has successfully provided these services for cities, states, counties and other public agencies.

Vanir's public facilities experience includes libraries, community centers, office buildings and fire stations. We have successfully managed new construction as well as renovation projects. Our renovation expertise includes seismic retrofit and energy retrofit projects.

Vanir has had a major role in managing programs and projects from inception to completion. Through each phase of planning, design, construction and start-up, we continuously focus on achieving the owner's goals for cost, schedule and quality. Vanir takes pride in the ability to finish projects on schedule and within budget and in exceeding the client's expectations.

Engineering News Record has listed Vanir among the Top 100 CMs for the past 17 years. Our staff of over 260 professionals and support personnel includes project directors, project managers, construction managers, cost engineers, schedule engineers, claims specialists and other experienced design and construction professionals.

Combining seasoned personnel, specialized expertise and state-of-the-art management information systems, we have established a track record for successful project delivery. Vanir finishes on schedule and within budget, whether it's a \$1 million project or a \$300 million program.



### SECTION 3.0 ORGANIZATION

Vanir Construction Management, Inc. is currently entering its 28th year of operation under the same name and in the same capacity as it was incorporated.

<b>DATE OF INCORPORATION</b>	1980
<b>STATE OF INCORPORATION</b>	California
<b>PRESIDENT'S NAME</b>	Mansour Aliabadi, CEO
<b>VICE-PRESIDENTS' NAMES</b>	Mani Subramanian, Executive Vice resident Mohamed Habbal, Vice President/Area Manager Harry Hallenbeck, Vice President William Hensley, Vice President Mehdi Heydari, Vice President N. Frank Hundley, Sr. Vice President/Regional Manager William Lacher, Vice President Andrew Morgan, Vice President Troy K. Pyles, Vice President/Area Manager Mark W. Reinmiller, Vice President/Area Manager Judith Wallace, Vice President/Area Manager James F. West, Vice President/Regional Manager Robert D. Wyllie, Vice President/Regional Manager
<b>SECRETARY'S NAME</b>	Dorene Dominguez, Chairman of the Board
<b>TREASURER'S NAME</b>	Alexander Leon, CFO



## SECTION 4.0 LICENSING

FEDERAL TAX ID #	95-3614238
ARIZONA CORPORATE FILE #	F-0821669-2
STATE OF ARIZONA TAX IDENTIFICATION #	07661954-L
STATE OF ARIZONA REGISTERED CONTRACTORS LICENSE #	ROC179639
Expires	10/31/2008
Class	B-01
CENTRAL CONTRACTOR REGISTRATION #	3W6N7



## SECTION 5.0 EXPERIENCE

### CURRENT PROJECTS

#### **TULARE COUNTY NEEDS ASSESSMENT & FACILITIES MASTER PLANNING**

Client County of Tulare  
2800 West Burrel Avenue, Visalia, CA 93291-4582  
Project Manager Brian Summers, Capital Projects Coordinator  
Telephone Number 559.733.6531  
Type of Work Facilities Master Planning  
Contract Value \$300-400 million

To view a sample of the work product please see the CD attached to the inside cover of this proposal.

#### **BUTTE COUNTY - REGIONAL GOVERNMENT CENTER / SITE ANALYSIS**

Client County of Butte  
25 County Center Drive, Oroville, CA 95965  
Project Manager Starlyn Brown, Chief Administrative Officer  
Telephone Number 530.538.7631  
Type of Work Project Management/Site Analysis  
Contract Value \$25 million

#### **SAN LUIS OBISPO COUNTY WOMEN'S JAIL - PROGRAM / DESIGN MANAGEMENT**

Client County of San Luis Obispo, Department of General Services  
1087 Santa Rosa St., San Luis Obispo, CA 93408  
Project Manager Bob Botta, Director of Facilities  
Telephone Number 805.751.5200  
Type of Work Program / Design Management & Cost Estimating  
Contract Value \$35 million

#### **PIMA COUNTY - CONSTRUCTION MANAGEMENT SERVICES**

Client Pima County  
150 West Congress, 5th Floor, Tuscon, AZ 85701  
Project Manager Mike Tunistra, Director of Facilities Management  
Telephone Number 520.740.3014  
Type of Work Construction Management Services  
Contract Value \$150 million

#### **PIMA COUNTY - BENCHMARKING STUDY**

Client Pima County  
130 West Congress, 10th Floor, Tuscon, AZ 85701  
Project Manager Nanette Slusser, Assistant County Administrator  
Telephone Number 520.740.8055  
Type of Work Identifying Best Management Practices for Public Works Projects  
Contract Value \$130,000 / year



## PROJECTS COMPLETED OVER THE LAST 5 YEARS

Project Name	Client Contact Information	Date Completed
Jerome Constructability Review - Task Order #2	Arizona Department of Transportation, Paul Hurst, 602.712.8544	11/01/2005
Christiansen Rest Area Removal		11/04/2005
Mohawk Constructability Review - Task Order #3		12/01/2005
Red Mountain Freeway Constructability Review - Unversity to Power Road		12/01/2005
Arizona Electric Power	Arizona Power Electric, Bob Stewart, 520.586.3631	01/01/2005
Indian Oasis Unified School District	Arizona School Facilities Board, Bruce Faught, 602.909.0194	06/01/2004
Douglas Unified School District		06/01/2003
Sierra Vista Elementary School District		06/01/2003
Willard Middle School	Berkeley Unified School District, Lew Jones, 510.644.6348	12/11/2003
JCA II	California Polytechnic State University San Luis Obispo, Robert Kitamura, 805.756.2581	05/01/2003
Student Housing I - California Polytechnic State University		08/01/2003
Telecommunications Upgrade Project		11/22/2004
Student Housing II -California Polytechnic State University, San Luis Obispo		01/01/2005
Student Housing North - California Polytechnic State University, San Luis Obispo		01/01/2006
Technology Park		01/01/2006
Cathedral of the Blessed Sacrament	Cathedral of the Blessed Sacrament, Tom McNamara, 916.733.0288	01/01/2005
Walnut Ave Elementary School Modernization/Addition Project	Chino Valley Unified School District, Johan Grow, 909.721.1749	04/28/2006
Chandler Alamosa Water Product Facility	City of Chandler, Bob Fortier, 480.782.3591	12/30/2005
City of Foster City Government Center	City of Foster City, Kristi Chappelle, 650.286.3213	12/01/2004
City of Fremont Detention Facility	City of Fremont, Ronnie L. Fong, PE, 510.494.4698	01/01/2002
City of Glendale Police Facility	City of Glendale Police Department, Captain James M. Swinford, 661.537.3840	07/01/2002
Cabrillo Beach Bathhouse	City of Los Angeles Bond Acceleration Program, Rod Haraga (former Deputy City Engineer ), 808.587.2150	06/01/2002
Pico-Union Public Improvement Project	City of Los Angeles Community Redevelopment Agency, Conrad Chavez, 213.977.1762	03/30/2006
Cinerama Dome Parking Structure		06/30/2006
City of Manhattan Beach Metlox Public Improvements	City of Manhattan Beach, Sherilyn Lombos, 310.802.5054	10/01/2003
City of Manhattan Beach Police and Fire Public Safety		05/01/2005
Mercer View Community Center	City of Mercer Island, Deb Symonds, 206.236.5325	06/01/2003
Union Hills WTP Chlorine Conversion	City of Phoenix, Gary B. Neden, P.E., 602.262.7389	07/01/2005
Temecula Old Town Community Theater	City of Temecula, David McBride, 909.694.6411	09/09/2005
Murphy Commons	Community Housing Improvement Program, Inc., Kris Zappettini, 530.891.6931	10/31/2005
Conejo Valley USD New Gymnasiums	Conejo Valley Unified School District, Jack Wilson, 805.497.9511	01/02/2002
County of El Dorado South Lake Tahoe Juvenile Treatment Center	County of El Dorado, George Sanders, 530.621.5846	09/24/2004
Rancho Los Amigos Medical Center Patient Support Center	County of Los Angeles Internal Services Department, Randy Means, 562.401.8310	01/01/2003
Rancho Los Amigos Medical Center Wallis Annenberg Gardens		07/01/2004



