



	Approved	Denied
Date Action Taken:	1/14/08	
Other:		
Verified by:	<i>W. Miller</i>	

WASILLA CITY COUNCIL ACTION MEMORANDUM

AM No. 08-03

TITLE: AWARD OF CONTRACT IN THE AMOUNT OF \$1,280,431 TO HOWDIE, INC., FOR GENERAL CONSTRUCTION CONTRACTOR SERVICES FOR THE NEW MULTI-USE SPORTS COMPLEX EMERGENCY KITCHEN

Agenda of: January 14, 2008

Date: January 2, 2008

Originator: William A. Miller, Purchasing Officer

Route to:	Department	Signature/Date
	Police Chief Youth Court, Dispatch, Code Compliance	
	Culture and Recreation Services Director Library, Museum, Sports Complex	
X	Public Works & Recreation Facility Maintenance Director	<i>[Signature]</i> 1/2/08
X	Finance, Risk Management & MIS Director Purchasing	<i>[Signature]</i> 1/2/08
X	Deputy Administrator Planning, Economic Development, Human Resources	<i>[Signature]</i> 01-02-08
X	City Clerk	<i>[Signature]</i>

REVIEWED BY MAYOR DIANNE M. KELLER: *Dianne M. Keller* 1/3/08

FISCAL IMPACT: yes \$1,280,431 or no Funds Available yes no

Account name/number:
 340-4539-453.45-11 – \$488,877 – Const. Services / Commercial Kitchen – State
 340-4539-453.45-12 – \$161,554 – Const. Services / Emergency Generator – State
 340-4539-453.45-15 – \$630,000 – Const. Services / DCCED MUSC Kitchen

Attachments: Letter of Intent to Award
 Howdie, Inc., Proposal for 0683-0-2008/WM

SUMMARY STATEMENT: In accordance with WMC 5.08.120, on November 27, 2007, the City of Wasilla issued Request for Proposal 0683-0-2008/WM for a General Construction Contractor for the Wasilla Multi-Use Sports Complex Kitchen Emergency Kitchen project.

Six contractors (Alasco General Construction, Inc., Collins Construction, Inc., Howie, Inc., Roger Hickel Contracting, Sandstrom & Associates, and Steve Norton Enterprises,

LLC) downloaded a set of the RFP documents but of these, only Howdie, Inc., submitted a proposal. Following a thorough review, the Howdie, Inc., proposal (attached) was found to be responsive and responsible. In addition, the proposal was reviewed to ensure it was within the amount budgeted for the construction. The attached Letter of Intent to Award details the Howdie, Inc., proposal, and the amount budgeted for the project.

CITY OF WASILLA
WASILLA MULTI-USE SPORTS COMPLEX KITCHEN ADDITION
REQUEST FOR PROPOSALS
General Construction Contractor
November 27, 2007

I. Solicitation

The City of Wasilla is soliciting competitive sealed proposals and statements of qualification from interested General Contractors for participation in the “team-build” design and construction of a Kitchen Addition to the Wasilla Multi-Use Sports Complex in Wasilla, Alaska. Solicitation, evaluation, and negotiation of proposals shall be in accordance with Wasilla Municipal Code Section 5.08.120 – Competitive Sealed Proposals; Negotiated Procurement.

The selected Contractor will join the Owner and A/E firm in a “Team-Build” approach to project delivery, participating in the remainder of the design process prior to commencing construction. This document sets forth information regarding the general contractor selection process for the project. The intent is to select a general contractor offering the best combination of attributes to assist with construction of this project. Pricing will not be the sole consideration.

Potential proposers should be aware that the information presented is preliminary. Drawings are completed to a Schematic Design level only. Issues such as the proposed budget and schedule are subject to refinement and change.

Any costs incurred in response to this request are at the proposer’s sole risk and will not be reimbursed by the Owner. The City of Wasilla reserves the right to waive informalities, and to make a selection as deemed in its own best interest. This includes the right to reject all proposals and proceed utilizing a different selection process. Proposers may withdraw a proposal at any time prior to the time stated for receipt of proposals.

The contents of any proposal shall not be disclosed or made available for public inspection until the City of Wasilla has issued a written notice of intent to award a contract to all responding proposers.

II. Submittals

To be considered, respondents must deliver submittals in a sealed package to the address below, on or before the deadline, and in the number of copies indicated below.

- Deadline:* Proposals will be accepted at the office of the City of Wasilla Public Works Department, 290 East Herning Avenue, Wasilla, Alaska 99654, until 2 PM AST Thursday, December 20, 2007. Proposals will be collected for evaluation by selection committee as outlined below – they will not be publicly opened or read aloud.
- Pre-Proposal Conference:* A Pre-proposal conference and site visit will be held at 2:00 PM AST, Wednesday, December 12, 2007, at the Wasilla Multi-Use Sports Complex, 1001 S. Mack Drive, Wasilla, AK. Proposers are encouraged to attend, but participation is not mandatory.
- Address Responses To:* Archie Giddings, PE – Public Works Director
City of Wasilla
290 East Herning Avenue
Wasilla, Alaska 99654-7091
- Mark Submittals as Follows:* General Contractor Proposal
Wasilla Multi-Use Sports Complex Kitchen Addition
- Required Number of Copies:* Five (5) copies

III. Solicitation Documents

The following solicitation documents are attached and made a part of this Request for Proposals:

1. Proposed project schedule.
2. Bid Form.
3. Contractor's Qualification Statement (AIA Document A305).
4. Standard Form of Agreement Between Owner and Contractor (AIA Document A111).
5. Performance and Payment Bond (AIA Document A312).
6. General Conditions of the Contract for Construction (AIA Document A201).
7. General Project Requirements
8. Request for Proposal Design Narrative, dated November 26, 2007.
9. Request for Proposal Drawings, dated November 26, 2007.

IV. Project A/E Team

The City of Wasilla has selected the following project A/E team:

Architect:

Burkhart Croft Architects, LLC

Civil, & Structural Engineers:

PND Engineers, Inc.

Mechanical & Electrical Engineers:

Hay, Zietlow, & Associates

V. Scope of Services

The selected Contractor will provide pre-construction services during the design development and construction document phases related to the following.

- Cost estimating
- Value engineering
- Constructability reviews
- Scheduling

During the construction phase the selected proposer will serve as the general contractor for the project. The City of Wasilla will require a payment and performance bond for this project.

