

## COMPANY INTRODUCTION

### **BEK Construction Management Group, Inc. (BEK)**

focuses on program management, project management, and construction management. Working as the owner's agent, BEK coordinates with design consultants and oversees construction contractors for owners. With this concentration, BEK provides third party oversight and genuine checks and balances. BEK has the experience to keep projects on track.

In the four years since its founding, BEK has worked hard to deliver our client's projects on time and under budget while maintaining a high level of quality in all of our deliverables.

BEK promises its clients quality, performance, and service.

Working inside our clients' organizations, we bring our years of experience in design, engineering, construction, project management and construction management to the owner's side of the table. BEK offers knowledge of the design and construction process. We know how to communicate with the project team, and have the tools and systems to track and manage the project process.

BEK hires exceptional people with several important traits in common: natural leaders who love to solve problems, and thrive on the dynamic challenges of managing complex teams and projects. Our people have multi-disciplinary backgrounds (design, construction, field experience) who comprehend the big picture while handling the details with ease. They will implement effective systems that provide tools and information to support client project leadership in making informed decisions.

BEK will provide a flexible team tailored to meet the needs of each project owner and designed to deliver the right mix of services and people to keep the project on track.

## SUMMARY OF PROJECTS

### **Sequoia House Condominium Repair Project, Lake Forest Park, WA.**

Providing program and construction management services including solicitation of architect/contractor, scheduling, budget development

and control, onsite management, contract management, change order negotiating and processing, and project closeout.

### **Dry Creek Rancheria Resort & Casino Phase 1,**

**Geyserville, CA.** Provided program management services during design including project management and planning, operations planning, contract management, cost control, scheduling, accounts receivable, contractor pay application review and document control.

### **Dry Creek Rancheria Infrastructure Projects, Geyserville,**

**CA.** Provided program and construction management services

including project management and planning, construction coordination, operations planning, contract management, change order negotiation, cost control, scheduling, accounts receivable, contractor pay application review and document control. Elements included Lower Acorn Road, Stormwater Detention Facility, Utility Relocation, West Access Road Widening, Substation, Phase 1 & 2 Loop Roads, Creek Restoration and SWPPP.

### **San Manuel Casino Unshell & Remodel, Highland, CA.**

Provided construction management services including the construction coordination of unshell and remodel phases of work within a fully operational casino, including power, gaming/area shutdowns, demolition to existing areas, and planning with owner departments for staff relocations. Services also included project administration and control, contract administration, purchasing control, cost control, document management, invoicing, budget analysis, change order processing; and food & beverage coordination.

### **San Manuel Casino Phase II Parking Garage, Highland,**

**CA.** Provided construction management services design review, field oversight, construction coordination, contract management, cost control, scheduling, contractor pay application review and document control.

## PROJECT ALTERNATE DELIVERY SYSTEM EXPERIENCE

- Lump Sum / At Risk Contracts
- Equipment/Services Procurement Contracts
- Pre-Qualification / Negotiated Contracts
- Negotiated Cost Reimbursable Contract
- GC /GCCM Contract
- GC /Guaranteed Maximum Price (GMP) Contract
- Design / Build Contract with GMP

## FIRM/CLIENT, ARCHITECTURAL/DESIGN REFERENCES

Ms. Allyson Saunders, Holland & Knight, 213/ 896-2567

Mr. Dean Beauchamp, (formerly with San Manuel – currently with Jacobs Engineering), 206/ 856-1985

Mr. Leif Erickson, EEICON, (formerly with San Manuel); 307/ 742-2490 or 307/ 760-7059

Lou Estrella; Wimberly Allison Tong and Goo, Irvine, CA, 949/574-8500

Joel Bergman; Bergman, Walls and Associates, Inc., Las Vegas NV, 702/940-0000

Terry Dougall, Dougall Design, Inc., Pasadena, CA, 626/432-6464

Carl Ross, Carl Ross Design Inc., El Segundo, CA, 310/333-1982



## **BRIAN E. KASEN, PRINCIPAL & OWNER**

**Professional Experience: 38 Years**

### **EDUCATION**

University of Washington, Civil Engineering  
UMTA, Contract Administration

### **EMPLOYMENT**

BEK – 2004 to Present  
URS Corporation – 2001 to 2004  
King County Department of Natural Resources – 1985 to 2001  
Kiewit Construction – 1981 to 1985

