

Alcantar is a Commercial General Contractor. We are SBA 8a certified business and we also hold WBE/MBE/DBE certifications in Oregon #2395, and Washington #D5F6817760. Our mission is to provide technical excellence, efficiency, and cost-effective solutions to meet our client's needs. Staff and associates of Alcantar are a diverse group of professionals with backgrounds in the various technical disciplines required to competently handle design and construction of civil projects. By providing high quality civil design, construction, maintenance facility and experienced project management services, Alcantar has expanded its client base from year to year on a consistent basis. Clients benefit from our experience in design and construction challenges related to Commercial and Resident, Tenant Improvement, public site, and transportation projects. Alcantar and Associates is registered with the Oregon CCB-182936 WA ALCANAL840PD and our bonding capacity is \$2.5 Million per project and \$5M aggregate.

### SELECTIVE PAST PROJECT EXPERIENCE – Last five(5) years

#### **236115/236118 Single Family House New Construction and Improvements**

Alcantar and Associates (Alcantar) is a general contractor with Single Family House construction experience. We serve the Oregon, Washington, and California area on projects ranging from new construction to both small and large remodeling and renovation jobs. Our project experience range from kitchen and bathroom renovations to small and large additions.

**Interior Renovation:** Alcantar provides a full range of kitchen, bathrooms, bedroom and basement renovations.

- Added 500 square feet house addition: expanded kitchen and created a den room.



#### Concrete Form and Pouring for Footings and foundations



### Wood Framing



### Cabinet installation



### Ceramic Backsplash



### Flooring



## Exterior Renovations:

### Door and Window Installation



### Pavers Installation



## 238120 Pre-cast concrete panel, slab or form installation

### The Empress Estate, Woodland, WA – Pre-cast

Alcantar and Associates was hired as a subcontractor by T.J. Nisbet Construction to provide the following scope of work: Coordination and installation of concrete footing foundation, set up 2' through 9.5' high walls, tie r-bar, set form grade beam, place no 6 and no 3 bar. In general, a 101 CY where placed at site job.



### Seattle Starbucks, Burien WA – Concrete Slab

Alcantar and Associates was hired as a subcontractor to Sabyr Contractors to install 4" thick concrete slab and hard trowel finish, and thickened edge at footing. In general, 35 CY where placed at site job.



## 238110 Commercial Concrete Finishing

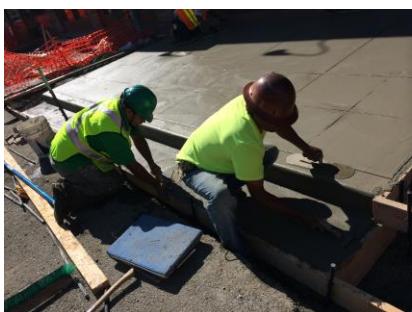
### Broadway Streetscape Improvements, Phase II, Beaverton, OR

The project task consisted of removing and replacing the sidewalk on the south side of SW Broadway Street between SW Watson Ave. and SW Hall Blvd.

Alcantar and Associates was hired as a subcontractor to Kodiak Pacific Construction to provide the following scope of work: coordination and installation of concrete sidewalks, ADA ramps, curb and gutter, foundation slab for a decorative brick plaza, and decommissioning of three coal storage rooms located underneath the existing sidewalk.

Due to the old age of the building and the location of the coal rooms (directly underneath the existing sidewalk), decommissioning of the coal rooms provided an interesting challenge. Alcantar and Associates was required to maintain access to the coal rooms through the basement of the adjacent building, and, due to the condition of the existing concrete, a slab over the top of the room would not suffice. Alcantar and Associates installed an entirely new wall system within the existing wall as well as auger piers into the subgrade to maintain the structural integrity of the building.

This project was completed in August 2015 ahead of schedule and under budget with limited impact to the local businesses.



## 236220 Addition, alteration and renovation commercial and institutional building

Alcantar's construction capabilities include Building Alterations and Tenant Improvement (TI) Construction. Our scope work competency includes Division 2- Demolition; Division 3- CMU Repair; Division 5 Metals; Division 6-Carpentry; Division 8 -Metal Doors and Frames; Division 9 -Finishes; and Division 10; Specialties. Selective project experience:

**Seattle Municipal Tower 16th Floor:** Alcantar and Associates was hired as a subcontractor to Forma Construction. Provide all labor, equipment and material to complete:

### Demolition

- Remove existing doors and frames per plans.
- Remove partitions per plans.
- Partially remove partition for new door and frame at OFC 1636.
- Remove existing frames with relites per plans. Remove existing blinds from relites and salvage for reinstallation.
- Remove all existing rubber base.
- Remove existing laminate counter.
- Remove carpet per plans. All removed carpet to be salvaged.
- Remove and salvage all tenant office/room signage/building standard signage from relite glass and GWB.
- Remove existing alarm near entry way door.
- Waste Diversion report required.



