

THE NAIL

FALL 2019



LEADERSHIP NOTES

We have experienced amazing growth in 2019, and we anticipate that growth will continue well into 2020. Our 2020 volume is currently projected at a 15% increase over 2019, which has been our most successful year to date.

We believe a lot of our growth and continued success comes from building a diverse portfolio over our 15 years in business. We will continue to pursue a variety of project types and sizes, particularly in affordable housing, senior living, education, and public institution markets. Though the economic metrics and projections for Portland's construction industry remain positive over the coming years, these markets are less dependent on the strength of the private sector economy and will help ensure our stability.

Our leadership team continues to work on the planning of the company's direction, strategic planning, and leadership evolution. We are all deeply committed to Bremik Construction's ongoing success, and we are excited to have the opportunity to set future generations of Bremik employees up for this success.

In preparation for this continued stability and growth, Bremik has leased 3,400 sf of adjacent tenant space in Fire Station 7. This space will provide additional offices and a large gathering space for both company meetings and events. We have a planned occupancy of September 2020.

Let's continue to Be the Best!

—*The Leadership Team*

RECENT AWARDS



WOMEN OF VISION AWARD — Congratulations to Michelle Brunetto on being honored as a Woman of Vision by the Daily Journal of Commerce! Your forward-thinking approach to safety helps us execute our vision to Be the Best, and we are grateful for your skill and knowledge.

Michelle is our third Women of Vision honoree at Bremik Construction! Jeannie Spencer, Controller, and Alexi Meuwissen, Director of Marketing, were honored in 2018.



2019 AIA CITATION AWARD — The Silica was recently awarded the 2019 AIA Citation Award by AIA Oregon. Designed by William Kaven Architecture, the sleek addition to North Williams Avenue features an aluminum curtain wall system with operable windows, green roofs, and office space with concrete floors, wood ceilings, and glulam beams and columns throughout.

Congratulations to the entire team!

EMPLOYEE HIGHLIGHT



DAN TOUSSAINT — You could technically say that Bremik Foreman Dan Toussaint has been in the field since he was in grade school. During the summers, he would participate in the St. Francis of Assisi School's job core and help build various structures there.

Once he finished school in 1994, he applied his early lessons in construction to join the union and make it a career, specializing in all aspects of general construction. He spent 10 years at P&C Construction before Mike Greenslade convinced him to make the move to a newly formed company called "Bremik." Dan said that his trust in leadership was what persuaded him to make such a big decision. Soon after joining the firm, he went up to the mountain to start work on Govy General Store.

Dan's favorite project was Bremik's Washington High School project. "That's where I went to high school, so it was, by far, my favorite project of my whole career. They were going to tear it down, but we got to remodel the whole thing. Saving it was really neat because I had a lot of memories there."



Currently the Foreman on Clackamas County Bank in Gresham, Dan says the thing he enjoys most about construction is the challenge. He enjoys figuring out how to actually build the projects, especially as engineering for "simple" wood-frame buildings like the bank become more and more technically complex. He also really enjoys the trust and relationships he's formed with people in the field.

"I like the fact that I know everybody. Most everybody in the field, I've worked with before. It's good to know everyone and all their subcontractors—to have a rapport," he says.



Dan in Washington High School's basement, showing his carved signature from when he was a student.

NEW HIRES IN THE FIELD — We've had a lot of new hires since October! Please welcome: Jesus Castro Sales, William Struck, Ronald Webber, Hailey Evans, Nikki Stokes, Christopher Loveland, Shane Gill, Austin Saucedo, Trevor Fitzpatrick, Matthew Sagdal, Annette Bass, Maxwell Clement, and Pablo Suarez-Villalobos.

Welcome back to our recent rehires: Warren Higgins, Charles DeLorme, Armando Saucedo, Jesus Pelagio, Alan King, Mark O'Mally, Payton Benedict, and Joshua Phelps.

TRAINING — We're currently holding Foreman training twice a month. All current Foremen are attending, and we also invited 6 of our best crew leaders so they can head towards a possible Foreman position.