Project Name	Client Contact Information	Date Completed
County of Marin Civic Center, Spire Restoration	County of Marin, Robert Beaumont, 415.499.7877	01/28/2003
County of Marin - Marin County Civic Center - Seismic		04/01/2003
County of Nevada Carl F. Bryan II Regional Juvenile Hall	County of Nevada, Department of General Services, Dan Walsh, 530.273.2238x1327	05/01/2002
Pima County Jail Expansion	County of Pima - Facilities Management, Mike Tunistra, 520.740.3085	09/01/2005
General Hospital Condition Assessment	County of San Luis Obispo, Dept. of General Services, Bob Botta, 805.781.5200	12/02/2002
County of San Luis Obispo New Government Center		09/01/2005
County of Tulare Visalia Library	County of Tulare, Kristin Bennett, 559.733.6531	05/01/2005
County of Yolo Juvenile Detention Facility	County of Yolo, Melanie Brown, 530.666.8120	02/01/2005
Royal Oaks Elementary School	Duarte Unified School District, Dr. Gary Cardinale, 626.599.5024	01/01/2002
Duarte High School Phase 1 Modernization		06/07/2002
East Bay Municipal Utility District Administration Building Seismic Upgrade	East Bay Municipal Utility District, Eva Lucia, 510.287.1018	02/01/2005
Sweyolocken Pump Station Upgrade	King County Wastewater Treatment Division, Mann-Ling Thibert, 206.684.6785	02/01/2005
South Interceptor Parallel Phase III		05/15/2002
North Creek Storage Facility		03/01/2004
South Treatment Plant Cogeneration Project		11/01/2005
Hall Middle School	Larkspur School District, Mike Slater (former Business Manager), 805.801.6501	08/20/2002
Neil Cummins Elementary School		10/01/2002
West Los Angeles College Child Development Center	Los Angeles Community College District-Harbor College, Chip Jackson, 213.272.2932	01/01/2003
Lummi Nation, Lummi K-12 School	Lummi Indian Business Council, Hank Turowski, 206.501.5795	10/01/2004
Mountain View High School Library/Multi-use and Quad	Mountain View-Los Altos Union High School District, Joe White, 650.940.4667	05/09/2002
Los Altos High School Library/Multi-use and Quad		05/14/2002
Mountain View High School Student Service, Wing 300 and Girls Locker Room		07/05/2002
Los Altos High School Wings 100 and 600, Administration Building and Site Electrical Upgrade		11/15/2002
Record Document/Storage/PPM		12/31/2002
Mountain View & Los Altos High Schools - Athletic Fields		06/30/2003
College Park High School		10/11/2003
Concord High School		06/10/2004
Ygnacio Valley High School	06/10/2004	
Shore Acres Elementary School	08/12/2004	
Oak Grove Middle School	Mt. Diablo Unified School District, Richard Nicoll, 925.682.8000x4006	09/20/2004
Clayton Valley High School		12/02/2004
Northgate High School		12/02/2004
Riverview Middle School		06/30/2005
Mt. Diablo High School		07/10/2005
Mt. Diablo USD Master Plan Update 2006		06/01/2006



