TAB G

Past Projects - Contractor

New George Mason High School
PPEA Design and Construction

TAB G. Past Projects - Contractor

FIRM EXPERIENCE

Grunley has completed over $550 million in projects involving the construction and renovation/addition of K-12 educational facilities and we currently have over $100 million in K-12 work in process. Our firm has extensive experience constructing new facilities and installing new building systems and infrastructure for a more energy-efficient building including the installation of high-efficiency HVAC, plumbing, electrical, life safety, storefront and curtainwall systems as well as energy-efficient windows and roofs.

Grunley has become an expert in building successful projects using the design/build delivery method. We are committed to a highly collaborative approach that fully engages our client and A/E designer as the project moves from programming through completion of construction. Grunley's design/build teams are organized to allow for maximum flexibility yet retain single point responsibilities to ensure smooth project execution. Grunley's depth of knowledge and experience, especially in phased occupied construction, is most significant when the design/build process is applied to an active campus project requiring tightly controlled separation of construction and strict safety planning and execution. Furthermore, Grunley's experience in building strong relations with building owners, design professionals, subcontractors and community groups allows us to create superior teams, fully capable of implementing the most complex project.

DEMONSTRATED PERFORMANCE ON RELEVANT PROJECTS

Grunley is pleased to provide four educational projects, including one design/build project, that are similar in size and complexity to the George Mason High School Project. In the table below, we have highlighted the similarities of each project to demonstrate our experience with the scope of work elements and expertise in the design and construction of school facilities. On the following pages, we have provided additional details for each project.

RELEVANT CONSTRUCTION PROJECTS				
	Fairmont Heights High School Replacement	**Fairfax High School Renovation and Additions**	**Sandburg Middle School Renovations and Additions**	**Herndon High School Renovation and Addition**
				
Successful completion (on time, within budget, and per client's specifications) of:	✓	✓	✓	In Process
• At least one (1) high school construction project of $80 million or more	**$80M**	$41.5M	$36.4M	**$83.9M**
• In the last ten (10) years by the general contractor similar in scope to the Project in this RFP	**2017**	2007	**2015**	In Process
Acceptable delivery methods include PPEA, Design/Bid/Build, Design/Build, and CM at Risk	Design/Bid/Build	Design/Bid/Build	Design/Bid/Build	Design/Bid/Build

RELEVANT DESIGN/BUILD TEAM PROJECT	
	Ft. Myer Child Development Center
	
Successful completion of at least one (1) design/build project similar in scope to the Project in this RFP	✓
Preference will be given to school construction projects and design/build teams that have completed a project together.	✓ Performed by the Grunley Samaha Team

PROJECT #1.

Fairmont Heights High School Replacement

Grunley constructed the new $80.6 million Fairmont Heights High School in Prince George's County, MD, to replace the existing facility. The new 193,000 SF high school is a compact, clearly organized, two-story structure with multiple roof levels and an open central spine separating academic and administrative areas from the full size gymnasium, cafeteria and auditorium. The building interior features an open central colonnade with exposed structural steel. There are several large interior spaces, most of which may be broken up with folding partitions. To maximize the potential use of the school by different community groups, the building requires easily secured zones with independent entrances for the academic, cultural, and recreational areas. The school opened on time in September for the 2017 - 2018 School Year.

The school is organized in career clusters to provide students with smaller learning communities, in which each student will remain with the same teachers for two to four of their high school years. It was designed around 50 teaching stations, organized in three career clusters: Health, Bio-Tech and Biosciences; Business Management and Finance; and Consumer Services, Hospitality and Tourism. Additionally, the school provides space for AFJROTC, performing arts and athletics and physical educational instruction, along with dining with on-site food preparation, administrative and guidance service, special education services, custodial services, and health services with a school nurse and on-site Wellness Center.

Site improvements feature new athletic facilities including a stadium, soccer field, baseball field, and the associated field houses, concessions and support facilities. New parking, entrances, and bus lanes were provided and significant site utilities, including a new stormwater management system, were installed.

The campus was constructed in three phases and is on-schedule to achieve LEED® Gold for Schools Certification.

On the following pages, we have included a checklist that provides a feature-to-feature comparison of the Fairmont Heights High School to the current George Mason High School facility plans.

FAIRMONT HEIGHTS HIGH SCHOOL REPLACEMENT (continued)