OUR GROWING TEAM



LUKE BING — Luke is a recent graduate of Montana State University and one of our latest Project Engineer hires. While pursuing a B.S. in Civil Engineering, Luke honed his construction skills as a carpenter with Blue Ribbon Builders, building custom homes from 2009-2019. He also interned at

Hensel Phelps in San Francisco, where he worked on the \$1.7 billion SFO Airport expansion. Luke is onsite at Saltwood North Apartments.



RILEY MCCOY — Riley is a Senior Project Engineer. He began his career in 2015 building custom homes in Bend, Oregon. He most recently worked for a small, local contractor completing commercial tenant improvements, structural repairs, and exterior upgrades. Riley's currently

working onsite to complete the final phase of the PGE Faraday project in Estacada.



JEREMY BROOKS — Jeremy has been in the construction industry for 24 years and joined Bremik as a Superintendent. He brings a wealth of experience in the hospitality and affordable housing markets, including the construction of the nation's largest multifamily Passive-House. Jeremy is

currently renovating the historic Milepost 5 apartments.



ALYSE SABO — Alyse started working in the construction industry in 2014 and has completed several notable, complicated education and occupied renovation projects. With field experience in both commercial and residential construction, as well as a degree in architecture, Alyse

shows true understanding for all parties involved in her projects. Alyse is currently the PE/PM for the Mirador TI project located in the Historic Bank Block.



NOAH WARREN — Noah recently joined Bremik as a Project Engineer. He holds a Bachelor of Architecture from California Polytechnic University, and before Bremik, Noah worked for various architectural firms. Noah is passionate about developing business and real estate skills in addition to

construction skills, providing him a uniquely rounded knowledge base and making him an invaluable addition to our team.



CHRIS CARRIER — Chris is a recent graduate of Louisiana State University. Since joining Bremik as a Project Engineer, he has been working through various renovations at the downtown Portland Historic Bank Block. Last summer, Chris interned with Jaynes Corporation in

Albuquerque, NM on a \$92 M hotel casino project.

PROMOTIONS

Ben Carlson - Chief Estimator
Spencer Bradley - Senior Project Manager
Earl Newton - Senior Project Superintendent
Josh Ring - Senior Project Superintendent

Jacob Hanson - Senior Project Engineer
Dulce Weston - Senior Project Engineer
Stone Rose - Senior Project Superintendent
Jessie Wilcox - Foreman

PROJECT UPDATES



MAGNOLIA II APARTMENTS

Portland, OR

Bremik Team: Paul Delsman, Kevin McMurry, Zach Beaton

Status: Punchlisting each floor and completing landscaping. The project will finish in December!



CLACKAMAS COUNTY BANK

Gresham, OR

Bremik Team: Tygh Colton, Jeff Garner

Status: Nearing completion, only 3 weeks left in the project.



HISTORIC BANK BLOCK

Portland, OR

Bremik Team: Ben Carlson, Steve Calvert, Chris Carrier

Status: Demoed existing roof structures and built temporary shed; installing piping for new heating/cooling options; "white boxing" floors 3, 7, 10, and 11.



LOLO PASS HOSTEL

Portland, OR

Bremik Team: Jeff Scott, Justin Rekucki, Sara Quitugua

Status: Footings have been poured and framing has started.



DUFUR SCHOOL IMPROVEMENTS

Dufur, OR

Bremik Team: Tygh Colton, Josh Coleman, Kalie Suellentrop

Status: Mission Concrete is working to complete the structural and site concrete.



MT. HOOD MEADOWS SAHALE LODGE

Mt. Hood, OR

Bremik Team: Nic Levesque, Corbett Fox

Status: Just wrapped up phase I and demobilized for the winter. Phase II starts in April 2020.



MILEPOST 5 HISTORIC RENOVATION

Portland, OR

Bremik Team: Jeremy Brooks, Jacob Hanson

Status: Tuckpointing of the exterior brick is ongoing; seismic upgrades are being performed; finish upgrades will start soon.



MT. HOOD BREWING FACILITY

Government Camp, OR

Bremik Team: Nic Levesque, Corbett Fox

Status: Finishing pre-fab of wood framed wall panels and have erected about half. Construction is racing to get a roof on before the snow season starts!



ONE COMMUNITY HEALTH

Hood River, OR

Bremik Team: Tygh Colton, Jeremy Symolon, Susan Odeh

Status: Installing trusses and roof decking; continuing to frame on the 1st and 2nd floors.



