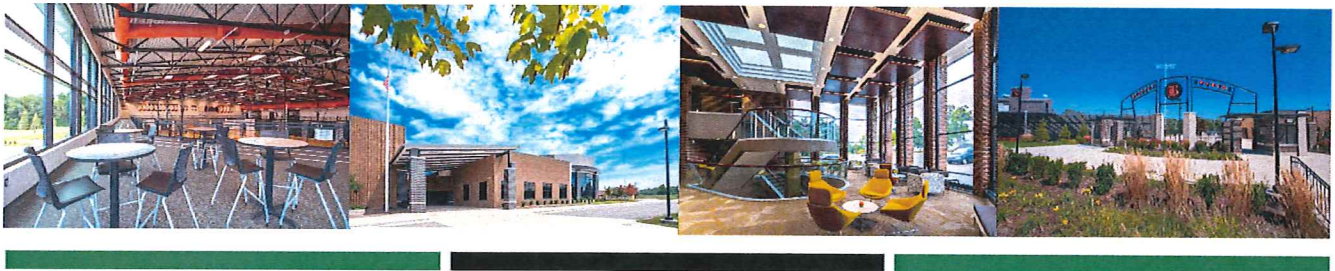




**LUDINGTON AREA SCHOOLS
BUILDING PROGRAM 2019**



CONSTRUCTION MANAGEMENT PROPOSAL

SUBMITTED BY



DECEMBER 4, 2018

PART I – General Information

Firm Name:

Beckering Construction Inc.

Location:

650 - 44th Street SE
Grand Rapids, MI 49548

Website:

www.beckering.com

Telephone:

(616) 532-8191

Facsimile:

(616) 532-8193

Contact Person:

David J. Beckering, President

Email:

dj@beckering.com

Established:

1994



PART II – ORGANIZATION

Section 1 - Firm Overview

Ownership Structure

Beckering Construction is a full-service, family-owned and operated Construction Management firm located in Grand Rapids, Michigan. David Beckering is the majority stockholder, with his sons D.J. Beckering and James Beckering as both minority stockholders of the company. Together, this group of leaders effectively manage the direction of the firm.

Company History

The Beckering Family has been a staple in the Michigan Construction industry for nearly a century. In 1933, Earl H. Beckering Sr. founded Beckering Construction Company to serve the construction needs of the state. Earl H. Beckering Jr. took over as President of the family business in the mid 1960's and re-incorporated as Pioneer Construction. David Beckering grew up in the family business and served in several capacities at Pioneer until the mid-1990's. In 1994, David decided to return to his family roots and founded Beckering Construction to continue the Beckering family construction tradition in the State of Michigan. Three generations later, Beckering Construction is a major resource in the region providing construction management, general contracting and design/build services for a broad range of clients with a special emphasis on the construction of educational facilities. Construction Management is the main vocation of Beckering Construction and K-12 school construction is our specialty. Approximately 80% of the work completed by Beckering Construction has consisted of K-12 construction. David Beckering has over 35 years of experience in construction management and has been operating as President of Beckering Construction for over 22 years. We are a closely held corporation comprised of committed professionals who have spent their lives in the construction industry.



In-House Professional Services

Beckering Construction has a staff of twenty-five people and our annual volume is approximately 30 million dollars. We have eight superintendents on staff with a cumulative experience of more than 200 years! The following table details the assignments of each of the professionals in our organization.

Professional Discipline	Staff
- Administrative	2
- Estimators / Value Engineers	2
- Project Managers	4
- Accounting / Finance	2
- Project Superintendents	8
- Project Foremen	2
- Carpenters / Laborers	5
Total:	25



Familial Disclosure

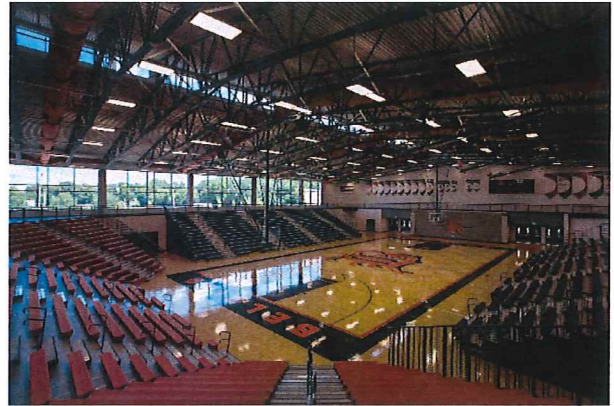
There are no familial relationships that exist between the owners or any employee of Beckering Construction and any member of the Board of Education, Superintendent, Business Manager, Director of Curriculum or Facilities Operator of Ludington Area Schools.



