



SUBMITTED TO:  
TOWN OF BARRINGTON  
333 CALEF HIGHWAY  
BARRINGTON, NH 03825

# Qualifications for Barrington Town Offices

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PREPARED BY:

GROEN CONSTRUCTION  
120 WASHINGTON STREET  
ROCHESTER, NH 03839

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# *Building Trust. Lasting Generations.*

September 19, 2019

Town of Barrington  
Qualifications for Barrington Town Offices  
333 Calef Highway  
Barrington, NH 03825



Dear Office of the Select Board,

Thank you for allowing Groen Construction (Groen) the opportunity to participate in the Town of Barrington's Request for Qualifications (RFQ) for the Town Offices Design/Build Services. Based on our analysis of this RFQ, Groen understands that the Town's primary initiative is "to achieve maximum quality and operational building efficiency at the lowest possible cost to its taxpayers".

We are committed to meeting the Town's expectations and believe that our company is the best suited for the project given our:

1. **Valuable work history in the Town of Barrington.** This includes the Town Highway Garage, the Turbocam B-2 addition, numerous evaluations and/or presentations for the Town and many residential new construction and renovation projects.
2. **Our company location in relation to the project.** We are located and invested in the greater Barrington community. Our corporate office is located just miles up the road from the proposed construction site.
3. **Experience with design/build municipal projects.** Our most applicable municipal design/build project, the Farmington Public Safety Building, was constructed less than ten miles from the proposed Barrington Town Offices site. It has close to the same amount of office space that you require plus an apparatus bay, crew quarters and storage. Our collaborative design/build process on that project demonstrates our ability to meet your targets on this project!
4. **Nineteen years of building experience with insulated concrete form (ICF) Construction.** We have significant expertise, both as an ICF installer and as a general contractor, coordinating all trades with the ICF process.
5. **Positive, ethical and transparent company culture.** Our collaborative, open book process will keep you informed and involved from the conceptual design through construction completion.
6. **Experience with Energy Star / energy efficient construction building methods.** We have refined and applied cost effective processes to provide you with superior energy efficiency at a reasonable cost with a solid financial return.

# ***Building Trust. Lasting Generations.***

We also understand the challenges that the select board currently faces, including a tight project deadline, a fixed budget and a significant level of public scrutiny. Rest assured, the Groen team will bring value and provide the expertise to keep the project on schedule and within budget during the entire design/build process.

The Groen team has thoroughly reviewed the RFQ requirements in conjunction with the designs, plans, and bid documents. We are confident that our company can address the space needs analysis with appropriate but cost-effective solutions for the Town of Barrington. This proposal outlines in more detail that the Groen team is your best partner for the Barrington Town Offices, and what you can expect from us along the way.

Let's make this happen. As partners, let's build the Town of Barrington a structure that they will be proud of and that will not put further burden on the taxpayers.

Thank you for your time and consideration,



Fenton Groen  
President, Groen Construction

### 4.1.1

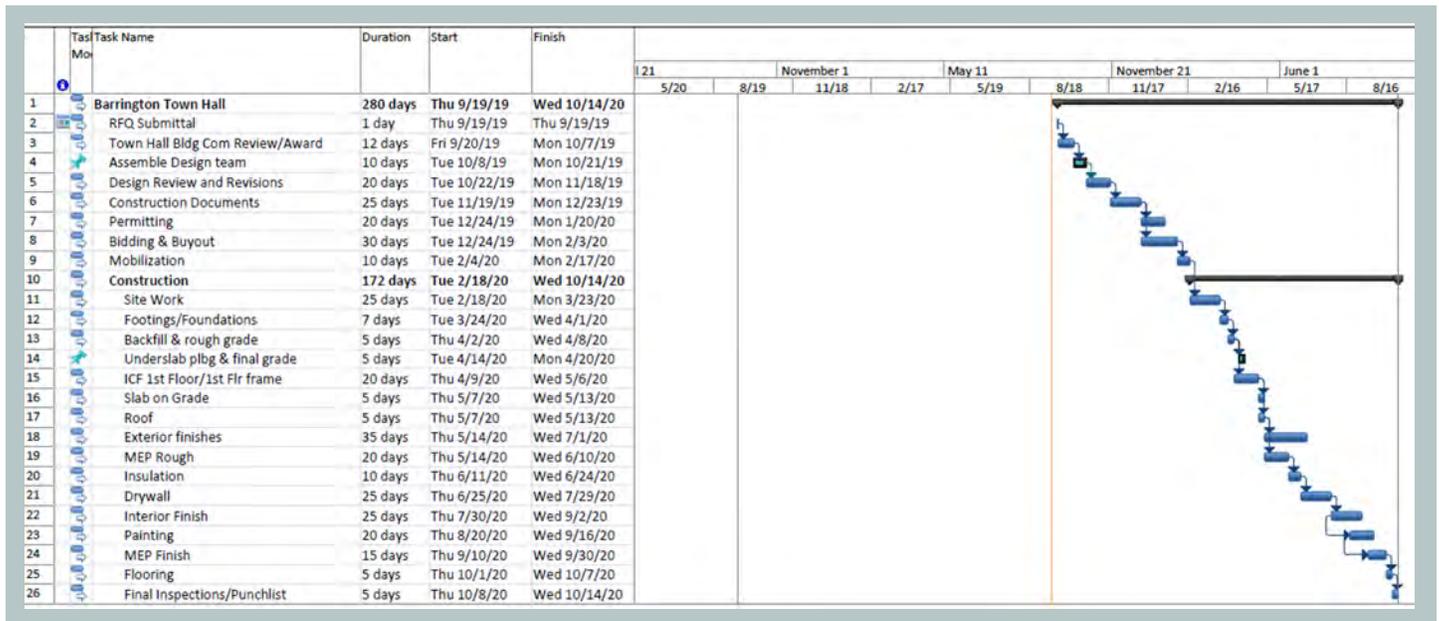
## PROVIDE A STATEMENT ON THE AVAILABILITY AND COMMITMENT OF THE RESPONDENT, ITS PRINCIPAL(S) AND ASSIGNED PROFESSIONALS TO UNDERTAKE THE PROJECT.

