HOGAN
CONSTRUCTION MANAGER • GENERAL CONTRACTOR

UTAH'S COMMUNITY BUILDER™

REQUEST *for* PROPOSAL *for* CM | GC SERVICES

Weber Fire District

Fire Stations New Construction, Training Tower, and Training Facility

at Hooper, West Haven, & Farr West

DUE: MONDAY, MAY 5, 2025 - 10 AM




Cover: Syracuse Main Fire Station Training Tower

a Introduction to Firm

WHY HOGAN

1 Superior Recent Fire Station Expertise

For the WFD, Hogan can leverage its expertise on over a dozen fire stations to deliver high-quality, multi-functional fire stations tailored to your district's unique needs.

2 Better Pre-Construction Services

For example, Hogan's team ultimately delivered 21% in savings for West Jordan from the first estimate via value-driven choices, preserving the training tower in the process.

3 Our Proactive Cost-Saving Efforts

Now, more than ever, we align design with budget, recommend durable, cost-effective systems, and prevent scope creep through early and aggressive planning and value management.

4 The unique ability to self-perform work

To prevent costly concrete apron repairs, we've placed extra-thick slabs for fire station driveways to withstand heavy loads, impact, and abrasion to avoid any cracking or buckling by substandard installers.

CONTACT

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Centerville, UT 84014
801.870.9974
ametcalfe@
hoganconstruction.com

COMPANY BACKGROUND

Hogan & Associates Construction has been a general contractor since 1945. We have roughly 30 projects in different phases of construction each year and have completed 516 local CM|GC projects. Hogan's focus on community building goes back to our founding.

Hogan's founder, Eric Hogan, built homes for returning WWII veterans and soon after began building schools. Since then, we've become ***Utah's Community Builder™***, which includes building 213 local municipal projects in the past 20 years. We specialize in municipal work.

Each Hogan project team is structured differently than our peers to include a project director or project executive (primarily an officer of the company or a VP). In your case, Eddy Hogan will provide oversight and ensure your projects have the resources they need.

As a construction manager for the past 36 years, we've grown to be ranked consistently as the fifth-largest contractor in Utah. Hogan pioneering the CM|GC process in Utah in 1988 with a public entity is an example of our philosophy of being an owner's "**construction advocate**." This approach includes our "open book" policy, which means we share where every dollar's spent with the Weber Fire District.

After project bidding, we will develop a Guaranteed Maximum Price (GMP), which means the District only pays the agreed-upon construction cost. We will not approach you with any post-GMP requests for additional money. Any money left in the contingency fund is returned to the WFD. *Hogan has developed a specific and unique strategy on Pages 11-12 to bring in these projects on budget and as quickly as possible.*

For the past several years, Hogan has been awarded "Best of State" for our construction of quality buildings within Utah communities. Independent judges gauge the positive impact the facilities we build have within communities throughout the state.

We attribute this recognition to our commitment to important buildings like the those needed by the Weber Fire District. The fact that this facilities will help save lives is the reason we desire to give it our best effort!

We desire to bring this award-winning attitude to the Weber Fire District and to be your contractor of choice for future projects!

> "Hogan's team **guided the project through the early challenge of higher materials and labor costs** and how that affected the project's design. Due to their CM/GC cost-savings expertise, the West Jordan Fire Department was able to get the facility we needed to continue to provide exceptional service to our citizens."
>
> — **Former Chief Marc McElreath**, West Jordan Fire Department
> Now Assistant Director of Logistics, Utah Fire Rescue Academy at UVU
> 801.870.9156 / Marcm@uvu.edu

b Project Team | ORGANIZATIONAL CHART

PRE-CONSTRUCTION

DAVE ANDERSEN
Sr. Vice President
Director of Pre-Con., Estimating/Bidding

ROSS COX
Estimating Manager (Interiors)

RICK SANDBERG
Lead Estimator (Systems)

BRIAN TAYLOR
Estimator (Structural)

PETER CHAMBERLAIN
Estimator (Civil)

CHARLIE CEARLEY
Estimator (Concrete)

GLEN CLARK
Constructability Specialist

SHANE DRAPER
BIM Specialist

JENNIFER WILHELM
Estimaing / Bid Coordinator

SUPPORT
(as needed)

JARED MORGAN
Safety Personnel

JOHN ROUTSON
Safety Personnel

MASHELLE KAHOLOAA
Project Accountant

CONSTRUCTION

EDDY HOGAN, LEED AP BD+C
Project Director & Manager

TRAVIS BARNES
Superintendent

JASON KING
Superintendent

RYAN GREENFIELD
Superintendent

HAILEE HORNE
Project Coordinator (Engineer/Assistant)

BRETT HORNE
General Superintendent

CHAD CLOWARD
Yard Manager

Dave Andersen, Sr. VP
PRE-CONSTRUCTION DIRECTOR

Ross Cox
ESTIMATING MANAGER

Rick Sandberg
LEAD ESTIMATOR

Charlie Cearley
CONCRETE ESTIMATOR

Brian Taylor
STRUCTURAL ESTIMATOR

Glen Clark
CONSTRUCTABILITY SPECIALIST

Shane Draper
BIM SPECIALIST

Peter Chamberlain
CIVIL ESTIMATOR

CM/GC TEAM RESOURCES: PRE-CONSTRUCTION

Hogan's expert pre-construction team, led by Dave Andersen and Ross Cox, delivers decades of field and estimating experience. Rick Sandberg and his fellow estimators bring specialized industry knowledge, providing accurate estimates, constructability reviews, BIM services, material tracking, and subcontractor selection support. We will prioritize balancing budgets, identifying long-lead items, early procurement, and planning for field and supply chain risks for the WFD.