Project Name	Client Contact Information	Date Completed
County of Orange - Water District Groundwater Replenishment System	JV with MWH Americas, Inc., Judy Richardson, 626.568.6275	09/01/2003
Lockwood Gardens Redevelopment Phase III	Oakland Housing Authority, Roderick J. Roche, 415.255.7387 (former Director of Facilities of Management)	03/13/2004
Oakland Housing Authority - Foothill Family Housing Apartment		01/01/2005
Constructability Review Services for ASCEND K-8	Oakland Unified School District, Tim White, 510.879.8577	12/31/2002
Lunada Bay Elementary School	Palos Verdes Peninsula Unified School District, Matt Covella, 310.378.9966	01/01/2003
Pasadena High School	Pasadena Unified School District, Ed Celaya, 626.798.9171	04/29/2004
Ashton Claim Review (Loa Cholla Blvd/River Road to Omar)	Pima County Procurement, Chris Barnhill, 520-740-3721	05/12/2006
Port of Seattle Spokane Street Landscaping	Port of Seattle, Dakota Chamberlain, 206.728.3641	10/01/2002
Port of Seattle North Gate Terminal 18		05/01/2003
Port of Seattle Pier 17 Crowley Marine		06/01/2003
Carnation Sewer Vacuum Station & Collection System Phase 1	City of Carnation, Candice Bock, 425.333.4192	02/01/2006
Baker Fire Station #53	San Bernardino Special Districts Department, Greg Bacon, 909.387.6076	09/22/2006
City of San Bernardino 5th Floor Remodel	City of Bernardino, Municipal Water Department, Jon Turnipseed, 909.384.5576	06/30/2005
Martin Luther King and Del Vallejo Middle Schools	San Bernardino City Unified School District, David Stevenson (former Director of Facilities Planning), 909.797.0174 x 203	01/01/2002
San Diego City Schools	San Diego City Schools, Steve Bovee, 858.637.6266	01/01/2003
Port of San Diego General Services Facility	San Diego Unified Port District, Barbara McKrell, 619.400.4729	05/16/2003
Port of San Diego - Hotel Convention Parking Facility	San Diego Unified Port District, Tony Heinrichs, 619.725.6026	02/01/2005
9 School Modernization Project	San Leandro Unified School District, Mike Murphy, 510.667.3530	
New Jefferson Elementary School		
New Academic Wing Project at San Leandro High School		02/25/2003
North County Regional Education Center Design Build Consulting Services	San Marcos Unified School District, Kathleen Tanner, 760.290.2650	06/30/2006
The Timbers at Palisades	Scripps Investments & Loans, Inc., Kenneth M. Levine, 858.875.5072	03/31/2006
Master Plan Study	Sierra Joint Community College District, Doug Smith, 916.781.0546	05/01/2003
Sierra College NCC Child Development Center		01/12/2004
Fairview Developmental Center	State of California, Department of Developmental Services, Jim Rogers, 916.654.3333	05/08/2002
Santa Ana Administration Office Building	State of California, Department of General Services RESD- PMB, Pella McCormick, 916.376.1694	04/01/2003
Coalinga State Hospital - Central Plant		06/11/2004
Coalinga State Hospital		04/01/2005
State of California Wastewater Treatment Facility California Men's Colony	State of California, Department of General Services RESD- PMB, Dennis Wehsels, 916.376.1653	05/01/2006
NORCO - California Rehabilitation Center Administration Building	State of California, Division of the State Architect	05/30/2003



Project Name	Client Contact Information	Date Completed	
State of Colorado Veterans Nursing Home	State of Colorado, Kevin Ross, 303.866.7291	06/01/2002	
Fitzsimons State Veterans Nursing Home		07/01/2002	
Stonyfield Farm, Inc.	Stonyfield Farm, Inc., Diane Carhart, 603.437.4040.2230	12/15/2002	
Redwood High School	Tamalpais Union High School District, Schoening Sarah, Sr. Director of Facilities, .415.945.3711	09/01/2002	
Sir Francis Drake High School		10/01/2002	
Tamiscal High School		10/01/2002	
Gilbert Public Safety Building & Parking Structure	Town of Gilbert, George Pettit, 480.503.6864	05/01/2003	
Reclaimed Water Line Extension	Town of Gilbert, Rick Allred, PE, 480.503.6841	06/01/2003	
Gravity Sewer and Waterlines		08/01/2003	
West San Tan Water District		09/01/2003	
Greenfield Road Waterline 16		11/01/2004	
Neely Wastewater Reclamation Facility		05/01/2005	
Turner Ranch 3MG Reservoir		07/01/2005	
Greenfield Pool		10/01/2005	
Higley/Warner/Williams Field Road Sewer, Water and Reclaimed Water Line Extension		05/01/2006	
Higley Road Transmission Mains		05/31/2006	
Neely Water Reclamation Plan Piping		06/01/2006	
Appleby Road 8		08/29/2005	
Greenfield Water Reclamation Plan Splitter Box Piping		06/01/2006	
McQueen Park Phase III Improvements		Town of Gilbert, Kenny Martin, 480.503.6282	10/01/2004
Mondavi Center for Performing Arts		University of California, Davis, Susan Rainier, AIA, 530.752.1936	09/01/2002
Tercero Dinning Commons Expansion Project			09/01/2005
Tercero Housing Infill Project	09/01/2005		
UCSB Student Resource Building	University of California, Santa Barbara, Karl Burrelsman, 805.893.7986	01/01/2006	
Anschutz Inpatient Pavilion	University of Colorado Hospital Authority, Antonio Ruiz, 303.372.5385	01/01/2004	
West Valley Mission College Child Development Center	West Valley Mission Community College District, Ian Abell, 408.983.0223 (former Facilities Manager)	02/12/2002	
Shower & Locker Facility		10/30/2002	
Science & Technology Complex		11/14/2003	
William S. Hart USD - New Field/Track - 4 High Schools	William S. Hart Union High School District, Michael Otavka, 661.259.0033	02/01/2005	
William S Hart UHSD - Synthetic Track & Field Project for Golden Valley HS & West Ranch HS		03/01/2006	
Venice Force Main Sewer	City of Los Angeles, Bureau of Engineering, Wastewater Construction Management Division, Wayne Lawson, 213.847.8871	02/01/2003	
St. Brides Correctional Center Phase 1	Virginia Department of Corrections, William K. Ralston, 804.690.6523	09/01/2005	



## SECTION 6.0 PERSONNEL

Vanir Construction Management, Inc. was incorporated in 1980 (Corporate ID #1013782). Our corporate offices are located at 980 Ninth St., Suite 900, Sacramento, CA 95814. Our office located at 1501 W. Fountainhead Parkway, Suite 393, Tempe, Arizona 85282-1868 will be handling work for this proposal. Bob Wyllie, Officer-in-Charge of this Proposal (Vice Pres./Regional Manager of Vanir), will be the prime contact regarding this submittal. He can be reached through:

the Tempe office, via the address provided above;

the telephone number of that office 480.921.0333; or

his e-mail address bob.wyllie@vanir.com

### Key Personnel

Officer in Charge, **Bob Wyllie**, has more than 30 years of professional experience in the construction administration of a variety of projects including public, water/wastewater, correctional, educational, and court facilities. He has a successful record of meeting clients' program, budget and schedule goals. He is experienced in all types of project delivery processes including Design/Build, CM at Risk, and Design/Bid/Build.

Senior Planner/Designer, **Harry Hallenbeck**, will be responsible for overseeing the execution of the entire program. Mr. Hallenbeck served as the **California State Architect from 1991 through 1995**. In that time, he reorganized and streamlined the division's operation and initiated the project management methodology to project delivery. Mr. Hallenbeck joined Vanir in 1997 as Director of Planning and Design overseeing the management of planning and pre-construction services. Mr. Hallenbeck's role is to ensure that the Quality Control of the finished product meets industry standard and the Town of Buckeye's expectations.