Groen Construction's, general contracting and design build experience combined with our sound business administration team is positioned to give you seamless design build project support and construction management execution for the Barrington Town Office facility. Designing the project in the fall/winter of 2019/2020 and beginning construction during the spring/summer of 2020 is achievable with our current commercial construction division and our design team schedules. Groen Construction is not only available but committed to the success of making the Town Office a reality. We have full confidence that, if selected by you as your design-build general contractor, we will provide you with superior performance in that role and will deliver your new town offices on-time, on-budget and to your satisfaction.

### 4.1.2

## PROVIDE A PROPOSED SCHEDULE. THE FINAL SCHEDULE AND DEADLINES WILL BE NEGOTIATED IN THE CONTRACT.

A proposed schedule of project completion can be found below. The schedule is open to negotiation between Groen Construction and the Town of Barrington. Please note this project schedule is in working/business days.



## 4.2.1

### PROVIDE STATEMENT ON RESPONDENT'S EXPERIENCE WITH MUNICIPAL OFFICE BUILDINGS WITHIN THE PAST FIVE (5) YEARS (SPECIFY EXPERIENCE WITH TOWN HALL CONSTRUCTION).



During the past 5 years Groen Construction has been selected as the design/build contractor for 5 design/build municipal projects. The first was a 4,800 square foot design/build Highway Department Garage for the Town of Barrington. This was completed in 2014 (\$245,000).



In 2014 we worked with the Town of Henniker, NH to design and build a 10,400 square foot municipal Highway Garage to replace the former structure that was destroyed during a fire. The project had a significant schedule constraint as the building had to be completed prior to the winter season.



In 2016 we worked with the Town of Farmington, NH to design and build a 19,000 square foot Public Safety Building. This project was completed in early 2017 on time and under budget (\$2.3M).



In 2017 we responded to an RFQ by the Town of Barnstead, NH for a 4,800 square foot Police Station to be built on town property. We submitted a (\$900k) design/build proposal and were selected as the design/build partner. The design work was completed but the project warrant was not passed at the 2018 town meeting.



In 2018 we responded to an RFQ by the Town of Rollinsford, NH for a 6,600 square foot Police Station to be built on town property. We submitted a (\$1.2M) design/build proposal and were selected as the design build partner. In late 2018 the Town decided to add a second floor the project to house the town offices. Groen submitted a revised (\$2.0M) design to include a total of 13,800 square feet. This project has been put on hold to allow the community additional time to gather public support for the project.

## 4.2.2

PROVIDE DETAILED INFORMATION ON YOUR FIRM'S DESIGN-BUILD SERVICE EXPERIENCE FOR PROJECTS WITH A SIMILAR SCOPE OF WORK. LIST FIVE (5) PROJECTS IN ORDER OF PRIORITY, WITH THE MOST RELEVANT PROJECT LISTED FIRST.



### **Project #1**

**Name:** Farmington Public Safety Building

**Location:** 300 Main St Farmington, NH 03835

**Description:** This insulated concrete form (ICF) building includes 8,350 square feet of police, fire and common office space, 7,850 square feet of apparatus and ambulance bay, 1,670 square feet of fireman quarters and 1,130 square feet of conditioned storage space. The town requested that the building facade represent a traditional New England appearance. Groen Construction offered this design build proposal to meet the towns budget of \$2.5M after the town rejected a previous \$4.4M architectural design/proposal for similar space and functions. The building was prepped with a transfer switch in anticipation of future grant money for a generator. Superior energy performance was achieved using Energy Star approved products, insulation and construction methods.