SIMILARITIES TO THE NEW GEORGE MASON HIGH SCHOOL		
	George Mason High School	**Fairmont Heights High School**
SIZE	285,502 SF	193,000 SF
OVERVIEW	Modern, innovative high school	Modern, innovative high school
SUSTAINABILITY	LEED® for Schools, Gold Certification Net-Zero Ready	LEED® for Schools, Gold Certification
COMMUNITY	Community interaction during design and construction	Community interaction during design and construction, monthly community updates and quarterly jobsite tours
LAND	24.6 acres	32.9 acres
CAPACITY	1,200 capacity with expansion to 1,500	953 capacity with expansion to 1,200
SITEWORK / EXTERIOR WORK	Utilities, stormwater management, landscaping, tree preservation, flood-plain verification, parking, and other site improvements	Utilities, stormwater management, landscaping, tree preservation, flood-plain verification, parking, and other site improvements
COMMISSIONING	Enhanced commissioning by owner	Enhanced commissioning by owner
HVAC	Geothermal HVAC capable of heating and cooling new facility	Geothermal HVAC capable of heating and cooling new facility
STRUCTURE	4- to 6-story structure	2-story structure
DEMOLITION	Existing GMHS, foundations, utilities, and site improvements	Existing parking lot, utilities, and site improvements
FOOTBALL / LACROSSE FIELD / STADIUM	Synthetic turf combination football & lacrosse field constructed and sized in accordance with NFHS Standards with field lighting, goals, scoreboard, fencing, aluminum bleachers seating for 2,000 spectators, concessions, broadcast booth, ticket booth, and public toilets	Synthetic turf combination football & lacrosse field constructed and sized in accordance with NFHS Standards with field lighting, goals, scoreboard, fencing, aluminum bleachers seating for 3,272 spectators, concessions, broadcast booth, ticket booth, and public toilets
MULTI-USE FIELD	Synthetic turf multi-use field construct-ed and sized to accommodate Soccer and Field Hockey in accordance with NFHS Standards with fencing	Grass multi-use field constructed and sized to accommodate Soccer and Field Hockey in accordance with NFHS Standards with fencing
RUNNING TRACK / TRACK & FIELD	Running track and track & field facilities constructed of all-weather material in accordance with NFHS Standards and includes competition layout for all field events	Running track and track & field facilities constructed of all-weather material in accordance with NFHS Standards and includes competition layout for all field events
BASEBALL FIELD	Baseball field constructed in accordance with NFHS Standards includes fencing, team dugouts, backstop, scoreboard, aluminum bleachers seating for 356, batting cages, home and visitor's bull-pens, irrigation system and field hydrant	Baseball field constructed in accor-dance with NFHS Standards includes fencing, team dugouts, backstop, score-board, aluminum bleachers seating for 356, batting cages, home and visitor's bullpens, and field hydrant

FAIRMONT HEIGHTS HIGH SCHOOL REPLACEMENT (continued)

SOFTBALL FIELD	Softball field constructed in accordance with NFHS Standards includes fencing, team dugouts, backstop, press box, aluminum bleachers for 150, batting cages (2) and irrigation system	Softball field constructed in accordance with NFHS Standards includes fencing, team dugouts, backstop, aluminum bleachers for 218, batting cage (1)
TENNIS COURTS	Six (6) Tennis Courts constructed in accordance with USTA Standards	Eight (8) Tennis Courts constructed in accordance with USTA Standards
SITE CIRCULATION	Internal pedestrian site circulation allows controlled access to each sports facility, vehicle access to each sports facility (wide pedestrian walkways and gates), accessibility to public toilets and concessions facilities from spectator seating areas, and emergency vehicular access to the playing surface	Internal pedestrian site circulation allows controlled access to each sports facility, vehicle access to each sports facility (wide pedestrian walkways and gates), accessibility to public toilets and concessions facilities from spectator seating areas, and emergency vehicular access to the playing surface
PARKING	300 surface parking spaces	331 surface parking spaces
BUS PARKING	Parking for 20 buses, plug-in block heaters	Parking for 14 full-size buses and 3 small buses
CLASSROOMS AND SUPPORTING FACILITIES	• STEAM classrooms with easy access to outdoor classroom space • English Collaborative Classrooms • Math Classrooms • Universal Labs • Science Prep Room • STEAM Labs • Chemical Storage Area • Social Studies Classrooms • Language Classrooms • Teacher Team Room & Lounge	• STEAM classrooms with easy access to outdoor classroom space • English Collaborative Classrooms • Math Classrooms • Universal Labs • Science Prep Room • STEAM Labs • Chemical Storage Area • Social Studies Classrooms • Language Classrooms • Teacher Team Room & Lounge
ARTS	• Library/Media Center • Visual Arts Design Labs • Kiln Room • Auditorium/Performance Center • Auditorium Lobby • Stage/Back of Stage Support Areas • Auditorium Control Room • Broadcast Room • Ticket Booth • Concession Stand/School Store • Dressing Rooms • Scene Shop and Workroom • Costume Shop and Storage • Theatre Arts/Drama/Black Box • Band/Orchestra Room • Choral/Strings Room • Instrument Storage • Uniform Storage • Sectional/Individual Practice Rooms • Music Library • Project Based-Learning Lab	• Library/Media Center • Visual Arts Design Labs • Kiln Room • Auditorium/Performance Center • Auditorium Lobby • Stage/Back of Stage Support Areas • Auditorium Control Room • Broadcast Room • Ticket Booth • Concession Stand/School Store • Dressing Rooms • Scene Shop and Workroom • Costume Shop and Storage • Theatre Arts/Drama/Black Box • Band/Orchestra Room • Choral/Strings Room • Instrument Storage • Uniform Storage • Sectional/Individual Practice Rooms • Music Library • Project Based-Learning Lab

FAIRMONT HEIGHTS HIGH SCHOOL REPLACEMENT (continued)