### Doors, Frames and Hardware

- Salvaged door frames, doors and relites to be installed per plans at CONF 1637 and OFC 1639.
- Install new wood door and frame per plans at OFC 1636.
- Provide missing silencer at existing door to WAIT 1640. Match existing style and color.
- Provide floor stop for existing door at CONF 1637.
- Reuse existing door hardware from building stock for new wood door. Owner to provide.
- Provide minor touch up of door and frame finish per job walk.



### Carpentry

- Level 4 finish.
- Provide and install new acoustic metal stud partition per plans at OFC 1639.
- Provide and install new acoustic metal stud partition per plans at OFC 1636.
- Where walls were removed, patch GWB as required and prepare for paint.
- Reinstall all building standard signage as required for painting.
- Provide blocking for all wall mounted items.
- Skim/patch remaining walls where base was removed as required for installation of new base.
- Verify if existing walls at all office and conference rooms have sound batting above the ceiling centered on the wall. If not existing, provide 4' of sound batting centered on wall above ceiling.
- Provide Armstrong ceiling tile to match building standard to replace existing damaged tile per job walk.
- Modify ceiling grid and tile in CONF 1637 for 3 lights turned 90 degrees to account for overhead sprinklers



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**Peppi's Playground Comfort Station,** Alcantar and Associates was hired as a subcontractor to Forma Construction. Provide all labor, equipment and material to complete:

#### Demolition

- Demolish all existing restroom accessories and partitions.
- Demolish doors & frames per drawings.
- Demolish masonry walls per drawings.
- Demolish plumbing fixtures once made safe by plumber.
- Select demolish CMU walls around plumbing fixtures that relocate.
- Demolish existing restroom signage.
- Sawcut masonry for new door openings.
- Temporary shore/brace sawcut opening for new door.



#### CMU Repair

- Patch all CMU interior walls where restroom accessories were removed.
- Patch walls where plumbing fixtures are removed and relocated.
- Patch CMU around hollow metal doors and walls that were removed and relocated.

#### Misc. Steel

- Furnish & install steel lintel above restroom entry doors per plan.
- Install framed mesh panels per drawings – Panels to be furnished by Forma.

#### Doors, Frames & Hardware

- Install new hollow metal doors, frames & hardware per drawings. Doors & hardware will be furnished by Forma.

#### Tiling

- The walls backing the plumbing chase need to have backerboard installed for tile. Furnish & install.

#### Toilet accessories

- Install new toilet accessories, grab bars & baby changing, coat hook station per drawings. Accessories to be provided by Forma.



**237990 Natural Habitat Restoration:** Our comprehensive experience includes natural habitat restoration services to successfully update and improve property appearance and to reduce ongoing maintenance costs inclusive of erosion control. **Services include:**

- Removing existing grass (Manual and Mechanical).
- Site Grading (Manual and Mechanical-tractor and bobcat).
- Preparing of seed (cleaning of seeds).
- Applying grass seeding (with and without crack spreader).
- Transporting plants.
- Container planting.
- Applying Mulch.
- Developing planting plan.
- Building a retaining wall out natural bolder.
- Adding ornamental boulder to landscape.
- Stormwater management.



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## **237990/23890/ 541990/ Quality Assurance and Inspection Selective Project Experience, US Army Corp of Engineer Portland**

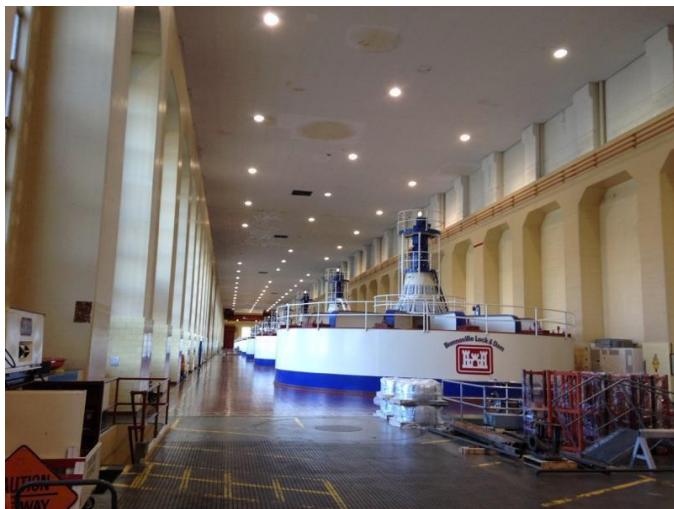
Alcantar provided Quality Assurance (QA) Inspection Services for the USACE Portland in support of the district's Construction, Service, and/or Supply Contracts. Alcantar performed task orders for civil works, mechanical, electrical, and dredging. The task orders are being performed in Washington, Oregon, and California.