VI. Time of Completion

All work associated with this contract shall be substantially complete by September 30, 2008.

VII. Type of Contract

A Standard Form of Agreement Between Owner and Contractor (AIA Document A111) will be negotiated with the selected proposer, where the basis for payment is the cost of the work plus a fee, with a negotiated Guaranteed Maximum Price. Compensation for pre-construction services shall be included in the Guaranteed Maximum Price.

When the drawings and specifications are sufficiently complete (at the end of the design development phase or at some point in the construction document phase) the City of Wasilla may, at their option, negotiate a revised guaranteed maximum price (GMP) with the Contractor.

When the drawings and specifications are 100% complete, the City of Wasilla may, at their option, convert the GMP to a stipulated sum through negotiations with the selected proposer. Compensation for construction phase services performed after establishing a

stipulated sum will be based on monthly estimates of the percent complete for each portion of the work per an approved schedule of values.

State of Alaska requirements for minimum rates of pay shall apply to all construction activities for this project, as outlined in the latest edition of the State of Alaska "Laborers' and Mechanics' Minimum Rates of Pay" publication. Specific EEO requirements apply to this project, in addition to other City of Wasilla and State of Alaska requirements.

VIII. Selection Process

Proposals will be reviewed by a three-member Contractor Selection Committee, comprised of City of Wasilla representatives. The prime A/E consultant (Burkhart Croft Architects, LLC) will serve as facilitator for the evaluation and will not score proposals.

Selection committee members will rate every proposal on each of the selection criteria listed below. Scores for each of the criteria will be determined by multiplying the reviewer's raw score (0 – 10 points) by the listed weight. A proposal may receive a maximum of 1000 points by any single reviewer.

A combined Selection Committee score will be assigned to each proposal to determine an initial ranking. The highest rated proposers from this list may be invited to make oral presentations to the Selection Committee in Wasilla the week of January 7, 2008 in Wasilla. Interviewed firms will be re-scored by the Selection Committee using the same criteria listed below. The Selection Committee may elect to forego oral presentations and recommend a contract award after initial rankings are compiled. In either case, the Selection Committee's recommendation for contract award will be forwarded to the Wasilla City Council for review and approval.

The City of Wasilla intends to negotiate a contract with the firm, which in the Selection Committee's judgment and City Council's approval will provide the best overall value to City of Wasilla for this project.

<u>Contractor Selection Criteria</u>	<u>Weight</u>
1. Pricing Information.	35
2. Firm Experience.	35
3. Key Personnel Experience.	10
4. References.	10
5. Management Plan for this project.	5
6. Capacity to meet the proposed schedule.	5

IX. Proposal Content and Format

Proposals should only address the selection criteria listed above, and brevity is encouraged. Submittals must adhere to the following criteria.

Cover Letter: 1 page maximum

Total Page Count: 25 pages maximum, excluding cover letter, table of contents, dividers, Bid Form, Bid Bond (AIA Document A310), and Contractor's Qualification Statement (AIA Document 305).
Resumes: 1 page maximum (each), included in maximum page count.

One page is defined as one side of a standard 8 ½" x 11" sheet of paper, single-spaced with minimum 11 point font size.

Pricing Information: Proposals must include a fully executed Bid Form identifying the following:

1. Guaranteed Maximum Price for all pre-design services and construction services related to the scope of work, as identified in proposal documents.
2. Proposed contractor fee (including both profit and home office overhead) on a stipulated sum basis or as a percentage markup on the cost of the work.
3. Proposed disposition of any savings from the GMP, identifying the percentage of savings to be awarded to the Contractor.
4. Proposed fee (including both profit and home office overhead), on a percentage mark-up basis that will be applied to change order work.

For a definition of what is to be included as overhead costs versus direct job costs, please refer to Article 7 of the Standard Form of Agreement Between Owner and Contractor (AIA Document A111). Also note that State of Alaska Laborers' & Mechanics' Minimum Rates of Pay apply to this project.

In addition to pricing information noted above, the written narrative response must address the general basis for determining rental rates on equipment to be charged against the project during the construction phase. The proposer must also provide a breakdown of the Guaranteed Maximum Price proposal, summarizing costs for each division within the historic CSI 16-Division format.

Firm Experience: Proposals should include a summary of recent projects similar in size and complexity where the proposer worked with Owner-A/E teams in a "Team-Build" or design-assist role, and/or a GMP contract type. Include a description of each project, including initial and final project scope, initial and final project costs, and nature of change orders issued. Use Contractor's Qualification Statement (AIA Document A305) to summarize relevant experience. Include at least two Owner and two A/E references.

Key Personnel Experience: Provide resumes for key personnel that will be assigned to this project. At a minimum include the following.

- Contract Manager
- Project Manager
- Project Engineer
- Superintendent
- Cost Estimator

References: Include at least two Owner and two A/E references from similar projects included and described in the Contractor's Qualification Statement (AIA Document 305).

Management Plan: Proposals should summarize how the proposer will staff and organize this particular project. Include information on the anticipated level of effort during the design phase, estimating process, and construction quality control procedures. Outline work that will likely be accomplished via subcontract vs. proposer's own forces during the construction phase. Provide information on proposer's policies and practices with respect to the use of union labor, and any special local hire plans implemented on prior projects. Address proposer's specific strategies to manage project scope, quality, and budget to ensure final costs fall within funding limits.

Capacity: Summarize the proposer's current and anticipated workload from January 2008-October 2008. Include a description of projects, dollar values of construction for which the proposer is responsible, either as a prime or subcontractor, and bonding capacity available for the referenced period. Comment on proposer's review of the attached proposed project schedule. Address any significant scheduling issues and potential for partial completion/partial occupancy scenarios.

ACTION: Council is requested to authorize the award of a contract for general construction contractor services for the Wasilla Multi-Use Sports Complex Emergency Kitchen project to Howdie, Inc., in the amount of \$1,280,430.59. The City may terminate this contract, and Howie, Inc., waives any and all claim(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the funding from City, State, and/or federal sources is not appropriated or is withdrawn, limited, or impaired.