GYMNASIUM	• Gymnasium • Auxiliary Gym • Wrestling Room • Fitness Center • Gym Storage • Locker Rooms • Public Restrooms • Outdoor Storage • Gym Offices • Gym Laundry Room • Athletic Training Facility	• Gymnasium • Auxiliary Gym • Wrestling Room • Fitness Center • Gym Storage • Locker Rooms • Public Restrooms • Outdoor Storage • Gym Offices • Gym Laundry Room • Athletic Training Facility
SPECIAL EDUCATION	• Resources Rooms • Sensory Rooms • Life Skills Space • Speech/OT/PT Lab • Conference Room • Testing Room	• Resources Rooms • Sensory Rooms • Life Skills Space • Speech/OT/PT Lab • Conference Room • Testing Room
TECHNOLOGY SUPPORT	• IT/Admin/Command Center • Digital Technology Storage • Server Room	• IT/Admin/Command Center • Digital Technology Storage • Server Room
MAINTENANCE	• Custodial/Maintenance Office/Shop • Receiving/Storage • Outdoor Storage	• Custodial/Maintenance Office/Shop • Receiving/Storage • Outdoor Storage
HEALTH SERVICES	• Clinic/Waiting • Reception • Nurse's Office • Exam Rooms • Resting Area	• Clinic/Waiting • Reception • Nurse's Office • Exam Rooms • Resting Area
FOOD SERVICES	• Dining • Serving • Kitchen • Offices • Walk-in Refrigerator • Walk-in Freezer • Dry Storage • Outside Courtyard	• Dining • Serving • Kitchen • Offices • Walk-in Refrigerator • Walk-in Freezer • Dry Storage • Outside Courtyard
ADMINISTRATION	• Secure Spaces • Entrance/Lobby • Reception/Clerical • Principal/Vice Principal Offices • Staff Offices • Workroom/Mail Room • Storage/Supply Room • Conference Room • Resource Officer Room • Parent/Teach Meeting Rooms • Student Supervised Study	• Secure Spaces • Entrance/Lobby • Reception/Clerical • Principal/Vice Principal Offices • Staff Offices • Workroom/Mail Room • Storage/Supply Room • Conference Room • Resource Officer Room • Parent/Teach Meeting Rooms • Student Supervised Study

FAIRMONT HEIGHTS HIGH SCHOOL REPLACEMENT (continued)

COUNSELING	• Counseling/Reception • Registrar/Secretary • College/Career Center • Counselor's Office • Coordinators' Offices • Testing Center • Small Group Conference Space • Workrooms • Records Storage	• Counseling/Reception • Registrar/Secretary • College/Career Center • Counselor's Office • Coordinators' Offices • Testing Center • Small Group Conference Space • Workrooms • Records Storage
GENERAL SPACES	• Toilet Rooms • Dressing Rooms • Gang Toilets • Single Room Toilets • Custodial Closets	• Toilet Rooms • Dressing Rooms • Gang Toilets • Single Room Toilets • Custodial Closets
SUPPORT SPACES	• Mechanical Room • Electrical Room • Electrical Closets • Communication Closets • Sprinkler Room • Elevators • Stairs • Corridors • Non-Programmed Spaces	• Mechanical Room • Electrical Room • Electrical Closets • Communication Closets • Sprinkler Room • Elevators • Stairs • Corridors • Non-Programmed Spaces
SYSTEMS	• Telecommunications • CATV • Intercom / Public Address System with Callback • Security CCTV • Door Access – Card Reader • Life Safety • HVAC	• Telecommunications • CATV • Intercom / Public Address System with Callback • Security CCTV • Door Access – Card Reader • Life Safety • HVAC

FAIRMONT HEIGHTS HIGH SCHOOL REPLACEMENT (continued)








FAIRMONT HEIGHTS HIGH SCHOOL REPLACEMENT (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR				
(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope.)				
1.	Contractor Name:	**Grunley Construction Company, Inc.**		
	If Contractor's Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.):			
	Project Manager:	**Thomas Bizzarri**		
	Superintendent:	**Richard Welch**		
2.	Project Name:	**Fairmont Heights High School Replacement**		
	Facility Name:	**Fairmont Heights High School**		
	Project Location:	**6501 Columbia Park Road | Hyattsville, MD 20785**		
	Contract #	**None**	Project #	**G15.0322.1500**
	Project Delivery System	**New Construction; Design-Bid-Build**		
3.	Owner:	**Prince George's County Public Schools**		
	Address:	**14201 School Lane**		
		Upper Marlboro, MD 20772		
	Contact Person:	**Nadine Belizaire, Project Manager**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Senior Buyer** **301.952.6701** **nadine.belizaire@pgcps.org**
4.	Architect/Engineer:	**Grimm and Parker**		
	Address:	**11720 Beltsville Drive** **Suite 600** **Calverton, MD 20705**		
	Contact Person:	**Jonathan Hill, AIA, LEED AP**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Senior Associate** **301.595.1000** **jshill@gparch.com**
5.	Construction Manager (if any):	**None**		
	Address:	**Not applicable**		
	Contact Person:	**Not applicable**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Not applicable** **Not applicable** **Not applicable**

FAIRMONT HEIGHTS HIGH SCHOOL REPLACEMENT (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR				
6.	Contract Dates (completion dates should reflect substantial completion - if not indicate)			
	Notice to Proceed:	**5/22/2015**		
	Contractual Completion:	**10/21/2017**		
	Actual Completion:	**10/21/2017**		
7.	Description of Project:	**Provided in the previous pages.**		
8.	Original Contract Value:	**$79,912,000**		
	Final Contract Value:	**$80,389,943**		
	Value of Change Orders to Date:	**$0**		
	Value of Owner Change Orders to Date:	**$777,943**		
	Outstanding Claims to Date:	**$0**		
9.	Bonding Company:	**Continential Casualty Company (CNA Surety)**		
	Address:	**11311 McCormick Road, Suite 450 | Hunt Valley, MD 21031**		
	Contact Person:	**Robert A. Chlada**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Attorney-in-Fact** **443.798.7499** **bchlada@thecrsteam.com**
10.	Additional Comments (attach if needed)			

PROJECT #2.

