



Eye Center of Northern Colorado

GENERAL CONTRACTOR PROPOSAL

ADVANCED HEART & VEIN CENTER



MARASCO & ASSOCIATES, INC.
MEDICAL ARCHITECTS / DESIGN CONSULTANTS





Marasco & Associates, Inc.
Attn: Brian Shearer & Mike Vondal
475 Lincoln Street, Suite 150
Denver, CO 80203
brian@mahca.com, mike@mahca.com

RE: Advanced Heart & Vein Center

Dear Brian and Mike,

We are confident that our team's experience with ambulatory surgery centers, as well as our longstanding partnership with Marasco & Associates make us the right construction partner for you and your client on the Advanced Heart & Vein Center. Below are just a few of the ways we set ourselves apart from our competition.

Our Service is Unmatched

At Brinkman Construction, we take pride in our ability to provide the level of quality you expect from a large contractor while still focusing on personal attention. We're adaptable, flexible, and dynamic and will address your needs with creativity. Every one of our 180 employee owners has a long-term vision for our projects centered on providing an elevated level of service. The success of our clients is directly tied to the success of our company and our employee owners so we are all invested in understanding and executing on your vision.

Our Experience Speaks for Itself

The team we've chosen for Advanced Heart & Vein Center brings decades of experience in healthcare construction. You'll see in the following pages our company's extensive healthcare portfolio, especially with ambulatory surgery centers. We've also developed a strong partnership with Marasco & Associates having worked with you on some of Colorado's most progressive healthcare facilities. These relationships mean a seamless process for you and your client.

We Have Grit

No contractor can guarantee issues won't arise throughout the course of construction. What we *can* guarantee is that we'll take ownership of this project from start to finish. What defines us is our resolve, our tenacity to solve problems even when they're not ours to fix, to think and work and not yield until the job is done and done right. We don't do it for recognition, we do it because it's who we are.

Thank you for your consideration,

Jim Ciesla
President & CEO, Brinkman Construction, Inc.

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A construction worker is shown from the chest down, wearing a white t-shirt and a black tool belt. They are using a black and silver power drill to work on a wooden beam. The worker's left hand is visible, wearing a black watch and a black and white work glove. The entire image is overlaid with a semi-transparent yellow filter. The text "WELCOME TO BRINKMAN CONSTRUCTION" is written in white, uppercase letters in the upper left quadrant.

WELCOME TO BRINKMAN CONSTRUCTION



ABOUT US

We're driven to build. And we've been doing it successfully along the Front Range since 2005. Our portfolio includes everything from tenant finishes to large-scale ground-up construction and everything in between. We've been fortunate to work with companies across diverse industries, including industrial, multi-family, senior living, memory care, healthcare, hospitality, and office. We have more than 180 employee owners who bring an ownership mindset to our projects. It's our culture to make the right decisions by you. Always. It's how we deliver value



Best Regional Project
ENR Mountain States: 2019



**ASSOCIATED
GENERAL
CONTRACTORS**

Zero Lost Workday Incidence Rate
AGC Colorado: 2017, 2018



Entrepreneur of the Year
CSU Everitt Real Estate Center 2011



Best New Addition to a Downtown
Downtown Colorado, Inc.: 2014



Best Adaptive Reuse Project
Downtown Colorado, Inc.: 2019



Best Commercial Builder Runner-Up
ColoradoBiz Magazine: 2015, 2017



Mercury 100 Fastest Growing Company
BizWest Media: 2007-2019



Best Regional Project
ENR Mountain States: 2013



Best Start-Up Company of the Year
Coloradoan: 2005



First Green Globes Building Initiative
Green Globes: 2010



**ASSOCIATED
GENERAL
CONTRACTORS**

CHASE Blue Level Designation
AGC Colorado: 2019

HEALTHCARE CONSTRUCTION EXPERIENCE

A photograph of an operating room, overlaid with a yellow filter. The room features two large surgical lights hanging from the ceiling, a patient table in the center, and various medical equipment and carts in the background. The text "HEALTHCARE CONSTRUCTION EXPERIENCE" is written in white, uppercase letters across the top left of the image.