CITY OF WASILLA

• Purchasing •

290 East Herning Avenue • Wasilla • Alaska • 99654 • 7091

• Telephone 907-373-9047 • Fax 907-373-9011 •

Date: 12/21/2007

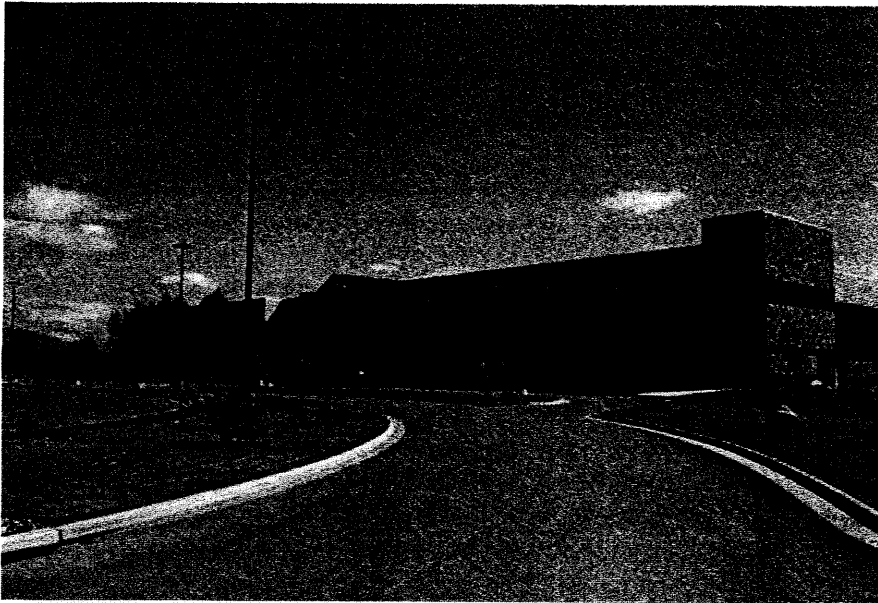
To: Wasilla City Council

From: William A. Miller
Purchasing/Contracting Officer

Subject: Intent to Award - RFP 0683-0-2008/WM
General Construction Contractor – M.U.S.C. Kitchen Addition

Only one proposal was received in response to the subject solicitation. The proposal, submitted by Howdie, Inc., was evaluated and found to be both responsive and responsible. A Recommendation of Award in the form of an Action Memorandum will be forwarded to the Wasilla City Council on January 14, 2008 for approval of a contract in the amount of \$1,280,430.59. The breakdown of the cost proposal is as follows:

Description	Code	Total Cost
Contracting Requirements	00	\$16,940.00
General Requirements	01	\$94,838.00
Site Work	02	\$96,583.90
Concrete	03	\$39,774.50
Metals	05	\$134,464.49
Woods and Plastics	06	\$12,337.00
Thermal and Moisture Protection	07	\$96,591.08
Doors & Windows	08	\$37,178.00
Finishes	09	\$162,837.27
Specialties	10	\$1,590.00
Mechanical	15	\$196,685.00
Electrical	16	\$123,800.00
	Sub-total	\$1,013,619.24
	Contractor's overhead & profit @ 10%	\$101,361.92
	Estimate total	\$1,114,981.16
	Contingency @ 3%	\$33,449.43
	Total	\$1,148,430.59
	Kitchen equipment price	\$132,000.00
	Proposed Project Construction Price – Howdie, Inc.	\$1,280,430.59
	Proposed Architectural/Engineering (A/E) Design Services (approved 6/26/06)	\$110,716.00
	Total Proposed Project Price (A/E & construction)	\$1,391,146.59
	Total project funding (budget)	\$1,525,000.00



**WASILLA MULTI-USE SPORTS COMPLEX
KITCHEN ADDITION**

**Proposal for
General Construction Contractor**

Submitted By:

HOWDIE^I_N_C
GENERAL CONTRACTOR

12/20/2007

Cover Letter

Pricing Information

Firm Experience

AIA Document A305

Key Personnel Experience

References

Management Plan

Capacity

Conclusion

HOWDIE ^I_N_C

GENERAL CONTRACTOR

4237 E. Meridian Loop

Wasilla, AK 99654

Phone: (907) 376-4711 Fax: (907) 373-6773

Archie Giddings, PE – Public Works Director
City of Wasilla
290 East Herning Avenue
Wasilla, Alaska 99654

Mr. Giddings,

Thank you for the opportunity to submit the following proposal for the Construction Management of Wasilla's new kitchen addition for the Multi-Use Sports Complex.

We enjoyed working with the City of Wasilla in constructing the original Wasilla Multi-Use Sports Complex. As you know, the project was completed on time and under budget thanks to the excellent team that was assembled. It is good to see that most of that same team has returned to construct the kitchen addition. We hope to join you once again.

We have kept our proposal brief, allowing our reputation and qualifications to speak for themselves.

Regards,



Todd Nugent
President

City of Wasilla
Wasilla Multi-Use Sports Complex
Kitchen Addition

BID FORM

Bid To: City of Wasilla – Wasilla, Alaska

Bid From: Howdie Inc.
(Name of Firm or Individual)

Address: 4237 E. Meridian Loop Wasilla AK 9954

State of Alaska Specialty or General Contractor's License Number: 27441

Expiration Date: 12/31/08

State of Alaska Business License Number: 301961

Federal Tax Identification Number: 92-0043645

1. The undersigned BIDDER agrees to enter into an agreement with OWNER, in the form included in the Request for Proposals, to perform and furnish the Work as specified or indicated for the following Bid Price and within the time indicated and in accordance with the other terms and conditions of the Contract Documents.
2. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
 - a. This Bid will remain subject to acceptance for 30 days after the day of proposal receipt;
 - b. The OWNER has the right to reject this Bid;
 - c. BIDDER accepts the provisions of the Instructions to Bidders;
 - d. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Request for Proposals within 15 days after the date of OWNER's Notice of Award;
 - e. BIDDER has examined copies of all the Solicitation Documents;
 - f. BIDDER has visited the site or otherwise become familiar with the general, local, and site conditions;
 - g. BIDDER is familiar with applicable federal, state, and local laws and regulations;
 - h. BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the site, and drawings included in the Solicitation Documents;
 - i. This Bid is genuine and not made in the interest of or on behalf of an undisclosed person, firm, or corporation and is not submitted in conformity with an agreement or rules of a group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited another Bidder to submit a false or sham Bid; BIDDER has not solicited or induced a person, firm, or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself an advantage over another BIDDER or over OWNER.