Fairfax High School Renovation & Additions

This $45 million, occupied school project consisted of additions to and renovations of over 423,000 SF to Fairfax High School. Grunley constructed three new additions totaling 73,000 SF and completely renovated the existing 350,000 SF school. This project won a 2008 Washington Contractor Merit Award from the Associated General Contractors of America and a 2008 Merit Award in the "Best Building Renovation" category from the National Association of Industrial and Office Properties. Grunley's scope included renovations to classroom spaces, locker rooms, the main gymnasium, cafeteria, auditorium/theatre, administrative offices, media center, library, auto shop and restrooms. The renovated spaces received all new architectural attributes and mechanical, sprinkler, fire alarm, security and data/communication network systems.

The first new addition was a one-story, 8,000 SF space consisting of seven new classrooms. This new addition was one of the architectural highlights of the building, consisting of a two-story light-monitor and curtainwall system at the main entrance. This design element was utilized throughout all three new additions. The second addition was a 24,000 SF science wing, consisting of 12 laboratory spaces and teachers' offices. The labs all contain science casework with chemical resistant epoxy countertops. The final addition was a two-story addition at the front of the school which serves as the new main entrance to the building. It is a 41,000 SF addition which contains all of the administrative offices of the school and the new media center and library space. All three of the additions involved steel and masonry bearing construction with masonry interior and exterior walls.

We installed concrete foundations, masonry structures, aluminum windows, exterior aluminum panels, metal bar joists and deck, built-up single-ply roofing, pre-manufactured roofing elements and mechanically attached roofing. The interior components included high-impact drywall, hollow metal doors and frames, wood doors, architectural casework, carpet and vinyl flooring, rooftop and fan coil HVAC systems, wet pipe automatic sprinklers, energy-efficient lighting, automatic building systems, fully integrated data/communications networks, telecommunication and security systems. Each of the additions serves a special pur-

FAIRFAX HIGH SCHOOL RENOVATION & ADDITIONS (continued)

pose and is outfitted with unique furnishings that include media center equipment, loading dock items, laboratory equipment and classroom specialties. The project required 15 phases performed over 28 months. Work was completed throughout the year with the majority of the phases performed over the summer months. Accommodating various school activities and community events required modifications to the schedule. Despite the schedule constraints, each space was turned over, as scheduled, to maintain fully functional operations.

This project involved complex site work. Grunley completely reconfigured the exterior space around the building and installed all new utilities required by the contract throughout the existing parking lot, as well as a new retaining wall and parking spaces along the southern border of the jobsite. Grunley demolished and reconstructed the parking lot and old utilities, then completed the tie-in to the new utilities, installed new site lighting and added landscaping.

The Fairfax High School George Stepp Library was constructed as a second floor addition to the building. The scope of services included construction of main library space with seating areas, book shelves, and computer stations. We installed television studio space that allows the school to broadcast the school news and events over closed circuit television, as well as meeting rooms and offices for the library staff . The completed library space consists of intricate architectural features such as a curtainwall system from floor-to-ceiling and a floating drywall grid system ceiling that was installed below exposed structural steel.

The library space was considered the most important addition to the main building and was designed to serve as a meeting place for students and a work area for projects. The library is also used for standardized testing each school year. Fairfax High School also serves as a community center for Fairfax County.

Our project team used an issue log for tracking all RFIs, scope changes and other issues that had the potential to impact the time of performance and/or the cost of the work. Our issue log was cross referenced with our submittal log, schedule, procurement log, daily reports and general correspondence log. By using a cross referenced information management approach, our team was able to properly supervise and manage our subcontractors; plan the timely delivery of materials, equipment and manpower to the project; and coordinate the many facets and features of work in a manner that resulted in an on-time, within budget, successful project for our client.

FAIRFAX HIGH SCHOOL RENOVATION & ADDITIONS (continued)

Grunley used our corporate Quality Control Plan, which is based on and incorporates the concepts and philosophy contained in the U.S. Army Corps of Engineer's Guide Specification for Military Construction, Division 01 – Section 01451 (April 1997) – Contractor Quality Control (CQC). As soon as a representative portion of a particular work element was available, we performed an initial inspection of the quality of workmanship and control testing procedures. Our QC Manager checked for omission of required elements; compliance with contract specifications; correctness of dimensions; and presence of any improper, defective, or damaged materials. He also evaluated compliance with the building protection, security and environmental protection plans (i.e., integrity of controlled spaces, waterproofing, protection of building contents and temperature/humidity control) to ensure that requirements were met. Through contract completion, work-in-progress was monitored by conducting daily follow-up inspections to ensure ongoing compliance with specifications, including control testing through every work feature; inspection results from each work area were a part of the daily progress report.