PART III – SERVICES PROVIDED TO CLIENTS

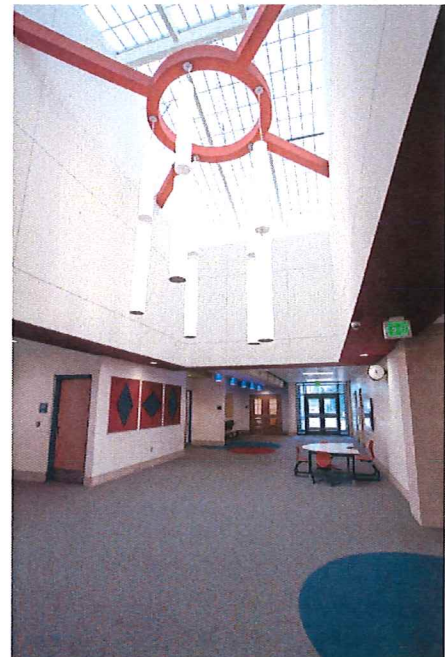
Pre-Bond Phase

- Campaign Committee Member
- Provide Bond Promotion Resources
- Marketing through Social Media
- Financial Planning
- Cash Flow Projections
- Project Strategies
- Preliminary Project Scheduling
- Public Meetings



Design Phase

- Design Meetings with Owner and Architect
- Review of Design Criteria
- Schematic Budget
- Design Development Budget
- 90% Budget
- Value Engineering with each Budget
- Construction Feasibility Report
- Propose Phasing Plans
- Propose Phased Bid Packages
- Occupancy Schedule
- Testing & Survey Services
- Contract Development



Bidding Phase

- Solicit and Screen Bidders
- Develop Bid Divisions and Proposal Forms
- Pre-Bid Meetings
- Distribute Bidding Documents
- Evaluate Bids
- Post Bid Interviews
- Contract Award Recommendations
- Sub-Contract Preparation
- Procure Required Insurance Certificates
- Provide Umbrella PLM Bond
- Secure Building Permits and Government Approvals

Construction Phase

- Review and Expedite Shop Drawing Process
- Full-Time Onsite Supervision
- Continually Update Construction and Occupancy Schedules
- Weekly Meetings with Foreman
- Enforce Contract Insurance Requirements
- Monthly Meetings with Architect and District Administrators
- Conduct Progress Meetings / Provide Reports
- Prepare Monthly Payment Applications / Schedule of Values, Sworn Statements and Waivers
- Maintain Project Schedule
- Manage the Change Order Process
- Coordinate Safety Programs
- Enforce Safety Regulations
- Daily Layout and Problem Resolution
- Cost Control Management
- Value Engineering Services
- Management of General Condition / Construction Support Items
- Punch List Management
- Coordinate Final Inspections, District Acceptance & Occupancy
- Monthly Budget Status Reports
 - Review Change Orders
 - Review Contingency Status
 - Review Budget / Cost
- Compile Operation and Maintenance Manuals, AS Built Drawings, Warranties, Guarantees and Directories
- Work Through Any Owner Problems in an Expeditious Manner

Post-Construction Phase

- Coordinate Owner Training Sessions
- Provide Follow-up and Call-back Services for Duration of the Longest Sub-Contract Warranty
- Post Occupancy Walk-Through Before Warranty Expiration
- Assist District with Additional Services

PART IV – COMPLETED PROJECTS

The following pages provide a comprehensive look at the construction management services that Beckering Construction has performed at different school districts throughout the State of Michigan. As can be seen from our previous projects, we have a tremendous amount of experience working with K-12 school districts. This enables us to know exactly how to plan for building programs to come together and we can make sure that our client is getting exactly what they want.

