



VEKSEL CONSULTING & CONTRACTING

# QUALIFICATIONS

2024

509.852.5366

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P.O. BOX 680, WENATCHEE, WA 98807



# CONTENTS

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|          |           |
|----------|-----------|
| OVERVIEW | <b>3</b>  |
| TEAM     | <b>5</b>  |
| PROJECTS | <b>13</b> |
| APPROACH | <b>23</b> |
| CONCEPT  | <b>26</b> |

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**I.**

# **OVERVIEW**

# OVERVIEW

## Hyperscale & Mission-Critical Environment Construction Services

At Veksel Consulting & Contracting, we are pioneering the future of construction management and project management services tailored for hyperscale and mission-critical environments. With a proven track record in delivering complex commercial construction projects, we are now focusing our expertise on the data center space to support the growing demand for robust, scalable, and secure infrastructure.

Our team of industry leaders brings over 50 years of combined experience, managing over \$3.5 billion in projects. We specialize in construction management, project management, and consulting services that ensure efficiency, reliability, and excellence in every project. Join us as we build the backbone of the digital world.

## STATISTICS

- **\$3.5 Billion** in Combined Project Experience.
- **\$86 Million** in Job Order Contracts Overseen.
- **100+** Major Projects Overseen.
- **50+** Years of Combined Experience.
- **\$0** Paid out in Litigation.
- **0** Terminations from Past Projects.

## ATTRIBUTES

### Nimble:

Veksel prides itself on rapid response times and timely communication. Our dedicated, focused teams allow us to swiftly adapt to tackle projects.

### Collaborative:

Our history of close collaboration and partnership with organizations is a key strength.

### Proven:

Our team consists of industry leaders, and we strive for greatness in all that we do.

## SKILLS

- Critical Infrastructure Construction Management
- Risk Management
- High-Tech Clean Rooms
- Elaborate Process Systems
- Power Generation
- Facilities (Coal & Co-Gen)
- Industrial Wastewater Treatment Facilities
- Development
- Estimating
- Scheduling
- Purchasing
- Personnel Management
- Financial Reporting
- Change Management
- Subcontract Management
- HVAC
- Electrical
- Plumbing
- Mechanical Systems
- Forecasting
- Standardization
- Process Improvement
- Business Operations
- Planning



**II.**

**TEAM**

# Erik Paul Bondo, President & CEO

Erik joined the construction industry in 2004, and his skill set includes sales, development, estimating, scheduling, purchasing, personnel management, financial reporting and forecasting, standardization, process improvement, business operations and planning, change management, subcontract management, and risk management.



One of Erik's most valuable attributes is a proven ability to jump into challenging projects mid-stream and quickly and effectively identify issues, create pathways to improvement, enhance credibility, problem solve and restore and strengthen owner-contractor relationships.

Erik has completed many public and private projects for universities, hospitals, public agencies, real-estate investment trusts, composting facilities, and critical environments.

As with all our work, Erik will oversee all operations from the initial meeting to estimating & field operations.

## EDUCATION

Eastern Washington University | Bachelor's Degree, Business Administration

## REFERENCES

Joseph Kline | Washington State University | Assistant Vice President, Facilities | 509 335 1658

Dale Silha | McKinstry Essention | Vice President, PNW Region | 509 710 6605

Katrina Spade | Recompose, PBC | Founder/CEO | 206 551 4563

# Doyle Kahabka, Senior Project Manager

Doyle has worked in the industry for more than 20 years. Before joining the Veksel team, Doyle was with McKinstry for six years and brought with him over 30 years of experience with multifaceted project delivery methods, including but not limited to: Design-Build, Progressive Design-Build, Construction Management, CMAR, Job Order Contracts, GCCM, and Negotiated Development. Doyle is driven above all else, to make and/or save money for his employers, his customers, and his team in an ethical and safe manner.



His unique construction background includes:

- General Contracting
- CLT Manufacturing
- High-Tech Clean Rooms
- Elaborate Process Systems
- Development & Manuf. Facilities
- Process Piping
- Hospital and Healthcare
- Power Generating Facilities
- Industrial Wastewater Treatment Facilities
- Municipal and Municipalities
- New Construction
- HVAC
- Electrical
- Controls
- Mechanical Systems
- Industrial Manufacturing
- Tenant Improvement Projects

## QUALIFICATIONS

- Design/Build
- Value Added Design
- General & Trade Contracting
- Construction Management
- Constructability/Risk Review
- And Many More

## ACCREDITATIONS

- OSHA 10 & 30 Hour Certified
- Master Graduate – Rapport
- Leadership International
- DBIA Certified & Board Member
- PMIP Certified
- Leadership Spokane Graduate

## REFERENCES

- Jason Herman | Plant Manager Kattera | 406-885-3598
- Shawn Bonfield | Reg. Acct Mgr. Avista | 509-434-6502
- Chad Murphy | Project Manager McKinstry | 509-389-5118

# Grant Loranger, Superintendent/Assistant PM/Site CM (Central WA on-site or remote)

Grant Loranger is a Site Supervisor at Veksel Consulting & Contracting. Grant has more than eleven years of combined experience in the industry and has experience in facilities maintenance, property management and maintenance, residential and commercial renovations and multi-family construction.