### **RECOGNITION**

- 1992 Project Award, Kingdome Renovation and Restoration Project, Project Management Institute for Innovative and Administrative Excellence
- 1992 Engineering News Record, Medal of Excellence Award West Point Project
- 1994 Award for Outstanding Achievement in Preservation Planning, Washington State of Archaeology and Historic Preservation Department - West Point Project
- 1995 Martin Luther King Humanitarian Award West Point Project
- 1995 Project Award, West Point Secondary Treatment Project, Project Management Institute for Innovative and Administrative Excellence
- 1996 Martin M. Black Excellence in Partnering Award, West Point Project

### **PUBLICATIONS**

Abstract and Treatise on Pricing of Change Order Impacts  
1996 Construction Law Update, Wiley Publishing  
Article on Pricing Impacts published in:  
Water Environment and Technology, March 1995;  
Daily Journal of Commerce, August 1995;  
Engineering News Record, September 1995;  
Journal of Management in Engineering, February 1996;  
Contract Management Magazine, April 1996

### **RELEVANT EXPERIENCE**

#### **Project Director**

Dry Creek Resort & Casino Phase 1  
and Related Infrastructure Projects  
Project Value \$460M

#### **Project Director**

San Manuel Casino-Unshell & Remodel Project  
Project Value \$55M

#### **Project Director**

San Manuel Phase II Parking Structure  
Project Value \$76M

#### **Program /Construction Manager**

San Manuel Bingo and Casino Project  
Project Value \$360M

#### **Program / Construction Manager**

Barona Valley Ranch Hotel & Casino  
Project Value \$260M

#### **Program Manager**

Yosemite National Park  
Infrastructure Renovation Program  
Project Value \$150M

#### **Construction Manager**

King County Denny Way Tunnel/  
Combined Sewer Overflow Project  
Project Value \$100M

#### **Construction Manager**

King County Alki Combined Sewer  
Overflow/Tunnel Project  
Project Value \$60M

#### **Construction Manager/ Procurement Manager**

King County West Point Secondary  
Wastewater Treatment Project  
Project Value \$573M  
Oxygen Production Facility  
Project Value \$52M  
Process Equipment Procurement  
Procurement Value \$33M

#### **Construction Manager/ Supervising Project Control Engineer/Chief Scheduler**

King County METRO Downtown  
Seattle Transit Project (DSTP)  
3<sup>rd</sup> Avenue Utility Relocation &  
Surface Restoration  
Pine Street Tunnel  
Pine Street Utility Relocation and  
Surface Restoration  
26KV Power Substations  
DC Transit Power Cabling  
Project Value: \$466M