BID FORM

Issue Date: November 27, 2007

Modified by Addendum #1

City of Wasilla
Wasilla Multi-Use Sports Complex
Kitchen Addition

j. BIDDER has received the following Addenda receipt of which is hereby acknowledged;

Date	Number
<u>12/11/07</u>	<u>1</u>
<u>12/13/07</u>	<u>2</u>
_____	_____

3. BIDDER will complete the Work in accordance with the Contract Documents for the following price(s):

GUARANTEED MAXIMUM BID PRICE:

One million one hundred forty eight thousand four (\$ 1,148,431.00)
(use words) (figures)
hundred thirty one dollars

CONTRACTOR FEE (Included in the Guaranteed Maximum Price above):

Stipulated Sum of _____ (\$ _____)
(use words) (figures)

Or Percentage of the Cost of the Work equal to Ten percent (10 %)
(use words) (figures)

KITCHEN EQUIPMENT PRICE:

Stipulated Sum of One hundred thirty two thousand (\$ 132,000.00)
(use words) (figures)

DISTRIBUTION OF SAVINGS FROM THE GUARANTEED MAXIMUM PRICE:

BIDDER will receive Zero percent (0 %) of savings from the
(use words) (figures)

Guaranteed Maximum Price as compensation for shared savings.

CHANGE ORDER MARK-UP:

BIDDER will apply the following mark-up (including both profit and home office overhead) to Change Order work, as a percentage of the Cost of Work:

Ten percent (10 %)
(use words) (figures)

City of Wasilla
Wasilla Multi-Use Sports Complex
Kitchen Addition

4. BIDDER agrees that the Work will be substantially complete and ready for final payment in accordance with the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

The undersigned BIDDER represents that BIDDER operates as (check appropriate box) _____ an individual, _____ a partnership, _____ a joint venture, a corporation, _____ a limited liability company duly recognized in the State of _____.

The undersigned BIDDER has read this Bid Form and hereby agrees to the conditions stated herein by affixing his/her signature below.

Signature: 

Todd Nugent
(Name of Person Authorized to Sign)

Title: President

Name of Partnership, Joint Venture, Corporation, or LLC (if Applicable):
Howdie Inc.

Address: 4237 E. Meridian Loop Wasilla AK 99654

Date: 12/20/07

END OF BID FORM

Pricing Information:

1. Guaranteed Maximum Price – Base Bid in the amount of \$1,148,431.00
Recommended Kitchen Equipment Budget – Add \$132,000.00 Including Installation and Overhead/Profit

2. Proposed Contractor's Fee – Percentage amount of 10% of the cost of the work.

3. Proposed Savings Disposition to contractor – Percentage amount of 0% of the savings.

4. Proposed Fee for Change Orders – Percentage in the amount of 10% of the cost of the work.

Rental equipment that can be provided by Howdie, Inc. will be rented to the project at 75% of current market rate.

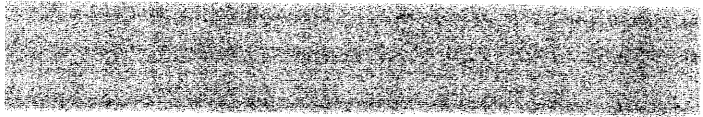
HOWDIE^I_{NC}

GENERAL CONTRACTOR

4237 E. Meridian Loop

Wasilla, AK 99654

Phone: (907) 376-4711 Fax: (907) 373-6773



WASILLA MULTIUSE SPORTS COMPLEX KITCHEN ADDITION

CLASSIFICATION		SUBCONTRACT			COST
DESCRIPTION	CODE	QUANTITY	UNIT COST	SUBTOTAL	TOTAL
CONTRACTING REQUIREMENTS	00				\$16,940.00
GENERAL REQUIREMENTS	01				\$94,838.00
SITE WORK	02				\$96,583.90
CONCRETE	03				\$39,774.50
METALS	05				\$134,464.49
WOOD AND PLASTICS	06				\$12,337.00
THERMAL AND MOISTURE PROTECTION	07				\$96,591.08
DOORS & WINDOWS	08				\$37,178.00
FINISHES	09				\$162,837.27
SPECIALTIES	10				\$1,590.00
MECHANICAL	15				\$196,685.00
ELECTRICAL	16				\$123,800.00
					<u>\$1,013,619.24</u>
				CONTRACTOR'S OVERHEAD AND PROFIT @ 10%	\$101,361.92
				ESTIMATE TOTAL	<u>\$1,114,981.16</u>
				CONTINGENCY @ 3%	\$33,449.43
				TOTAL	<u>\$1,148,430.59</u>

Firm Experience:

Howdie, Inc. has enjoyed being a team member on many team build projects, two with the City of Wasilla.

The majority of our private projects are also constructed based on a similar team build model.

Following are examples. Some of these examples differ substantially in project scope from the kitchen addition. However they were built using the same team build model that you are proposing for this project.

MASCOT Transit Facility Phases I/II

*Owner – City of Wasilla
Owner's Rep – Archie Giddings*

*Architect – Burkhart Croft
Project Architect – Joanna Croft*



This project is still the best example I can give of how a client can stretch a dollar to the limit and still have a very successful project of above average construction type. The project was dramatically underfunded at the schematic design phase and the team decided to split the project into two phases to see how much of the budget could be salvaged during the construction of the first phase, the office wing. We successfully completed the first phase on time and under budget and paralleled the construction phase with redesign of the garage wing of the project to fall within the project budget.

Initial project scope:

Construct 8,068 square feet administrative offices and bus parking as a masonry and wood frame single story building with associated site improvements.

Final project scope:

Construct 7,285 square feet garage as a wood frame single story building with associated site improvements.