## EXPERIENCE

Veksel Consulting & Contracting | Site Supervisor | 2019 – Present  
 Grant's Home Repair, LLC | Owner, Project Manager | 2015 – Present

## KEY PROJECT HISTORY

- Recompose, Prototype Design and Testing | Phase 1 completed 2019, Phase 2 ongoing.
- Recompose, Greenhouse Design-Build | October 2020 - Present
- Equilus, Methow Street Townhomes | New construction, seven-unit townhome complex. Ongoing.
- Crunch Pak, Commercial TI | Siding repairs, new shed, floor repairs, bathroom remodel.
- Door 2 Door Store, General Contracting | Complete exterior door installations as independent contractor
- A&M Properties, Property Maintenance & Repair | Maintenance, repairs and complete remodels.
- Huber Real Estate, Property Maintenance & Repair | Maintenance, repairs and complete remodels.
- McKinstry, Chelan County JDC Remodel | Demolish and rebuild fire wall and fire-door.
- McKinstry, Three Rivers Hospital ER Remodel | Demolish/replace suspended ceiling grid, patch & repair sheetrock, painting & finishes in all rooms.

# Joshua Harmening, Business Development

Joshua is an expert in the areas of expression, promotion, and communication. He has honed these abilities through study and work experience in the areas of marketing strategy, managing teams, and meeting goals. A Washington native, Joshua lives on the banks of the mighty Columbia River with his wife and four children. He is committed to person-centered excellence, humble faith, and selfless service.



## SKILLS

- Leadership
- Management
- Emotional Intelligence
- Business Development
- Marketing Strategy
- Relationship Management
- Photo/Audio/Video
- Web/Graphic Design
- Operations/Systems

## EXPERIENCE

Business Development Manager  
 Veksel Consulting & Contracting  
 2024.03 - Present

Senior Account Manager  
 The Get Smart Group  
 2022.03 – 2024.02

Owner/Founder  
 Harmening Marketing Solutions, LLC  
 2018.05 - Present

Manager/Entity Rep.  
 Tierra Village  
 2015.10 – 2021.08

Marketing Lead  
 Orchard-Rite, Ltd.  
 2011.09 – 2015.02

# Dan Ronco, Project Exec./Sr. PM/Design Manager

Large-scale commercial- and industrial-construction executive leader. Adaptable problem-solver with field-tested success executing in multifaceted environments that require action. Skilled at scaling, building, and sustaining teams to meet growing industry needs. Well positioned to accelerate integrated built-environment and infrastructure efforts to combat climate change.



## EXPERIENCE

### McKinstry - Seattle, Washington

- Vice President of Electrical Construction, December 2022-July 2023
- Director of Electrical Construction, May 2018-December 2022
- Business Manager – Special Projects and Service, May 2002-May 2018

### US Embassy - Nouakchott, Mauritania

- General Service Officer, January 2001-December 2001

### US Peace Corps - Boghe, Mauritania

- Technical Trainer, Small Business Dev. Program, August-November 2000; August-November 1999

## EDUCATION

### Seattle University, Albers School of Business

- Master of Business Administration

### University of New Hampshire, Peter T. Paul College of Business and Economics

- Bachelor of Business Administration

# James Vincent, PM/PM/Site CM (On Site or Remote)

Dedicated and strategic Construction Management Lead with expertise in overseeing project lifecycle management, budget optimization, stakeholder engagement, and risk mitigation. Commands extensive experience orchestrating large-scale construction projects up to \$1.5B+, ensuring timely delivery within budget constraints. Embodies leadership, precision in execution, and a commitment to excellence, significantly elevating project outcomes and operational efficiency.



## EXPERIENCE

### Vincent Construction Management Group (VCMG) May 2018 – Present

- Commercial Real Estate Development/ Entrepreneur, Hazel Dell, WA

### Vanir Construction Management Inc. 2014 - 2020

- Portland Office Operations; Sr. Project Dir, Sr. Construction Manager, Sacramento, CA

### Senior Project Manager, Faithful + Gould 2012- 2014

- Completed Projects On-Time: 8 | Under Budget: 8 | Repeat Business Rate: 95%

### M.A. Mortenson Construction 2008 – 2009

- Senior Project Management, Redmon WA

### Absher Construction Company 2003 -2008

- Senior Construction Manager/ Superintendent, Puyallup, WA

## ACHIEVEMENTS

- P&L ~ exceeding \$2.5B
- Project Value in Senior-Level Roles: \$1B+
- 130+ Staff Managed
- Construction Management Multi-Prime (CMMP) Projects: \$150M+



# Gregg Minolli, Design Manager/Project Manager (Remote/Periodic Travel)

IT structured cabling design and MEP project management professional. Specialized design services for both corporate data centers, office buildings and Corporate Campuses.

## EXPERIENCE

- AMAZON - Seattle, Washington: August 2018-2019
  - Sr. Design Engineer: Co-Lo & AWS Global Data Center Cabling & Pathing Standards
- FACEBOOK – Menlo Park, California: April 2014 – April 2015
  - Cabling Infrastructure Build Team (CIBT) Global Design & Project Manager
- AMAZON.COM - Seattle, Washington: January 2013 – January 2014
  - Sr. Cabling Engineer: West Coast Project Manager: Global Designer
- AMAZON.COM - Seattle, Washington: January 2012 – January 2013
  - Data Center Engineer (Mech & Elect.)
- GOOGLE – Mountain View, Ca. May, 2006 – May, 2008
  - Corp Ops: Manager of Global Infrastructure & Project Manager

## EDUCATION

- Cabrillo College: Major– AutoCAD: Electrical, Mechanical & Architectural Drafting
- Foothill College: Major– Computer Science
- California State Contractors License, Low Voltage Cabling (C-7)

# Chris Davis, Sr PM/PM/Site CM/Scheduling (On-Site or Remote)

Analytical and detail-oriented professional with 15+ years of experience managing small to large-scale construction projects, leading cross-functional teams, and facilitating business development efforts to exceed stakeholders' expectations and profitability goals. Proven ability to streamline project timelines and delivery by implementing a dispatch program with a strong background in Lean Construction and workflow automation. Expert at leading office and field operations, including planning, scheduling, budgeting, cost control, and labor relations for quality project results.