10 BRANCH MIXED-USE

Lake Oswego, OR

Bremik Team: Tygh Colton, Kevin Knittel, Kyler Armknecht

Status: Installing siding; interior framing started on the 3rd and 4th floors; CENTRL office TI is underway.

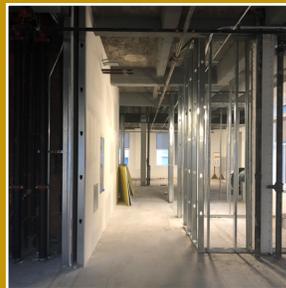


HALL ELEMENTARY SCHOOL ADDITION

Gresham, OR

Bremik Team: Jeff Scott, Louis Brookie, Sara Ashback

Status: Setting rubber tiles in the playground and just finished punchlisting the interior.



MIRADOR TI

Portland, OR

Bremik Team: Ben Carlson, Alyse Sabo, Grant Lang

Status: Wall framing is underway and sawcutting of the suspended slab for the new stair opening began.

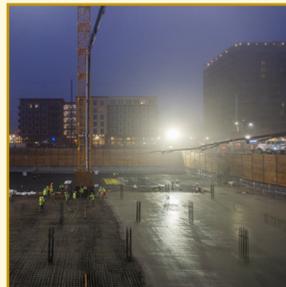


PGE FARADAY PHASE III

Estacada, OR

Bremik Team: Trevor DeLuca, Stone Rose, Riley McCoy

Status: The electrical/carpentry shop is near substantial completion; vehicle maintenance shop had its mezzanine slab poured; now working on interior framing.



SALTWOOD NORTH APARTMENTS

Portland, OR

Bremik Team: Spencer Bradley, Damien Koehler, Josh Ring, Luke Bing, Grant Van Kampen

Status: Poured roughly 3,400cy of concrete for the mat slab. Currently working on vertical concrete structure, including shotcrete basement walls.



HOLLYDALE ELEMENTARY SCHOOL ADDITION

Gresham, OR

Bremik Team: Dave Brookings, Ely Saucedo, Noah Warren

Status: Addition and renovation are complete. District added a new bike shelter to build.



KAISER SST PRIMARY CARE REFRESH

Hillsboro, OR

Bremik Team: Jeff Scott, Dulce Weston

Status: Phase I is complete; Phase II starts next week and includes more provider office upgrades and joining offices into a large shared office for nurses and providers.

UPCOMING WORK

PROJECTS STARTING SOON

- Lewis & Clark McAfee TI – January
- NW Natural Vancouver Resource Center – January
- Kaiser SST Refresh – January
- 10 Branch, Lola's TI – January
- Tualatin Service Center – February
- Rose Villa Senior & Assisted Living – March
- McKay High School – March
- Auburn High School – March

WINS — We were recently awarded a Student Housing & Skills Center project at Columbia Gorge Community College

PROJECTS ENDING SOON

- Hollydale Elementary – November
- Timberline Loading Dock – November
- Hall Elementary – December
- Clackamas County Bank – December
- Magnolia II – December
- Dufur School Phase I – February
- Mt. Hood Brewing Facility - February

SELF-PERFORMED WORK IN PROGRESS AND ON THE RADAR

- Saltwood North - Concrete; siding; windows
- PGE Faraday, Phase III – Concrete; carpentry
- Mt Hood Brewing Facility – Concrete; carpentry; WRB; siding
- Timberline Loading Dock – Demo; concrete; carpentry
- Milepost 5 – Demo; specialties
- Mirador TI – Carpentry; specialties
- Kaiser SST Primary Care – Specialties
- Burnside Hostel – WRB; windows; siding
- Lewis & Clark McAfee TI – Structural upgrades; carpentry; specialties
- Tualatin Service Center - Concrete; carpentry; specialties
- Rose Villa Senior Housing - Concrete; WRB; windows; siding; carpentry; specialties

CORE VALUES CORNER

CORE VALUES LUNCHES — Our October Core Values Training focused on Productivity & Time Management.