Alcantar and Associates QA responsibilities included the following general duties outlined below.

- ✓ Perform daily Quality Assurance Inspections during physical activity at the construction site to check compliance with contract requirements.
- ✓ Monitor the Contractor's Quality Control System and report on its effectiveness.
- ✓ Monitor the Contractor's work and report any issues or concerns to the Administrative Contracting Officer, Contracting Officer's Representative, or Project Engineer responsible for the project.
- ✓ Inspect the Contractor's Red Line As-Built Drawings for accuracy.
- ✓ Participate in the review of Contractor's Progress Billings (verification of reported quantity and progress).
- ✓ Monitor the Contractor's Safety Program and report on its effectiveness.
- ✓ Prepare Daily QA Reports and submit them to the Administrative Contracting Officer, Contracting Officer's Representative or Project Engineer responsible for the project.

### **Bonneville and the Dalles Lock & Dams**

Alcantar's QA Civil, Mechanical, and Electrical Inspection Services for these tasks are administered by the Bonneville Resident Office. Work sites for this contract include the Bonneville, and the Dalles Lock & Dams.



**Bonneville Main Unit Breakers & Instruction.** The construction project consisted of replacing station service equipment distribution and control systems at Bonneville Dam. Equipment ranging from 13.8kvac to 120vdc. Cutover from existing equipment/systems to new equipment/systems. Alcantar QA deliverables included the QA oversight for the testing and commissioning of new equipment.



**Turbine and Generator Rehab, Hills Creel Dam, Oregon** contract, awarded to Andritz Hydro, is to rehabilitate two generators, including new turbines and wicket gates, refurbishment of all bearing and miscellaneous generator components and rewinding the generator. The project included installing a greaseless bushing in all the turbine pit operating equipment and installation of a thrust bearing high pressure oil injection system. The contractor is in the final stages of the contract. Both units have completed the initial commissioning and testing requirements, and we are currently completing the special field testing required for the generators. Once that is done, the contractor will finish all punch list items and demobilize from site.



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## Vancouver Residence Office, WA – Dredging

USACE Portland District also manages federal environmental missions including restoring degraded ecosystems; stream restoration; constructing sustainable facilities; regulating waterways; managing natural resources; and cleaning up contaminated sites from past military activities.

Its multi-purpose projects provide benefits for navigation, flood risk management, hydropower production, fish and wildlife, environmental stewardship, recreation.



Alcantar performed dredging QA inspection for the 2016 West Coast Hopper contract. Work areas include Grays Harbor, San Francisco Main Ship Channel, Coos Bay, Mouth of Columbia River, and Lower Willamette

## Main St: OR99W – Rail Corridor *Tigard, OR*

Project management and general inspection support for WH Pacific on the \$3 Million ODOT project. This "Green Road" project, located in downtown Tigard, Oregon; consisted of replacement of existing underground utilities (sewer, water, electrical), installation of bioretention ponds, new street lighting system, irrigation and landscaping systems, sidewalk / driveway reconstruction and widening, and asphalt pavement. Alcantar and Associates responsibilities included daily field inspections, subcontractor and employee time tracking, quantity tracking for pay notes and material submittals. This project was completed in November 2014 on time and under budget.



## USDA Forest Service- Tahoe National Forest:

North Star Construction and Engineering, Inc., along with our subcontractor Alcantar and Associates, were awarded the competitive bid small business contract for the Fallen Leaf Lake Bike Path. This is a Class 5 bike path near the intersection of Hwy 89 and Fallen Leaf Lake Road will lead to the Fallen Leaf Lake Campground. The bike path runs North and South paralleling Fallen Leaf Lake Road for approximately 1/2 mile. Work included clearing and grubbing, rock removal, tree removal, grading and compaction of existing ground as well as the placement and compaction of aggregate base. Asphalt pavement was placed on the aggregate base and striped.

North Star/Alcantar completed this project 4 weeks in advance giving the public access to the path in Summer 2014.



## 237990 Construction Layout

The "Construction Surveyor" role provides a critical understanding of the entire construction process. Alcantar's project successful experience demonstrate our responsibility and ability to translate plans into the phases necessary to complete construction of each element and phase. Our projects contracts required a high degree of responsiveness with respect to technical office calculations services as well as field services needed to keep the project on schedule. Our strong successful past and current project experience demonstrate our availability to move in the next phase of our Business Plan vision which is to be a successful General Contractor. Below are Alcantar's most recent project examples.

**Portland to Milwaukie Light Rail East segment:** Alcantar was retained by Stacy and Witbeck to provide construction staking for the Portland to Milwaukie Light Rail East Segments.