## EXPERIENCE

### Veksel Consulting & Contracting | Quincy, WA

- Project Director, Vantage Data Centers, WA-13 | June 2024 - Present

### Servicemark / Skyline Construction | Seattle, WA

- General Manager, Service Department | April 2021 - April 2023

### Howard S Wright Construction | Seattle, WA

- Senior Service Manager | March 2011 - December 2020



## CORE COPETENCIES

Construction Project Management, Team Leadership & Building, Vendor/Subcontractor Relations, Recovery Strategies Equipment Maintenance, Staff Training, Budgeting, Construction Feasibility, Risk Management, Value Engineering Account Management, Post-Sales Support, Portfolio Management, Resource Utilization, Contract Management, HR, Risk Management, Constructability, Blueprints, Subcontractors, Coordination, Coaching, Value Engineering, Negotiations, Servant Leadership, Construction Law, Insurance

## TECHNICAL PROFICIENCIES

- **Project Planning Software:** Last Planner System, Microsoft Project, CPM Scheduling
- **Project Management Software:** Sage Service Operations, Sage Service Management, Viewpoint, Limited Procure
- **Documentation Management Systems:** Bluebeam Extreme, SharePoint, Office 365
- **Microsoft Office Suite:** Word, Excel, PowerPoint, Outlook, Project
- **Industry Knowledge:** Lean Construction, Building Codes including general knowledge of Electrical, Mechanical, Sprinkler, Fire Alarm, Plumbing, Structural, Life Safety, Egress, BIM

## Drew Kleman, Design Manager (Architect - Overall Design)

Drew Kleman, AIA, NCARB is Principal and Owner of PRESS Architecture. His background includes near two decades of leading design teams on a wide variety of innovative, unique, design-forward projects. Drew thrives on projects with design and budget constraints - finding that the best solutions are those that require outside the box thinking.



### LICENSURE & CERTIFICATIONS

- State of Washington Licensed Architect, 11970
- State of Idaho Licensed Architect
- State of Montana Licensed Architect
- National Council of Architectural Registration Boards

### EXPERIENCE

- 2021-Present PRESS Architecture Spokane WA
- 2021 Trek Architecture Spokane WA
- 2015-2021 Katerra Spokane WA and Nystrom Olson Spokane WA
- 2014-2015 Min Day Omaha NE
- 2012-2014 Howard and Helmer Wichita KS
- 2011-2012 Stay at home dad Danville IL
- 2006-2011 ZGF Portland OR

## Pete Kanyer, Design Manager (Architect-Overall Design)

Pete is an architect with over 20 years of experience working on a wide variety of project types, including public work as as the Oregon Department of Fish and Wildlife Headquarters, Chemeketa Community College Building Remodel, Oregon State University Goss Baseball Stadium Expansion, and Marion County Courthouse Fire Restoration.



### LICENSURE, MEMBERSHIPS & CERTIFICATIONS

- State of Washington Licensed Architect
- State of Oregon Licensed Architect
- American Institute of Architects

### EXPERIENCE

- 2024-Present PRESS Architecture Spokane WA
- 2018-2024 Olson Projects Spokane WA
- 2017-2018 Katerra Spokane WA
- 2015-2017 Nystrom Olson Spokane WA
- 2003-2014 Arbuckle Costic Salem OR

# James Dean, Sr. PM/CM (On-Site)

A proven leader with a successful track record in superior communication and organization skills, revenue growth, cost reduction and customer satisfaction.

## AREAS OF EXPERTISE

- Project management
- Program management
- IT Infrastructure
- Business Analysis
- PMO / ITIL
- Facilities management
- Revenue Assurance
- SP Circuit transitioning
- Security over Network connections
- Process design, implementation, improvement
- Management reporting
- Network services
- Telecom services
- HD A/V- VC implementations
- Virtualization/VMware
- Billing
- Configuration Management

## PROFESSIONAL HIGHLIGHTS

### Project Management

- Successfully managed long and short term projects locally, nationally, and Internationally with local teams, and virtual teams spanning across states/national borders.
- Managed wide range of projects with significant results, including launch of new programs/capabilities, created new abilities which aided additional sales opportunities.
- Effective communications and risk management through status updates, project dashboards, checkpoint meetings and escalations as needed.

### Program Management

- Created and launched several Telecom driven solutions globally
- Launched Global MPLS network for multinational company
- Office infrastructure for network and telecom throughout the Americas, EMEA, & APAC

### Facilities Management

- Created a standardized approach to builds of new facilities across NetApp sales offices in the Americas and APAC. Automated the task scheduling in support of MS project input.