**Color Images:** See attached

**Construction Cost:** \$2,339,723.00

**Total Cost:** \$2,396,023.00

**Number of Change Orders Requested:**

**By Owner:** 8

**By Groen:** 0

**Number of Change Orders Approved:**

**By Owner:** 8

**Final Project Size:** 19,000 square feet

**Type of Construction:** ICF building perimeter with wood frame roof structure and interior walls

**Architects/Engineers:**

Architectural Design: Groen Construction Design Services

Civil Engineer: Berry Surveying and Engineering

Code/Structural: JSN Associates

MEP Engineers: WVA Engineering

### **Reference**

**Owners Name:** Town of Farmington, NH

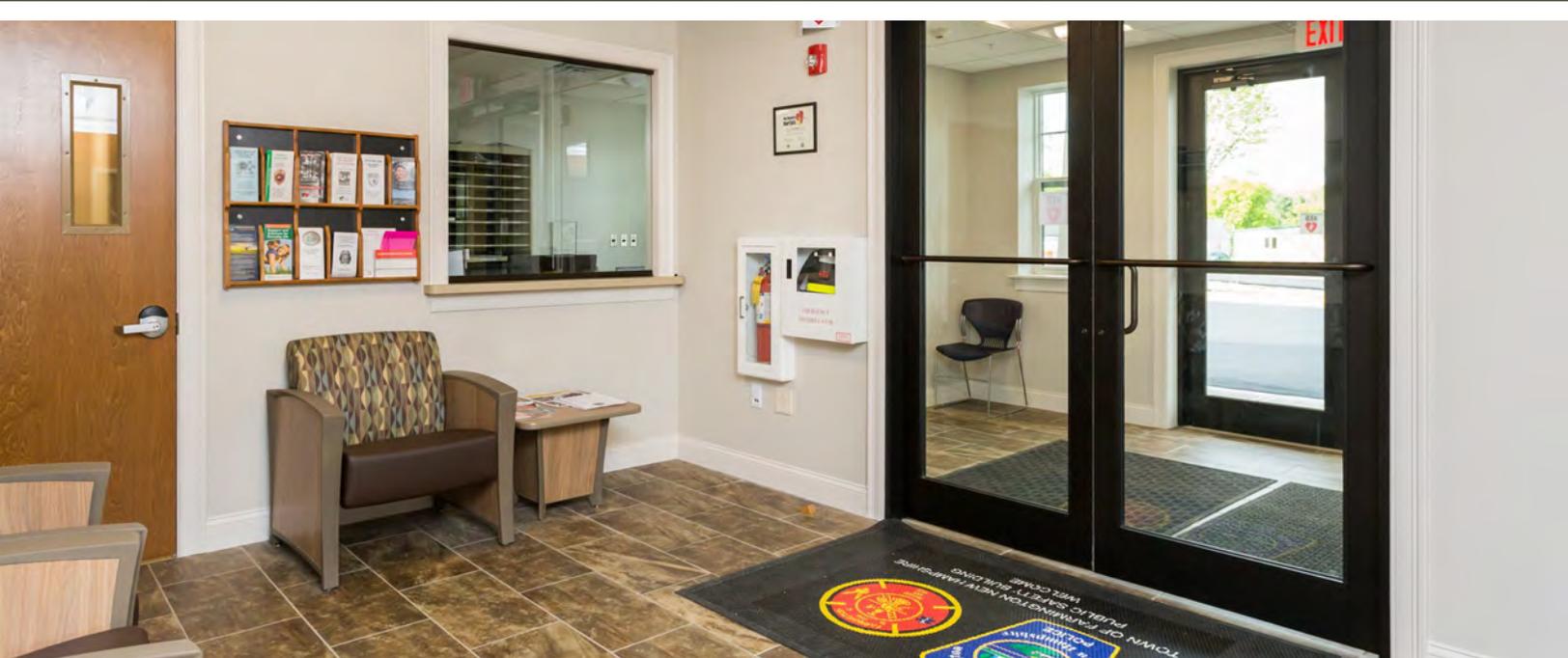
**Contact Person:** Arthur Capello, Town Administrator

**Address:** Farmington Municipal Offices

356 Main St., Farmington, NH 03835

**Phone:** 603-755-2208

**Email:** townadmin@farmington.nh.us





**Project #2**

**Name:** 120 Washington Street

**Location:** 120 Washington Street Rochester, NH 03839

**Description:** This 27,160 square foot ICF building was designed and built for McGroen Partners to provide Class A office space and ground level retail space on the highly visible and accessible junction of Routes 16 and 202 in Rochester. The intent was to provide a striking building design that would complement but stand out from surrounding architecture while remaining cost effective for the developer. The utilization of ICF construction for the building shell, elevator shaft and stairwells provides superior energy performance, comfort and sound attenuation. These benefits have been realized and appreciated by the tenants of 120 Washington Street.

**Color Images:** See attached

**Construction Cost:** \$3,288,130.00

**Total Cost:** \$3,364,680.00

**Number of Change Orders Requested:**

By Owner: 12

By Groen: 0

**Number of Change Orders Approved:**

By Owner: 12

**Final Project Size:** 27,160 square feet

**Type of Construction:** ICF building shell construction with steel and concrete floor systems and steel girder roof system

**Architects/Engineers:**

Architectural Design: Groen Construction Design Services

Code/Structural: JSN Associates

MEP Engineers: Stamped design/build plans by electrical, plumbing and mechanical contractors

**Reference**

**Owners Name:** McGroen Partners, LLC

**Contact Person:** Dan McGuire, Member

**Address:** 120 Washington Street Rochester, NH 03839

**Phone:** 603-264-7865

**Email:** danmcguire@gmail.com





**Project #3**

**Name:** Millican Nurseries HQ

**Location:** 187 Pleasant St, Chichester, NH 03258

**Description:** The Millican owners partnered with Groen to replace their existing outdated offices with a new custom structure to be built on the foundation of an existing wood frame structure. The design criteria included high energy efficiency and comfort requirements. They also required extensive dust control measures to prevent infiltration of dust from a busy nursery site and continuously filter air to protect employee health and IT hardware investment. The resulting 5,800 square foot traditional New England style building was designed to fit the rural, agricultural setting.

**Color Images:** See attached

**Construction Cost:** \$392,086

**Total Cost:** \$397,546

**Number of Change Orders Requested:**

By Owner: 8

By Groen: 0

**Number of Change Orders Approved:**

By Owner: 8

**Final Project Size:** 5,800 square feet

**Type of Construction:** Conventional wood frame structure with hybrid insulation (spray foam, fiberglass and cellulose)

**Architects/Engineers:**

Architectural Design: Groen Construction Design Services

Code/Structural: Ross Engineering

MEP Engineers: Design/build by electrical, plumbing and mechanical contractors

**Reference**

**Owners Name:** Millican Nurseries, LLC

**Contact Person:** Ken Michaels, General Manager

**Address:** 187 Pleasant St, Chichester, NH 03258

**Phone:** 603-435-6660

**Email:** kmichael@mniplants.com





**Project #4**

**Name:** Henniker Highway Garage

**Location:** 209 Ramsdell Road Henniker, NH 03242

**Description:** Groen Construction was selected by the Town of Henniker in July, 2015 as the design/build partner to provide a replacement structure for the highway department building that was destroyed by fire in March. We contracted for construction in late August and began construction the first week of September, 2015. The 10,400 square foot, \$1.06M, engineered steel building was ready for occupancy in January, 2016. It includes 1,000 square feet of highway department offices and 9,400 square feet of radiant heated equipment bays and storage. A state of the art pellet boiler system provides the heat for the building.