Alcantar's construction staking task included the following elements:

- Project Control
- Construction layout
- As Built Survey -CAD Support
- Survey Information gathering
- Meeting surveying needs of multiple field crews on the project at one time.
- Compliance with SWI Project QA/QC Plan.
- Coordination with SWI and other subcontractor to complete work in accordance with the project schedule.



**Portland to Milwaukie Light Rail West Segment:** Alcantar was retained by Stacy and Witbeck to provide construction staking for the Portland to Milwaukie Light Rail West Segment.

Alcantar's construction staking task included the following elements:

- Project Control
- Construction lay out
- As Built Survey
- CAD Support
- Survey Information gathering
- Meeting surveying needs of multiple field crews on the project at one time.
- Compliance with SWI Project QA/QC Plan.
- Coordination with SWI and other subcontractor to complete work in accordance with the project schedule.



**Willamette Bridge:** Alcantar was retained by HNTB to provide a number of services including stormwater analysis and design, regulatory/environmental QC review of plans & specifications, advisory role for permit compliance during construction & QC/QA for survey during construction. In general the project work included the construction of a new transit bridge across the Willamette River to accommodate Light Rail, bus, bicycles and pedestrians.



**Sandy River Conduit Relocation- OR.** Alcantar & Associates performed the survey construction staking for this project. Alcantar provided alignment for the 30-foot-diameter construction shaft to depth of 85 feet; two drilled 9-foot-diameter shafts to a depth of 110 feet and a 13 foot-diameter modified horseshoe tunnel running diagonally under the girder of the Sandy River. Alcantar & Associates provided marking coordination, differential leveling and monitoring as well.

## ALCANTAR & ASSOCIATES PROJECT DELIVERY QUALITY ASSURANCE PROGRAM

**PURPOSE:** The purpose of the Alcantar & Associates Project delivery Quality Assurance Program is to provide guidelines for systematic and disciplined methods and work practices that, when diligently implemented, will lead to the enhancement of the professional practice of personnel.

**APPLICABILITY:** The Quality Assurance Program, as documented in Alcantar & Associates Manual, is applicable to all projects under the jurisdiction of Alcantar and Associates. The sections of this Manual shall be applied to all projects, where appropriate, as evaluated by the Principal-in-Charge or designee, considering client requirements of cost, schedule and quality; engineering, architectural and management complexity; public safety; consequences of failure and operational capability; and reliability and maintainability. The quality effort to be expended on each project is defined by the Project Quality Assurance Plan, specific to the project and the relevant quality assurance requirements imposed upon the interoffice agreements.

Alcantar's Principals-in-Charge, have the authority to waive the requirement to formally apply the Quality Assurance Program to a project if in their opinion, because of the small size and associated limited risk of the project, applying the program with its documentation requirements would be counterproductive. This decision shall be documented on the Project Quality Assurance Plan and shall be justified in writing. Approval of the decision is signified by signature of the Principal-in-Charge.

### Alcantar & Associates GOALS AND OBJECTIVES By: Marcela Alcantar, President.

**OUR GOALS:** The goal of the Quality Assurance Program is to enhance quality by applying the framework of the program to each Alcantar & Associates project. Success in its implementation requires a technically competent staff; talented and dedicated project managers and engineers; and commitment from top management. Everyone must become aware of the criteria used by the client in assessing the quality of its work and comparing it to their standards. These basic evaluation criteria are as follows:

Understanding the client's requirements

- Knowledge and correct use of design criteria, standards, and specifications
- Knowledge and use of current state-of-the-practice technology
- Organization and clarity of our work product
- Organization of project files, records and data-retrieval systems
- Commitment to continued self-assessment and improvement of services

**OUR OBJECTIVES:** To achieve the Alcantar & Associates Quality Assurance Program goal of good professional service, specific objectives are as follows:

**Satisfying our clients' needs and expectations while instilling an awareness of quality** – Alcantar & Associates staff are trained and make aware of the acceptable and the desirable standards for their tasks and services. Our Safety Orientation includes communicating our field and office staff of implications of carelessness, errors and failure to produce a quality project. At Alcantar is our ultimate objective is to provide good reports, designs, construction layout, and build infrastructure that meet the requirements of our clients for the project, and the professional standard of care.

**Our continuous effort for excellence includes maintaining a standard of care consistent with the profession** - Periodic reviews of project plans, designs, calculations, specifications and reports are to be made by senior experienced personnel. Strengths and weaknesses should be identified, and each member of the Alcantar team should be given guidance and/or recommendation as appropriate.

**We continuously strive to improve our processes and services** – We encourage and support our staff to attend technical meetings, seminars and courses, as well as publishing technical articles, is encouraged.

**We train our employees to maintain technical and managerial competence** - Continuous upgrading of professional skills and education in current and new techniques is actively encouraged.

**Recognizing exceptional performance of employees** - Various types of recognition will be provided to encourage continuous improvement at all levels of the organization by publicizing exceptional work.