# Mike Prince, Sr PM / PM (Remote or On-Site near Dallas, TX)

## EXPERIENCE

ZMR Capital, Dallas Texas

- Director of Construction 4/15/22–Present

Bell Partners, Dallas Texas

- Director of Construction 4/14/21–4/15/22

ResProp Management, Dallas, Texas 2018–2021

- Director of Construction

Brightwork Real Estate, Tampa, Florida – Left due to relocation 2017–2018

- Project Manager

Rochester Group, Fort Worth, Texas 2013–2017

- Project Manager

HFE Construction, Dallas, Texas 2009–2017

- Vice President of Construction

## MILITARY EXPERIENCE

Guided Stationary Plant Engineer

- Including installation of water delivery systems, electric and generator delivery systems, steam turbines, steam boilers, and ballast systems as project manager for United States Navy.
- 20 Years

# Christian Da Silva, Proj. Eng./Assistant PM (Dallas, TX)

Current Production Manager at a manufacturing plant and business management student. A highly motivated individual with extensive customer service and people skills experience. Looking to step into a career with growth opportunities and work life balance. Attentive and diligent with 5+ years achieving optimal customer satisfaction and hitting organizational goals. Independent and quick-thinking team player that is passionate about personal and professional development.

## EXPERIENCE

- PRODUCTION MANAGER, VYTRON LLC., TX: 2024-PRESENT
- ENROLLMENT SPECIALIST, PREMIER BLUE CROSS, WA: OCT 2023-FEB 2024
- LAW ENFORCEMENT OFFICER, DOUGLAS COUNTY SHERIFF'S OFFICE & RICHLAND POLICE DEPARTMENT IN WA STATE: 2022-2023
- OPERATIONS MANAGER, LA FITNESS; RENTON, WA: 2021-2022
- PATIENT ACCESS REPRESENTATIVE, KAISER PERMANENTE; RENTON, WA — DEC 2020- JULY 2021
- PRODUCT ZONE REPRESENTATIVE, APPLE; ORLANDO, FL - 2017-2020
- COMMUNITY MARKETING AGENT, WYNDHAM RESORTS; LAKE BUENA VISTA, FL 2015-2017

## EDUCATION

- Boca Raton Community High school, Boca Raton, FL - Diploma, 2014
- BA Business Management: Southern New Hampshire University. Graduation date: Nov. 2025
- GOOGLE IT SUPPORT CERTIFICATION

# John Cooper, Project Manager (Remote/On-Site Austin or Dallas, TX)

Highly motivated and results-oriented professional with over 13 years of experience cultivating a diverse skillset in technical support, training encompassing program design, delivery, and instructor development, project management, and leveraging emerging technologies such as AI. Proven ability to manage complex cross-functional projects, build strong partnerships, and deliver impactful solutions across various industries and situations. Recognized for exceptional negotiation skills, consistently exceeding cost-reduction targets and maximizing resource utilization. Skilled communicator adept at fostering collaboration and driving results in fast-paced environments.

Eager to leverage my competencies and strengths as demonstrated in previous leadership, project management, and training experiences in hopes of contributing to a growing organization. Open to new and challenging opportunities that allow me to utilize my adaptable skillset and make a significant impact, regardless of industry.

## EXPERIENCE

Dell (2011 - 2023)

- Readiness Education Lifecycle Manager (Pioneered this Role)
- Domain Specialist, Third-Party (Pioneered this Role)
- Technical Training Coordinator (Third-Party)
- Technical Trainer & Team Leader (Microsoft, Dell Enterprise Products, New Hire & Professional Training)
- Microsoft Enterprise Tech Support Specialist

## SKILLS

- Project Management (Agile, Waterfall)
- Cross-functional Collaboration
- Partner Negotiation
- Budget Management
- Microsoft Certified Trainer (MCT)
- Cost Reduction
- Communication & Presentation
- AI Prompt Engineering
- Technical Expertise (Microsoft, Dell Products)
- Structured Problem Solving (Kepner-Tregoe Certified)
- Agile Project Mgmt (SCRUM)
- Technical Training Development (CompTIA CTT+ Certified)



# III.

# PROJECTS

# CRITICAL INFRASTRUCTURE

## Vantage Datacenters - Quincy, WA-13 Fit-Up (Phases 1-3)



### Overview:

- Name: Vantage Data Centers Quincy Campus
- Location: Quincy, Washington
- Project Type: Hyper-scale Data Center
- Client Name: Confidential Tenant

### Description:

- Summary: The Vantage Data Centers Quincy Campus is a hyper-scale data center project in Central Washington. The project involves the development of a 64MW data center, with Phases 1-3 completed earlier this summer and Phases 4-5 expected to be completed by late 2025.
- Key features and amenities: The data center will provide 64MW of power capacity, state-of-the-art infrastructure, and advanced cooling and security systems.

### Objectives:

- Goals and objectives of the project: To develop a high-capacity, state-of-the-art data center to meet the growing demand for data storage and processing.
- Target market or audience: Large-scale enterprises and technology companies requiring significant data storage and processing capabilities.

### Execution:

- Construction methodology: Phased construction approach with a focus on meeting budget and schedule constraints.
- Materials and technology used: Advanced cooling and security systems, high-capacity power infrastructure.
- Sustainability features: Not specified

### Financial Information:

- Budget: \$1 billion
- Economic impact: Significant investment in the local economy and job creation.

### Challenges & Solutions:

- Major challenges faced: Meeting budget and schedule constraints.
- Solutions implemented: Effective project management and coordination among team members.

### Feedback:

- Client and stakeholder feedback: Positive feedback for achieving major milestones within budget and schedule constraints.