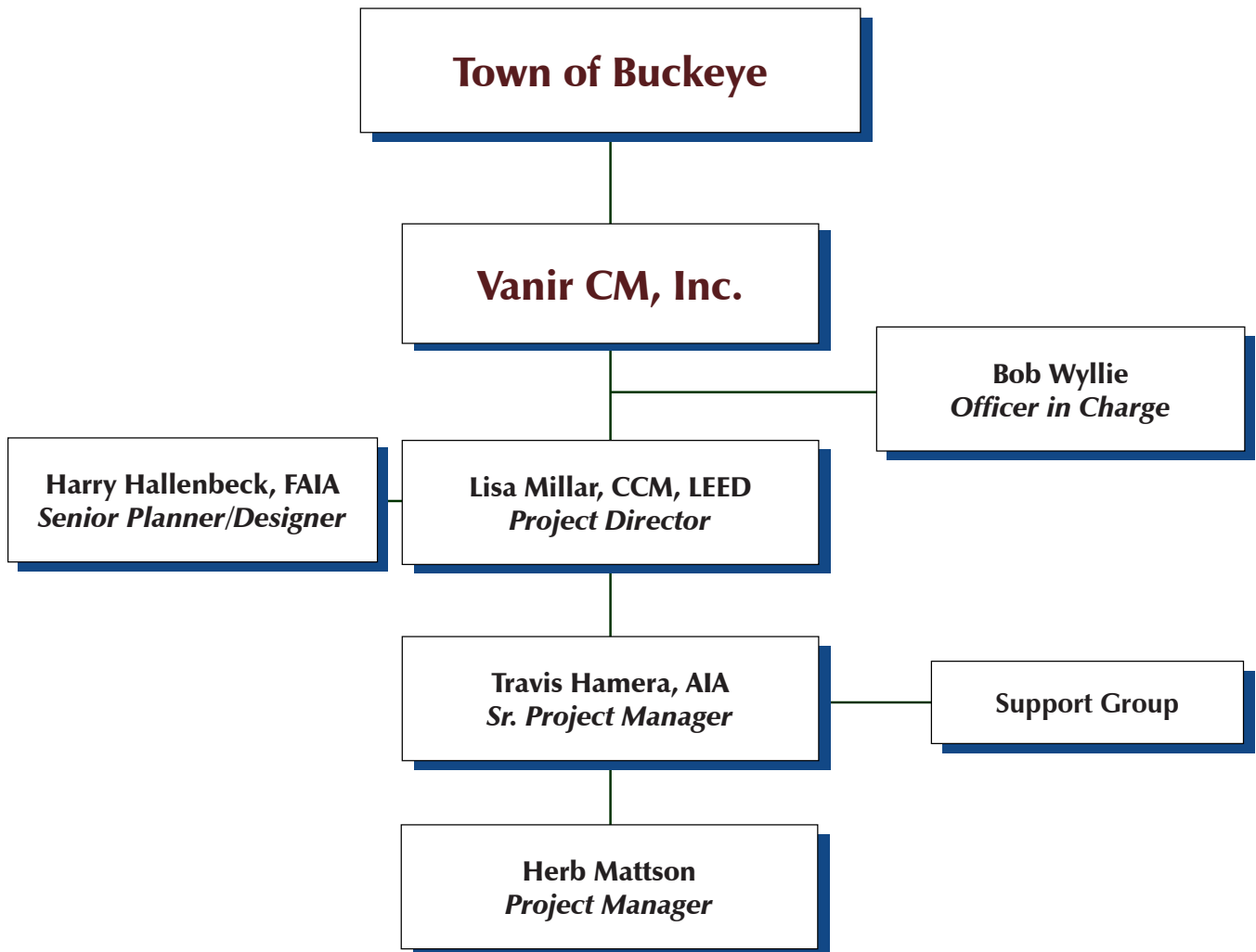
Project Director, **Lisa Millar**, has accumulated over 24 years of experience in project planning and management as a Senior Project Manager. Ms. Millar was involved with the completion of Countywide Facility Master Plan for the County of Tulare which was completed and adopted by the Board of Supervisors on September 25, 2007. Ms. Millar has extensive site evaluation experience - she completed five alternative site evaluations for Buellton Unified School District and was also responsible for the evaluation of seven new sites for San Luis Coastal Unified School District. Mr. Millar's role on this project is to coordinate with the Town of Buckeye, consultants, local and State agencies and ensure that the project is progressing on schedule.

Senior Project Manager, **Travis Hamera**, is experienced in the many phases of architectural process, from pre-design through construction administration. Mr. Hamera is currently a licensed architect in the State of California and a professional member of American Institute of Architects. Mr. Hamera was intensely involved with the Tulare County Site Evaluation, Needs Assessment and Countywide Facilities Master Plan, was responsible for all elements of managing this project and preparing the final report. Mr. Hamera is currently managing site selection and functional programming for the proposed County of Butte-Regional Government Center and Courthouse.



Project Manager, **Herb Mattson**, has 17 years of project management experience in government, commercial, educational, retail, and office and telecom infrastructure construction. Mr. Mattson serves as Project Manager in Vanir’s Arizona region. He is LEED Accredited and is responsible for managing the design, bidding and construction phases of multiple projects. His responsibilities include administering Architect/Engineer and other consultant contracts, conducting periodic design, pre-bid, bid opening, pre-construction and construction meetings, performing design phase document reviews, preparing design estimates, managing design and construction budgets, developing master project schedules, reviewing contract specifications and construction drawings for constructability, bid ability, completeness, and elimination of errors and omissions. Mr. Mattson is experienced with managing construction contracts, RFI’s, change order process, monitoring construction progress, schedule and quality, managing contractor’s monthly and final invoices and final acceptances and project closeout.

The following Organizational Chart depicts the proposed staffing plan for Vanir Construction Management, Inc. Resumes of Key Personnel follow the chart.





## BOB WYLLIE

### VICE PRES./REGIONAL MANAGER

#### SUMMARY OF QUALIFICATIONS

Mr. Wyllie has more than 30 years of professional experience in the construction administration of a variety of projects including public, water/wastewater, correctional, educational, and court facilities. He has a successful record of meeting clients' program, budget and schedule goals. He is experienced in all types of project delivery processes including Design/Build, CM at Risk, and Design/Bid/Build.

#### EDUCATION

BS, Business Administration,  
Indiana University

#### AFFILIATIONS

National Criminal Justice Association, Affiliate  
American Correctional Association, Member  
American Arbitration Association, Arbitrator

#### PROFESSIONAL EXPERIENCE

Mr. Wyllie is Arizona's Vice President/Regional Manager and has particular expertise in managing phased construction and fast-track projects. He has extensive experience in program and construction management as well as contract negotiations. As an Administrator of Construction Management and Project Director, he has managed more than \$2 billion of public facilities. Mr. Wyllie's experience also includes individual planning programs for facilities that range from \$8 million to more than \$220 million. His typical responsibilities include oversight of program/construction management staff from early programming through completion of design, bid negotiations and award, and construction and post-construction services.