**Color Images:** See attached

**Construction Cost:** \$1,039,814

**Total Cost:** \$1,058,541

**Number of Change Orders Requested:**

By Owner: 2

By Groen: 1

**Number of Change Orders Approved:**

By Owner: 3

**Final Project Size:** 10,400 square feet

**Type of Construction:** Engineered steel building structure with Thermomass concrete foundation walls

**Architects/Engineers:**

Architectural Designer: Groen Construction Design Services

Code/Structural: JSN Associates

MEP Engineers: CSI Engineering, LLC

**Reference**

**Owners Name:** The Town of Henniker

**Contact Person:** Russell Roy, Town Administrator

**Address:** 18 Depot Hill Road, Henniker, NH 03242

**Phone:** 603 - 428-3221 ext. 4

**Email:** finance@henniker.org





**Project #5**

**Name:** Rollinsford Police Department & Town Hall

**Location:** Rollinsford, NH

**Description:** Groen Construction was selected by the Town of Rollinsford in July, 2017 as a design/build partner to perform a needs analysis and to provide a concept and budget for a new police station. The result was a single story, 6,600 square foot police station to be built on town owned land at a cost of \$1.17 million. In early 2018, the town requested that we modify the proposal to include a second floor that would house the town offices as well. A second needs analysis and conceptual design process was performed and resulted in a two story, 13,830 square foot building with a budget of \$2.0 million. The concept and budget were presented at a town meeting in December, 2018. In January, 2019 the Town of Rollinsford decided to postpone the project to build their cash reserve and consolidate public support. The project is expected to be built in 2020.

**Color Images:** See attached

**Construction Cost:** n/a

**Total Cost:** \$2,000,000 (*projected cost*)

**Number of Change Orders Requested:**

**By Owner:** n/a

**By Groen:** n/a

**Number of Change Orders Approved:**

**By Owner:** n/a

**Final Project Size:** 13,831 square feet

**Type of Construction:** ICF walls with conventional wood frame roof and interior walls. Traditional New England design.

**Architects/Engineers:**

Architectural Designer: Groen Construction Design Services

Code/Structural: JSN Associates

Civil Engineers: TBD

MEP Engineers: TBD

**Reference Owners Name:** The Town of Rollinsford, NH

**Contact Person:** Robert Ducharme, Police Chief

**Address:** 667 Main Street, Rollinsford, NH 03869

**Phone:** 603-772-2724

**Email:** [rducharme@rollinsfordpolice.org](mailto:rducharme@rollinsfordpolice.org)

**Joe Groen - Owner, Managing Partner & Designer**

Joe founded Groen Construction with Fenton Groen and Dave Groen in 2000. From the beginning he exhibited a natural gift for construction design and an aptitude for translating that vision onto paper. Soon after completing his first residential design in 2001 he obtained a degree in architectural design with the intent of improving his residential design abilities and developing commercial design capabilities. Since that time Joe has performed or coordinated the design development of multiple award winning, energy efficient commercial projects. His hands-on experience in the construction trade provides him with valuable insight into the materials and methods of construction. Joe excels at collaborating with clients to design an attractive product that fulfills the client's needs while meeting their budget.

**Project Snapshots*****Millican Nurseries Offices - 2008***

Joe performed the architectural design for this three story, 5,800 square foot wood framed office building. He worked closely with the client to meet space and budget constraints to create a design that provided much needed office space for their expanding business.

***120 Washington Street - 2013***

Joe performed the conceptual architectural and structural design and coordinated the design development for this four story, 27,160 square foot ICF and steel framed office/retail building. This building serves as the Groen Construction headquarters and stands out as a landmark on the west side of Rochester.

***Henniker Highway Garage - 2015***

Joe performed the architectural design and coordinated the design development for this 10,400 square foot steel framed highway garage. He worked within and met a very tight design schedule created by the former garage burning down in the middle of the previous winter season. Joe also served as the site supervisor for this project.

***Farmington Public Safety Building - 2016***

Joe performed the conceptual architectural design and coordinated the design development for this 19,000 square foot ICF and wood framed public safety building that serves as the new home for the police and fire departments. He worked closely with the building committee to design a high quality, energy efficient, attractive building that the Farmington community is proud of.



### **Jeffrey Greenhalgh - Senior Project Manager**

Jeff started his construction career in 1972 as a professional drywall contractor. He transitioned into project management in 1983 and has worked in metropolitan areas up and down the east coast from Maine to Virginia and as far west as Texas. Jeff first worked with the Groen team on an 8,800 square foot ICF and wood framed residential project in 2008. It was immediately clear that his extensive project management experience and attention to detail was a great fit with Groen. He leverages his 47 years of experience in a broad range of construction fields to complete his projects on time and in budget. Jeff's ability to creatively find ways to control costs and meet budgets while exceeding expectations has resulted in many satisfied clients.

#### **Project Snapshots**

##### ***120 Washington Street - 2013***

Jeff performed the budget development and managed the construction for this four story, 27,160 square foot ICF and steel framed office/retail building. He worked with the developer and the municipality to efficiently bring the project from concept to reality.

##### ***Henniker Highway Garage - 2015***

Jeff performed the budget development and managed the construction for this 10,400 square foot highway garage. He worked within and met a very tight construction schedule created by the former garage burning down in the middle of the previous winter season.

##### ***Farmington Public Safety Building - 2016***

Jeff performed the budget development and managed construction for this 19,000 square foot ICF and wood framed public safety building that serves as the new home for the police and fire departments. He developed the preliminary budget and schedule that was provided to the town in response to their RFP. He then worked with the building committee and designer to ensure that the final product was within that target. As project manager he successfully carried the project to completion on time and in budget.

##### ***Turbocam Manufacturing Addition - 2017***

Jeff managed construction for this 52,260 square foot concrete and steel framed addition to the Turbocam manufacturing facility in Barrington, NH. Jeff created the budget that allowed Groen to submit the low bid for the project and then controlled costs to stay within that budget. The high-quality product that Jeff delivered exceeded the expectations of Turbocam.