HEALTHCARE CONSTRUCTION EXPERIENCE



Eye Center of Northern Colorado

AMBULATORY SURGERY CENTER & MEDICAL OFFICE

Fort Collins, Colo.

The Eye Center of Northern Colorado facility is a state-of-the-art medical building home to dozens of expert eye care and LASIK providers. The single-story, 28,000 SF medical office building includes clinical, surgical and office space for six ophthalmologists and support staff. An ambulatory surgery center houses three operating rooms and the remainder of the space is made up of 30+ exam rooms, multiple waiting rooms, offices and a laser treatment center.

In the state-of-the-art surgery center, surgeons perform Custom LASIK (and other refractive technologies), Cataract Removal and Intraocular Lens (IOL) Replacement, Glaucoma Surgery, Pediatric and Strabismus Surgery, Vitreo-Retinal Surgery, Corneal Transplants and Ophthalmic Facial Plastic and Reconstructive Surgery.

○ CLIENT	Eye Center of N.Colorado
○ ARCHITECT	Marasco & Associates
○ SIZE	28,000 SF
○ DURATION	10 Months





Advanced Vision Surgery Center

SURGERY CENTER & MOB
Longmont, Colo.

Advanced Vision Surgery Center includes two operating rooms and 18 additional procedure and patient rooms. This 10,230 SF, one-story medical building provides ample space for physicians and support staff including a LASIK procedure room, cosmetic procedure room, seven pre-op beds, five recovery beds, two exam rooms, and two treatment rooms.

The Center offers LASIK, retinal surgery, corneal transplants, and plastic surgery of the eye and face.

○ CLIENT	Advanced Vision
○ ARCHITECT	Marasco & Associates
○ SIZE	10,230 SF
○ DURATION	7 Months



Front Range Orthopedics & Spine

AMBULATORY SURGERY CENTER AND MEDICAL OFFICE
Longmont, Colo.

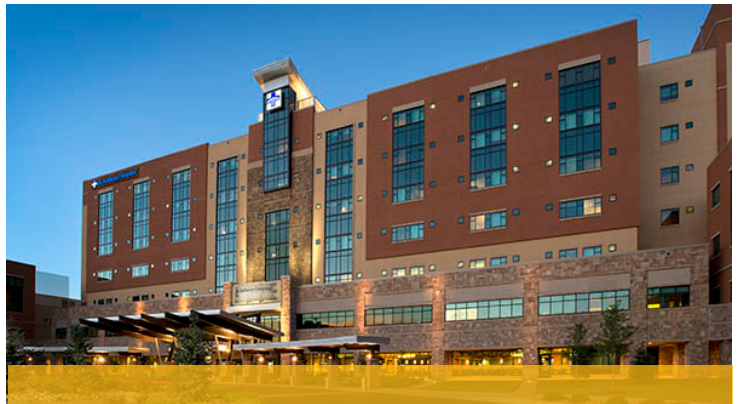
CLIENT	Front Range Orthopedics & Spine
ARCHITECT	Boulder Associates
SIZE	32,535 SF
YEAR COMPLETED	2017



St. Anthony Health Campus

DESIGN-BUILD AMBULATORY SURGERY CENTER & MEDICAL OFFICE
Westminster, Colo.

CLIENT	Development Solutions Group
ARCHITECT	Boulder Associates
SIZE	80,000 SF
YEAR COMPLETED	<i>In Preconstruction</i> <i>Groundbreaking Dec 2019</i>



Arete Surgical Center

ORTHOPEDIC AND SPINE AMBULATORY SURGERY CENTER
Johnstown, Colo.

CLIENT	Arete Surgical Center
ARCHITECT	r4 Architects
SIZE	15,000 SF
YEAR COMPLETED	2013



Eating Recovery Center

BEHAVIORAL HEALTH HOSPITAL & MEDICAL OFFICE
Denver, Colo.