Initial project cost – \$1,684,846.00

Final project cost - \$1,473,168.00

Change orders issued –

Original Contract Sum issued for Phase 1 - \$900,000.00

Change Order 1 – Commence Phase 2 Construction – Add \$490,000.00

Change Order 2 – Pave and fence Bus parking – Add \$83,168.00

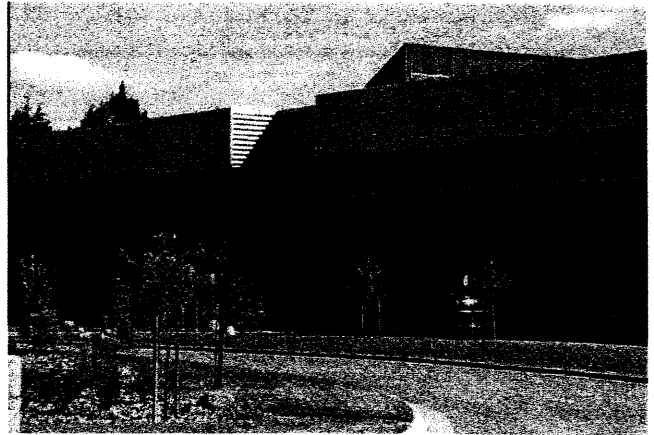
Wasilla Multi-Use Sports Complex

Owner – City of Wasilla

Owner's Rep – Archie Giddings

Architect – Kumin Associates

Project Architect – Blase Burkhart



We teamed with Architect, Kumin Associates, and Owner, City of Wasilla, to build a \$13 million facility with an NHL Ice Arena with spectator seating and support facilities, a running track, and a turf field.

The Wasilla Sports Complex was completed on time and under budget using a Guaranteed Maximum Price Contract without a single contractor requested change order.

Initial project scope:

Construct Sports Complex with whatever added features that could be funded by established project budget.

Final project scope:

Construct Sports Complex with added retractable bleachers in ice rink and turf field and added storage below fixed bleachers.

Initial project cost – \$12,610,000.00

Final project cost - \$12,946,463.00

Change orders issued:

Change Order 1 – Provide retractable bleachers and general building upgrades using project contingency funding. Add \$326,891.00

Change Order 2 – Replace and insulate under sidewalks adjacent to thaw bulb to reduce expansion of silts. Add \$9,572.00

Far Country Animal Hospital

Owner – Mike Whittington

Owner's Rep – Same

Architect – Wolf Architecture

Project Architect – Gary Wolf



This was a fast track team build of a full service 24-hour veterinary clinic. The owner was working towards a design bid process when the architect introduced him to our firm. Two hours later another team-build project was born. Over 10% of the project cost was saved in the first value engineering session. The project was then completed well under the revised budget and ahead of schedule.

Initial project scope:

Construct 4,400 square feet clinic with remote mechanical and utilidor construction.

Final project scope:

Construct 4,400 square feet clinic with roof mounted and screened mechanical.

Initial project cost – \$713,648.00

Final project cost - \$662,472.00

Change orders issued – None

Meridianpoint

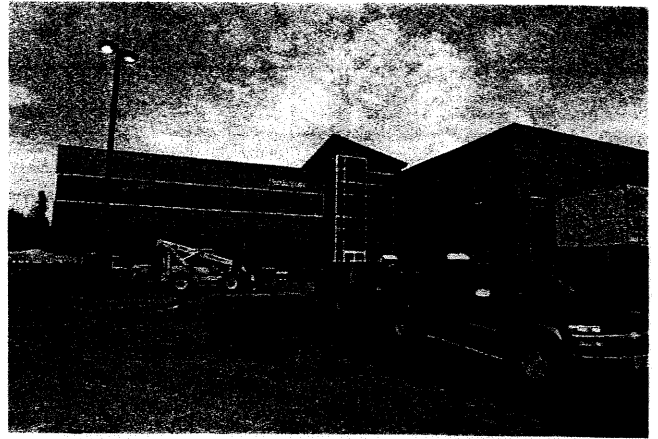
Office Building

Owner – Quality Investments

Owner's Rep – Gregg Gunnarson

Architect – Burkhart Croft

Project Architect – Blase Burkhart



Howdie, Inc. once again teamed with Burkhart Croft at the conceptual level to provide their client with a well-informed design. Original direction from the client was to design a wood frame building to keep frame costs down. At the schematic level, the use of masonry was identified as a desirable material for exterior finish to help the project blend in with the surrounding development. Working with the design team, we were able to convert the building to a much more desirable non-combustible steel frame and use masonry as both a means to reduce steel bracing as well as provide an aesthetic exterior. This building has set a new standard for the Matanuska Valley to strive for in both building and architectural quality.

Initial project scope:

Construct 38,000 square feet wood frame office building.

Final project scope:

Construct 38,000 square feet braced frame and masonry Class "A" office building.

Initial project cost – \$5,675,760.00

Final project cost - \$5,621,589.35

Change orders issued – None

AIA[®] Document A305[™] – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

| **SUBMITTED TO:** City of Wasilla Attn. Archie Giddings PE – Public Works Director

| **ADDRESS:** 290 East Herning Ave, Wasilla AK 99654

| **SUBMITTED BY:** Howdie Inc.

| **NAME:** Todd Nugent

| **ADDRESS:** 4237 E Meridian Loop, Wasilla AK 99654

| **PRINCIPAL OFFICE:** Same

| Corporation

| Partnership

| Individual

| Joint Venture

| Other

| **NAME OF PROJECT (if applicable):** Wasilla Multiuse Sports Complex Kitchen Addition

TYPE OF WORK (file separate form for each Classification of Work):

| General Construction

| HVAC

| Electrical

| Plumbing

| Other (please specify)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1. ORGANIZATION

| § 1.1 How many years has your organization been in business as a Contractor? 35

| § 1.2 How many years has your organization been in business under its present business name? 9

§ 1.2.1 Under what other or former names has your organization operated?

| Howdie Homes Inc.
Howdie Investments

§ 1.3 If your organization is a corporation, answer the following:

- § 1.3.1 Date of incorporation: August 28th, 1972
§ 1.3.2 State of incorporation: AK
§ 1.3.3 President's name: Todd Nugent
§ 1.3.4 Vice-president's name(s)

Howard Nugent

- § 1.3.5 Secretary's name: Annette Nugent
§ 1.3.6 Treasurer's name: Annette Nugent

§ 1.4 If your organization is a partnership, answer the following:

- § 1.4.1 Date of organization:
§ 1.4.2 Type of partnership (if applicable):
§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following:

- § 1.5.1 Date of organization:
§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2. LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

State of Alaska
Matanuska Susitna Borough
Municipality of Anchorage
City of Wasilla
City of Palmer

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

§ 3. EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Carpentry
General Labor

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract:

\$11,452,920.00

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

\$11,588,554.00

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

§ 4. REFERENCES

§ 4.1 Trade References:

See attached

§ 4.2 Bank References:

See attached

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Ohio Casualty

§ 4.3.2 Name and address of agent:

Wells Fargo Insurance
Kristin Muir
1500 West Benson Blvd Suite 102
Anchorage, AK 99503

§ 5. FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Financial Statement Available upon request

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

§ 6. SIGNATURE

§ 6.1 Dated at this 20th day of December 2007

Name of Organization: Howdie Inc.