Eddy Hogan LEED AP BD+C

PROJECT DIRECTOR & MANAGER

Education / Experience

[+] BS / Construction Management / WSU

19 years of experience

Relevant Experience

- **Layton Fire Station #54, Layton, UT**
- **Syracuse City Main Fire Station, Syracuse, UT**
- Layton City Dispatch and Emergency Operations Center, Layton, UT
- Syracuse City Police Station Remodel, Syracuse, UT
- Syracuse City Public Works Building, Syracuse, UT
- Syracuse City Hall, Syracuse,UT
- Sorenson Multi-Cultural Center, Phase II Remodel, SLC, UT
- Taylorsville Centennial Plaza & City Hall Remodel, Taylorsville, UT
- Evanston Union Pacific Rail Yard Historic Roundtable, Evanston, WY
- CenterPoint Legacy Theater, Centerville, UT

Expertise

- **Recently was the project manager on Layton City's new Fire Station 54**
- Approach to project management stems from his years of on-site experience
- Responsive and maintains great working relationships with clients

Layton Fire Station 54

Rick Sandberg

LEAD ESTIMATOR

Education / Experience

[+] Four years of construction management classes / WSU & experience working with a wood framing company

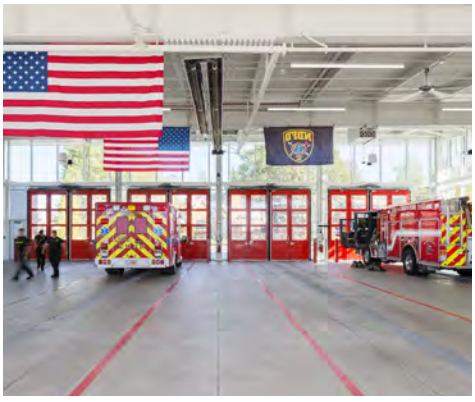
24 years of experience

Relevant Experience

- **Layton Fire Station #54, Layton, UT**
- **State of Utah DNR Wildland Fire Operations Center, SLC, UT**
- **Logan City Fire Department Station #70, Logan, UT**
- **Unified Fire Service Area Station #251, Eagle Mountain, UT**
- **North Davis Fire District Station #42, Clearfield, UT**
- **South Davis Metro Fire Station #84 Renovation, Bountiful, UT**
- **Grand County EMS Building, Moab, UT**
- Layton City Dispatch and Emergency Operations Center, Layton, UT
- Davis County Emergency Operations Center, Farmington, UT
- Davis Co. Jail Medical Observation Unit Addition, Farmington, UT

Expertise

- **Lead estimator on SEVEN Fire/EMS Stations**
- Highly skilled in estimating and bidding municipal projects, including essential facilities
- Keeps pre-bid budget estimates within +/-2 percent of the final bid (or GMP)



North Davis FD Clearfield Fire Station 42

Travis Barnes

SUPERINTENDENT

Education / Experience

[+] United States Naval Construction Forces, Construction Battalion (Seabee)

32 years of experience | 15 years with Hogan

Relevant Experience

- **Layton Fire Station #54, Layton, UT**
- **Fire Station #84 Remodel & Seismic Upgrades, Bountiful, UT**
- Evanston Cultural Center, Evanston, WY
- Dumke Arts Plaza, Ogden, UT
- Bountiful Town Square, Bountiful, UT
- OTECH High School, Ogden, UT
- Provost Elementary School Rebuild, Provo, UT
- Bastian Elementary School, Herriman, UT
- Heber Valley Elementary Addition, Heber City, UT
- Davis SD Bus Maintenance Facility, Farmington, UT

Expertise

- **Recently was the superintnedent on Layton City's new Fire Station 54**
- **Hogan's 2019 Safety Superintendent of the Year**
- Master-of-all-trades and relies on his military training and is hands-on with supervising subcontractors

Layton Fire Station 54

Jason King

SUPERINTENDENT

Education / Experience

[+] OSHA 10 & 30-Hour

American Concrete Institute Certified

32 years of experience | 25 years with Hogan

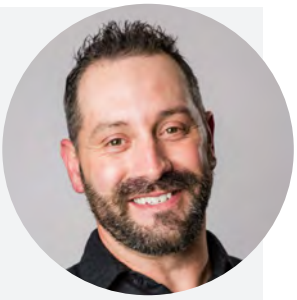
Relevant Experience (As the Assistant Superintendent)

- Farmington High School, Farmington, UT
- Mountain High School Addition, Kaysville, UT
- Sunset Jr. High Rebuild, Sunset, UT
- Endeavour Elementary School, Kaysville, UT
- Canyon Creek Elementary School, Farmington, UT
- South Clearfield Elementary School Rebuild, Clearfield, UT
- Golden Spike Elementary School, Brigham City, UT
- The Road Home Family Shelter, Midvale, UT
- Hyatt Hotel, Moab, UT

Expertise

- Worked his way through the ranks and concrete foreman, concrete superintendent, and an assistant superintendent
- Plans work schedules to prevent workflow conflicts
- Effectively manages crews and solves problems to keep projects on schedule

The Road Home Family Shelter



Ryan Greenfield

SUPERINTENDENT

Education / Experience

[+] OSHA 10 & 30-hour Certifications

28 years of experience | 23 years with Hogan

Relevant Experience

- Davis County Emergency Operations Center, Farmington, UT
- Davis Co. Jail Medical Observation Unit Addition, Farmington, UT
- Delta Airlines Sky Club Build-Out, Salt Lake City, UT
- U of U Social and Behavioral Sciences Seismic Retrofit, SLC, UT
- South Davis Recreation Center Repairs/Upgrades, Bountiful, UT
- Gray Professional Medical Building, Kaysville, UT
- Bayview Animal Hospital, Layton, UT
- Elizabeth Academy Garfield Campus Historic Renovation, SLC, UT
- Bountiful City Public Works Building, Bountiful, UT

Expertise

- Effectively sorts through complex problems due to his field experience, people skills, and work ethic
- Knowledgeable about many types of construction
- Meets high-quality standards and can solve on-site challenges

Davis County Jail Medical Observation Unit Addition

f References

Layton Fire Department

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kward@laytoncity.org
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Layton, UT 84041

North Davis Fire District

Mark Becraft, *Fire Chief*
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mabecraft@nofires.org
381 North 3150 West,
West Point, UT 84015

State of Utah / DFCM / Div. of Natural Resources

Ashley Greenwood, DFCM *Project Manager*
385.522.9196
ajgreenwood@utah.gov.
4315 South 2700 West, Floor 3
Taylorsville, UT 84129

Logan Fire Department

Nate Thompson, *Fire Chief*
435.716.9512
nate.thompson@loganutah.org
76 East 200 North,
Logan, UT 84321