# COMMERCIAL

## University of British Columbia - Gateway Building



- **Client:** Vaagen Timbers/University of British Columbia
- **Location:** 5955 University Boulevard, Vancouver, BC V6T 1Z1
- **Project Type:** Commercial
- **Completion Date:** Set for May 2024
- **Budget:** \$16,000,000 (Vaagen's contract).
- **Size:** 7-Stories, 266,041 Square Feet
- **Lead Contractor/Developer:** Urban 1 Builders & Heatherbrae Builders
- **Summary:** Veksel acted as the project manager, overseeing lumber procurement, manufacturing, and delivery for Vaagen's portion of the project. Veksel successfully bid for the job, navigating an extensive contract review and securing the agreement with Vaagen. The project utilized approximately 2,000 beams and 1,000 columns with a myriad of sizes and layups. The scope of this project required Veksel to source the lumber. Due to Vaagen's certification limitations, Veksel subcontracted some manufacturing to Zip-O-Laminators in Eugene, OR. Columns went to Cascade Joinery in Bellingham. Then, all columns and beams went to Janicki Industries in Bellingham, WA for CNC machining, sanding, and staining. Once materials were done with the CNC Machining process, some beams would go to Con-Force to be turned into CreedForce Panels. The remaining columns and beams went to the job site. This required a vast amount of transportation. Coordinating logistics between the manufacturer, subcontractors, and the job site was Veksel's primary responsibility and was handled successfully.
- **Challenges Faced:** The project encountered several significant challenges. First, a large quantity of fasteners needed to be shipped from Europe, resulting in a long lead time. Additionally, the fasteners were of a non-standard size, and attempts to find suitable substitutions from US manufacturers were unsuccessful due to availability constraints. Furthermore, the types of layups required for the beams demanded an extensive amount of lumber, equivalent to an entire year's supply for the entire West Coast. The situation became so critical that entire sawmills were dedicated to cutting lumber specifically for this project, and Veksel, on behalf of Vaagen, sourced lumber from previously unknown suppliers.
- **Solutions Implemented:** To address these challenges, we took proactive measures. We identified fasteners with the longest lead time and ordered them well in advance, coordinating closely with the building schedule. Additionally, we collaborated with suppliers and sawmills to procure the massive quantity of lumber needed. Despite the premium cost, we secured the necessary fasteners directly from the European manufacturer associated with MTC, ensuring timely delivery and successful project completion.

# COMMERCIAL

## Confidential Client - Building "R"



- **Client:** Vaagen Timbers
- **Location:** Redmond, WA
- **Project Type:** Commercial
- **Summary:** This unique project involved the integration of structural steel and mass timber to create a hybrid building. Unlike traditional construction, where metal and timber are erected sequentially, this project required both materials to work together structurally. Key features include mass timber components such as columns, glulam beams, and Cross-Laminated Timber (CLT). To address mechanical challenges, the team designed an in-house engineered drop ceiling/lid that maintained the CLT aesthetic while accommodating necessary space for mechanical systems. Vaagen provided the timber beams, while Veksel acted as the Project Manager due to the project's size and scale. Faust handled the erection of the building. The completed structure will serve as high-end office space for Microsoft, often referred to as their "gem" building.



# COMMERCIAL

## North Cascades Bank



- **Client:** Vaagen Timbers
- **Location:** Chelan, WA
- **Project Type:** Commercial
- **Size:** 16,000 Square Feet
- **Lead Contractor/Developer:** Rimmer and Roeter Construction
- **Architect:** Dykeman Architects
- **Engineers:** Coughlin Porter and Lundeen
- **Consultants:** Veksel Consulting and Contracting Via Vaagen Timbers
- **Mass Timber Installer:** Foust Fabrication
- **Summary:** In this construction project, Vaagen was contracted to handle the mass timber work. The main contractor, Rimmer & Roeter (R&R), enlisted the assistance of Veksel to contract Foust to erect the building. Since R&R lacked local connections for this task, Foust worked directly under them. Our role was to facilitate the deal and leverage our experience. Coordinating “just in time” deliveries of mass timber posed a significant challenge due to site location and constraints. The entire building, including Glulam columns and beams as well as Cross-Laminated Timber (CLT), was constructed using wood. Veksel procured custom metal hardware for all attachments, while Foust handled the construction of the custom hardware.

# COMMERCIAL

## Schweitzer Mountain Resort Lodge - Humbird Hotel



- **Client:** Vaagen Timbers
- **Location:** Sandpoint, ID
- **Project Type:** Commercial
- **Summary:** The project initially managed by Vaagen faced several challenges, including litigation risks, schedule delays, and poor product quality. Veksel Consulting & Contracting stepped in to handle risk mitigation, claim management, and project oversight. They collaborated with Bellingham Coatings and directly engaged with Schweitzer to secure an agreement. Despite initial struggles, Veksel's team managed to help Vaagen break even and complete the project ahead of schedule, delivering results 30 days earlier than expected.
- **Link:** <https://www.humbirdhotel.com/>

# COMMERCIAL

## Prototype Development & Testing



- **Client:** Recompose, P.B.C.
- **Location:** Seattle, WA
- **Project Type:** Commercial
- **Summary:** Veksel is currently under contract with Recompose, PBC., a Seattle-based public benefit company, whose purpose is to provide the public with an alternative option for death care. We have worked closely with Katrina Spade (Founder/CEO) since early 2018 to collaborate with a manufacturer to design, construct, and test the equipment that will ultimately operate in their first facility in Seattle, WA. Our contract includes such items as locating, leasing, and setting up a functioning shop space, scoping and contracting mechanical and electrical installations, drafting a sequence of operations, and working with a controls manufacturer to build and test a programmable logic controller (PLC), refining the equipment operating procedure, daily observations and documenting testing progress, developing a listing of necessary equipment and process improvements and providing possible solutions. Phase 1 of testing is complete, and we are in full swing in Phase 2. We are also engaged to act as a liaison between Recompose and other consulting team members.