### **Ryan Greenhalgh - Senior Project Manager**

Ryan began his commercial construction career in the late 1990's as an assistant project manager performing retail store fit-ups and building distribution centers. In the early 2000's Ryan worked extensively as a project manager renovating and transitioning multi-family apartment buildings to condominiums. Ryan first worked with Groen Construction in 2008 when he served as the project manager for the construction of a 5,800 square foot office building. Since that time he has served as the project manager or assistant project manager on many projects. Ryan has created a successful track record of exceeding his client's expectations through his ability to effectively manage projects as well as to adapt and problem solve in response to construction challenges.

#### **Project Snapshots**

##### ***Maryland Multi-family Apartments - 2005***

Ryan managed the renovation and transition to condominiums of 303 residential units in 27 buildings on 23 acres. This extensive commercial renovation project included upgrading residential units, building access, and sidewalks to meet ADA standards. It also include the renovation of a public pool and community center.

##### ***Millican Nurseries Offices - 2008***

Ryan managed the construction for this three story 5,800 square foot wood framed office building. He worked daily with the client to successfully manage this construction project located in the middle of a busy commercial nursery.

##### ***120 Washington Street - 2013***

Ryan was the assistant project manager and site supervisor for this four story 27,300 square foot ICF and steel framed office/retail building. He effectively managed the day to day construction activity and municipal and code enforcement requirements to complete the largest ICF building in NH.

##### ***State Street Condominium/Retail - 2017***

Ryan was the project manager and site supervisor for this four story 42,000 square foot concrete and steel framed luxury condominium project. He coordinated the complex construction process in a busy downtown setting with significant municipal oversight and multiple owners' and developer's involvement.



### **Steve Tasseley- Site Supervisor**

Steve has over thirty years of experience in a broad range of residential and commercial construction. He has consistently demonstrated excellence in controlling and managing day to day construction activity. Steve began working with Groen Construction in 2016 when he served as the site superintendent for the construction of a 19,000 square foot public safety building. Steve's high standards and attention to detail coupled with an easy-going, friendly demeanor make him an excellent manager of subcontractor activity.

### **Project Snapshots**

#### ***Local Government Center Addition - 2009***

Steve was the site superintendent for this 14,600 square foot addition to the Local Government Center in Concord, NH. He produced an extremely high quality, energy efficient building that, at the time, received the best HERS score of any building evaluated by the independent inspection agency.

#### ***Farmington Public Safety Building - 2016***

Steve was the site superintendent for this 19,000 square foot ICF and wood framed public safety building that serves as the new home for the police and fire departments. His daily presence coordinating subcontractors, managing quality, and interfacing with town officials made him a key team member in the successful completion of this award winning, energy efficient building.

#### ***Turbocam Manufacturing Addition - 2017***

Steve was the site superintendent for this 52,260 square foot concrete and steel framed addition to the Turbocam manufacturing facility in Barrington, NH. Faced with an aggressive construction schedule and highly technical MEP systems Steve delivered the finished building in a tight time constraint and within budget.



### **Dave Groen - Owner, Managing Partner, ICF Division Manager**

Dave started his career in construction in 1995 building custom homes on the Seacoast. In 2000 he founded Groen Construction with Fenton Groen and Joe Groen. In 2001 Dave learned about insulated concrete forms at the International Builders Show in Atlanta, GA. He was immediately intrigued by its flexibility, durability, and energy efficiency. He managed Groen's first ICF install later that year in Barrington, NH. He continued to develop and refine Groen's ICF division over the next couple of decades through on the job and ICF manufacturer training as well as industry trade show research and education. In 2008 he coordinated and managed the crew that performed the ICF work on the Portsmouth Fire Department Station II. The successful completion of this technically demanding and high-profile project put Groen on the map as the premier authority on ICF in the area. Dave's ICF knowledge, skill, and desire for improvement consistently provides a high quality, energy efficient, cutting edge building envelope for his customers.

### **Project Snapshots**

#### ***Portsmouth Fire Department Station II - 2008***

Dave coordinated the installation of the ICF for this 15,840 square foot ICF, brick, and steel framed fire station. This LEED certified building contained nearly 18,000 square feet of ICF with wall heights as high as 38 feet. Because it serves as Portsmouth's Emergency Operations Center it consisted of eight inch and twelve inch ICF block with a complicated rebar pattern. Dave completed the project on time through a challenging construction season.

#### ***Pelham Fire Station - 2012***

Dave coordinated the installation of the ICF for this 18,624 square foot ICF and steel framed fire station. This project incorporated unbraced ICF walls as high as 26 feet. Dave worked within a tight schedule to create a durable, energy efficient structure that will stand in this community for many years.

#### ***120 Washington Street - 2013***

Dave worked on the design development team and coordinated the ICF and structural steel installation for this 27,160 square foot ICF and steel framed office/retail building. This project consisted of over 18,000 square feet of ICF with a total wall height of 46 feet. Dave successfully controlled safety, quality, and cost on this highly visible commercial project.

#### ***Farmington Public Safety Building - 2016***

Dave coordinated the installation of the ICF for this 19,000 square foot ICF and wood framed public safety building. This building had 592 linear feet of ICF wall ranging in height from 13'-6" to 18'-9". The ICF walls were completed one week ahead of schedule contributing to completion of the total project on schedule.