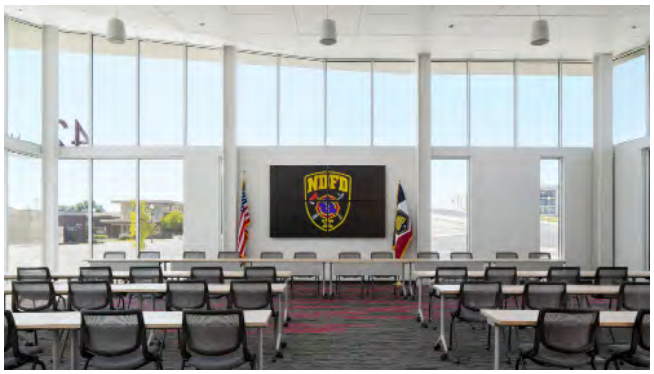
Grand County EMS

Andy Smith, *EMS Director*
801.891.2459
asmith@grandcountyems.net
125 East Center Street,
Moab, UT 84532

Utah Fire Authority

Construction Control Corporation
Kris Larson, *Owner's Representative*
801.556.1428
klarson@cccutah.com
307 West 200 South, Ste 4006
Salt Lake City, UT 84101

c Relevant Construction Experience



North Davis Fire District

STATION #42 | CLEARFIELD, UT

North Davis Fire Station 42 is a 17,000 SF building that replaced the original station, which was constructed in 1980. The new station, includes nine firefighter dorms, a battalion chief dorm, four drive-through bays, and a 50-person training room. Hogan, as their CM/GC, built the station on a trapezoidal site at a busy intersection, with intuitive circulation places the day room at a central hub between dorms, bays, and administration. This project was completed on time (although material delays extended the original schedule) and there were zero change orders outside of the contracted GMP.

Logan City / Fire Department

STATION #40 | LOGAN, UT

Logan Fire Station #70 is a 26,250 SF, three-story, classic-looking fire station and department headquarters featuring a red brick exterior with red, bi-fold doors. The inside features a three-story fire pole and the cut-off front of a fire truck with a TV mounted inside. The station is not only bigger than the previous building but also a more effective use of space. This project was a shortlist low bid, and was completed on time (although material delays, like electrical switchgear, extended the original schedule) and there were nine change orders which totaled $126,354.

Unified Fire Authority

STATION #251 | EAGLE MTN., UT

The new station is ideally located to reduce response times and boasts ample space to house additional personnel and contemporary amenities. The station includes two bays, residences for the first responders, a full kitchen, an indoor gym, an outdoor seating area, a conference area, and a sitting area with a TV. A decontamination “warm zone” separates the bay from living quarters. This project was a shortlist low bid, and was completed on time (although material delays, like electrical switchgear, extended the original schedule) and there were six change orders which totaled $159,484.

Layton City / Fire Department

STATION #54 | LAYTON, UT

This facility is a 10,034 SF, one-story building featuring three engine bays. It features seven sleeping rooms, four shared bathrooms, a large dayroom with a kitchen, two offices, a full laundry area, a workout room, and a large patio facing the mountains. This project was completed on time and there were zero change orders outside of the contracted GMP. When construction began, however, it was discovered that the site wasn’t prepped as planned by the contractor of the 1-84 UDOT project. The city had to secure additional money outside their budget, and, as their CM/GC, Hogan suggested site grades which saved $100K in earthwork.

South Davis Metro Fire Service Area

STATION #83 | CENTERVILLE, UT

As the CM/GC, Hogan built this new 13,075 SF station, which has four drive-through garage bays (5,392 SF total), six bedrooms, a training and public education room, fitness room with sports sauna, living room, kitchen/lounge area, storage rooms (SCBA/Medical/Gear/Laundry), and a captain's office. There is also a fire turnout gear room with its own drying and mechanical air system. A 25-foot training stair tower with windows and anchor points for rope rescue is included for fire training. This project was completed on time and there were zero change orders outside of the contracted GMP.

Grand County / EMS Department

STATION #54 | LAYTON, UT

The Grand County EMS building is a 13,400 SF, four-bay headquarters with multiple storage rooms, eight EMT sleeping rooms, an EMT Kitchen/Dining Area, decon/laundry room, six offices for administration, two training rooms, a conference room, an "American Legion" room, and multiple support areas. As their CM/GC, Hogan demolished the current facility and built the new one at the same site. This project was completed on time and there were zero change orders outside of the contracted GMP.

West Jordan City / Fire Department

STATION #54 | WEST JORDAN, UT

The new 14,700 SF fire station/police substation has three apparatus bays, a training/community room, a public lobby, a police reception, interview rooms, office space, an exercise room, and restrooms. The second floor houses the firefighters' sleeping quarters, a kitchen with a dayroom, offices, and restrooms with showers. The project faced serious budget issues; and, as their CM/GC worked diligently to bring the project's GMP within the city's initial fixed-limit of construction cost (FLCC), saving the training tower from being cut. This project was completed on time and there were zero change orders outside of the contracted GMP.

Syracuse City / Fire Department

STATION #31 | SYRACUSE, UT

As Syracuse City's CM/GC, the 25,500 SF central fire station has a flat roof and a traditional exterior. The tower serves as a training area geared toward enhancing the practical skills of local firefighters in ladder evolutions, repelling, self-rescue, and confined-space rescue. The six-bay station also features sleep rooms (in a separate housing wing), a kitchen, a day room, an exercise area, a training/community room, and administrative offices. This project was completed on time and there were zero change orders outside of the contracted GMP.

South Weber / Fire Department

STATION #54 | SOUTH WEBER, UT

Initially designed as a volunteer fire station, South Weber City relied heavily on Hogan's CM/GC experience to budget the 12,000 SF fire station, a two-story, wood—and steel-framed masonry structure. The building replaced the city's older building with three 60-foot engine bays and administrative, meeting, lounge, and storage spaces.

South Davis Metro Fire Service Area

STATION #84 | BOUNTIFUL, UT

As the CM/GC of the fire district's three projects, this seismic and structural upgrade of the 4,500 SF apparatus bay involved reinforcing and raising the four doors to accommodate newer engines. The remodels included the bathroom/shower, attic insulation, furnace replacement, electrical room conduit repairs and replacement, and waterproofing. The 0.6-acre, two-level fire apparatus apron and parking lot were replaced, and retaining walls were installed.