# COMMERCIAL

## Equipment, Operations, & Production Design



- **Client:** Recompose, P.B.C.
- **Location:** Seattle, WA
- **Project Type:** Commercial
- **Summary:** Veksel is currently under contract with Recompose, PBC., a Seattle-based public benefit company, whose purpose is to provide the public with an alternative option for death care. We have worked closely with Katrina Spade (Founder/CEO) since early 2018 to collaborate with a manufacturer to design, construct, and test the equipment that will ultimately operate in their first facility in Seattle, WA. Our contract includes such items as locating, leasing, and setting up a functioning shop space, scoping and contracting mechanical and electrical installations, drafting a sequence of operations, and working with a controls manufacturer to build and test a programmable logic controller (PLC), refining the equipment operating procedure, daily observations and documenting testing progress, developing a listing of necessary equipment and process improvements and providing possible solutions. Phase 1 of testing is complete, and we are in full swing in Phase 2. We are also engaged to act as a liaison between Recompose and other consulting team members.

# MULTI-FAMILY

## Cheney Park Apartments

- **Location:** Spokane, WA
- **Client:** Confidential
- **Summary:** This unique project began with the selection of a design team and design-phase management and expanded into Veksel having managed the bid solicitation, award, and ongoing management of the General Contracting team on behalf of the client. Veksel provided detailed design, schedule & project risk reviews with stakeholders. Veksel's role in this project has grown due to the high degree of confidence and trust from the client. Veksel is now acting as the General Contractor / Construction Manager (GCCM) for the interiors portion of building B, and complete construction of buildings C and D.



# MULTI-FAMILY

## Methow Street Townhomes



**DOH**  
The DOH Associates  
ARCHITECTS & PLANNERS  
A PROFESSIONAL SERVICE CORPORATION  
7 N Wenatchee Ave, Suite 500, Wenatchee, Washington 98801  
Telephone (509) 662-4781 Facsimile (509) 663-3253

EQUILUS CAPITAL PARTNERS

**METHOW STREET TOWNHOUSES**  
WENATCHEE, WA

- **Location:** Methow Street, Wenatchee, WA 98801
- **Client:** Confidential
- **Summary:** The same confidential client from Cheney Park Apartments contracted Veksel Consulting & Contracting as the prime contractor for the design, permitting, and construction of a 7-unit townhome complex located in Wenatchee, WA. Our team worked closely with the client and The DOH Associates to navigate the design process and submit for building permits. This project is ongoing, 4/2020 - Present (Expected construction period 7/2021 - 6/2022)



**IV.**

# **APPROACH**

# ABOUT OUR APPROACH

## CONSISTENT QUALITY & RELIABILITY:

Since inception, Veksel has never failed to provide a quality of delivery that does not exceed our customers' expectations. Whether the manner of service be consulting services, or general contracting, our record speaks clearly of our deeply ingrained focus on teamwork and communication as a cornerstone to exceptional customer service. The vast majority of our work is through repeat business, or referrals and we believe this demonstrates the success of our delivery model.

## TEAMWORK & COMMUNICATION

The basis of our delivery model is precisely partnership, teamwork and communication. Veksel's mission is to provide a different approach to project management. Too often, the customer-contractor relationship is commodity-based. The bottom line is paramount, and interactions lack partnership. We firmly believe in embracing our customers and establishing a team-based approach to planning, budgeting and delivering work. This belief is the reason we elect to pursue negotiated, qualification-based projects in lieu of traditional design-bid-build projects. Our service to Recompose, a Seattle-based Public Benefit Company whose mission is to bring Natural Organic Reduction to the commercial market as an alternative to traditional death care, is a prime example. Because the business model, equipment, systems and processes used in Natural Organic Reduction (NOR) have no pre-existing barometer or comparison, we continue to work closely with Recompose to design, test, operate, refine and perfect their purpose-built NOR vessels and all ancillary systems and equipment used in the NOR process. Recompose and Veksel have worked together since mid-2018 to take their vision and manifest it into reality as they formally opened for business as the first commercial NOR facility in the world in December 2020.

## REFERENCES

**Washington State University**, Facilities and Capital Planning Joe Kline, Assistant Vice President  
2425 East Grimes Way, Pullman, WA 99164 509.335.1658

*"I've had the pleasure of working with Erik at both the University of Idaho and Washington State University on both large and small projects. Erik has delivered technically complex projects on time and on budget thanks to his attention to detail and dogged commitment to getting things done right the first time. When problems do arise, Erik has stuck with us to ensure the final products work well and often exceed our expectations. I very much look forward to continuing the university's collaboration with Erik and Veksel."*

**Recompose**, PBC Katrina Spade, Founder/CEO  
PO Box 12121, Seattle, WA 98102 | 206.551.4563

*"Erik is thoughtful, driven, and smart. I've had the pleasure of working with him for the past year on a complicated project with lots of moving parts, and he continues to exceed expectations with every challenge that emerges. It's obvious that Erik always has his client's best interest in mind, and I trust him to find creative solutions and communicate them clearly every time. I look forward to a continued working relationship with Erik and Veksel, and I'd recommend him wholeheartedly."*

**Washington State Department of Enterprise Services**, Kirsten Wilson, Energy Engineer  
2426 N. Discovery Place, Spokane Valley WA 99216 | 509.370.0216

*"I have had the great pleasure to collaborate with Erik on a multitude of projects with various mutual clients over the last several years. Erik manages to execute the most challenging projects with ease and professionalism."*