Grunley's QC Manager worked with the assigned superintendent, foremen and subcontractors to ensure that QC requirements were anticipated and integrated into each day's work. He also verified that required re-work was performed, test deficiencies were corrected prior to adding new work features, and final follow-up inspections were conducted. Required test reports were completed and accurate before work proceeded. Additional inspections included Fabrication/ Off -Site Inspection, Special Inspections, Close-In Inspections, Contractor Pre-Final Inspections, Substantial Completion Inspections and Final Inspections. The results of each inspection were documented in our daily report and retained in the QC files available for review at all times.

At the end of the project, Grunley's staff was honored by Fairfax County and presented with a token of appreciation for our success.

FAIRFAX HIGH SCHOOL RENOVATION & ADDITIONS (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR				
(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope.)				
1.	Contractor Name:	**Grunley Construction Company, Inc.**		
	If Contractor's Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.):			
	Project Manager:	**Gregory McHugh**		
	Superintendent:	**Kenneth McDaniel**		
2.	Project Name:	**Fairfax High School Renovation & Additions**		
	Facility Name:	**Fairfax High School**		
	Project Location:	**3501 Rebel Run | Fairfax, VA 22030**		
	Contract #	**134-2E**	Project #	**G05.0118**
	Project Delivery System	**New Construction and Renovation; Design-Bid-Build**		
3.	Owner:	**City of Fairfax Board of Education**		
	Address:	**10455 Armstrong Street**		
		Fairfax, VA 22030		
	Contact Person:	**George Stepp**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Former Superintendent (retired)** **942.691.4380** **gc4243@verizon.net**
4.	Architect/Engineer:	**BerryRio Architecture & Interiors (has since merged with Moseley Architects)**		
	Address:	**8001 Braddock Road** **Suite 400** **Springfield, VA 22151**		
	Contact Person:	**Bill Brown**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**President** **703.426.9057** **bbrown@moseleyarchitects.com**

FAIRFAX HIGH SCHOOL RENOVATION & ADDITIONS (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR			
5.	Construction Manager (if any):	**None**	
	Address:	**Not applicable**	
	Contact Person:	**Not applicable**	
	Contact Title, Phone Number, and Email Address:	Contact Title: Phone Number: Email Address:	**Not applicable** **Not applicable** **Not applicable**
6.	Contract Dates (completion dates should reflect substantial completion - if not indicate)		
	Notice to Proceed:	**4/06/2005**	
	Contractual Completion:	**12/31/2007**	
	Actual Completion:	**12/31/2007**	
7.	Description of Project:	**Provided in the Previous Pages.**	
8.	Original Contract Value:	**$45,000,0000**	
	Final Contract Value:	**$45,150,000***	
	Value of Change Orders to Date:	**$150,000***	
	Value of Owner Change Orders to Date:	**$150,000***	
	Outstanding Claims to Date:	**$0**	
9.	Bonding Company:	**Continential Casualty Company (CNA Surety)**	
	Address:	**11311 McCormick Road, Suite 450 | Hunt Valley, MD 21031**	
	Contact Person:	**Robert A. Chlada**	
	Contact Title, Phone Number, and Email Address:	Contact Title: Phone Number: Email Address:	**Attorney-in-Fact** **443.798.7499** **bchlada@thecrsteam.com**
10.	Additional Comments (attach if needed)		

* Although Grunley was the low bidder, the initial bid received by the City of Fairfax was ~25% over budget. In lieu of canceling the project, the City negotiated with Grunley to a successful conclusion. Grunley offered over100 value engineering suggestions and scope reductions with budgets for each one. Once the Owner decided which options to go with, Grunley then took the final scope and provided the Owner with a price that was approved.

PROJECT #3.

Sandburg Middle School Renovations and Additions

Grunley completed a $36.2 million contract for Fairfax County Public Schools to renovate the existing, two-story, 264,000 SF Carl Sandburg Middle School in Alexandria, Virginia. We performed this five-phase project while the school remained occupied and fully operational. The Carl Sandburg Middle School houses 1,200 students and faculty. Grunley constructed three additions to the school totaling 6,000 SF.

During the renovation project, Grunley enlarged classrooms and replaced windows, doors, finishes and major building systems including HVAC, plumbing, electrical and special systems. Exterior masonry work was performed and the entire brick façade was stained. Site work included renovating site utilities, concrete curb and gutter work, repaving the entire site, reconfiguring a kiss-and-ride lot, and miscellaneous landscaping work. We installed an automatic sprinkler system. During the summer months, we modernized the gymnasium and cafeteria.

The first addition serves as the school's new administrative offices and main entry. The second addition features a gymnasium lobby. The third addition includes a corridor linking the existing building circulation. All three additions consist of concrete masonry units with brick façades which match the existing building architecture.

SANDBURG MIDDLE SCHOOL RENOVATIONS & ADDITIONS (continued)

Phase 1 was the most critical portion of the job and took place during the first summer Grunley was on-site. Half of the site work was completed along with the completion of two of the three additions. Phase 1 also included the complete renovation of the boiler room feeding the MEP systems for the remainder of the job as well as corridor work completed ahead of time to stay within the schedule.

Phase 2 was performed while the school was fully occupied. During this phase, students affected by the construction process were moved into a series of mobile classrooms in accordance with the project's five phase planning. During Phase 2, we constructed art, technology and science laboratories; music rooms, and locker rooms.