BELDING AREA SCHOOLS

2010 Bond Projects

100 W Ellis Street, Belding MI 48809

- Year: 2010 - 2014
- Cost: \$38,785,000

Beckering Construction Project Team:

- David Beckering, Project Executive
- D.J. Beckering, Project Manager
- Greg Kraft, Project Superintendent
- Steve Corvers, Project Superintendent

Owner's Representative(s):

- Leslie Mount, Superintendent (Former)
PH: (616) 481-7415
- Bill Helmer, Facilities Director (Former)
PH: (231) 629-2802

Architect: GMB Architecture + Engineering

- Jeff Hoag, PH: (616) 796-0200

Project Scope:

- *High School Addition / Remodeling*
- **New Performing Arts Center**
- **New Health & Fitness Center**
- **New State-Of-The-Art Competition Gymnasium**
- *Track Replacement & Synthetic Turf at the Stadium*
- *New Athletic Complex for baseball, softball, football, soccer, band, PE classes and Community use*
- *New Open, Collaborative Lobby Area*
- *New Secure Main Entrance = Great First Impression!*
- *District-Wide Technology Upgrades*
- *Central Office & Secure Entry Remodel*
- *Roof Replacement & Parking Lot Upgrades*
- *Ellis Elementary Additions including secure entry*
- *New Outdoor Learning Area*
- *Stadium Improvements*
- *Middle School Remodeling*



ALLENDALE PUBLIC SCHOOLS

****Successful Partnership for 22 Years and just hired to manage the 2017 Bond Projects in the amount of \$29 Million****

10505 Learning Lane, Allendale MI 49401
- Year: 1995 – current

Beckering Construction Project Team:

- David Beckering, Project Executive
- James Beckering, Project Manager
- Bill Mulder, Project Superintendent

Owner's Representative(s):

- Dan Jonker, Superintendent (Former)
 - Gary Torno, Director of Operations
- PH: (616) 892-4355

Architect: GMB Architecture + Engineering

- Jeff Hoag, PH: (616) 796-0200

2007 Bond Projects

Cost: \$33,000,000

- High School Administration Remodel
- Middle School Athletics / Concession
- New 4/5 Elementary School (Oakwood)
- New 6-8 Middle School
- (2) New Gymnasiums
- Oakwood Utility Building

2002 Bond Projects

Cost: \$20,000,000

- New Performing Arts Center
- New Elementary School
- New Transportation Facility

1998 Bond Projects

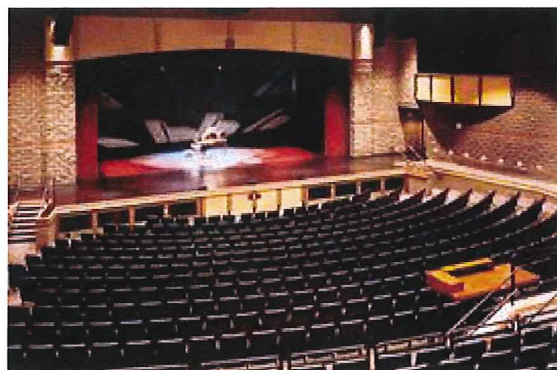
Cost: \$1,200,000

- New Athletic Complex

1995 Bond Projects

Cost: \$19,000,000

- New Middle / High School
- New Gymnasium



RAVENNA PUBLIC SCHOOLS

2008 Bond Projects

12322 Stafford Street, Ravenna MI 49451

- Year: 2008 – 2010
- Cost: \$15,000,000

Owner's Representative:

- John Van Loon, Superintendent
PH: (616) 481-7415

Architect: GMB Architecture + Engineering

- David Wilkins, PH: (616) 796-0200

Project Scope:

- *Middle School Addition / Remodel*
- *Athletic Facilities Modernization*
- *New Early Childhood Center*
- *Beechnau Elementary Renovation*
- *High School Renovation*