# ABOUT OUR APPROACH

## SCHEDULE & PROGRESS TRACKING:

We understand the sensitive nature of project deadlines and the potential benefit and risk to our customers can be quite substantial. As such, Veksel works closely with all customers to fully understand their specific needs (which vary based on location, individual project, time of year and multitudinous other factors) for each project and any incremental milestones that are of particular importance. Schedules are developed by our Project Managers and Superintendents jointly with customers and subcontracting partners either by directly soliciting input or conducting pull-planning session(s). This methodology greatly increases the likelihood that all stakeholders have direct influence over sequencing, timelines and milestones and ensures buy-in from all team members before a project commences. Because we focus primarily on key, long-term relationships, our focus is undivided and our ability to mobilize management and supervisory staff to plan and execute projects (even those with tight scheduling constraints) is unmatched. Our Superintendents are our most valuable assets in making sure schedules and expectations are communicated and tracked daily. They are the on-site face of both Veksel and our customers and demand a high degree of quality from the delivery team. We utilize Microsoft Project as our primary scheduling platform.

## PROJECT MANAGEMENT

In looking through Veksel's company project history, and the professional experience of our individual team members, you will see clearly that we have a long history of delivering complex, tightly constrained projects requiring close partnership with sub-contractors and vendors. Our success in simultaneously delivering multiple projects with myriad subcontractors is derived from our commitment to the free and open exchange of information through continuous communication. The most effective way to efficiently deliver on multiple commitments at once is for our Superintendents to ensure all stakeholders have access to the most recent and relevant information. This is achieved through weekly stakeholder meetings, schedule coordination, requests for information, communication logs, issue tracking and document management. Veksel deploys Project Team, a lightweight and flexible web-based Project Management software allowing us to consolidate all relevant information and communications into a central location, archive historical information, create workflows to automate document control and tracking, and perform many other key project management fundamentals.

## ESTIMATING

Veksel utilizes Sigma estimating software, which integrates with PlanSwift take-off and quantity estimating software and the 2021 RS Means price books. This is a streamlined platform enabling us to quickly develop accurate estimates for any project type. Sigma integrates with RS Means to continually provide the most current pricing indices and can directly link RS Means data to a 2D or 3D drawing through the live integration with PlanSwift.



# V. CONCEPT

## **COMMUNICATION WITH OWNERS, TENANTS, & SUB-CONTRACTORS**

To keep stakeholders informed in real-time, our Project Team will host weekly project status meetings to review a project status log, schedule updates, change management, quality assurance, and quality control measures, individual project estimates, key communications, requests for information, overall program budget status and design/scope development status. Additionally, individual weekly coordination meetings will be held for individual projects, including all subcontractors. Any decisions impacting scope, schedule, or budget will be documented and communicated to stakeholders via our Project Team web platform. Our policy regarding verbal communications that affect a change in the work is to follow up with a confirming email or request for information that is then disseminated to all team members. Veksel firmly believes the primary function of a Project Manager and Superintendent is communication. Establishing expectations early in the delivery cycle assures that the means, methods, and end results of every project are predictable, reliable, and consistent.

## **PROJECT APPROACH & METHODOLOGY**

While our services apply to a wide array of project types and markets, we specialize in a specific suite centered around communication, quality control, and risk management. These three categories are the foundation of Construction Management and Project Development; no one can properly function without the other. Veksel deploys a simple and effective toolbox with emphasis on documentation and tracking daily activities in a manner that enables us to learn from our teams' wins and challenges to continuously improve, leading to successful outcomes for all involved. (Continued on following page.)

# PROJECT MANAGEMENT WORKFLOW

## Establish Goals and Objectives of Project

1. Establish protocol for submitting project requests from Stakeholder to Veksel Consulting & Contracting
2. Define clear timelines for estimating and delivery
3. Determine appropriate tools, forms, and programs for implementation
4. Create feedback loop for continuous improvement. Rapidly adapt improvements to management protocols

## Planning & Delivery

1. Receive project requests
2. Assign Veksel project manager
3. Develop appropriate design documents, prepare detailed estimates and schedules while submitting for required permitting
4. Sign and fully execute contract documents
5. Procure subcontractors and vendors
6. Communicate schedules & objectives with stakeholders & jointly define execution plan

## Construction Administration

1. Recurring, weekly, comprehensive project updates
2. Administer and actively manage quality assurance, quality control measures
3. Project support team always available
4. Pre-punchlist all projects. Solve QA/QC issues real time to avoid deficiencies at completion
5. Begin compiling closeout documentation

## Closeout, Warranty, & T.S.O.

1. Final Owner Acceptance Punch Lists
2. Compile closeout manuals including records drawings, IOM manuals, third party testing & inspections, final permits, warranties and contacts
3. Finalize pay applications, lien releases and close out project financials
4. Provide owner's training for systems and equipment installed
5. Warranty management for one-year after completion

## QUALITY CONTROL PROCEDURES

Quality Assurance and Quality Control (QAQC) is the culmination of each project management discipline with one significant addition: planning, monitoring, and reporting construction means and methods. The order of priority in QAQC is reviewing construction documents (drawings and specifications), product submittals, manufacturer's installation instructions, and industry standards to ensure proper planning and placement of materials. This process is dependent on the unique scope of each project; however, each of these categories should apply in all instances. The cornerstone of a good QAQC program is not observing and reporting discovered issues. Instead, it is ensuring accountability, early planning and engaging in problem solving with the contracting and design team to mitigate issues. We include Safety in our list of quality control measures. By ensuring a safe working environment, one can heighten worker awareness about correctly planning and implementing even the most routine tasks. We modeled our safety program after one of the industry leaders in worker and employee safety in the office and on the Jobsite.