#### RELEVANT PROJECT EXPERIENCE

Annual Contract For Inspection & PM Services, City of Chandler, Chandler, AZ, Project Director

Chandler Alamosa Water Product Facility, City of Chandler, Chandler, AZ, Project Director

City of Tempe - Sewer, City of Tempe - Sewer, Tempe, AZ, Project Director

Corps of Engineers Az. & Nevada, Asset Group, Arizona/Nevada, AZ, project director/project manager

Good Samaritan Hospital, Banner Health, Phoenix, AZ, Project Director

Greenfield Pool, Town of Gilbert, \$2,800,000, Gilbert, AZ, Project Director

Higley/Warner/Williams Field Road Sewer, Water and Reclaimed Water Line Extension, Town of Gilbert, \$6,400,000, Gilbert, AZ, Project Director

McQueen Park Phase III Improvements, Town of Gilbert Parks & Rec Dept., \$5,000,000, AZ, Project Executive

Neely Wastewater Reclamation Facility, Town of Gilbert, \$12,718,160, Gilbert, AZ, Project Director

Pima County Jail Expansion, County of Pima - Facilities Management, \$29,100,000, AZ, Project Executive

Pima County Justice Court/Tucson City Court Complex, Pima County Procurement Dept. - Facilities Management, Tucson, AZ, Principal in Charge

Town of Gilbert Public Safety Building & Parking Structure, Town of Gilbert, \$31,749,807, Town of Gilbert, AZ, Project Executive

Arizona School Deficiencies Program, Arizona School Facilities Board, \$120,000,000, AZ, Project Executive, 52 school districts - \$140 million

Turner Ranch 3 MG Reservoir, Gilbert, AZ, \$7.8 million



## HARRY HALLENBECK, FAIA

### SENIOR PLANNER / DESIGNER

#### SUMMARY OF QUALIFICATIONS

Mr. Hallenbeck is a Fellow of the American Institute of Architects and a nationally recognized architect with 30 years experience as manager and design principal of Hallenbeck, Chamorro & Associates. His project experience includes numerous institutional facilities and corporate and governmental office buildings and related facilities. As a practicing architect, Mr. Hallenbeck is the recipient of over 30 design awards including the prestigious, national Honor Award for Historic Preservation and Restoration in 1994 from the General Service Administration for the seismic upgrade and restoration of the historic (circa 1913) U.S. Courthouse in San Diego. As California State Architect, Mr. Hallenbeck reorganized and streamlined the division's operation and initiated a project management methodology for project delivery. He provided owner-agency representation on a wide range of state projects, facilitating the successful accomplishment of complex, and often politically controversial, state building projects. He also led the design and construction management of the award winning California Science Museum in Los Angeles.

#### PROFESSIONAL EXPERIENCE

Mr. Hallenbeck has been involved in the development of a number of governmental policy and procedure documents. Mr. Hallenbeck also facilitated and authored guidelines on reducing school construction costs as a Vanir consultant to the State Allocation Board. One of the main aspects of these guidelines are "Site Selection and Evaluation." Each of these responsibilities required facilitation of stakeholder workshops, interface with governing bodies and formal authority approval. He developed the reorganization of and procedures for the Division of the State Architect. He developed and wrote the policy and methodology for seismic upgrading state-owned buildings. Mr. Hallenbeck facilitated and wrote the current strategic plan, and its update, for earthquake preparedness as a consultant to the Seismic Safety Commission. He was the principle author of a handbook on project delivery as a volunteer member of the American Institute of Architects, California Council.

Mr. Hallenbeck has been instrumental in the development of the Tulare County Master Plan. The work product can be viewed on the CD attached to the inside cover of this proposal.

#### EDUCATION

Santa Clara University,  
 Engineering  
 University of California,  
 Berkeley, Architecture

#### PROFESSIONAL CERTIFICATIONS AND REGISTRATIONS

California Architectural  
 Board, Registered Architect

National Council of  
 Architectural Registration  
 Boards, Certified Architect

Fellow of the American  
 Institute of Architects (1986)

#### PUBLICATIONS

Report and  
 Recommendations for the  
 Reorganization of OSA,  
 State Architect, 1992

Report and  
 Recommendations for the  
 Seismic Retrofit of State-  
 Owned Buildings, Division  
 of the State Architect, 1994

Public School Construction  
 Cost Reduction Guidelines,  
 State Allocation Board, 2000

California Earthquake Loss  
 Reduction Plan, California  
 Seismic Safety Commission,  
 update 2001

Handbook on Project  
 Delivery Update, AIA  
 California Council, 2004



## LISA MILLAR, CCM, LEED® AP

### PROJECT DIRECTOR

### SUMMARY OF QUALIFICATIONS

Ms. Millar has accumulated over 24 years of experience in the construction industry as a field engineer, construction manager and project planner and manager on mainly public projects.

### EDUCATION

California Polytechnic  
State University, San  
Luis Obispo

Cuesta College,  
Construction  
Technology

### CERTIFICATIONS

LEED® Accredited  
Professional

CCM, Certified  
Construction Manager

### PROFESSIONAL EXPERIENCE

Ms. Millar has extensive experience in project management, site analysis/evaluation, construction management and project coordination. She is currently assigned to the County of San Luis Obispo Women’s Jail Expansion project and is responsible for the site analysis and pre-design/design activities. She has served as Project Manager on the San Luis Coastal Unified School District Measure A projects which included the evaluation and analysis of 7 potential school sites as well as the Buellton Union School District where she was responsible for the evaluation of five sites for review and acceptance by the School Board. Ms. Millar is also responsible for the Cal Poly State University, San Luis Obispo Major Capital Outlay projects responsible for overall project management, feasibility and site evaluation studies, project Master Schedules, project Cost Estimates, etc.

### PROJECT EXPERIENCE

Project Director, Tulare County, Countywide Facilities Master Plan. The scope of work included site selection, master planning,, condition assessment, space needs, and staffing projections.

Project Director, County of Butte, Site Selection and Master Plan for New Regional Government Center.

Project Manager, California Polytechnic State University, San Luis Obispo. Retainer Contract to provide Program/Project & Construction Management services for Major Capital Outlay Projects, Student Housing I & II, Technology Park, JCA II Projects, Center for Science and Mathematics, and Bonderson Project-Estimated project costs \$180 million.