## 4.2.4

EVIDENCE THAT THE FIRM HAS PERFORMED OR IS PERFORMING DESIGN-BUILD SERVICES SIMILAR TO THE SCOPE OF SERVICES FOR MUNICIPAL GOVERNMENT CLIENTS. PROVIDE A LISTING OF MUNICIPAL OR LOCAL GOVERNMENT CLIENTS FOR WHOM GENERAL ENGINEERING OR DESIGN-BUILD SERVICES HAVE BEEN PROVIDED

**Client Name:** The Town of Barrington, NH  
**Address:** Barrington Town Offices 333 Calef Highway,  
PO Box 660 Barrington, NH 03825  
**Contact Person:** John Scruton, Former Town Administrator  
**Telephone:** 603-312-6901  
**Number of Years of Service Provided:** 1 year  
**Parameters:** General contractor and design/build partner

**Client Name:** The Town of Farmington, NH  
**Address:** 209-399 Main St, Farmington, NH 03835  
**Contact Person:** Jay Drury, Police Chief  
**Telephone:** 603-755-2731  
**Number of Years of Service Provided:** 2.5 years  
**Parameters:** General contractor and design/build partner

**Client Name:** The Town of Barnstead, NH  
**Address:** 24 Shackford Corner Road, Center Barnstead, NH 03225  
**Contact Person:** Paul Poirier, Police Chief  
**Telephone:** 603-269-8100  
**Number of Years of Service Provided:** 1 year  
**Parameters:** Design/build partner

**Client Name:** The Town of Rollinsford, NH  
**Address:** 667 Main St, Rollinsford, NH 03869  
**Contact Person:** Robert Ducharme, Police Chief  
**Telephone:** 603-742-2724  
**Number of Years of Service Provided:** 1 year (on-going)  
**Parameters:** Design/build partner

**Client Name:** The Town of Henniker, NH  
**Address:** 18 Depot Hill Road, Henniker NH 03242  
**Contact Person:** Russell Roy  
**Telephone:** 603-428-3221  
**Number of Years of Service Provided:** 1.5 years  
**Parameters:** General contractor and design/build partner



## 4.2.5

IDENTIFY COMPLETED PROJECTS, OF ANY TYPE, FOR WHICH YOUR FIRM HAS RECEIVED AN AWARD FOR CONSTRUCTION EXCELLENCE FROM A RECOGNIZED ORGANIZATION AND PROVIDE DESCRIPTION INFORMATION FOR EACH.

### Farmington Public Safety Building – Farmington NH

*National ICF Builders Award: 2018 LIGHT COMMERCIAL 2ND RUNNER-UP*

The ICF Builder Awards are held annually to recognize the best in insulated concrete construction. Projects were judged on their performance in six areas, including architecture, complexity, craftsmanship, size, significance, and sustainability. In presenting the award, judges cited the complexity of the design, the striking architecture, and the challenges the construction team overcame to set a new standard for the entire ICF industry.

*Northern New England Concrete Association: 2018 Excellence in Concrete Award*

NNECA sponsored awards recognize achievement, success, and quality in all spheres of concrete projects. The Groen Construction team and the Town of Farmington accepted the 2018 Excellence in Insulated Concrete Framed Structure Award.

### 120 Washington Street – Rochester, NH

*National ICF Builders Award: 2016 LIGHT COMMERCIAL 2ND RUNNER-UP*

The Washington Street Office in Rochester, NH was recognized as one of the most innovative light commercial construction projects in North America. The honor was presented as part of the ICF Builder Awards an international competition designed to showcase the advantages of building with insulated concrete forms. This project was the first in NH to win this national award.

120 Washington Street and Groen Construction were also featured in an article and on the front cover of ICF Builder Magazine in November 2016.

NOVEMBER/DECEMBER 2016



### 4.3.1

## PROVIDE A NARRATIVE DESCRIBING THE RESPONDENT'S UNIQUE QUALIFICATIONS AS THEY PERTAIN TO MUNICIPAL OFFICE PROJECTS.

Our strength as a design/build construction management firm lies in our ability to quickly grasp the project needs of the client and then use our experience in the construction industry to implement that intent. We utilize a cost control system that allows us to provide the client with up to date information about the financial status of the project, making decisions during construction easier. Working with the design team to evaluate the selected building components and trade procedures enables the team to finalize a building system that is highly efficient and cost effective to build for our municipal clients.

Over the course of the past five years we have developed a successful process for working with municipal partners to accomplish the community's goals. Our approach is that by partnering with all the stakeholders, we can incorporate the needs of our client within their budgetary framework to achieve the desired result. First, our design team will work with the municipality to determine an appropriate needs assessment and draft a conceptual plan incorporating the needs of the municipality. Our estimating department then produces a draft budget for the design which is reviewed by all parties. The conceptual design and related budget can be adjusted as necessary to meet design and budget objectives. Once the design and budget are accepted, we work with the appropriate licensed professionals to complete the construction documents. This is followed by another round of budgeting with firm bids to ensure that the project continues to meet objectives. Once the bid process is complete, we enter into a guaranteed maximum price (GMP) agreement with the municipality.



The monitoring of the process is via an open book arrangement with the town to allow all parties to be kept abreast of the project status. The GMP includes a contingency for the construction hard costs to cover any unforeseen conditions. The GMP does not include any changes in scope that the town may want once the GMP agreement is signed.

## 4.3.2

### DESCRIBE YOUR MANAGEMENT PHILOSOPHY FOR THE DESIGN-BUILD CONSTRUCTION METHOD.

The Groen Construction design/build management approach is based on the premise of being a team member along with the client, licensed professionals, and trusted subcontractors. Our focus is to facilitate the design in order to accommodate the needs of the client within approved budget constraints.

We believe in an open book approach to all financial and schedule documents and provide bi-weekly budget and schedule updates to the team. Unlike a traditional general contractor/client/architect relationship, which can, too often, be adversarial, our design/build construction management approach places everyone on the same team. This lends itself to a cooperative effort resulting in a better product, in a shorter time frame and providing you, as the client, better value within your budgetary constraints.



### *International Energy Conservation Code*

International Energy conservation code establishes minimum requirements for construction of energy efficient buildings. We view these standards as a minimum baseline and are constantly looking for ways to provide a more energy efficient product at a competitive price. Our team subscribes to industry publications and organizations that promote new technology and provide training. They also regularly attend industry tradeshows in search of the most current products at the best price. We also work closely with local code enforcement to ensure that we are addressing and exceeding their requirements. In all of our design we seek to balance upfront cost with operating cost return on investment. Simply put, at Groen Construction, our goal is to design and build structures that last for generations while providing exceptional value and comfort to their occupants.