### Quality Assurance and Quality Control Measures:

- Review Drawings and Specifications
- Review IOM Manuals (Installation, Operations & Maintenance)
- Pre-Construction / Pre-Installation Planning
- Mock-Ups and Product Samples
- HVAC Testing, Adjusting and Balancing
- Building Envelope and Building Systems Commissioning
- Observe and Report Means and Methods During Placement
- Actively Involve Stakeholders in Troubleshooting and Problem Solving
- Pre and post-installation inspections and routine field reports
- Project record/documentation audits
- Project hazard assessments and site safety audits
- Review quality and correctness of work (directly or via third-party specialists)
- Review contractor and sub-contractor site-specific safety plans (SSSP)

The ability to work with the Owner in developing and executing projects with less than a full set of plans and specifications:

The majority of Veksel's projects, and those projects listed in the professional profiles of our team members, are of a design-build nature. Whether it be job order contracting, negotiated design-assist GCCM projects, energy services performance contracting or traditional design-build, our team members have a unique skill for working in collaboration with Owners and designers to develop scopes, schedules and budgets from concept through to completion. Often, this means working with a limited design and closely coordinating with the Owner, Architect and local code authorities to quickly sort through undeveloped details in the field and have the flexibility and insights to adjust course on the fly. We encourage our Superintendents to interface directly with Owners, designers, subcontractors and vendors to proactively identify and solve potential issues in the field.

## **SAFETY PROCEDURES**

Veksel Consulting and Contracting was established in October 2018 and has to date, operated primarily as a professional service provider and general contractor/construction manager (GCCM). While we are licensed, bonded, and insured as a General Contractor in Washington State, we do not directly employ skilled tradespeople or provide direct field labor. Our organization employs supervisory and managerial staff only. As such, we do not currently have an established L&I/OSHA Experience Modification Rating, or an OSHA 300 Annual Summary, and have not received any OSHA/WISHA/EPA citations. All subcontractors are required to adhere to Veksel's Corporate Safety Policy and Site-Specific Safety Plan (SSSP), as well as submit their own SSSP for review and approval by our Site Superintendent. Through a comprehensive outline of safety expectations during the selection and pre-construction processes, a review of each subcontractor's safety records and policies, training subcontracting partners on principles of safe work planning, weekly job site safety audits, and the meticulousness and judiciousness of our Superintendents, we can relieve potential safety hazards before they become apparent. Only those subcontractors with an experience modification rating (EMR) of 1.0 or below will be considered for hire. However, should it prove difficult to procure subcontractors with exemplary safety records, Veksel will review L&I and OSHA work histories, evaluate infraction type and severity, and stipulate training and assistance to those that demonstrate a capacity and disposition to embrace a higher standard for job site safety. Our safety program is based on that of a national leader in corporate and project safety and is highly refined. We have a zero-tolerance policy for serious safety infringements but believe in evading concerns through training, communication, and effective safe work planning.

### **Copy of Firm's L&I Accident Prevention Program (Abbreviated):**

1. Welcome
2. Introduction (How to Use this Manual)
3. Table of Contents
4. Appendices
5. Asbestos Containing Materials /Awareness
6. Bloodborne Pathogens
7. Chemical hazard Communication
8. Contractor Responsibilities
9. Cranes
10. Electrical Safety
11. Emergency Evacuation and Planning
12. Excavation and Trenching
13. Fall Protection
14. First Aid and CPR
15. Floor and Wall Openings
16. Hazard Communication
17. Health and Safety Responsibilities
18. Incident Investigation and Reporting
19. Indoor Air Quality
20. Job Hazard Analysis (JHA)
21. Lock Out / Tag Out
22. Noise
23. Personal Protective Equipment (PPE)
24. Regulatory Compliance Visits
25. Safety Meetings and Toolbox Talks
26. Stand Down Policy
27. Steel Erection

## **SUB-CONTRACTOR MANAGEMENT**

### **Subcontractor Recruitment and Evaluation:**

As appropriate for each project, we will assess the trades required and perform outreach to our listing of local subcontractors to satisfy project requirements and solicit bids from a minimum of three subcontractors or vendors. The subcontract award is based on qualifications, value, and budget, in accordance with Washington State Public Works requirements. Since our inception, we have developed and maintained a list of preferred and qualified subcontractors based on direct experience with numerous local subcontractors and vendors. Our subcontractor evaluation process permits us to qualify and approve them prior to submitting bids for projects.

### **Factors Include:**

- Safety record
- References
- Financial stability (Dunn & Bradstreet Report)
- Bonding and insurance
- Litigation and claim history
- Minority Business or Women Enterprise (MBWE)

### **Subcontractor Recruitment:**

Depending on a project's geographical location, Veksel will first look at our listing of preferred subcontractors. If a project is in a region where additional resources are required, we will recruit through local advertising, newspaper publications, plan centers, and direct outreach. Our evaluation process noted above is uniformly applied to all current and candidate subcontractors.

### **Contingency Plan for Unsatisfactory Subcontractor Performance:**

We take extensive quality assurance and quality control measures that ensure our subcontractors perform the work correctly the first time. Our on-site superintendents maintain and implement the QA/QC program at the highest standard. If issues do occur, our approach is to resolve them by working with each subcontractor to train and re-train them on quality expectations. We qualify issues by retracing factors leading up to an issue. Remedies to resolve issues will be assessed and responsible parties will be held accountable to ensure their scope of work is consistent with Veksel's standards.



**CONTACT US FOR  
FURTHER INQUIRIES**



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