State of Utah / DFCM / Division of Natural Resources

UTAH WILDLANDS FIRE ADMIN. & OPERATIONS FACILITY | SO.SALT LAKE, UT

Hogan is currently building a large fire fighting center for the state of Utah as their CM/GC. Located on 5.5 acres, the new DNR facility features three interconnected areas totaling 37,000 SF. The administration area is for office functions and a commons area for community meetings. The operations wing will provide space for the fire crews for training, exercise and personal equipment storage. The logistics area will store supplies and ten fire engines and contain a chainsaw maintenance shop, restrooms, and laundry facilities.

d Management Plan

PHILOSOPHY & APPROACH

By selecting Hogan Construction for this package of projects, the Weber Fire District benefits from our technical expertise, project management skills, and firsthand construction experience to protect the District's interests throughout the project. Acting as a liaison between the WFD, the designer(s), and subcontractors, Hogan is better positioned to control costs, schedules, and quality, while proactively identifying risks and resolving issues before they escalate. Our involvement ensures clearer communication, more efficient decision-making, and greater accountability, ultimately leading to a smoother project delivery that aligns with the Weber Fire District's goals and budget.

As "Community Builders," we know that by constructing these facilities, we share the Weber Fire District's mission of "Caring, Preparing, and Responding" and serving/protecting the citizens of Farr West, Hooper, Huntsville, Marriott-Slaterville, West Haven, Uintah, and the unincorporated areas of Weber County. **Because of the needs of the Weber Fire District, Hogan will enhance our CM/GC services to be your "Construction Advocate." The following is a brief summary:**

- ***Program and Budget Alignment:*** Hogan will collaborate with District leadership early to validate operational needs and develop a realistic, cost-informed program that matches your available funding.
- ***Programming and Scope Validation:*** Our team will work closely with the District to define essential spaces (apparatus bays, living quarters, training areas) and right-size the facilities to prevent scope creep.
- ***Site and Feasibility Analysis:*** We'll study the soils analysis and conduct thorough site investigations and reviews of existing conditions to uncover and budget for challenges like soil issues, utility upgrades, and UDOT (and other) requirements to anticipate costly site-related issues early.

- ***Architect Selection Support:*** Hogan will assist the District in selecting an architect with fire station expertise and ensure design contracts require adherence to a target construction budget. Many architects have staffing and performance issues, and the District should consider awarding the fire training tower, training/prevention facility, and storage building to a separate design firm.
- ***Engineering Procurement:*** Sometimes architects select their engineering teams on the basis of low cost and relationships rather than on capacity and a project-specific focus on functionality and technical details. To further contain costs and control schedules, we suggest that as a team — CM/GC and architect(s) — we develop a short list of qualified engineers and specialty consultants to the Weber Fire District. We will quickly hold separate interviews for the engineers and specialty consultants and select them based abilities to suggest cost-saving designs and produce drawings quickly and effectively.
- ***Potentially using Existing Fire Station Designs:*** Selecting an architect for the two fire stations based on their potential to provide existing cost-effective designs will save time and money. The District may want to upgrade the plans slightly, but by being able to physically tour existing examples of functional designs, operational layouts, and proven building systems could allow District leaders to make informed decisions early in the planning process.

  By learning from other facilities' successes and challenges, combined with the WFD's own recent experiences, the District can streamline the two stations' design, budgeting, and construction, ultimately leading to more efficient and cost-effective projects.

- ***Design-Build Mechanical Systems:*** Developed by a subcontractor that can integrate both the design and installation phases, mechanical systems are tailored specifically for constructability, efficiency, and cost control. Because the same team designs and installs the system, it reduces coordination errors, shortens the schedule, and eliminates markup layers.
- ***Early Risk Identification:*** Our team will flag risks like specialized equipment integration (e.g., exhaust systems, alerting systems, bay doors, and ways to reduce exposure to carcinogens) and factor in the costs of these items early in the budgeting process.
- ***Constructability Review of Plans and Specifications:*** Hogan has experienced past superintendents that now analyze design documents with our team to identify errors and omissions, and to explore better construction methods, spatial efficiency, and durable materials to reduce construction and life cycle costs.
- ***Continuous Design Oversight:*** Our lead estimator, supported by Hogan's pre-construction department, will provide fluid cost estimates for each design meeting and detailed cost evaluations at the schematic, design development, and construction document stages to catch and resolve overages early.
- ***Value Management during Design:*** Hogan's team will recommend design alternatives that maintain function but at lower costs before the project is released for bidding to the subcontractors.
- ***Schedule and Phasing Planning:*** We will develop a construction plan for the timeline of each project to control time-related costs and quickly enhance the District's fire service operations.
- ***Risk Management and Procurement Strategy:*** Our team will identify long-lead specialty items early and lock in pricing to avoid inflation, while building appropriate contingency budgets for critical risks. We may also employ some early procurement and purchasing methods, and provide storage options.
- ***Bid Strategy and Procurement Management:*** After Hogan collects and reviews the subcontractor bids for completeness, the entire team will select the companies that provide the best value for the projects. For critical trades, we also can select subcontractors on the basis of proposals, similar to ones used for the CM/GC and architect(s).

Logan Fire Station #70

PRE-CONSTRUCTION PROCESS

Hogan's pre-construction team has a strong, extensive, and successful track record of delivering very complex public safety projects for the best value to our fire district clients like the Weber Fire District.

Our approach to managing the schedule and budget during design is making sure the Weber Fire District has the most up-to-date information available to make informed decisions. At critical milestones, we will review conceptual cost estimates that will ensure the final building solution meets your bottom-line number.