Sr. Project Manager, San Luis Obispo County Women’s Jail Expansion. Site analysis, pre-design and design phase - \$30 million total project cost

Project Manager, San Luis Coastal Unified School District – Measure A Modernization and Expansion, San Luis Obispo, CA. \$130 million total project cost

Project Manager, California Polytechnic University, San Luis Obispo – Telecommunications Infrastructure Upgrade-\$8.9 million total project cost

Construction Manager, Coalinga State Hospital-1500 Bed Facility - \$300 million total project cost

Construction Manager, Atascadero State Hospital-250 Bed Patient Housing Project-\$33 million total project cost



## TRAVIS HAMERA, AIA

### SENIOR PROJECT MANAGER

#### SUMMARY OF QUALIFICATIONS

Mr. Hamera is experienced in various planning/design disciplines with emphasis on capital planning, architecture, construction management, and feasibility assessment. His experiences includes many phases of the capital improvement process such as: master-planning / programming, pre-design, design, construction documentation, bidding/procurement and construction administration/management.

#### EDUCATION

Bachelor of  
Architecture,  
California Polytechnic  
State University, San  
Luis Obispo

#### PROFESSIONAL CERTIFICATIONS AND REGISTRATIONS

California  
Architectural Board,  
Registered Architect  
  
Professional Member,  
American Institute of  
Architects

#### PROFESSIONAL EXPERIENCE

Mr. Hamera has been in the architectural profession for 8 years and holds a current licenses as an Architect in the State of California. His professional background varies includes: architectural design and project management in both the private and public sectors, capital planning for regional governments, construction management, and engineering support.

Mr. Hamera is also experienced in Naval Quality Assurance and safety for personnel and equipment. He also wrote and illustrated multimedia technical training manuals for the US Navy.

#### PROJECT EXPERIENCE

Project Manager, Site Evaluation, Needs Assessment and Facilities Master Plan, County of Tulare, CA. Travis is responsible for all data collection, graphics, architectural drawings and information databases and is involved in all coordination with clients and consultants. Travis also participates in the strategy sessions for delivering the master plan. Travis generated a web-based, preliminary facility condition survey which consisted of 170 questionnaires covering 100 buildings. The data from the survey is linked to a database which is used to evaluate each facility for it's potential for continued use, expansion, candidacy for condition assessment, or sale/lease.

Project Manager, Regional Government Center, Site Analysis & Functional Programing, Butte County, CA. Travis was responsible for the developing an objective criteria based site evaluation & selection process to assist the client in determining the most viable site for implementing elements of their master plan as well as preparing the projects for functional programming in preparation for project design & implementation.

Project Manager, San Luis Obispo Regional Airport, New Passenger Terminal and Parking Structure, San Luis Obispo. Includes program and budget verification, development of construction phasing options for each of four distinct projects, and managing the design team in preparation of bidding/criteria documents for the design/build parking structure. \$44 million total project budget.



## HERB MATTSON, LEED® AP

### PROJECT MANAGER

#### SUMMARY OF QUALIFICATIONS

Mr. Mattson has 17 years of project management experience in government, commercial, educational, retail, and office and telecom infrastructure construction. Mr. Mattson serves as Project Manager in Vanir's Arizona region. He is LEED Accredited and is responsible for managing the design, bidding and construction phases of multiple projects. His responsibilities include administering Architect/Engineer and other consultant contracts, conducting periodic design, pre-bid, bid opening, pre-construction and construction meetings, performing design phase document reviews, preparing design estimates, managing design and construction budgets, developing master project schedules, reviewing contract specifications and construction drawings for constructability, bid ability, completeness, and elimination of errors and omissions. Mr. Mattson is experienced with managing construction contracts, RFI's, change order process, monitoring construction progress, schedule and quality, managing contractor's monthly and final invoices and final acceptances and project closeout.

#### EDUCATION

BS, Construction,  
 Arizona State  
 University, Tempe

AA, Building  
 Construction,  
 Wentworth Institute,  
 Boston, MA

#### PROFESSIONAL CERTIFICATIONS AND REGISTRATIONS

Construction  
 Management  
 Association of  
 America, Member  
 Certified Construction  
 Manager, 2003

LEED® Accredited  
 Professional

U.S. Army Corps of  
 Engineers Certified  
 Construction Quality  
 Management for  
 Contractors, 2006

#### RELEVANT PROJECT EXPERIENCE

Antelope Valley Union High School District - Williams Settlement Condition Assessments Program, Lancaster, CA, Project Manager

McQueen Park Phase III Improvements, Town of Gilbert Parks & Rec Dept., \$5,000,000, AZ, Project Manager, Performed PM services on 22 acre park expansion, baseball fields, soccer fields, walking trails, ramadas, tot lots, parking, fishing lake and gymnasium.

Neely Wastewater Reclamation Facility, Town of Gilbert, \$12,718,160, Gilbert, AZ, Project Manager

Reclaimed Water Line Extension, Town of Gilbert, \$600,000, Gilbert, AZ, Project Manager, Performed PM/CM services during the construction and commissioning phase for new pipeline, operating valves and chlorination facility.

Town of Gilbert Public Safety Building & Parking Structure, Town of Gilbert, \$31,749,807, Town of Gilbert, AZ, Project Manager - Design Phase, Performed PM services for new police, fire admin, courts and prosecutor facilities. Assisted with architect/Engineer selection. Managed the design, bid and award phases of the total 200,000 SF, \$31.7 million project. Developed scope of services and assisted with the solicitations of independent inspection and testing firms.

Arizona School Deficiencies Program, Arizona School Facilities Board, \$120,000,000, AZ, Project Manager, Performed PM/CM services for Gilbert, Kyrene, Higley, Hayden-Winkelman, Mammoth-San Manuel, Douglas, Pearce, Elfrida, McNeal, Ash Creek and Double Adobe School District's new classroom facilities and miscellaneous repairs.

City Project Manager, Level (3) Local Loops Project, Telecom Operating Company, Phoenix and Tempe, AZ, 1999, fiber optic project.