CLIENT	Eating Recovery Center
ARCHITECT	Boulder Associates
SIZE	61,900 SF
YEAR COMPLETED	2018



TRU Community Care

SENIOR CARE AND GRIEF SUPPORT SERVICES FACILITY
Lafayette, Colo.

CLIENT	TRU Community Care
ARCHITECT	Boulder Associates
SIZE	28,500 SF
YEAR COMPLETED	2016



Denver West Endoscopy

**OCCUPIED AMULATORY SURGERY CENTER
TENANT FINISH**
Lakewood, Colo.

CLIENT	Gastroenterology of the Rockies
ARCHITECT	Boulder Associates
SIZE	10,527 SF
YEAR COMPLETED	2013



Northglenn Endoscopy

**OCCUPIED AMBULATORY SURGERY CENTER &
MEDICAL OFFICE TENANT IMPROVEMENT**
Northglenn, Colo.

CLIENT	Gastroenterology of the Rockies
ARCHITECT	Boulder Associates
SIZE	7,830 SF
YEAR COMPLETED	2016



Medical Center of the Rockies

**OCCUPIED AMBULATORY SURGERY CENTER &
MEDICAL OFFICE TENANT FINISH**
Loveland, Colo.

CLIENT	McWhinney
ARCHITECT	r4 Architects
SIZE	28,000 SF
YEAR COMPLETED	2008



Harmony Imaging Center

OCCUPIED HEALTH CAMPUS MRI REPLACEMENT
Fort Collins, Colo.

CLIENT	Harmony Imaging Center
DESIGN	Siemens Healthineers USA
SIZE	600 SF
YEAR COMPLETED	2019



Endoscopy Center of Greeley

AMBULATORY SURGERY CENTER
Greeley, Colo.

CLIENT	Endoscopy Center of Greeley, Pinnacle III
ARCHITECT	r4 Architects
SIZE	11,822 SF
YEAR COMPLETED	Under Construction



Colorado Sleep Institute

SLEEP DISORDER TREATMENT CENTER & MEDICAL OFFICE
Longmont, Colo.

CLIENT	1630 Dry Creek, LLC
ARCHITECT	Boulder Associates
SIZE	22,000 SF
YEAR COMPLETED	2018



Orthopaedic Center of the Rockies

AMBULATORY SURGERY CENTER REMODEL
Greeley, Colo.

CLIENT	Orthopaedic Ctr of the Rockies
ARCHITECT	Infusion Architects
SIZE	28,000 SF
YEAR COMPLETED	2016



PROPOSED PROJECT TEAM

THE BEST TEAM FOR YOUR PROJECT

We've compiled a team with an extensive track-record of healthcare construction projects. Our dynamic team will lead you confidently through the preconstruction, design, and construction processes.

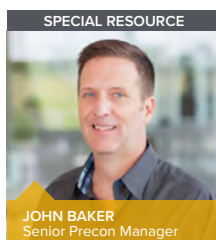
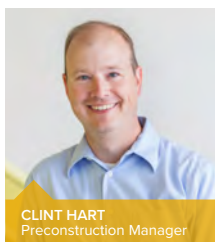
COLLABORATION IS KEY

Our professionals are dedicated to constant collaboration and will seamlessly support you and the design team throughout the building process. By leveraging our collective healthcare construction knowledge, we're able to provide you with innovative ideas, customized project recommendations, and proactive solutions.

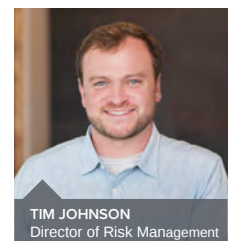
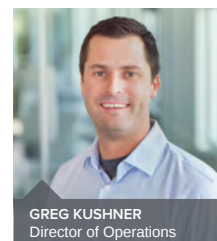
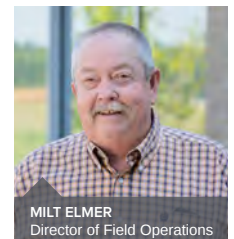
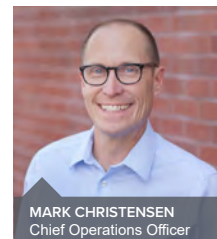
A HANDS ON APPROACH

As our valued client, you will have direct access to our team members from contract to project completion. We will work closely with you to provide preconstruction support, offer value-engineering ideas, and explore cost-saving alternatives wherever possible.