Hogan takes a fluid approach to pre-construction, and we do the following:

1 BLUE SKY & COORDINATION MEETINGS

Determine the program, needs vs. wants, and important/desired architectural finishes

2 IDENTIFYING MATERIALS EARLY

Have ball-in-court discussions to have the design sufficiently completed to order long lead items

3 EVOLVING ESTIMATES

Continually reviews the drawings to confirm pricing and compile updated budgets

4 CONSTRUCTABILITY REVIEWS

Perform in-depth constructability analyses to confirm a design's build-ability and mitigate risk

COST ESTIMATING APPROACH

We will include contingencies during design and bidding in case of price escalation. We will provide cost options and reduce this contingency throughout the design. **Rick Sandberg, our lead estimator, will provide evolving estimates as the design or pricing changes.** One approach he uses is early budget allocation where all trade categories are assigned a detailed estimate to work toward staying within the **$23M** initial fixed-limit of construction costs (FLCC). This allocation allows the entire team to know the initial financial plan for each trade and allows for adjustments if a trade requires more funds. In addition, each bid package will have its not-to-exceed amount. **Throughout the design, we will provide the team with assessments, cost analyses, and recommendations to make informed, data-driven decisions.**

COST CONTROL EFFORTS

01 *Early & ongoing communication with subs*

02 *Work with the team to select products within budget*

03 *Select materials that are readily available*

04 *Involve critical trades for cost and availability input*

05 *Update pricing with subs at every budget milestone*

06 *Having our team do extensive Constructibility reviews*

REDUCING COST INCREASES (CHANGE ORDERS) = PROACTIVE INVOLVEMENT

Hogan best controls change orders by fostering early collaboration with stakeholders, ensuring thorough pre-construction planning, conducting detailed scope reviews, and identifying and mitigating potential issues before construction begins. We perform extensive reviews of the plans for mistakes and specifications book to catch errors, as well as a subcontractor scope review to determine bid scope accuracy. **These reviews helps us avoid being blindsided by future change orders.** During construction, if change order requests arise, we perform detailed analyses to verify pricing, and if the change order is not valid, we require the subcontractor to hold to their bid number.

PROVIDING COST OPTIONS

In pre-construction, Hogan's main goal is to balance the available funds with the design. We want to help the Weber Fire District stretch your funds as much as possible.

Throughout design, we will provide a menu of cost-savings options to the District, the architect(s) and the consultant team to meet your $23M total budget for the new fire fighting facilities.

We organize cost-saving considerations into the following categories:

Cost Reduction

A less expensive alternative to a product or system, which may or may not include a difference in quality

Value-Added

A higher quality product that may or may not carry a higher price but will bring added value to the project

Life-Cycle Analysis

Options that strike the balance between initial construction cost and long-term operational costs

Maintainability

Products that can produce long-term savings through reduced maintenance costs

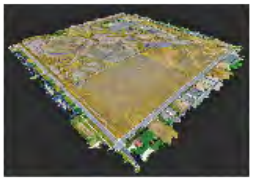
BUDGET DEVELOPMENT

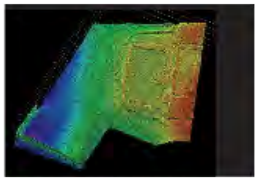
For 80 years, Hogan Construction has built a legacy as "true builders," bidding against subcontractors to self-perform work. This hands-on approach shapes our pre-construction services, ensuring effective budget management during design and pre-construction. To achieve this, Hogan will:

- *Conduct site investigations. (In-person investigations and the use of technology, like ground-penetrating radar, etc., top right)*
- *Identify and resolve risks before construction begins*
- *Evaluate cost-effective designs and materials aligned with project goals.*
- *Perform ongoing cost evaluations for data-driven decisions.*
- *Leverage value-engineering expertise to save money.*
- *With experience in 502 combined CM/GC contracts, Hogan and Strong have refined its pre-construction process to keep projects on schedule and within budget. Our value engineering ideas typically save clients 5–10% of project costs (depending on what the Weber Fire District accepts) without major scope changes, often leaving contingency funds at project completion.*

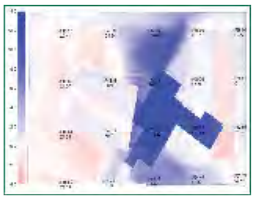
To keep the Weber Fire District informed, we'll provide weekly budget updates and cost options—exceeding the standard 30–60–90% design phase milestones—and deliver detailed cost management studies. Supported by advanced pre-construction technologies **that track every dollar** and extensive industry knowledge **that saves cost (in planning and on-site)**, we ensure transparency and informed decision-making.

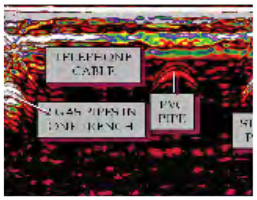
- *Beck Technology – Destini Estimator & Destini Bid Day*
- *Autodesk BIM 360*
- *PlanSwift Takeoff & Estimating*
- *Trimble Business Center*
- *Smartbid*
- *Procore*
- *MS Project*


SITE LASER MODEL

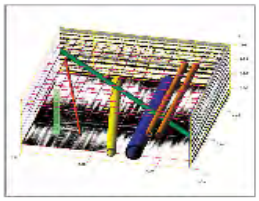

SOIL ELEVATIONS STUDY


WATER LEVEL EVALUATION


SOIL "CUT & FILL" REPORT



UNDERGROUND RADAR


UTILITIES LOCATION

EARLY COST ALLOCATIONS

The creation of "early budget allocations" are critical in ensuring that we don't go over budget. By assigning a cost-per-square-foot allowance to each trade category we can track the costs of areas and materials of the buildings, and make quick design adjustments. By ensuring the District and architect(s) understand that if a trade category exceeds its allocation, adjustments will be made in other areas of the buildings to stay within the overall budget. **For example, if the cost for the weight and locker room runs high and the District is unwilling to reduce square footage, savings will be identified in other systems or materials to maintain balance.** Additionally, bid packages will include not-to-exceed amounts to prevent unexpected increases in overall costs.

MAINTAINING THE BUDGET

Our goal is to balance available funds with design while maximizing value. Early square-foot budget analyses, based on our extensive fire station pricing and data, allow the District and the design team(s) to understand costs early in design. We also provide a menu of cost-saving options to optimize the projects' budgets. Our pre-construction team protects your budget from day one by:

- *Conducting multiple in-person site investigations as a team.*
- *Identifying risks and resolving issues before construction.*
- *Evaluating cost-effective designs and materials that align with project goals.*
- *Running ongoing cost evaluations to enable data-driven decisions.*
- *Leveraging cost-saving and value-engineering expertise to reduce expenses.*
- *Engaging qualified local and regional subcontractors early in the process.*

EXTENDED MATERIAL LEAD TIMES

Material and equipment procurement issues are a reality in today's construction market. We will propose a proactive and thorough electrical and mechanical equipment design process so we can execute early bid packages for these items. We must get submittals and materials procured promptly, so long lead times on items, including electrical and mechanical gear, structural items, and apparatus bay doors, ensure we complete the project.