### *Energy Star Partnership*

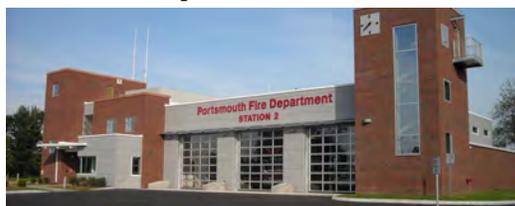
Every Groen new construction home since 2004 has been Energy Star rated. Since 2007, Groen Construction has been a partner of the ENERGY STAR Certified Homes Program. The program's requirements have continued to evolve in response to increased rigor in mandated code requirements and more efficient standard builder practices to ensure that homes that earn the label continue to represent a meaningful improvement over non-labeled homes.

To ensure that every Groen home meets ENERGY STAR guidelines, third-party verification by a certified Home Energy Rater is required. The rater works closely with the Groen Construction throughout the construction process to ensure that Energy Star rated equipment and construction techniques are implemented. At the completion of the project they perform required on-site diagnostic testing and inspections to document that the home is eligible to earn the ENERGY STAR label. The ENERGY STAR program was only recently expanded to include commercial construction. We are currently in the process of including ENERGY STAR rated design in our commercial process as well as applying for ratings on our previous projects. In the interim, we apply all of the same energy saving principles and techniques to commercial construction as we do to residential.

### *Why ENERGY STAR?*

We chose to focus on the ENERGY STAR program over LEEDS or other "Green" construction rating programs. ENERGY STAR is a practical, objective program with measurable energy efficiency standards and clearly defined energy savings that result from an ENERGY STAR rating.

Groen provided ICF Construction on the Portsmouth Fire Station, Pelham Fire Station and Warner Fire Station & Office Building



## 4.3.4

### DESCRIBE YOUR QUALITY ASSURANCE PROGRAM. EXPLAIN THE METHODS USED TO ENSURE QUALITY CONTROL DURING THE CONSTRUCTION PHASE OF A PROJECT.

Groen Construction employs a detailed Quality Control (QC) program from project start to finish. Through a multi-tiered approach to project management and supervision, Groen Construction sets up regular checks and balances to ensure all work is being performed as designed and to appropriate standards.

In addition to the daily and ongoing review by the site superintendent, the QC program is customized for each individual project detailing: roles and responsibilities, special inspection protocol and testing, material and submittal reviews, as built procedures, and product and builder's warranty close out packet requirements.

Special inspection protocol and testing is defined during the design process by the engineers and confirmed by local code enforcement. A testing firm is then engaged to be on site as defined and provides detailed reports to Groen Construction and their client. The third-party testing firm acts as an independent reviewer to ensure quality standards are being met on behalf of the client. Submittals will be presented and reviewed with the client starting during the design process to ensure appropriate expectations. Subcontractors will also provide product submittals for equipment and finishes as a secondary check. Material or equipment data for any proposed alternates are first submitted to Groen Construction for initial review and then reviewed with the client. Field questions and revisions are reviewed weekly with the job site superintendent, relevant subcontractors, and project manager. Revisions and details are noted in the as-built drawings. At the end of project, all notes and markups from the on-site field set will be entered electronically and issued as the official as-built set with the project close out documents within ninety days of substantial completion. In addition to the as-builts, the project close out documents will include equipment and material warranties, builder's warranty, finishes summary, and equipment manuals.

## 4.3.5

### IDENTIFY WHICH ASPECTS OF THE SCOPE OF SERVICES ARE EXPECTED TO BE PERFORMED IN-HOUSE AND WHICH ASPECTS WOULD BE CONTRACTED OUT.

Groen plans to provide the following services with our own staff:

- Design development
- Design team coordination
- Estimating and cost control
- Project Management Site Supervision
- ICF Construction
- Rough & Finish Carpentry
- General Labor



## 4.3.6

### IDENTIFY ANY SUBCONTRACTOR OR FIRM THAT MAY BE USED DURING THE COURSE OF THE CONTRACT. DESCRIBE YOUR METHODOLOGY FOR ADVERTISING, EVALUATING, AND SELECTING DESIGN PARTNERS, AND QUALIFIED SUBCONTRACTORS.

At this time we are not committed to any particular subcontractors or suppliers for this project.

Groen Construction believes in building solid, long-term relationships with our subcontractors and suppliers. Many consistently choose to work with Groen because they know they can count on us to be reliable, ethical and transparent throughout the entire process. Our history of success is in large part attributed to our subcontractors' qualifications, skills, and commitment. Great things in construction are never done just by one person or company, they are done by a team of great people. We have a high regard for the subcontractors and suppliers that makeup our team.

Groen seeks the most competitive and qualified subcontractors and suppliers with the operational and financial capacity to perform successfully. They must provide quality services, work, and products; excellent customer service; competitive bids; and the ability to assist Groen in meeting our project goals. In order to be included on our bidders list, subcontractors and suppliers must complete our Subcontractor pre-qualification forms. Groen will work with subcontractors directly to answer questions or concerns related to the project.



Each trade will be bid out to multiple subcontractors upon design completion. All subcontractors that we have successfully worked with in the past are pre-qualified based on their past performance. Any new subcontractors who show interest in the project are required to complete our pre-qualification form that we review during the evaluation process. Historically, we have posted an invitation on the municipality's website to solicit bids from subcontractors or suppliers who have the capacity and track record to meet the quality standards and time constraints of the project.

### 4.3.7

#### DEMONSTRATE THAT THE FIRM AND THE PRINCIPAL STAFF WHO WILL BE ASSIGNED THE WORK HAVE A THOROUGH UNDERSTANDING OF PERFORMING WORK IN NEW HAMPSHIRE AND THE REQUIREMENTS FOR THE PROGRAM FOR ALL PHASES OF WORK (CODES, ORDINANCES, ADA, ETC.).