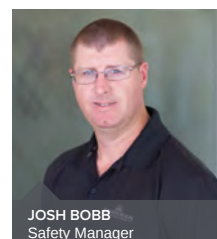
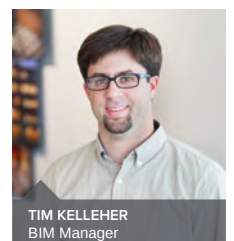
PROPOSED PROJECT TEAM



LEADERSHIP TEAM



OPERATIONS SUPPORT



PROPOSED PROJECT TEAM



JUSTIN TUCK • Project Executive
Bachelor of Science, Finance, Colorado State University

Justin is a senior leader in the organization and accepts the overall responsibility for the project's success and project team from pursuit through completion. Justin begins his involvement early in the project pursuit and engages the client during all phases of the project, including the post-construction warranty phase.

- **Colorado Sleep Institute | Longmont, Colo.**
*Two-Story MOB | 6 Exam Rooms | 4 Sleep Rooms
3 Testing Rooms | Staff Lounge | Conference Room*
- **St. Anthony Health Campus | Westminster, Colo.**
*Design/Build ASC | Recovery Center | Clinical Space
Diagnostic Imaging | Physical Therapy | Urgent Care*
- **Greeley Endoscopy | Greeley, Colo.**
Endoscopy Suite Tenant Finish



DAVE LENORT • Project General Superintendent

Dave has built many solid, lasting relationships with subcontractors, city entities, and clients including a 20-year working relationship with Longmont United Hospital. His leadership strategy includes creating a team environment to build trust and facilitate open communication.

- **Arête Surgical Center | Johnstown, Colo.**
*Multiple Operatories | Operating Room | Overnight Beds
| Prep/Recovery Beds | Convalescent Care Unit*
- **Longmont United Hospital | Longmont, Colo.**
*Multi-Building Project Spanning 20 Years | 3 Surgery
Centers | Cancer Center | Lab | ICU | Cardio Facility*
- **Rocky Mountain Associates in Orthopedic Medicine
Johnstown, Colo.**
X-Rays | Exam Rooms | Procedure Rooms



DANE HIX • Project Manager
Bachelor of Science, Construction Management, Colorado State University

Dane has a strong industry background having spent time working on various project types including medical, government, multi-family and tenant improvement projects.

- **Medical Center of Aurora | Aurora, Colo.**
*Hospital Addition | New Bed Tower | Parking Garage
12 Intensive Care Units*
- **UCB Biotechnology Building | Boulder, Colo.**
*LEED Platinum | Research Center | Laboratories
Auditoriums | Ground-Up Project*
- **Harmony Commons | Fort Collins, Colo.**
*Two-Building Retail Center
Permeable Pavers | Hybrid Structure*

PROPOSED PROJECT TEAM



CLINT HART • Preconstruction Manager
Bachelor of Science, Construction Management, Colorado State University

With more than a decade of experience as a project manager, Clint is uniquely qualified to serve as the primary liaison between the preconstruction and field teams. His healthcare experience affords him the knowledge to complete comprehensive constructability reviews prior to breaking ground to ensure realistic timelines and budgets.



JOHN BAKER • Senior Preconstruction Manager
Bachelor of Science, Construction Management, Colorado State University

John has been involved in a multitude of projects during his career, ranging in size from small tenant finishes to a \$95M convention center. He is a leader on the preconstruction team and provides estimating and budgeting expertise for a wide range of projects.