1–3.5 MONTHS	4–5 MONTHS	6–8 MONTHS	12 MONTHS
▪ Gypsum ▪ Hollow Metal Frames ▪ Steel Fabrication ▪ Wood Framing Products	▪ Ceiling Baffles ▪ Fire Pumps ▪ Glass & Glazing ▪ Imported Tile & Stone ▪ Joist & Deck ▪ Masonry Block ▪ Metal Panels ▪ Millwork ▪ Pre-cast Utility Boxes ▪ Rigid Insulation ▪ Roofing	▪ Pre-Engineered Metal Building (PEMB) ▪ Doors ▪ Lighting ▪ Metal Panels ▪ Specialty Door Hardware *(8 months)*	▪ Electrical Gear ▪ Large Air Handling Units ▪ Mechanical Equipment *(custom up to 18 months)*

LEAD TIMES AFTER MATERIALS ARE ORDERED

Hogan has a large workforce of skilled workers and a fleet of heavy machinery that can assist with critical construction tasks.

BENEFITS OF SELF-PERFORMANCE:

- Comprehensive pricing knowledge
- Increased cost control
- Ability to assist subcontractors
- Flexibility

SELF-PERFORMING PLAN

Depending on the needs of the project, Hogan may bid the following (contingent upon our capacity):

- *Earthwork & Utilities*
- *Concrete*
- *Structural Steel Fabrication & Erection*
- *Survey and Layout*
- *Site Preparation*
- *Selective Demolition*
- *Rough & Finish Carpentry*
- *Specialty Installations*
- *Equipment & Materials Transport*

We will only accept our bid if it's low or we have to do the work under certain circumstances—agreed upon by the Weber Fire District. Otherwise, the work will be subcontracted.

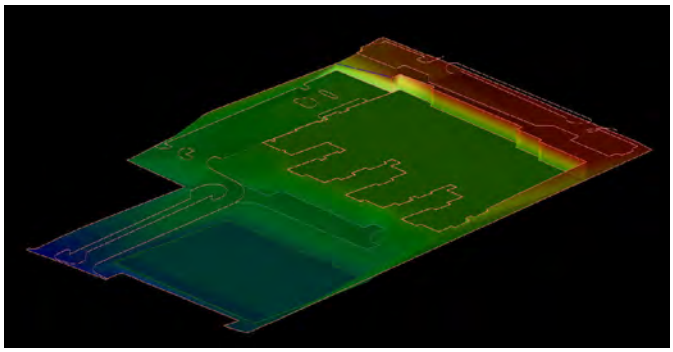
Additional Cost & Schedule Saving Strategies

EARLY LONG-LEAD PROCUREMENT

We recommend that we contact Rocky Mountain Power as soon as possible to order the transformers to maintain the project schedules. We also recommend that the engineer up-size the electrical gear and decide on the loads promptly so we can release an early bid package for electrical switchgear.

CUT/FILL ANALYSES

Our Senior Civil Estimator, Peter Chamberlain, will generate clear and detailed excavation volume reports to figure out how much soil will be moved at each site. **These reports will help us balance the sites and reduce or eliminate import and export costs.**



ELIMINATE DELEGATED DESIGN

Hogan solves errors associated with delegated design by engaging subcontractors early, clarifying design responsibilities, and proactively coordinating delegated systems with the base design through constructability reviews and BIM. By integrating delegated design timelines into the master schedule, thoroughly reviewing submittals, and maintaining close communication with the desingers and the WFD, **we catch discrepancies early, prevent scope gaps, and ensure delegated elements meet performance, code, and integration requirements—ultimately minimizing costly rework and delays.**

CONSTRUCTABILITY / WALL ASSEMBLIES

Our lead estimators, Rick Sandberg and Ross Cox, will collaborate to select available and cost-effective materials for wall assembly. **The careful collaboration will help the team maintain the project's budget and schedule.** Support from our constructability reviewer, Glen Clark, will determine which material is best from a constructability perspective.

For example, a wall assembly analysis is crucial in fire station design to ensure durability, thermal efficiency, sound control, and fire resistance, all while meeting strict code requirements and supporting 24/7 operational resilience. We will investigate and provide the benefits and cost data of the folllowing wall assemblies to the Weber Fire District, the architect(s), and the structural engineer(s):

- **CMU (Masonry) Walls**
- **Insulated Concrete Forms (ICF)**
- **Wood-Framed Walls**
- **Structural Steel/Metal Stud-Framed Walls**
- **Concrete Tilt-up Panels**

OFF-THE-SHELF MECHANICAL EQUIPMENT

We recommend that the WFD and the architect(s) use **already-produced mechanical equipment that can work for the building instead of customized equipment to reduce lead times and costs.** The engineers can design the mechanical systems to match what is readily available.

SIMPLIFYING DESIGN

In addition to potentially using an existing fire station design like a "prototype" for the two fire stations, with the manpower and labor shortages we're facing, complex material installation creates an additional challenge. We'd recommend keeping tile, carpet, and other material patterns simple because dimensionally small materials create additional obstacles to schedule/manpower because of the slower installation rate.

Hogan will discuss ideas with the entire team to understand the District's intent and desires for each facility's design. We'll then provide constructability feedback to retain each design's intent, maintain the budget, and provide solutions for simplifying design elements.

DESIGN-ASSIST

Hogan's collaborative relationships allow us to involve subcontractors, specialty subcontractors, and engineers work alongside us and the architect during design to improve constructability, control costs, and streamline scheduling. Hogan could release an early bid package to select key subcontractors, including electrical and mechanical, to review the engineers' design during pre-construction, which could help with constructability and cost.

100 PERCENT CDs PAGE-TURN MEETING

Hogan suggests holding a 100 percent CDs page-turn meeting with the Weber Fire District and the architect(s) to review the drawings for constructability challenges and new items and ensure the cost-saving ideas have been implemented in the design before the bid to decrease risk.

PROJECT BIDDING + AWARD

Hogan has a database of pre-qualified subcontractors and suppliers, many of which have worked on our fire station projects. We have in-house office personnel who assist Rick Sandberg in presenting you with "quality" firms on bid day.

We prioritize relationships with our trade partners by treating them as part of our team, helping their crews succeed, and paying them on time. Additionally, we notify subcontractors when we are bidding on self-performed work, and we will give our bid to the District in advance.