## SECTION 7.0 REFERENCES

**KRISTIN BENNETT**

Assistant to County Administrative Office  
County of Tulare  
2800 West Burrel Avenue  
Visalia, CA 93291-4582  
(559)733-6531

**STARLYN BROWN**

Assistant Chief Administrative Officer  
County of Butte  
25 County Center Drive  
Oroville, CA 95965  
(559)733-6531

**BOB BOTTA**

Director of Facilities  
Department of General Services, County of San Luis Obispo  
1087 Santa Rosa Street  
San Luis Obispo, CA 93408  
(805)751-5200

**MIKE TUNISTRA**

Director of Facilities Management  
Pima County  
150 West Congress, 5th Floor  
Tuscon, AZ 85701  
(520)740.3014

**NANETTE SLUSSER**

Assistant County Administrator  
Pima County  
130 West Congress, 10th Floor  
Tuscon, AZ 85701  
(520)740-8055



## SECTION 8.0 METHODS PROPOSED TO ACCOMPLISH THE WORK

### 8.0 Approach

Vanir's philosophy is simple - we practice and provide program and construction management services in order to provide functional and cost effective facilities which will meaningfully contribute to the services Town of Buckeye provides to its population. The following is an outline of our approach toward implementing this philosophy - our approach to your project.

Vanir is an experienced project management company that can effectively manage this project. Our staff will combine their project expertise and knowledge of the capital management/improvement process and functional/architectural master planning to deliver a successful project.

We are ready to work with the Town of Buckeye to develop the most effective work plan. Having recently completed a project very similar in scope for the County of Tulare, we have an experienced team of qualified professionals ready and standing by to begin this effort for Town of Buckeye. The emphasis in fulfilling our responsibilities will be based on four key objectives that contribute to our value-added approach.

#### 1. Keep the Town of Buckeye informed.

Communication is the lifeblood of any project. We will establish a system of communication and formal reporting that will ensure that important facts and realistic choices are identified and conveyed to the Town of Buckeye in a clear timely manner.

#### 2. Promote the Town of Buckeye's best interest exclusively.

Since we provide neither design nor general contracting services, we are able to work objectively and effectively with all parties involved, and will fully and fairly represent your interests at all times. Your goals will be our goals.

#### 3. Manage and control the project.

Vanir will use state-of-the-art tools and techniques, including computerized modeling, data management, scheduling and cost control systems, to effectively manage this project. Vanir will provide project reporting and process in accordance with Town of Buckeye requirements for project accounting.

#### 4. Anticipate.

The thrust of our approach is to look-ahead and identify issues early to head them off before they occur, to pinpoint opportunities to save time and money, and to work aggressively to achieve the best results possible.

#### Information and Participation Required from the Owner

The greater your involvement, the better the outcome. Vanir will help you gather whatever information we require throughout the project, such as surveys, as-built documents, historical facility data & studies, etc. Your assistance with arranging scheduled meetings would be appreciated. **But far and away, the most important contribution you can make to the project, beyond your input, is to provide an efficient process for making difficult decisions.** Often these decisions involve competing interests regarding priorities and budget. You will need to appoint someone with the authority to decide how your resources will be allocated over your project. We can present you with options, trade-offs, alternatives and any number of other choices, but ultimately you must decide.



## 8.1 Overall Planning Objectives:

- Provide facilities of a type and in location that allow the Town of Buckeye to improve services to Town of Buckeye residents.
- Provide facilities that allow the Town of Buckeye to maximize service delivery efficiency and timeliness.
- Update the Plan to result in optimizing space utilization and economy in the overall facility development and management process.
- Provide facilities that are flexible and can accommodate change and growth in the services provided by Town of Buckeye government.
- Develop a plan that can respond to a broad array of future unknowns.
- Develop options and recommendations that consolidate similar and compatible activities to promote efficiency in the provision of Town of Buckeye Services.
- Promote synergism between interacting departments by optimizing the location of departments relative to one another.
- Provide facilities that are flexible and promote staff productivity.
- Provide facilities in locations that allow staff and equipment to be deployed as close as possible to their customers.
- Promote safe and secure work environments for all staff.
- Develop a organization-wide inventory of existing office space.
- Develop a organization-wide projected office space needs for the year the next 20 years.

## 8.2 Facility Evaluation, Space Need Assessment, and Master Planning Services

Our approach to this project would involve two components being executed concurrently. The first component would be focused upon the overall Town of Buckeye facility condition and space needs. We believe this is the most critical piece to the long term success of planning and maintenance efforts. The second component would involve the three phases of architectural/functional master plans to consolidate facilities in accordance with the current Organization-wide master plan and on-going planning efforts. Both components will include: analysis of current and projected space needs, preliminary existing facility condition/inventory, expansion capabilities (existing and planned), functional productivity optimization/enhancement, and comprehensive implementation strategies.

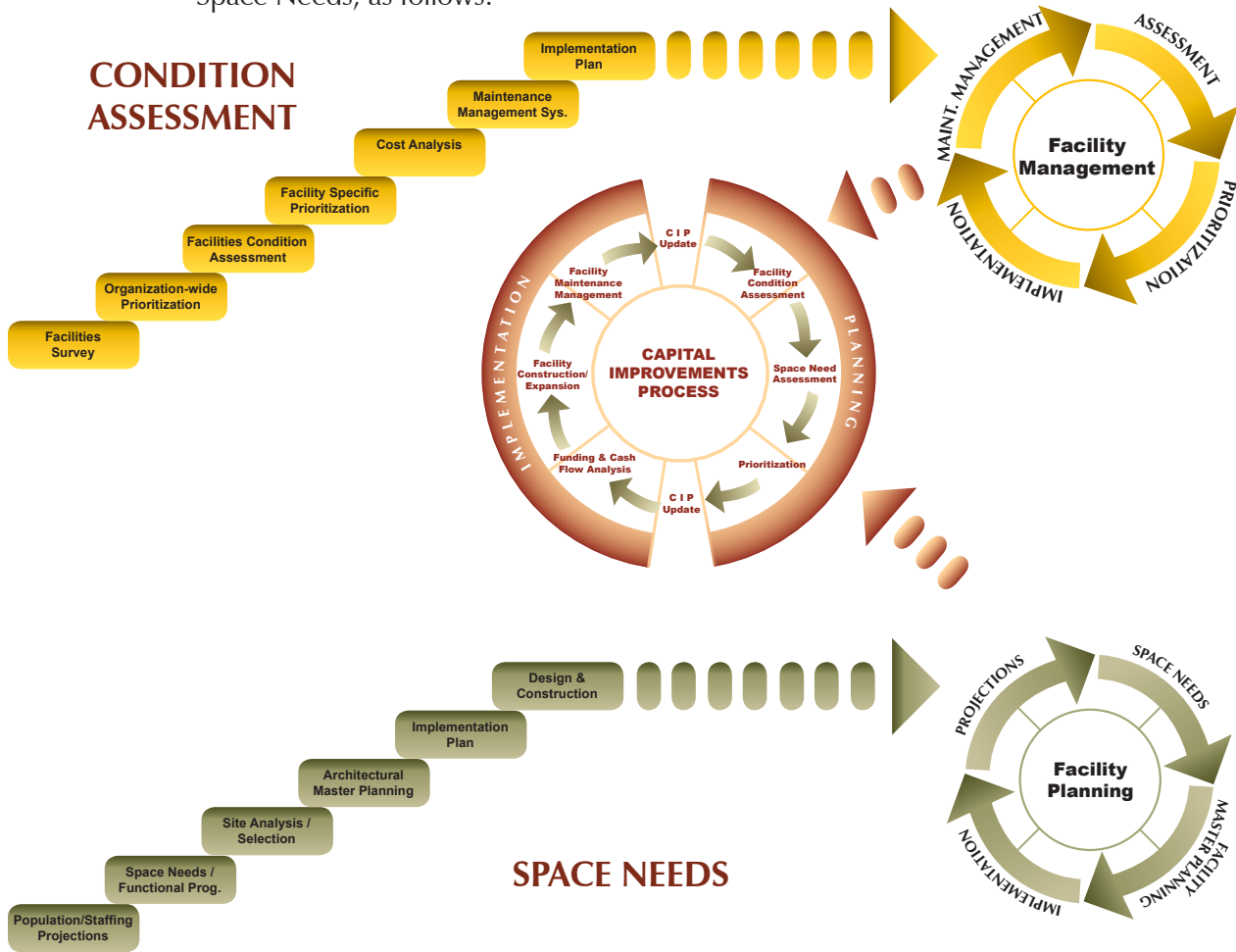
Many of the tasks proposed below were recently completed by Vanir for the County of Tulare. The final report for this project is very similar in scope to the County of Tulare project. The final work product can be viewed on the CD attached to the inside cover of this proposal.