By: *[Signature]*

Title: President

§ 6.2

Todd Nugent
M being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 20 day of December 2007

Notary Public: *Rosemary Myrick*

My Commission Expires: 10-6-2011

STATE OF ALASKA
NOTARY PUBLIC
Rosemary Myrick
My Commission Expires 10/6/2011

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Todd Nugent, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with this certification at 14:50:15 on 12/15/2007 under Order No. 1000328746_1 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A305™ – 1986 - Contractor's Qualification Statement, as published by the AIA in its software, other than changes shown in the attached final document by underscoring added text and striking over deleted text.



(Signed)

President

(Title)

12/20/07

(Dated)

Appendix A - AIA A305 3.4 Work in Progress

Providence Eagle River Medical Office Building

Owner: Providence Alaska Medical Center

Architect: Burkhart Croft Architects

Contract: \$4,009,242.00

Percent Complete: 25%

Scheduled Completion Date: June 2008

MatSu Regional Outpatient Center – Eagle River

Owner: MatSu Regional Medical Center

Architect: Wolf Architecture

Contract: \$3,850,998.00

Percent Complete: 70%

Scheduled Completion Date: March 2008

Dynamic Building

Owner: Frank & Jackie Danner

Architect: Cole & Thompson Architects

Contract: \$2,237,484.00

Percent Complete: 65%

Scheduled Completion Date: April 2008

Mr. Lube Car Wash Bay Addition

Owner: George-Hernandez Partnership

Architect: The Design Company

Contract: \$616,883.00

Percent Complete: 90%

Scheduled Completion Date: January 2008

GCI Agulawok River Lodge – Dining Hall Addition

Owner: GCI

Architect: Burkhart Croft Architects

Contract: \$475,719.00

Percent Complete: 75%

Scheduled Completion Date: June 2008

Appendix B – AIA A305 3.5 Work Completed – 5 Year History

Home Depot Outparcel Retail

Owner: SLH, LLC

Architect: The Design Company

Contract: \$1,203,700.00

Completion Date: December 2007

MASCOT Phase II

Owner: City of Wasilla

Architect: Burkhart Croft Architects

Contract: \$603,819.00

Completion Date: August 2007

Wells Fargo Wasilla WalMart

Owner: Wells Fargo Bank, National Association

Architect: RIM Design

Contract: \$128,463.00

Completion Date: August 2007

MatSu Regional Outpatient Center - Wasilla – Renovations 2007

Owner: MatSu Regional Medical Center

Architect: Wolf Architecture

Contract: \$485,580.00

Completion Date: July 2007

MatSu Regional Medical Plaza – TFO 1-7

Owner: Rendina Companies

Architect: Ascension Group

Contract: \$3,429,810.00

Completion Date: July 2007

Meridianpoint Office Building

Owner: Rick Fuller and Naomi Louvier

Architect: Burkhart-Croft

Contract: \$5,651,430.00

Completion Date: March 2007

Appendix B – AIA A305 3.5 Work Completed – 5 Year History

Valley Radiation Oncology

Owner: Anchorage Radiation Therapy

Architect: Ascension Group

Contract: \$1,222,712.00

Completion Date: November 2006

Valley Ambulatory Surgery Center

Owner: Triad Hospitals

Architect: Ascension Group

Contract: \$2,649,334.00

Completion Date: November 2006

Providence Physical Therapy

Owner: Providence Alaska Medical Center

Architect: Wolf Architecture

Contract Amount: \$289,592.00

Completion Date: September 2006

Providence Outpatient Lab

Owner: Providence Alaska Medical Center

Architect: Wolf Architecture

Contract Amount: \$130,915.00

Completion Date: September 2006

Far Country Animal Hospital

Owner: Mike Whittington

Architect: Wolf Architecture

Contract Amount: \$662,472.00

Completion Date: August 2006

Dr. Lenhart Offices - TI

Owner: Dennis Lenhart

Architect: Cole and Thompson

Contract: \$106,311.00

Completion Date: August 2006

Appendix B – AIA A305 3.5 Work Completed – 5 Year History

Providence Valley MOB 1/Imaging Associates of Providence Valley

Owner: Providence Alaska Medical Center

Architect: Wolf Architecture

Contract Amount: \$1,594,463.00

Completion Date: June 2006

MASCOT Transit Facility Phase 1

Owner: City of Wasilla

Architect: Burkhart-Croft

Contract Amount: \$871,181.00

Completion Date: May 2006

The Real Estate Center/Mat-Su Title Building

Owner: Mike and Susan Price

Architect: The Design Company

Contract Amount: \$2,695,000.00

Completion Date: January 2006

Alaska Club Express Palmer

Owner: Alaska Club

Architect: Don Dwiggin

Contract Amount: \$109,469.00

Completion Date: September 2005

Alaska Family Services Support Services Facility

Owner: Alaska Family Services

Architect: Wolf Architecture

Contract Amount: \$1,015,603.00

Completion Date: August 2005

Willow Haven Senior Housing

Owner: Willow Area Seniors

Architect: The Design Company

Contract Amount: \$928,482.00

Completion Date: June 2005

Appendix B – AIA A305 3.5 Work Completed – 5 Year History

Matsu Community Pediatrics - TI

Owner: Tamara Krimm

Architect: Cole and Thompson

Contract: \$158,347.00

Completion Date: May 2005

Dr. Kursunoglu Offices - TI

Owner: Ismet Kursungolu

Architect: Cole and Thompson

Contract: \$177,217.00

Completion Date: March 2005

Mat Valley Federal Credit Union – Branch Remodels

Owner: Mat Valley Federal Credit Union

Architect: Emick and Siebert Inc

Contract: \$589,500.00

Completion Date: May 2005

Talkeetna Lodge Elevator Addition

Owner: Cook Inlet Regional Inc

Architect: The Design Company

Contract: \$195,379.00

Completion Date: June 2005

Alder View Senior Housing

Owner: Wasilla Area Seniors

Architect: The Design Company

Contract Amount: \$2,894,696.00

Completion Date: February 2005

Geneva Woods Pharmacy

Owner: Geneva Woods Pharmacy

Architect: Cole/Thompson Architects

Contract: \$1,218,272.00

Completion Date: January 2005

Appendix B – AIA A305 3.5 Work Completed – 5 Year History

Wasilla Physical Therapy - TI

Owner: Wasilla Physical Therapy
Architect: Cole & Thompson Architects
Contract: \$809,108.00
Completion Date: December 2004