Project Location	Dry Creek Rancheria Hotel / Casino Phase 1 & Infrastructure Projects / Geyersville, CA	San Manuel Casino Phase 2 Parking Structure Project, Highland, CA	San Manuel Casino Unshell & Remodel, Highland, CA	San Manuel Bingo & Casino, Highland, CA - Phase 1 and 2	Barona Valley Ranch and Casino, San Diego, CA	Denny Way Tunnel and CSO Project, Seattle, WA	Alki Combined Sewer Overflow Project, Seattle, WA	West Point Secondary Treatment Facility Project, Seattle, WA	Downtown Seattle Transit Project, Seattle, WA
<b>Project Description</b>	The project included four above-ground levels and 7 level hotel tower, 160,000sf casino, hotel and spa, performance venue, event plaza, conference facilities, several food and beverage venues, an outdoor retail village area, underground parking space and storage, a pool deck, terrace gardens, tennis courts, and administrative facilities, a rooftop terrace, gardens, and pool deck. Conference, spa, and wine tasting facilities will be built on the fourth level. An outdoor plaza retail area with a back of house administration offices.	2400 Space, 5 level post tensioned parking structure constructed in a Seismic 4 zone, on the San Andreas fault line.	130,000 sf tenant improvement project within the Casino that included Steak House and entertainment venue, gaming for and Food and Beverage kitchens and serving areas, performance stage and back of house employee support facilities.	The \$290 million San Manuel Bingo and Casino Project includes the construction of new 500,000 square foot three (3) level Casino, 432 foot elevated pedestrian bridge with moving walkways, new 1,200 car parking facility, new infrastructure facilities that include, underground utilities, roads, landscaping, water features, ponds and hardscape and 26KV central plant.	160,000 square feet Casino with 2,000 slot machines and 54 gaming tables; a bingo hall; and a 430-seat off-track betting facility. 750-seat Ranch House Buffet, the Turf Club, the Barona Steakhouse, a food court, and the 200-seat Branding Iron Café restaurants. A marmade lake, waterfall, and water wheel harmonize with the local landscape.	Construction of a 14-foot diameter 1.2-mile tunnel using a closed face pressurized TBM through diverse underground soil conditions and vertical shafts at the portals within and commercial urban environment.	Construction of a 12-foot diameter 3-mile tunnel under west Seattle from Puget Sound shoreline to the Duwamish waterway, with associated micro-tunnel under the Duwamish River Waterway for force-main and electrical facilities, and pump station.	Construction of a new 32 MGD secondary treatment facilities on the shoreline of Puget Sound were completed concurrently with the renovation and upgrade of the existing primary plant while insuring that primary treatment remain uninterrupted during the four year project. Site access restrictions required the construction of a temporary marine docking facility. Renovation of existing electrical, mechanical and power facilities, control system and instrumentation in existing primary treatment facility, construction of a Park surrounding the new facility that included the planting of 10,000 trees and 150,000 shrubs and ground covers on structural lids and aeration basins to blend the area into the surrounding hillside and shoreline. Experiencing a 3 month delay from the unearthing of an Archaeological artifact discovery the project was completed 4 months ahead of schedule beating a federal mandated deadline and under budget.	The Downtown Seattle Transit Project included 1.5 miles of soft ground tunneling below the groundwater table. The 22foot diameter twin-bored tunnels were built in complex subsurface conditions. Tunnel alignment passed through contaminated soils, saturated sand and gravel, boulders, archaeological sites and tie-backs. In addition, there were unique challenges of passing under and over active railroad tunnels. Also included five stations involving utilities relocation in a heavily trafficked and urban environment, demolition, preservation of historic buildings, deep shaft and open cut and cover station excavation, excavation support and street decking. Three of the five stations were underground construction with complex architectural features, and automated mechanical and electrical systems. The project was completed safely, with high quality, on time and budget.
<b>Project Performance</b>	On-hold due to lack of funding.	Completed On Time and Budget	Completed On Time and Budget	Completed On Time and Under Budget	Completed On Time and Under Budget	Completed On Time and Budget	Completed On Time and Budget	Completed On Time and Budget	Completed On Time and Budget
<b>Project Value (Mil.)</b>	460	76	55	252	260	100	60	573	466
<b>Position</b>	Program / Construction Manager	Program / Construction Manager	Program / Construction Manager	Construction Manager	Construction Manager	Construction Manager	Construction Manager	Construction Manager, Procurement Manager	Chief Scheduler, Project Controls Manager, Resident Engineer
<b>Owner's Name / Telephone</b>	Dry Creek Rancheria Band of Pomo Indians, 707/ 473-2106	San Manuel Band of Mission Indians, 800/ 359-2463	San Manuel Band of Mission Indians, 800/ 359-2464	San Manuel Band of Mission Indians, 800-359-2464	Barona Band of Mission Indians, 619-443-2619	King County Wastewater Division, 206-684-1515 / 206-684-1280	King County Wastewater Division, 206-684-1515 / 206-684-1280	King County Wastewater Division, 206/ 684-1515	Municipality of Metropolitan Seattle (METRO) Seattle, WA.
<b>Owner's Rep. / Proj. Mngr / Telephone</b>	Eugene Dvorak, Director of Project Development, 707/ 583-3735	Dean Beauchamp, 206/ 856-1985 / Amy Roller 909/ 496-0191	Dean Beauchamp, 206/ 856-1985 / Amy Roller 909/ 496-0192	Leif Erickson, 307-742-2490 or 307-760-7059 (now with EEICON)	Robert Federickson, AIA, Bergman Walls and Associates, Las Vegas NV	Judy Cochran, 206-205-1459	Jim Benedict, 206-684-1825	Judy Cochran, 206/ 205-1459; Jim Benedict, 206/ 684-1825	Vladimir Khazak, Currently with HNTB, 425-627-7288
<b>Scope and Complexity</b>	Program development, consultant manager, contract negotiation with consultant team/multiple contractors, oversight of concurrent construction.	Program/Construction Manager - Extensive coordination with multiple owner, design, construction and user groups.	Program/Construction Manager - Extensive coordination with multiple owner, design, construction and user groups	Program/Construction Manager - Extensive coordination with multiple owner, design, construction and user groups	Program/Construction Manager - Extensive coordination with multiple owner, design, construction and user groups	Extensive tunnel work & vertical access construction. Coordinated multiple construction sites and jurisdictions.	Construction Manager - Extensive cost control, estimating and permit coordination work. Coordinated logistical challenges, construction sites and jurisdictional requirements..	Program development, Construction Management, extensive cost control, estimating and permit coordination work. Numerous logistical challenges.	Program development, Construction Management, extensive cost control, estimating and permit coordination work. Numerous jurisdictional and agency logistical challenges.
<b>Description of Role</b>	Program/Project Manager for the construction management team. Worked with the owner and contractor to develop and negotiate a contract that would benefit both parties. Oversaw all aspects of work completed under the construction management team, including operations, field services, project control and document control.	Program/Project Manager for the construction management team. Worked with the owner and contractor to develop and negotiate a contract that would benefit both parties. Oversaw all aspects of work completed under the construction management team, including operations, field services, project control and document control and contract closeout.	Program Manager for the coordination of the un-shell and remodel phases of work within a fully operational casino, including power, gaming/area shutdowns, demising wall erections and demo to existing areas, interactions and planning with department and executive management for operations staff relocations, and gaming areas. Oversaw all aspects of work completed under the construction management team, including operations, field services, project control and document control.	Development of project policies and procedures and information systems for schedule and budget. Facility Construction Manager, scheduling support, transition planning for transferring all operations from the existing casino to the new facility, organized facility punch and closeout. Oversaw all aspects of work completed under the construction management team, including operations, field services, project control and document control. Negotiated project closeout with contractor and developed management database. Oversaw all aspects of work completed under the construction management team, including operations, field services, project control and document control.	Conducted performance assessment on their \$260 million resort hotel and casino expansion at the request of the owner. Midway through construction the project was three months behind schedule and expended 13% of its contingency budget. Convinced by our performance assessment report changes were necessary, the client hired me to oversee program and construction management for remaining construction of the new 310,000-square-foot casino and 400-room resort hotel. Oversaw all aspects of work completed under the construction management team, including operations, field services, project control and document control.	Construction Manager for the construction of the tunnel, vertical access shafts, vertical pile and tieback shoring systems adjacent to extreme tidal influences, underground utilities, force-main and electrical facilities, pump station and micro-tunnel under the BNSF Railway and Denny Way arterial through downtown Seattle. Oversaw surface restoration/environmental mitigation in urban locations.	Construction Manager for the construction of multi-30 foot diameter vertical drilled access shafts adjacent to major shipping waterway. Managed construction of 5 MGD pump station and integration of area wide I&C control system. Oversaw surface restoration and environmental mitigation in urban densely populated residential locations.	Construction and Procurement Manager responsible for estimating, budget development, project schedule, and construction contract package development for this \$573M project located on a 32-acre site on the shoreline of Puget Sound. The project was completed 4 months ahead of schedule, beating a federal mandated deadline. Cm for the Site Preparation, Liquid Stream and Primary Facility Renovation contracts. CM for the Oxygen Production Facility and Procurement Manager for the procurement and installation of \$33 million in process equipment.	Responsible for development of project administrative policies, contract packaging, overall project schedule development, and monitoring, construction estimates and budget for the project, design consultant manager and coordinating utility agencies' agreements and reconstruction on Third Avenue and Pine Street. Developed traffic control, transit and pedestrian schedules during construction, negotiated agency agreements, integrating right of way purchases and internal agency performance schedules with overall project schedule. Coordinated DCLU and city utility agreements and construction to ensure minimal utility disruption to business owners and agencies. CM for construction of Pine Street cut and cover tunnel and restoration, 26KV-DC power substations and overhead power lines for transit operations.