Phase 3 was critical because it included turn-over areas such as a cafeteria, commercial kitchen, auditorium and gymnasium all in the course of one summer.

Phase 4 and 5 were combined and included classrooms, a lecture hall and all of the remaining corridors. Combining and rearranging the phasing shown on the contract documents allowed Grunley to be substantially complete three months ahead of schedule.

Our project team utilized an issue log to track all RFIs, scope changes and other issues that had the potential to impact the time of performance and/or the cost of the work. Our issue log was cross referenced with our submittal log, schedule, procurement log, daily reports and general correspondence log. This database allowed for quick access to all aspects of the project and allowed Grunley to track cost changes efficiently. The submittal log combined with the material tracking log allowed for effective material tracking and procurement. This became the most critical log on this fast-paced school renovation. By using a cross referenced information management approach, our team was able to properly supervise and manage our subcontractors; plan the timely delivery of materials, equipment and manpower to the project; and coordinate the many facets and features of work in a manner that resulted in an on-time, within budget, successful project for our client.

SANDBURG MIDDLE SCHOOL RENOVATIONS & ADDITIONS (continued)

SANDBURG MIDDLE SCHOOL RENOVATIONS & ADDITIONS (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR				
(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope.)				
1.	Contractor Name:	**Grunley Construction Company, Inc.**		
	If Contractor's Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.):			
	Project Manager:	**Keith Meacham**		
	Superintendent:	**Kenneth McDaniel**		
2.	Project Name:	**Sandburg Middle School Renovations and Additions**		
	Facility Name:	**Sandburg Middle School**		
	Project Location:	**3501 Rebel Run | Fairfax, VA 22030**		
	Contract #	**134-2E**	Project #	**G05.0118**
	Project Delivery System	**New Construction and Renovation; Design-Bid-Build**		
3.	Owner:	**City of Fairfax Board of Education**		
	Address:	**8428 Fort Hunt Road**		
		Alexandria, VA 22308		
	Contact Person:	**Tom Ours**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Project Manager** **703.898.3361** **tom.ours@fcps.edu**
4.	Architect/Engineer:	**Perkins Eastman**		
	Address:	**2121 Ward Court, NW** **Washington, DC 20037**		
	Contact Person:	**Andrea Shaw**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Architect** **202.861.1325** **a.shaw@perkinseastman.com**
5.	Construction Manager (if any):	**None**		
	Address:	**Not applicable**		
	Contact Person:	**Not applicable**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Not applicable** **Not applicable** **Not applicable**

SANDBURG MIDDLE SCHOOL RENOVATIONS & ADDITIONS (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR				
6.	Contract Dates (completion dates should reflect substantial completion - if not indicate)			
	Notice to Proceed:	**10/12/2012**		
	Contractual Completion:	**5/05/2015**		
	Actual Completion:	**5/29/2015**		
7.	Description of Project:	**Provided in the Previous Pages.**		
8.	Original Contract Value:	**$35,840,000**		
	Final Contract Value:	**$36,431,632***		
	Value of Change Orders to Date:	**$591,632***		
	Value of Owner Change Orders to Date:	**$591,632***		
	Outstanding Claims to Date:	**$0**		
9.	Bonding Company:	**Continential Casualty Company (CNA Surety)**		
	Address:	**11311 McCormick Road, Suite 450 | Hunt Valley, MD 21031**		
	Contact Person:	**Robert A. Chlada**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Attorney-in-Fact** **443.798.7499** **bchlada@thecrsteam.com**
10.	Additional Comments (attach if needed)			

* Added costs were primarily due to unforeseen pre-existing conditions and owner-directed changes.

PROJECT #4.

Herndon High School Renovations and Additions

Grunley has been selected to perform the renovation of the 292,193 SF Herndon High School in Fairfax County, Virginia and to construct a new two-story, 128,592 SF addition. The project will take place over a four-year period and will be divided into four phases

Phase 1 will include the construction of the new addition to the existing library, classroom renovations and a new bus loop/visitor parking. Phase 2 will involve additional classroom renovations, administrative space modernization, addition of a new art department and construction of a main gym locker, as well as renovations to existing locker rooms. As part of Phase 2, which will occur during the summers of 2019 and 2020, upgrades to elevators, dining commons renovations and a main gym renovation will occur, along with the construction of new baseball/softball and football press boxes. Phase 3 will include the addition of a wrestling/gymnastics gym and music rooms and renovations to the auxiliary gym and auditorium. Phase 4 of the project will include renovating the shop wing, constructing new concessions/field support buildings and tennis courts, and renovating the cafeteria/kitchen.

During the project, Grunley will perform hazardous material abatement; replace ceilings, flooring, and wall coverings; upgrade the HVAC and electrical systems; completely replace the fire/life safety systems; and ensure the facility meets all ADA-compliance requirements. All work will be performed while the school remains occupied by students, staff and administrators, which will require significant focus on separation of construction, indoor air quality, egress/ingress safety, and ensuring all systems remain operational throughout the project.

Grunley has mobilized on-site and has begun the project.