LAKEWOOD PUBLIC SCHOOLS

2008 Bond Projects

639 Jordan Street, Lake Odessa MI 48849

- Year: 2008 - 2010
- Cost: \$35,000,000

Owner's Representative:

- Mike O'Mara, Former Superintendent
PH: (269) 838-0033

Architect: Design Plus

- Jim Horman, PH: (616) 447-3322

Project Scope:

- *High School Addition / Renovation*
- *New Performing Arts Center*
- *New Competition Gymnasium*
- *New Health & Fitness Center*
- *Cafeteria Enlarged with More Natural Light*
- *Courtyards Upgraded to create "Outdoor Feel"*
- *New Science Lab Wing*
- *Sunfield Elementary Addition / Renovation*
- *Woodland Elementary Addition / Renovation*
- *Central Administration Office Remodel*
- *West Elementary Addition / Renovation*
- *Clarksville Elementary Addition / Renovation*



FOREST HILLS PUBLIC SCHOOLS

Various District Projects

6590 Cascade Rd SE, Grand Rapids MI 49546

- Year: 2014 - 2016
- Cost: \$7,000,000

Owner's Representative(s):

- Daniel Behm, Superintendent
PH: (616) 493-8800
- Tom Walters, Director of Operations
PH: (616) 299-7322

Architect: GMB Architecture + Engineering

- Jeff Engle, PH: (616) 566-3807

Project Scope:

- ***New Auxiliary Gymnasium***
- *Eastern HS Central Office Remodel – Secure Entry*
- *Northern Hills MS Remodel*
- *Knapp Forest Elementary Remodel*
- *Performing Arts Remodel*
- *Aquatic Center Remodel*



IONIA AREA SCHOOLS

Modernization / Renovation Projects

250 East Tuttle Road, Ionia MI 48846

- Year: 2007
- Cost: \$4,500,000

Owner's Representative:

- Don Wilcox, Business Manager
PH: (616) 527-9280
- Architect: GMB A+E, PH: (616) 796-0200

Project Scope:

- *Athletic Facilities Renovation*
- *Elementary School Renovation*



CALEDONIA COMMUNITY SCHOOLS

2008 Bond Projects

9753 Duncan Lake Avenue, Caledonia MI 49316

- Year: 2001 - 2006
- Cost: \$49,000,000

Owner's Representative:

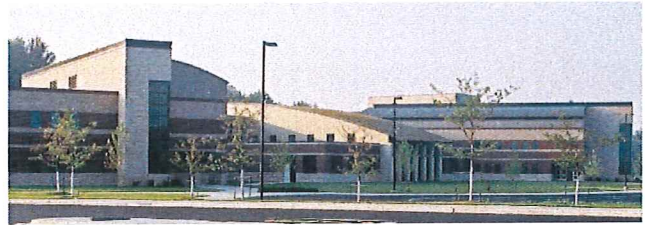
- Gary Delger, Facilities Manager
PH: (616) 891-8185

Architect: GMB Architecture + Engineering

- Harm Perdok, PH: (616) 796-0200

Project Scope:

- *New High School Campus*
- *(2) New Gymnasiums*
- *New Performing Arts Center*
- *New Health & Fitness Center*
- *Geothermal Heating & Cooling*
- *Elementary School Renovation*
- *Administrative Area Renovation*
- *Child Day Care Area Renovation*
- *New Alternative High School*
- *Existing High School Remodel*



OTTAWA AREA ISD

Summer 2012 Projects

13565 Port Sheldon, Holland MI 49424

- Year: 2012
- Cost: \$2,358,000

Owner's Representative:

- Darcie Birkett, Asst. Superintendent
PH: (616) 738-8940

Architect: GMB Architecture + Engineering

- Dave Alphenaar, PH: (616) 796-0200

Project Scope:

- *Careerline Tech Center HEM Building Additions*
- *Ottawa Area Center Multipurpose Room Remodel*
- *Sheldon Pines Multipurpose Room Remodel*



REED CITY AREA PUBLIC SCHOOLS

2017 Bond Projects

225 W. Church Ave., Reed City, MI 49677

- Year: 2017
- Cost: \$3,900,000

Beckering Construction Project Team:

- David Beckering, Project Executive
- D.J. Beckering, Project Manager
- Bill Mulder, Project Superintendent

Owner's Representative(s):

- Myra Munroe, Superintendent
PH: (231) 832-2201

Architect: GMB Architecture + Engineering

- Matt Tibbe, PH: (616) 796-0200

Project Scope:

- *High School Remodeling – Secure Entry*
- *Track Replacement & Field Upgrades at the Stadium*
- *Re-roofing, infrastructure upgrades throughout*
- *New Secure Main Entrance = Great First Impression!*
- *District-Wide Technology Upgrades*
- *Roof Replacement & Parking Lot Upgrades*
- *Elementary School Remodeling including secure entry*
- *Stadium Improvements*
- *Middle School Remodeling*



PART V – FINANCIAL CAPABILITIES

Financial Condition

Beckering Construction maintains a firm financial footing and carries virtually no long term debt. We pay our subcontractors on time every month and that creates solid, trusting relationships that last a lifetime.

PART VI – INSURANCE PROVISIONS

Insurance / Bonding Provisions

Beckering Construction provides General Liability insurance and Workers Compensation coverage as listed below. Also listed is our Bonding Company information.

Insurance Agency - For All Policies

USI Insurance Services
648 Monroe Ave NW, Suite 300
Grand Rapids, MI 49503
Contact: Jim Karrip (616) 336-0171

Bonding Company

CNA Surety
2900 Charlevoix Drive SE, Suite 220
Grand Rapids, MI 49546
Agent: Kevin Van Otterloo
AM Best Financial Strength Rating - A Excellent

Liability Insurance

Amerisure Insurance Company
Policy #: CPP1302926
Policy Limits:

- \$1,000,000 per Occurrence
- \$2,000,000 Aggregate

Policy is on an occurrence basis.
Umbrella Liability: \$8,000,000

Workers Compensation Insurance

Amerisure Insurance Company
Policy #: WC1302928

PART VII – GENERAL REFERENCES

ALLENDALE PUBLIC SCHOOLS

10505 Learning Lane
Allendale, MI 49401

Dan Jonker, Past Superintendent

danieljonker@att.net
(616) 892-5570

ALLENDALE PUBLIC SCHOOLS

10505 Learning Lane
Allendale, MI 49401

Gary Torno, Director of Operations

tornogar@allendale.k12.mi.us
(616) 892-4355

BELDING AREA SCHOOLS

1975 Orchard Street
Belding, MI 48809

Leslie Mount, Past Superintendent

mountleslie@gmail.com
(616) 481-7415

FOREST HILLS PUBLIC SCHOOLS

6590 Cascade Rd SE
Grand Rapids, MI 49546

Daniel Behm, Superintendent

dbehm@fhps.net
(616) 493-8800

LAKE MICHIGAN COLLEGE

2755 E Napier Ave
Benton Harbor, MI 49022

Anne Erdman, VP of Admin. Services

erdman@lakemichigancollege.edu
(269) 927-8100

WESTERN MICHIGAN UNIVERSITY

1903 West Michigan Ave
Kalamazoo, MI 49008

Pete Strazdas, Associate Vice President

peter.strazdas@wmich.edu
(269) 387-8584

WESTERN MICHIGAN UNIVERSITY

1903 West Michigan Ave
Kalamazoo, MI 49008

Joe Wilson, Facilities Director

joseph.wilson@wmich.edu
(616) 742-5041

LAKEWOOD PUBLIC SCHOOLS

223 West Broadway
Woodland, MI 48897

Mike O'Mara, Past Superintendent

momara@lakewoodps.org
(269) 838-0033

RAVENNA PUBLIC SCHOOLS

12322 Stafford Street
Ravenna, MI 49541

John VanLoon, Superintendent

jvanloon@ravennaschools.org
(231) 853-2231

GMB ARCHITECTURE + ENGINEERING

85 East Eight Street
Holland, MI 49423

Jeff Hoag, Architect

jeffh@gmb.com
(616) 796-0200

LANDMARK DESIGN GROUP

3883 Linden Ave SE, Suite A
Grand Rapids, MI 49548

Bob Van Putten, President

bob@landmark.us.com
(616) 956-0606

PART VIII – PROPOSED CM FEE

Firm Name: Beckering Construction, Inc.