**Honorable Mention:**

Project Honor Award Project Management Institute For Innovative and Administrative Excellence.

Engineering News Record, Medal of Excellence Award - West Point Project.

Award for Outstanding Achievement in Preservation Planning, Washington State of Archaeology and Historic Preservation Department - West Point Project, Seattle WA

Martin Luther King Humanitarian Award - West Point Project, Seattle, WA

Project Award, West Point Secondary Treatment Project, Project Management Institute For Innovative and Administrative Excellence.

Project Award, Kingdome Renovation and Restoration Project, Project Management Institute For Innovative and Administrative Excellence.

1996 Martin M. Black Excellence in Partnering Award, Associated General Contractors of America (AGC)

**Pricing of Change Order Impacts:**

- 1996 Construction Law Update, Wiley Publishing

- Water Environment and Technology

- Daily Journal of Commerce

- Engineering News Record

- Journal of Management in Engineering Contract Management Magazine

**Name of Person/Title:** Brian Kasen/President & Owner  
**Firm name:** BEK Construction Management Group, Inc.  
**Number of years employed by firm:** 5  
**Employment history for the last 5 yrs.:** BEK: 12/2004-Present. Program/Project Manager  
 URS Construction Services: 2001-2004. Project/Construction Manager  
 King County Department of Natural Resources: 1985-2001. Construction/Procurement Manager  
**Education (college degree & year):** Coursework, Business Administration, North Seattle Community College, Seattle, WA; University of Washington, Civil Engineering; UMTA, Contract Administration  
**Brief descriptions of projects that demonstrate the employee's pertinent technical competence and experience:** Managed significant projects in water/wastewater, hospitality/gaming, and transportation.