Country Field Medical - Shell

Owner: Country Field Medical Condo Association
Architect: Cole & Thompson Architects
Contract: \$1,259,715.00
Completion Date: December 2004

Talkeetna Lodge Building 800

Owner: CIRI Tourism
Architect: Cole/Thompson Architects
Contract: \$414,614.00
Completion Date: July 2004

Upper Susitna Senior Housing

Owner: Upper Susitna Seniors.
Architect: Krochina Architects
Contract: \$729,661.00
Completion Date: July 2004

Wasilla Multiuse Sports Complex

Owner: City of Wasilla
Architect: Kumin Associates
Contract: \$12,936,891.00
Scheduled Completion Date: July 2004

Renal Care Group – Hemo Dialysis

Owner: Nugent Properties
Architect: Randall Dover
Contract: \$1,063,871.00
Completion Date: March 2004

Appendix B – AIA A305 3.5 Work Completed – 5 Year History

Knik Manor Assisted Living Senior Housing

Owner: Wasilla Area Seniors.

Architect: Design Company

Contract: \$2,863,000

Completion Date: May 2004

Wasilla Senior Center Kitchen and Offices Addition

Owner: Wasilla Area Seniors

Architect: The Design Company

Contract: \$438,395.00

Completion Date: May 2004

Denali View Senior Housing

Owner: Chugiak Seniors

Architect: Architects Alaska

Contract: \$2,990,756

Completion Date: May 2003

KBT Office Building

Owner: Mike and Shila Hough

Architect: Cole & Thompson Architects

Contract: \$761,235.00

Completion Date: May 2003

Todd Nugent

President

Todd attended the Construction Engineering Program at Montana State University from 1992 until 1994, when he began working for Howdie, Inc. After working in the field for two years, he began managing the Residential Division.

For the next few years Todd primarily built custom homes throughout the Mat-Su Valley. He is still highly sought after by the local community for his skills in home building; however, his focus has switched to a primarily commercial work program.

Using the experience and attention to detail that he gained by building custom homes, he began building multi unit senior housing in 1997. Todd has kept an interest in senior housing and just completed his ninth senior housing project totaling 163 units and nearly \$20 million.

Todd also has managed many medical projects over the years including several complex imaging installations. He spent two years as the project manager on the expansion and renovation projects at West Valley Medical Campus and Valley Hospital.

Todd's most recent accomplishment was constructing the \$5.6 million Meridianpoint office building for Prudential Jack White Vista Real Estate that was completed on time and under budget. Recently he completed construction of 66,000 square feet of improvements at MatSu Regional Medical Plaza, including an ambulatory surgery center and a radiation therapy linear accelerator.

Todd currently holds the Residential Endorsement for Howdie, Inc.'s General Contractor License. In 2000, he obtained his Electrical Administrator's License for Indoor Communications.

He is well respected in the Architectural and Engineering community for his extensive knowledge. Some even joke that they can't wait for him to publish a guide to several different building codes to make their life easier.

In 2004 Todd became President and Owner of Howdie, Inc.

Howard Nugent

Vice President

Howard started Howdie Homes in 1970 and began building small custom homes. Howdie Homes was incorporated in 1972, and continued doing primarily residential and light commercial construction with a focus on custom homes. In 1986, Howdie Homes, Inc. began doing business as Howdie Investments as more property development and larger commercial projects were undertaken. The name was changed to Howdie, Inc. in 2000, to better reflect the diversity of the corporation.

In 1988, Howard opened Landscape Supply, which grew into a multi-million dollar retail operation over the next twelve years. Howard sold Landscape Supply in 2000 to devote more time to the construction business.

Howard was invited to become a member of the National Bank of Alaska Advisory Board in 1996, and later that year also became a member of the State Board of Directors. Until the sale of NBA to Wells Fargo in 2000, Howard served on these boards and on the Executive Committee. Since the sale he now serves on Wells Fargo's state and community advisory boards.

Howard has always enjoyed a challenge and has never missed a deadline. He has been involved in the design development of all types of commercial construction ranging from surgery suites to hotel suites.

In June 2004 Howard stepped down as President of Howdie, Inc. and the corporation redeemed his stock, leaving his son Todd as the sole owner.

Howard still holds the position of Vice President and will continue to support the company when needed.

Howard currently is devoting more time to property development. His focus now is three senior housing projects, which will begin spring 2008.

AIA 305

3.6

Gil Lee
Superintendent

Gil has been employed by Howdie since 1973, and is skilled in all aspects of construction. After demonstrating his leadership qualities, he was promoted to superintendent for Howdie, Inc. in 1982. Since then Gil has managed countless residential and commercial projects, at times coordinating the efforts of up to 96 employees and subcontractors, and is a valued presence on any project.

Gil is well respected by the subcontractor community for his supervisory skills.

Gil is presently supervising the construction of two medical office buildings in Eagle River.

Scott Parker
Superintendent

Scott was hired in 1984. He brought with him nearly ten years of carpentry experience.

He since has developed an extensive background in remodeling and also supervises an occasional new construction project. He, like the rest of the management of Howdie, Inc., has extensive experience in commercial and medical construction.

Scott is often placed on projects that require a large amount of work to be performed in or around already occupied spaces.

Scott is currently supervising construction of the new Dynamic Properties building in Wasilla.