A. Our fee is based on the following Budget Assumptions:

Total Proposed Bond Issue:	\$ 101,000,000.00
Funds Dedicated for Bond Issue Tech.	\$ (6,300,000.00)
Funds Dedicated for A/E Fees	\$ (4,700,000.00)
Funds Dedicated for FFE	\$ (3,000,000.00)
Underwriting/Bond Issuance/Election Costs	\$ (1,400,000.00)
Funds Dedicated for Buses	\$ (500,000.00)
Funds to be Managed by CM	<u>\$ 85,100,000.00</u>

B. We assume the following schedule will work for all parties involved:

Pre Bond Process	Jan-May 2019	
Bond Vote	May 7, 2019	
Project Phase	Elementary Project	MS/HS Project
Drawing Development	June-November 2019	March – November 2020
Bid Process	December 2019	December 2020
Award Contracts	January 15, 2020	January 15, 2021
Shop Drawings/Permits	January 16 – February 28, 2020	January 16 – April 30, 2021
Break Ground	March 1, 2020	May 1, 2021
Construction Process	March 2020 – July 2021	May 2021 – July 2023
Punch List / Occupancy	August 2021	August 2023

C. Our Proposal includes the following items:

Staff	General OH
Project Executive	Main Office Expense & Personnel
Project Manager	Cell Phones
Estimator	Correspondence Copies
Senior Site Superintendent	Liability Insurance
Junior Site Superintendent	Safety Program
Project Clerk	Field Office

* A complete list of items that are included or excluded from our Proposed Fee is attached.

CONSTRUCTION MANAGEMENT FEE and REIMBURSABLES

	Included in CM Fee	Reimbursed Expenses
Pre-Construction Expenses	Included	
Postage / UPS	Included	
Field Office Personnel	Included	
Change Orders - Management	Included	
Building Permits - Secure	Included	
Field Office and Furnishings	Included	
Clerk / Clerical	Included	
Labor Relations	Included	
Main Office Expenses and Personnel	Included	
Accounting & Payroll	Included	
Overhead and Profit	Included	
Payment Applications and Approvals	Included	
Procuring Bids	Included	
Program and Plan Review w / Owner A/E	Included	
Project Insurance (Builders Risk by Owner)	Included	
CM General Liability	Included	
Receiving of Pre-Purchased Materials	Included	
Safety and Fire Protection	Included	
Scheduling	Included	
Shop Drawing Review	Included	
Transportation Cost of Project Manager	Included	
Phone / Internet Expenses	Included	
Writing Contracts	Included	
Site Superintendents	Included	
Reproduction Expenses (Except Construction Documents)	Included	
Post-Construction Expenses	Included	
Transportation Expense		Reimbursed
On-Site Vehicle / Equipment		Reimbursed
Building Permit Costs		Reimbursed
Dumpsters		Reimbursed
Porta Johns		Reimbursed
Site Clean-up		Reimbursed
Layout / Testing		Reimbursed
Snow Removal		Reimbursed

LUDINGTON AREA SCHOOLS – BUILDING PROGRAM 2019



Temporary Heat		Reimbursed
Temporary Power		Reimbursed
Temporary Roads		Reimbursed
Temporary Enclosures		Reimbursed
Temporary Storage		Reimbursed
Temporary Water		Reimbursed
Traffic Control		Reimbursed
Signage		Reimbursed
PLM Bonds		Reimbursed

- D. Proposed CM Fee for Basic Services listed above and detailed on the following pages.
2.6% of Construction Funds in the amount of \$85,100,000.00.

Signature of Officer

I, the undersigned, understand that the information included in this Proposal, regardless of whether requested or voluntarily submitted may become part of any agreement subsequently made with the Owner, and we attest to the best of our knowledge, to its accuracy.

David J. Becker
Signature

President
Title

December 3, 2018
Date