UFD Eagle Mountain Fire Station 251

We partner with quality, cost-conscious subcontractors across Utah, leveraging strong relationships to secure competitive bids. **We use all legally permitted procurement methods, including Low Bid, Two-Step Shortlist Bid, and Value-Based Selection.** Our pre-qualification process ensures subcontractors have the experience to complete projects safely, on time, and within budget.

TRANSPARENCY

Hogan has never exceeded a "Guaranteed Maximum Price," or GMP. We accomplish this through accounting for all costs and by transparency. Many CM|GCs keep a project's financial details (estimates, value engineering ideas, bids, etc.) as confidential. Not Hogan. We grant clients access to all construction documents from inception to completion. During final billing, the Weber Fire District will receive a detailed cost summary of the project, **and all contingency savings will be returned to the District in full.**

CONSTRUCTION COST CONTROL PLAN

During construction, we will carefully manage the budget to stay within the agreed-upon Guaranteed Maximum Price (GMP), something that our team has never exceeded. Hogan accomplishes this through transparency by granting clients access to all construction documents from inception to completion. At final billing, the Weber Fire District will receive a detailed project cost summary.

SAFETY PLAN

Hogan has built on nearly 200 live sites (155 of them at schools) with zero injuries to staff or patrons on our municipal projects. Our proposed superintendents, has their OSHA 10 and 30 certifications, and any Hogan staff that we bring on-site will be OSHA-certified. Additionally, our field employees must pass yearly safety tests on all aspects of construction.

We will be self-contained within the Hooper and West Haven sites. We will locate all construction trailers and materials within the 6-foot fenced perimeter, inspected and locked daily by our team. Minimizing disruptions to the surrounding neighborhoods is a priority for Hogan. We value public support for such "community enhancement" projects and promptly mitigate construction impacts and ensure a positive experience for all.

We will organize the site, abate noise, and monitor and control any chemical fumes, gases, dust, or other contaminates, particularly at Station 61 in Farr West. We will have a flag person monitor large delivery trucks, bring them on-site, and unload them during lower-traffic periods. We can also use perimeter lighting to illuminate unsafe or dark areas along the sites, if needed.

QUALITY CONTROL PLAN

Hogan embeds quality in all our processes; to prioritize this, Eddy, Travis, Jason, and Ryan will oversee all quality control elements. We focus on building the project right the first time. If a subcontractor's work is not acceptable or defective, it's fixed immediately. **Hogan's five-phase check include:**

1. *Working with inspectors and commissioning agents*
2. *Identifying defects early and eliminating them immediately*
3. *Coaching everyone involved to watch for errors and deviations*
4. *Receiving thorough documentation of the work quality*
5. *Utilizing established and state-of-the-art inspection methods*

CHANGE CONTROL PLAN

Travis, Jason, and Ryan are our first defense against change orders. They and Eddy work diligently to research and mitigate any change orders. We respond promptly to all Requests for Information (RFIs), Architect's Supplemental Information (ASIs), Proposal Requests (PRs), and Proposed Change Orders (PCOs).

Some changes may be inevitable and will be covered by the Contingency Fund. However, we hold subcontractors to the scope-of-work document written into their contract and do not allow them to make up for deficits through change orders.

We will use as little contingency money as possible throughout the project. We'll accomplish this by being heavily involved in pre-construction, interviewing subcontractors for questions about the design before they receive a contract, and procuring material as early as possible.

WE BELIEVE IN BEING EXCELLENT REPRESENTATIVES OF THE WEBER FIRE DISTRICT DURING CONSTRUCTION

HOGAN'S "GOOD NEIGHBOR PLAN"

1. CONTACT INFORMATION DISTRIBUTED
2. CLEAR & VISIBLE SIGNAGE
3. TRAFFIC PLAN / PERSONNEL
4. CLEAN SITE AND STREETS
5. COURTESY & RESPECT IN INTERACTIONS

Clearfield Fire Station 42 Rebuild

Celebrating the opening of Layton City's new fire station

PROJECT CLOSE-OUT PLAN

We will outline close-out requirements at the projects' onset to ensure a smooth start. We will schedule close-out events one month before substantial completion, including the final inspection, punch list walk-through, training, and training videos. During the final inspection, the Weber Fire District, the architect(s), and Hogan will verify that all components are operational, meet design criteria, and that the project conforms with the approved plans, specifications, and contract requirements. Hogan's commissioning process monitors, tests, evaluates, and documents the operation and function of the building's critical systems. Moreover, we provide training and testing for all startups and recommend solutions if we identify any failure scenarios. **Our requirements for project close-out include:**

- *Achieving contract goals*
- *Resolving outstanding claims*
- *Delivering operations and maintenance manuals*
- *Completing as-built drawings*
- *Putting all certifications and warranties in place*

Warranty

Hogan will proactively manage the warranty period for each project. First, we will collect and catalog warranty information in an Operations and Maintenance Manual and provide it to the District at close-out. Hogan provides a one-year warranty on our construction, although some materials and components may have a manufacturer's warranty with a different length. **Our project manager will visit each site to determine any warranty work and coordinate when to complete it with the Weber Fire District.** Then, Hogan reviews and ensures all warranty work is complete. Our project manager will also schedule an 11-month walk-through with the District, the architect(s), and commissioning agents to document any remaining warranty items and guarantee that we have completed all warranty work.