HERNDON HIGH SCHOOL RENOVATIONS AND ADDITIONS (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR				
(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope.)				
1.	Contractor Name:	**Grunley Construction Company, Inc.**		
	If Contractor's Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.):			
	Project Manager:	**Matthew Brodd**		
	Superintendent:	**Joseph Dioso**		
2.	Project Name:	**Herndon High School Renovations and Additions**		
	Facility Name:	**Herndon High School**		
	Project Location:	**700 Bennett Street | Fairfax, VA 20170**		
	Contract #`	**0008-18-RA-270**	Project #	**G17.0360**
	Project Delivery System	**New Construction and Renovation; Design-Bid-Build**		
3.	Owner:	**Fairfax County Public Schools**		
	Address:	**8115 Gatehouse Road**		
		Falls Church, VA 22042		
	Contact Person:	**Eric Brunner**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Construction Manager** **703.930.2149** **ecbrunner@fcps.edu**
4.	Architect/Engineer:	**Hughes Group Architects**		
	Address:	**22630 Davis Drive #175** **Sterling, VA 20164**		
	Contact Person:	**Joe Saunders**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Senior Associate** **703.437.6600joe.saunders@** **hgaarch.com**
5.	Construction Manager (if any):	**None**		
	Address:	**Not applicable**		
	Contact Person:	**Not applicable**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Not applicable** **Not applicable** **Not applicable**

HERNDON HIGH SCHOOL RENOVATIONS AND ADDITIONS (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR				
6.	Contract Dates (completion dates should reflect substantial completion - if not indicate)			
	Notice to Proceed:	**11/28/2017**		
	Contractual Completion:	**9/15/2021**		
	Actual Completion:	**In Progress**		
7.	Description of Project:	**Provided in the Previous Pages.**		
8.	Original Contract Value:	**$83,995,000**		
	Final Contract Value:	**$83,995,000**		
	Value of Change Orders to Date:	**$0**		
	Value of Owner Change Orders to Date:	**$0**		
	Outstanding Claims to Date:	**$0**		
9.	Bonding Company:	**Continential Casualty Company (CNA Surety)**		
	Address:	**11311 McCormick Road, Suite 450 | Hunt Valley, MD 21031**		
	Contact Person:	**Robert A. Chlada**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Attorney-in-Fact** **443.798.7499** **bchlada@thecrsteam.com**
10.	Additional Comments (attach if needed)			

DESIGN/BUILD PROJECT

Ft. Myer Child Development Center

Under a design/build contract with the U.S. Army Corps of Engineers (USACE), Grunley and Samaha designed and constructed a new 51,000 SF Child Development Center (CDC) on 7 acres of land to serve 450 infants to school-age children. A total of 8 acres were involved which included 7 acres for the new CDC, parking areas, playgrounds with fencing, a mechanical yard and site utilities, and 1 acre for a stormwater management pond that was constructed off -site. It is the largest CDC that the USACE has built to date and it serves as a model for 66 additional facilities to be constructed over the next few years. The center replaced the existing Fort Myer CDC and the Pentagon facility that closed following September 11, 2001.

The Grunley Samaha Team's scope of work included the design and construction of 14 childcare modules with diaper changing stations, a kitchenette for infant bottles and food preparation, bathroom areas with appropriate-sized fixtures, built-in closets and teacher workstations. We constructed age appropriate facilities with a large atrium area, a computer lab, an activity room, a performing arts room, an arts and science room and a multi-purpose room with athletic flooring. We installed administrative space with a storage area for car seats and strollers, an isolation room for sick children, a large training room, a staff lounge with a kitchen and lockers as well as two commercial kitchens. Both kitchens are used for the preparation of meals and snacks to be served within the facility. Adjacent to the commercial kitchen is a demonstration kitchen that is used for educational purposes. We designed and constructed four different age appropriate playgrounds with composite structures, swings, sandboxes, shade structures and a black-top area. We also installed concrete sidewalks around the entire building which included emergency egress sidewalks away from the building and job-site.

FT. MYER CHILD DEVELOPMENT CENTER (continued)

The original design of the CDC consisted of a single-story structure with multiple roof lines. The central areas of the building included a raised roof area which created a two-story, interior multi-purpose room and an atrium area in the school. The structure is a full structural steel building with light gauge structural steel framing (LGSSF) exterior walls with a brick façade. The roof framing consists of steel joists spaced 5' on center. The joists span between structural steel beams along the exterior column grid to those along the central corridor. The mechanical rooms and multi-purpose room are comprised of CMU cavity walls.

Architecturally, the interior of the CDC consists of gypsum board on steel stud wall construction, acoustical ceiling tiles and sheet vinyl flooring. The exterior is a brick veneer on top of finished masonry units and shingled roofing. We installed centralized heating and cooling systems within the building. The cooling system was designed with an air-cooled chiller served by two circulating pumps. The chilled water is circulated to three wheel energy recovery units that are located at the end of each wing. We also installed fancoil units to service each room. The heating system consists of two high-efficiency gas fired boilers served by two circulating pumps. The hot water is circulated to the three-wheel energy recovery units. The heating system also includes an in-slab radiant heat flooring system that is located in the crawl spaces of the infant modules.

As the design-builder, the Grunley Samaha Team worked directly with the USACE and the end users to develop the complete design of the CDC which included the specifications for the project. This design was reviewed with all interested parties for conformance with the requirements at various stages throughout the design phase to ensure that all requirements were incorporated into the final design. A formal review meeting was held at each stage of the design for interested parties to express their concerns and raise questions about the design. Each of the questions and comments was formally addressed at each stage ensuring that the final design met expectations.