The Groen project team has combined experience in excess of 100 years working in various aspects of commercial construction, largely in southern New Hampshire. Throughout the years, Groen team members have continued their education through seminars, industry trade shows, professional association memberships, and by working closely with municipal code enforcement. As part of basic professional due diligence, the Groen team also conducts research into applicable town, county, state, and federal codes and regulation that may impact the project.

As necessary, the Groen team will contact local regulatory agencies prior to and during the design process to ensure full compliance on all issues that address the public health, safety, and welfare. Groen Construction has extensive experience navigating regulatory approval processes governed by multiple agencies with overlapping areas of concern. Great projects require consensus from all involved parties and Groen welcomes the inclusion of town review staff during the design process.

Groen collaborates with licensed professionals to create construction drawings that comply with all applicable codes and conform to construction best practices.

#### Experience of Principal Staff:

Key Personnel	Project Role	Years of Experience in NH	Design and Construction Experience	Municipal Facilities Experience
<i>Dave Groen</i>	ICF PM	22	●	●
<i>Joe Groen</i>	Designer	19	●	●
<i>Jeff Green</i>	Senior PM	46	●	●
<i>Steve Tassej</i>	Site Supervisor	31	●	●
<i>Ryan Green</i>	Project Manager	23	●	●

**4.3.8** PROVIDE DETAILS ON ANY PAST OR PENDING LITIGATION, OR CLAIMS FILED AGAINST YOUR FIRM WITHIN THE PAST FIVE (5) YEARS.

Not Applicable.

**4.3.9** IDENTIFY IF YOUR FIRM IS CURRENTLY IN DEFAULT ON ANY BOND LOAN AGREEMENT OR FINANCING AGREEMENT WITH ANY BANK, FINANCIAL INSTITUTION, OR OTHER ENTITY. IF SO, SPECIFY DATE(S), DETAILS, CIRCUMSTANCES, AND PROSPECTS FOR RESOLUTION.

Not Applicable.

### 4.4.1

#### BRIEFLY DESCRIBE THE FIRM'S APPROACH FOR ANTICIPATING, RECOGNIZING, AND CONTROLLING SAFETY RISKS AND NOTE THE SAFETY RESOURCES THAT THE FIRM PROVIDES FOR EACH PROJECT'S SAFETY PROGRAM.

Groen participates in a company-wide safety plan with the intent to exceed the standards of OSHA compliance. Site specific safety plans are developed for each project to adapt to size, season, geography, and location. All on-site personnel have had the OSHA 10 and/or 30-hour training. Appropriate signage is always maintained throughout the course of construction to help call out necessary PPE, restricted areas, emergency meet up locations, visitor check-in, etc. The site superintendent will perform weekly site safety inspections and Groen Construction "tool-box" talks. We use these as informal group discussions to focus on a specific safety issue(s), prevent or in some cases, remediate any identified safety concerns. Groen "tool-box" talks are conducted weekly to promote department safety culture as well as to facilitate health and safety discussions on job sites. All subcontractors are fully vetted and trained to meet and exceed our safety standards as well. A site safety checklist will be signed and on file for all workers on site.

### 4.4.2

#### PROVIDE THE FIRMS EXPERIENCE MODIFICATION RATE (EMR) FOR THE LAST THREE (3) YEARS.

Below you will find our Experience Modification Rate (EMR) for the past 3 years. Although there are many factors that play into maintaining safety on a job site, we believe that workplace accidents are often preventable. Our EMR is a clear indicator that we take the issue of health and safety seriously. At Groen Construction, our "Safety Mindset" in conjunction with training, company policies and procedures helps everyone stay safe.

YEAR	Groen Construction EMR
2017	.91
2018	.94
2019	.96



**TOWN OF BARRINGTON**  
NEW HAMPSHIRE

Office of the Select Board  
Request for Qualifications – Town Offices Design-Build Services – 2019

**SECTION 6 – COMPANY IDENTITY**

**Company Name** Groen Construction

**Mailing Address** 120 Washington Street, Suite 302

**City** Rochester **State** NH **Zip** 03839

**Principal Place of Business (if different than above)** \_\_\_\_\_

**Phone** 603-332-6551 **E-Mail** joe@groenconstruction.com

**Contact Name** Joe Groen

**Contact Title** Project Designer & Managing Partner / Owner

**Authorization** *(Person signing must be authorized to sign a contract with the Town of Barrington)*

The undersigned, an authorized agent of his/her company, hereby certifies:

- I am familiar with all terms, conditions, and specifications herein stated;
- My organization is qualified to perform work and services as included;
- I received and acknowledged 1 (No.) addenda. (190905)

**Signature**  **Date** 9/18/2019

BUILDING TRUST.  
LASTING GENERATIONS.

*"It has been close to ten years since the construction and our new office still fills all our needs. We will always recommend Groen Construction."*

*"Ken Michael, Millican Nurseries Inc."*



*"Although I can't speak officially for the entire board, I can say that we are very pleased with the outcome of the project and we enjoyed working with Groen Construction. Now that both the Police and Fire Departments have moved into the building, I've talked with both Chiefs and they have no complaints and I know that they are both eager to show off their new building and have already done so to a handful of neighboring town officials."*

Neil Johnson, Farmington NH Budget Committee & Board of Selectmen



*"The City of Rochester is very pleased to have been chosen by McGroen Partners for the high-quality commercial investment at 120 Washington Street. The Groen Construction team was a pleasure to work with and always on top of the process, resulting in a stunning building and an admirable setting. The Economic Development Office was able to assist Groen Construction with expediting state environmental review to keep the project moving on schedule. The Groen team worked harmoniously with all city officials for smooth planning and approvals."*

Karen Pollard, City of Rochester Economic Development Manager