Based on the Eisenhower Matrix for Time Management, the ideal way to manage tasks is to:

- Spend approximately 10% of your day on "Urgent & Important" items
- Spend 15% of your day on "Urgent but Not Important" tasks
- Spend 70% of your day focusing on planning and performing the "Not Urgent but Important" tasks
- Spend only 5% of your day on "Not Urgent or Important" task.

November 27th's Core Values Training will discuss soft skill sets/interpersonal communication.

CORE VALUE HIGHLIGHT: INNOVATION — With Bremik increasing our self-performing of wood framing on our projects, our in-house modeling team have been "virtually constructing" the walls in Revit, a BIM software, to reduce clashes and increase efficiency onsite.

A recent project to utilize this method is the Mt. Hood Brewing Facility in Government Camp. Peggy Martin, BIM Modeler, modeled the concrete and framing, and Revit was then able to auto-populate shop drawings for every wall panel (50 total walls, all approximately 8 ft. wide). The walls were built at Bremik's shop and then delivered to the site for installation, fitting precisely together. In addition to the improved clash detection, the pre-fabrication of these walls reduces waste onsite, and has saved the project 7 days off the schedule.



COMMUNITY OUTREACH



DEDICATION CEREMONIES — The North Gresham (left) and East Gresham (right) replacement elementary schools are complete! The schools hosted dedication ceremonies at each school and were well attended by the local community. The schools are beautiful, and the students and staff share so much pride in their new learning facilities. Check out Bremik's YouTube channel to watch videos of the staff and students sharing their experience in their new schools. You can also see timelapse videos of the projects from start to end.

For both events, we had custom plaques made to commemorate the new schools opening. The plaques for North Gresham were cut from a cherry tree salvaged on site; the East Gresham plaques were made from the old gymnasium's bleachers. The plaques were handed out to the project teams, school board, and school staff.



Holidays are for giving

FAMILY ADOPTION — Bremik Construction is "adopting" three families who could use some support this time of year. All families have children, and their wish lists include toys, clothing, and practical household items.

The three low-income families live in Bremik-built Vibrant! Apartments for Innovative Housing, Inc. If you would like to contribute, please contact Alexi Meuwissen at am@bremik.com for a full list of wish list items. All donated, gift-wrapped items are due at Bremik's office by December 18th.

NW CARPENTERS TOY DRIVE — The NW Carpenter Union's toy drive box is in Bremik's lobby. They are collecting unwrapped toys for boys and girls of all ages. Feel free to drop a donation off by December 4th.

THE DOUGY CENTER — Bremik delivered a \$5,000 check to the Dougy Center this week for ongoing support of their mission. Bremik has supported the National Center for Grieving Children & Families every year since we partnered on their new SE facility a decade ago. For more information on their organization visit dougycor.org.



SAFETY

SAFETY INNOVATION AWARDS — Since the implementation of the Safety Innovation Award in May, The Safety Committee has selected three Bremik employees for their ideas. The most recent award was given to Stone Rose for his idea of using a metal garbage can, upside down, as a bollard form. This allows for no open holes before utilities are installed and minimizes the chance of hitting utilities during a later dig.



The winning ideas don't have to be complicated! We are looking for safety and efficiency to be the key components. All MB Structures employees are eligible to participate. The next winner will be announced in December!

HARD HAT SAFETY AWARD — This year we were honored by the Daily Journal of Commerce for their first ever Hard Hat Safety Awards. The award "honors companies for their continued, successful work keeping employees and the public safe." Bremik was recognized for our innovation in safety, strong safety program and record, and integration of safety within our culture.

ROSE AWARD — Earlier this month, Bremik submitted a 53-page award submission for the AGC ROSE (Recognition of Safety Excellence) award. Mike Greenslade, Michelle Brunetto, and Ryan Wistrand presented to a judging panel and took 2nd place in the 200,000+ working hours category! They will go onto present at National early next year.

This is the second year Bremik has received the ROSE award (first was in 2015). Bremik would never be acknowledged for these awards if it wasn't for every single employee's dedication to safety on site. Thank you!



WE WOULD LOVE TO HEAR FROM YOU!

To submit news, photos, events, comments, or questions for The Nail, please contact Alexi Meuwissen at am@bremik.com. For frequent project and company updates, please follow us on social media!



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