The original completion date for the project was April 6, 2008. Due to owner-directed additions to the scope of work, including options that were exercised after the design began, and unforeseen conditions, the USACE reset the completion date for May 9, 2008. An Anti-Terrorism Force Protection (ATFP) program change necessitated relocation of the outside air intakes from the sides of the building to the roof which required significant redesign and installation modifications. In addition, permanent power connections were delayed due to a collapsed existing ductbank that had to be replaced in a

FT. MYER CHILD DEVELOPMENT CENTER (continued)

new location. The project was managed through CPM scheduling. This schedule was communicated to both sub-contractors and the USACE through weekly meetings. The USACE meetings were attended monthly by the USACE, Grunley personnel and the CDC consultant and director. The CDC director continued to attend the weekly meetings as the project progressed into the finish stages. This ensured that the CDC was built to everyone's expectations and the CDC move-in was planned and coordinated efficiently. Despite the changes and unforeseen challenges, the Ft. Myer Child Development Center was completed on April 6, 2008 - on the original completion date and a month ahead of the revised schedule.

After the original cost proposal was evaluated, it was determined that the project was approximately $1 million over budget. The project was re-bid based on the design-build concept. The Grunley Samaha Team redesigned the project to include structural steel support for the high roof areas but with light gauge structural steel framing (LGSSF) to be included throughout the remainder of the building. All walls and roof trusses were redesigned for LGSSF. Additional value engineering studies were conducted that included:

- Reducing the studs from 8" to 6"
- Using chain-link fencing
- Revising the electrical system to include a Main Distribution Panel
- Converting the SAC kitchen to electric in lieu of natural gas
- Reusing the playground equipment from the existing buildings. Half of the playground equipment was less than two years old and was purchased to provide playgrounds for the temporary facility that housed the Pentagon families.

Due to the redesign of the structure and our value engineering suggestions, a cost proposal within the USACE budget was achieved.

On July 15, 2008, Colonel Laura Richardson, Garrison Commander of Fort Myer Military Community, welcomed a group of distinguished U.S. Army leaders (Major General Richard Rowe, Jr., Commanding General; General Richard Cody, Vice Chief of Staff of the Army; and the Honorable Nelson M. Ford, Acting Under Secretary of the Army) to the CDC Grand Opening and Ribbon Cutting Ceremony. Colonel Richardson paid tribute to the Grunley Samaha Team for a job well done.

FT. MYER CHILD DEVELOPMENT CENTER (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR				
(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope.)				
1.	Contractor Name:	**Grunley Construction Company, Inc.**		
	If Contractor's Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.):			
	Project Manager:	**Gregory McHugh**		
	Superintendent:	**Buddy Matthews**		
2.	Project Name:	**Ft. Myer Child Development Center**		
	Facility Name:	**Ft. Myer Child Development Center**		
	Project Location:	**413 Carpenter Road, Bldg 527 | Arlington, VA 22211**		
	Contract #	**W912DR-06-C-0045**	Project #	**G06.0141**
	Project Delivery System	**New Construction, Design/Build**		
3.	Owner:	**U.S. Army Corps of Engineers, Baltimore District**		
	Address:	**8902 O'Brien Road**		
		Ft. Myer, MD 20755		
	Contact Person:	**Andrew Off**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Project Engineer** **443.336.3149** **andrew.b.off@usace.army.mil**
4.	Architect/Engineer:	**Samaha Associates**		
	Address:	**9990 Lee Highway, Suite 350** **Fairfax, VA 22030**		
	Contact Person:	**William Santer, AIA**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Architect** **703.691.3311** **wjs@samaha-arch.com**
5.	Construction Manager (if any):	**None**		
	Address:	**Not applicable**		
	Contact Person:	**Not applicable**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Not applicable** **Not applicable** **Not applicable**

FT. MYER CHILD DEVELOPMENT CENTER (continued)

ATTACHMENT C PAST PERFORMANCE - CONTRACTOR				
6.	Contract Dates (completion dates should reflect substantial completion - if not indicate)			
	Notice to Proceed:	**10/03/2006**		
	Contractual Completion:	**04/06/2008**		
	Actual Completion:	**04/06/2008**		
7.	Description of Project:	**Provided in the Previous Pages.**		
8.	Original Contract Value:	**$14,262,000**		
	Final Contract Value:	**17,600,064***		
	Value of Change Orders to Date:	**$3,338,064***		
	Value of Owner Change Orders to Date:	**$3,338,064***		
	Outstanding Claims to Date:	**$0**		
9.	Bonding Company:	**Continential Casualty Company (CNA Surety)**		
	Address:	**11311 McCormick Road, Suite 450 | Hunt Valley, MD 21031**		
	Contact Person:	**Robert A. Chlada**		
	Contact Title, Phone Number, and Email Address:		Contact Title: Phone Number: Email Address:	**Attorney-in-Fact** **443.798.7499** **bchlada@thecrsteam.com**
10.	Additional Comments (attach if needed)			

*Cost increase attributable to Owner-directed changes including exercise of contract options that involved construction of a 13,200 SF addition for school age center (SAC), demolition of the existing 40,000 SF Childcare Center, installation of 1,200 LF of telecommunications ductbank, and removal of unsuitable soils and replacement with engineered fill material.