### 8.2.1 Organization-wide Evaluation of Space Needs and Preliminary Existing Facility Conditions

To implement a dynamic capital management & improvement process, there are certain steps that should be taken. Once complete, these steps become part of a cyclical management system under continuous update and review predicated by the facility management and facility planning cycles. Vanir proposes the following steps to assist



the Town of Buckeye in this process. The steps to be included within the master plan update are provided within two areas of focus, Condition Assessment and Space Needs, as follows:



**Condition Assessment** (evaluation of existing facilities to inventory the Town of Buckeye’s capital assets and analyze the potential and priority of each asset for continued use, expansion, replacement, or lease)

- Existing Facility Historical Records Research – Vanir will assist the Town of Buckeye in the collection of historical records (i.e. facility identification/location/legal data, historical maintenance, original and expansion construction documents, facility utilization data, etc...
- Facility surveys – Vanir will conduct a web-based survey/questionnaire to be conducted with facility maintenance and/or departmental personnel assigned to each facility to gather preliminary facility information and condition data, Organization-wide.
- Facility Database – The results of the facility surveys and historical records research will be transferred into a Microsoft Access Database, to be provided to the Town of Buckeye at the conclusion of the Master Plan Update. Included with the database will be a basic training presentation for Town of Buckeye users and documentation manual for the database (does not cover basic use and understanding of the program).

**Space Needs**

- Analysis and update of current population trends and demographics.



- Analysis of historical staffing growth for the past 20 years.
- Update 20 year staffing projections, averaging multiple projection models – *Vanir’s method for conducting projections includes averaging multiple projection models. This methodology provides for an increased reliability of the results by including multiple factors that affect regional government growth.*
- Development of 20 year space needs
- Preliminary Functional Programming – *Involves defining the basic functional requirements of the Town of Buckeye and its departments including quantitative parameters such as population, staffing, function, facility usage data, and project costs as a basis for strategic planning, securing funding, and architectural programming as well as some qualitative parameters including department/agency adjacencies, evaluation of existing service delivery and consolidation strategies. At the conclusion of the master plan update, it is our recommendation that the Town of Buckeye continue this process by conducting in-depth functional programming within each department to ensure continuity and maintain the cyclical capital improvement process.*
- Development of Organization-wide Implementation Strategies – *This includes the evaluation of existing facility utilization and all current/planned capital improvement activities evaluated against an ideal Organization-wide capital strategy based upon the idea of having redesigned the Town of Buckeye’s capital asset strategy/utilization from a clean slate. By comparing each of these, the most effective and cohesive planning strategies can be realized as the Town of Buckeye moves forward with capital planning and maintenance.*

### **8.2.2 Facility Architectural Master Planning**

For this component of the project, Vanir proposes to provide preliminary architectural master planning services. For each phase, we will include the following tasks:

- Apply staffing projection and space need analysis to the departments and respective portions of staff to be included within each of the new consolidated facilities to meet both current needs and projections for the next 20 years. This will be conducted in a fashion that allows the Town of Buckeye the maximum flexibility to select either all, or a portion of the future growth, to be included in the facility design, accommodating for the remaining growth by planning for the placement of infrastructure and facility expansion capabilities.
- Presentation of 2 or 3 site utilization strategies which include:
  - New Facilities
  - Facility Expansion Capabilities
  - Continued and/or re-use of existing facilities
  - Preliminary implementation schedule for each strategy from planning through construction and occupancy
  - Conceptual Project Cost Analysis
  - Facility Cost Modeling (evaluation of each facility in terms of low, medium, and high quality construction, at the building systems detail, including approximate unit costs, life-cycle durations, and typical project soft costs)



**SECTION 9.0 ADDENDUM**

**ADDENDUM  
PW-2007-RFQ-0026  
Town Of Buckeye  
Town Clerks Office  
1101 East Ash Avenue  
Buckeye, Arizona 85326  
623.649.6014**

**ADDENDUM #1**

**NOTE: Attach to Original RFQ. However if submittal has already been returned, complete this addendum and return for attachment to your submittal by 2:00pm, January 4, 2008.**

Town Clerk Office  
1101 East Ash Avenue  
Buckeye, Arizona 85326  
Attn: Deborah Harrell

**Ref: PW-2007-RFQ-0026; Government Facilities Master Plan**

**NOTICE TO FIRMS:**

The following additions, deletions, clarifications and/or changes shall be made and incorporated in the subject RFQ

1. Closing date of the RFQ has been extended until 2:00pm, January 4, 2008.
2. Requirements of this RFQ remain unchanged.

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

REPRESENTATIVE'S NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_