AIA A305 4.1 Trade References

CREDIT REFERENCES	ACCOUNT NUMBER	CONTACT/PHONE
Spenard Builders Supply P.O. Box 871250 Wasilla, AK 99654	20-405270	Curt (907) 376-5237
Alaska Industrial Hardware 2192 Viking Drive Anchorage, AK 99501	14928	(907) 276-7201
Summit Windows & Doors 7950 King Street Anchorage, AK 99518	HOWDIE	Brenda (907) 522-7757
Alaska Basic Industries 1040 O'Malley Road Anchorage, AK 99515	2906	Jane (907) 349-3333
Carpet World of Alaska P.O. Box 874529 Wasilla, AK 99687	None	Joe (907) 745-3737
Husky Electric Supply P.O. Box 870590 Wasilla, AK 99687	None	(907) 376-0150
Lynden Transport P.O. Box 3725 Seattle, WA 98124-3725	1HOWDIE1.5	(866) 596-3368
BANK REFERENCES	ACCOUNT NUMBER	CONTACT/PHONE
Wells Fargo Bank Alaska 581 W. Parks Hwy. Wasilla, AK 99654	84000876	Sean Riggan Business Banker (907) 376-5355
BONDING AND LICENSING	ISSUED BY	NUMBER
General Contractor License	State of Alaska	27441
Business License	State of Alaska	301961
Contractor's Bond	Ohio Casualty Group	BMO 52978809

Key Personnel Experience:

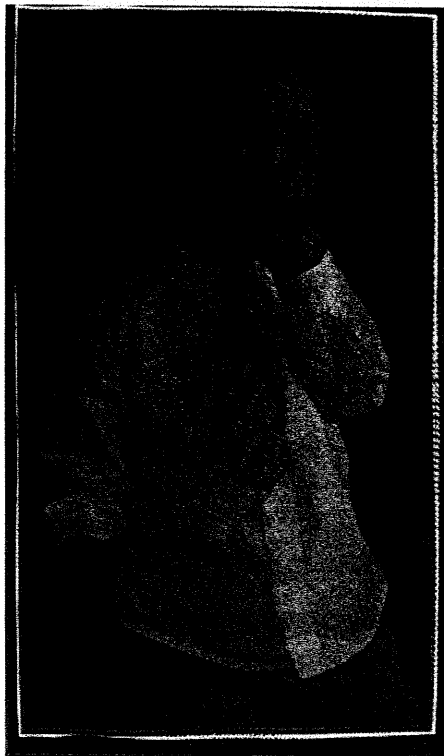
Please see attached AIA 305.

Per our management plan, Todd Nugent will fill the roles of Contract Manager, Project Manager, Project Engineer, and Cost Estimator. Like his father before him, Todd insists on taking charge of every aspect of managing a project personally.

Howard Nugent has retired from Howdie, Inc. and will not hold an active role in this project. However, as he was the original Project Manager for the Sports Complex, he will attend sessions during Design Development to offer his assistance and experience.

Gil Lee will act as the on site Superintendent.

A new member of our staff, Wesley Gray Nugent, will perform weekly inspections during the Sports Complex Turf for Tots program as well as continue to test the existing facility for durability. You will find that his resume is excluded from our qualification statement as this will be his first project and he is many years away from being of legal working age. We have included a photo below so that he may be identified by Sports Complex staff.



References:

Project – Wasilla Sports Complex

Owner – City of Wasilla

Contact – Archie Giddings

Phone – 373-9050

Architect – Kumin Associates

Contact – Blase Burkhart at Burkhart/Croft

Phone – 929-9334

Project – MASCOT Transit Facility

Owner – Matsu Community Transit

Contact – Lou Friend

Phone – 376-5006

Architect – Burkhart Croft

Contact – Joanna Croft

Phone – 929-9334

Project – Far Country Animal Hospital

Owner – Mike Whittington

Contact – Same

Phone – 746-7297

Architect – Wolf Architecture

Contact – Gary Wolf

Phone – 746-6670

Project – Meridianpoint Office Building

Owner – Quality Investments

Contact – Gregg Gunnarson

Phone – 762-3158

Architect – Burkhart Croft

Contact – Blase Burkhart

Phone – 929-9334

Management Plan:

We believe our typical management team would be more than sufficient for this project. This would consist of a combination Project Manager/Contract Manager/Cost Estimator, and an on site Superintendent.

Todd Nugent would act as Project Manager. During the design phase, Todd will attend all scheduled meetings and conduct all research necessary to provide the team with value engineered options. Todd will also use his experience to anticipate any problems inherent to the team's design focus. During construction, Todd will perform no less than daily job site inspections and coordination meetings.

Todd Nugent would also act as Project Estimator and Contract Manager. During the design phase, Todd will attend scheduled meetings and provide cost feedback to the team to aid in decision-making and value engineering. He will also provide qualified subcontractors and material suppliers to assist the design team during design development. During construction, Todd would maintain a current schedule of values for the project team.

Gil Lee would act as on site superintendent handling day-to-day coordination.

Our quality control system follows a basic idea. "Four sets of eyes are better than one." The Project Manager, Architect, Owner's Agent and Superintendent will all inspect all phases of work to maintain quality. All structural elements will be inspected/tested by an outside agency.

Our workforce will perform primarily material handling and cleanup. We also staff carpenters to seamlessly bridge the gaps between sub contracts.

We are not a Union Contractor. However, we do not discriminate between union and non-union subcontractors and promote a good working environment for both to cohabitate.

We enjoy supporting our community and local hire is important to us. We have large resources of local subcontractors that enjoy working with us. We are pleased that as the Matanuska Valley has grown we have been able to provide local resident workers in nearly every trade.

Capacity:

We currently have \$10.1 million under contract, of which \$6.2 million is complete. None is bonded.

Please refer to AIA 305 for a list of current projects.

Our bonding capacity available is in excess of \$15 million.

Resources are readily available in the form of both material and labor to complete this project.

We have reviewed the proposed schedule. We believe it to be ambitious and so are we. The weather trend for the last few years has been kind for construction in the spring and we anticipate that 2008 will be the same. We do not anticipate any problems with full occupancy and completion by fall of 2008.

Conclusion

I remember the day long ago during the design development of the Wasilla Sports Complex when we discussed the hope of the Complex being outfitted to provide our community a shelter in case of disaster. It is good to see the City gaining one more vital step towards that goal.

I believe all the knowledge gained from participating in the design and performing the construction of the existing facility will make Howdie. Inc. all the more able to continue to provide the City of Wasilla with the best value possible.

I would very much like to help the City achieve its goal by constructing this addition to an already wonderful facility and helping it be that much more.

As requested in the RFP we have made every attempt at brevity for this proposal. If you would like us to elaborate upon or clarify any portion, have any further questions, or just want to put a face to the name, we would enjoy a chance to present ourselves in person.