THE HOGAN DIFFERENCE

Hogan understands fire stations are first-responder training venues. For example, we donated and welded-in-place repelling connections inside and outside the training towers at the West Jordan and Syracuse Fire Stations. At West Jordan, Amcor Supply donated several large pipes and manholes. We donated the remaining large pipes, similar to the examples below, which we also contributed to the South Davis Metro Fire Authority. We also donated excavation equipment and time to dig trenches and assemble the pipes into three different (but connected) training conduits. They now has on-site, zero-cost training facilities for confined-space rescue practices.

e Schedule

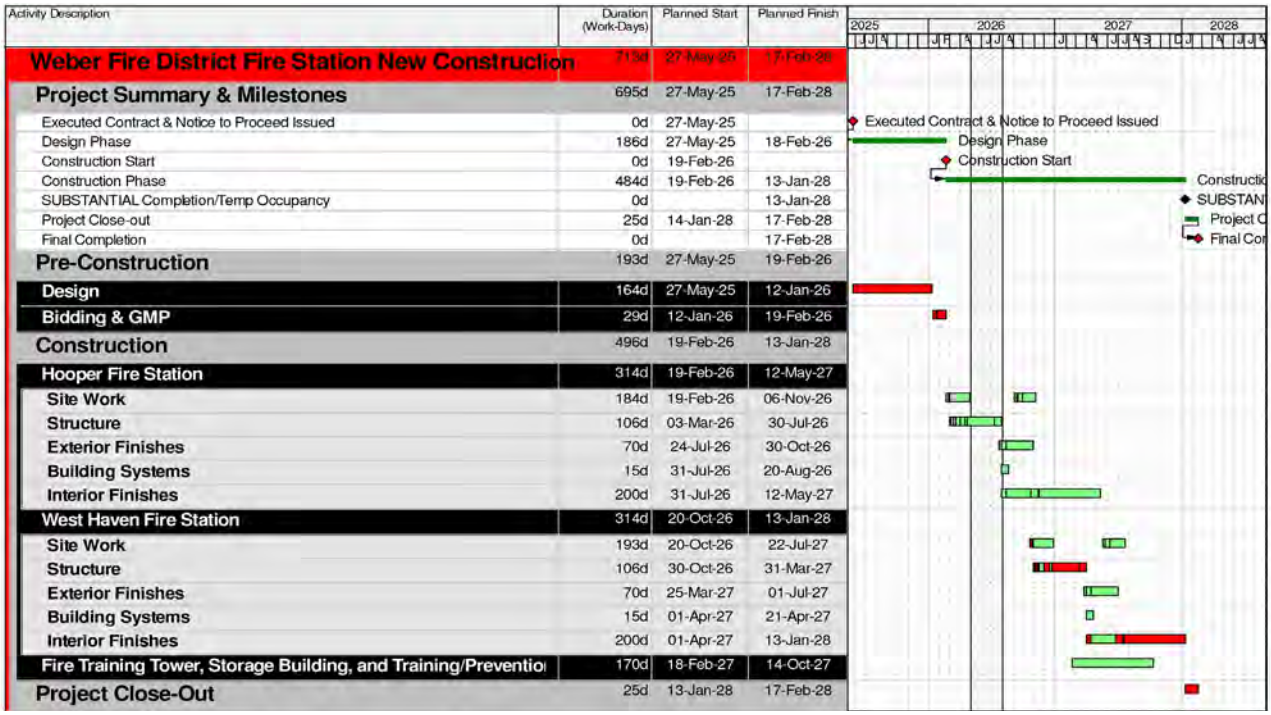
MAINTAINING THE CONSTRUCTION SCHEDULE

With schedules becoming more critical due to issues of materials procurement and long lead items (and how they also affect the budget), Hogan holds a pre-submittal meeting with the architect(s), and subcontractors to prepare a "Schedule of Submittals" listing all items that need submittals and a monitored timeline in Procore. In response to current procurement issues, our contract states subcontractors must provide their submittals in three weeks. Having responsive subcontractors allows time for the architect(s) to send submittals back if changes are needed.

Hogan communicates honestly with our subcontracting partners about the realities of the project schedule for optimal subcontractor scheduling. We utilize the following approaches to keep construction moving, adjust for unforeseen problems, and implement recovery strategies to keep the project on track. We will create the schedule in Outbuild. Then the subcontractors can utilize the program to create the activities that need to be done in one to three week periods in order to meet the schedule.

To address the above risks to the schedule, we will communicate frequently with the Weber Fire District and provide schedule updates in real-time. **Additionally, we take the following steps to protect the schedule:**

- *Create the schedule in Outbuild, our Critical Path Method scheduling software*
- *Plan for long-lead items, including owner-furnished equipment*
- *Require quick responses to all information requests, drawing reviews, submittals, and proposals*
- *Allocate the appropriate time needed for each effort*
- *Hold weekly team meetings to review progress, changes, schedules, and issues*
- *Run weekly subcontractor meetings to review progress, timelines, dates, materials, safety, and workforce issues*
- *Help subcontractors effectively schedule their time by using electronic and tactile planning strategies*
- *Get subcontractors' schedule input and buy-in*
- *Resolve questions and changes expeditiously*
- *If a subcontractor begins to fall behind, we'll create a recovery plan so the critical path work continues. We may also mandate that they increase their workforce and add equipment, supplement labor, or even replace a subcontractor for the project's best interest.*



Activity Description	Duration (Work-Days)	Planned Start	Planned Finish
Weber Fire District Fire Station New Construction	713d	27-May-25	17-Feb-28
Project Summary & Milestones	695d	27-May-25	17-Feb-28
Executed Contract & Notice to Proceed Issued	0d	27-May-25	
Design Phase	186d	27-May-25	18-Feb-26
Construction Start	0d	19-Feb-26	
Construction Phase	484d	19-Feb-26	13-Jan-28
SUBSTANTIAL Completion/Temp Occupancy	0d		13-Jan-28
Project Close-out	25d	14-Jan-28	17-Feb-28
Final Completion	0d		17-Feb-28
Pre-Construction	193d	27-May-25	19-Feb-26
Design	164d	27-May-25	12-Jan-26
Bidding & GMP	29d	12-Jan-26	19-Feb-26
Construction	496d	19-Feb-26	13-Jan-28
Hooper Fire Station	314d	19-Feb-26	12-May-27
Site Work	184d	19-Feb-26	06-Nov-26
Structure	106d	03-Mar-26	30-Jul-26
Exterior Finishes	70d	24-Jul-26	30-Oct-26
Building Systems	15d	31-Jul-26	20-Aug-26
Interior Finishes	200d	31-Jul-26	12-May-27
West Haven Fire Station	314d	20-Oct-26	13-Jan-28
Site Work	193d	20-Oct-26	22-Jul-27
Structure	106d	30-Oct-26	31-Mar-27
Exterior Finishes	70d	25-Mar-27	01-Jul-27
Building Systems	15d	01-Apr-27	21-Apr-27
Interior Finishes	200d	01-Apr-27	13-Jan-28
Fire Training Tower, Storage Building, and Training/Preventio	170d	18-Feb-27	14-Oct-27
Project Close-Out	25d	13-Jan-28	17-Feb-28