- **Fresenius Medical Care | Denver, Colo.**
*Renovation | Dialysis Clinic | Nurse Call System
Reverse Osmosis Water Filtration*
- **Fresenius Medical Care | Cheyenne, Wyo.**
*Tenant Improvement | Dialysis Clinic | Nurse Call System
Reverse Osmosis Water Filtration*
- **WWCC Wellness and Health Facility | Rock Springs, Wyo.**
*Wellness Center Addition & Renovation
Gym | Locker Rooms*

- **Advanced Vision | Longmont, Colo.**
*ASC & MOB | 18 Procedure Rooms | Exam Rooms
Treatment Rooms | Pre-Op & Recovery Beds*
- **Blue Federal Credit Union Global HQ | Cheyenne, Wyo.**
*Class A Commercial Office Campus | Five Buildings
Demolition of Existing Parking Lot & Buildings*
- **Nutrien | Loveland, Colo.**
*Four-Story | Corporate TI | Class A Office
MARS Wall System | Skyfold Partitions | Curved Steel Stairs*



“I always felt Brinkman Construction looked out for our interests, giving our needs their full consideration. If the quality of our building is anything close to the quality of your people, then it will stand to serve our community for generations.”

ROBERT THORN

Former Vice President, TRU Community Care

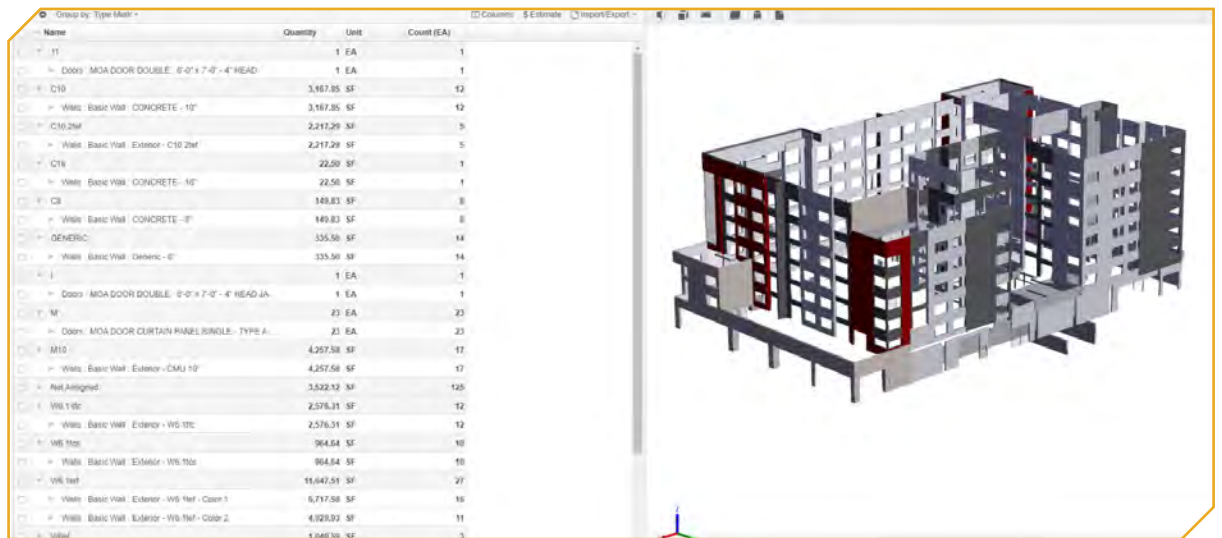


SIMPLIFICATION WITHOUT SACRIFICE

Brinkman Construction's **Virtual Design & Construction (VDC)** capabilities allow us to precisely reflect your vision of the Advanced Heart & Vein Center back to you as it evolves. This direct process of translating design information into model-based electronic plans in the field using iPads and Total Stations brings an unparalleled preconstruction-design-field integration to your project.

Our goal is that everyone involved has a common understanding and ownership of the design intent during the building process. We make renderings and animations to assist you as you build community consensus and generate interest as well as create more refined cost estimates and 3D models that can be used for maintenance and operations long after the project is completed.

1 PRECONSTRUCTION



Name	Quantity	Unit	Count (EA)
IT	1	EA	1
Doors / MOA DOOR DOUBLE - 8'-0" x 7'-0" - 4" HEAD	1	EA	1
C10	3,167.85	SF	12
Walls - Basic Wall - CONCRETE - 12"	3,167.85	SF	12
C10 2nd	2,217.29	SF	5
Walls - Basic Wall - Exterior - C10 2nd	2,217.29	SF	5
C7H	22.50	SF	1
Walls - Basic Wall - CONCRETE - 16"	22.50	SF	1
C3	149.83	SF	8
Walls - Basic Wall - CONCRETE - 8"	149.83	SF	8
GENERIC	335.50	SF	14
Walls - Basic Wall - Generic - 8"	335.50	SF	14
I	1	EA	1
Doors / MOA DOOR DOUBLE - 8'-0" x 7'-0" - 4" HEAD JA.	1	EA	1
M	23	EA	23
Doors / MOA DOOR CURTAIN PANEL SINGLE - TYPE A	23	EA	23
M10	4,267.58	SF	17
Walls - Basic Wall - Exterior - CMU 10"	4,267.58	SF	17
Wall Assigned	3,522.12	SF	125
W10 10c	2,576.31	SF	12
Walls - Basic Wall - Exterior - W10 10c	2,576.31	SF	12
W10 10a	964.84	SF	10
Walls - Basic Wall - Exterior - W10 10a	964.84	SF	10
W10 10b	15,647.51	SF	27
Walls - Basic Wall - Exterior - W10 10b - Color 1	6,717.58	SF	15
Walls - Basic Wall - Exterior - W10 10b - Color 2	4,929.93	SF	11
W10 10c	1,647.51	SF	1

2 REALITY CAPTURE

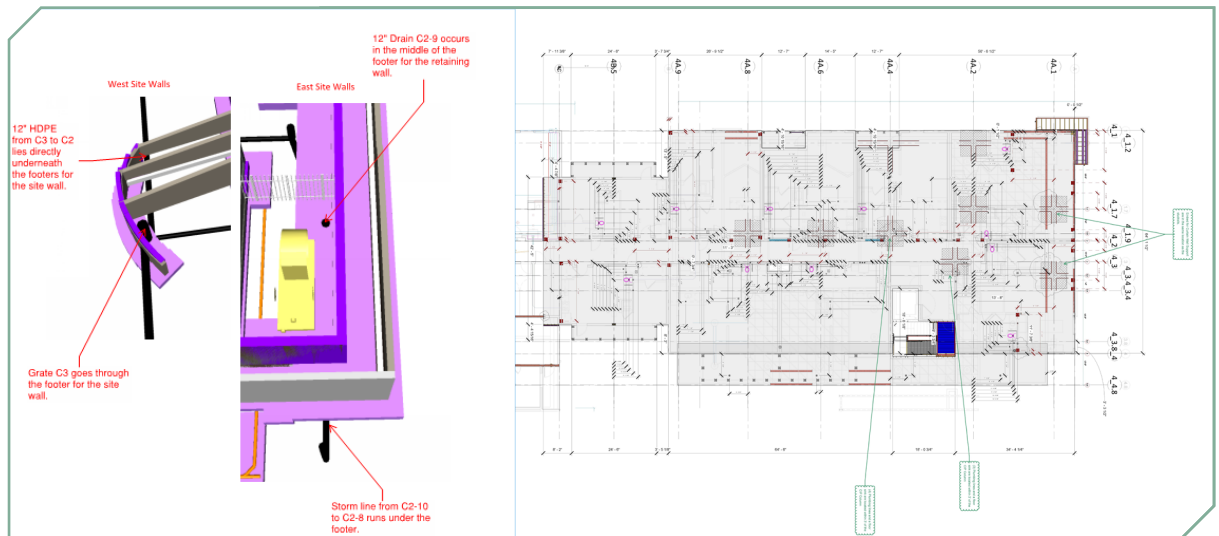
DOCUMENT EXISTING CONDITIONS & WORK IN PLACE TO IMPROVE ACCURACY



3

ENHANCED COORDINATION

LIMITS REWORK TO PROTECT SCHEDULES AND BUDGETS



4

ENHANCED FIELD TOOLS

DIRECT INTEGRATION FROM DESIGN TO FIELD





BRINKMANCONSTRUCTION.COM

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