



We Manage. You Succeed.
Project & Construction Management

Meridian Management, Inc.
PO Box 111207
Anchorage, AK 99511-1207
Phone: 907-677-2601
www.meridianak.com

Meridian Management Company Profile

for

Three Rangers Foundation

Please email resumes to Johnathon Storter at
jstorter@meridianak.com

Check out our company profile on LinkedIn





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Company Overview

HISTORY

Meridian is a Service Disabled Veteran Owned Small Business and has been in business for over 25 years. Its sole business focus is in providing project and construction management services with an expertise in Owner Representation. Since 1998, we have specialized in bringing value and quality to how a project owner delivers its projects. We act as an extension of the project owner's team and execute the vision with their values in mind. As an owner representative, Meridian provides expertise in planning, scheduling, procuring design teams and contractors, construction management, funding/grant compliance, being a liaison between contractors and consultants, closeout and commission oversight, inspection and more.

Meridian has worked on projects of all sizes for nearly 60 different Alaskan corporations, companies, and organizations, ranging from small tenant improvement projects to \$300 million programs. These projects included interdisciplinary teams of architects, engineers and other industry professionals and required multiple deliverables. Examples of some of these projects include a 1,000 + mile communications network across western Alaska, a multi-structure hazard mitigation project in Fort Yukon, a 12,000+ sf primary care clinic, two public libraries, and several undersea cable projects.

Many of Meridian's portfolio of projects can be reviewed at www.meridianak.com.

SERVICES

As Owner Representatives, we approach Construction Management as an integrated member of the Owner's team. We work within the clients established policies and procedures, bringing our own procedures or tools to augment how we manage a clients projects when needed.

Meridian often has to scale resources to fit a project's scope and complexity, from a single project manager to a multi-disciplined team of managers, field inspectors, project engineers and project controls specialists. We also manage programs of multiple projects, capitalizing on shared resources to maximize value for clients.

Meridian does not employ trades people, our approach is to work with our clients to advertise for and hire appropriate general and specialty contractors that have the staff, expertise and licensing to build our clients projects. While Meridian does employ engineers and architects we do not provide design services, these are subject matter experts that operate in a project management or inspection role. We utilize the same procurement process for design services for our clients as outlined above for construction.



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Firm Positions

PROJECT CONTROLS SPECIALIST

As a project controls specialist, you track resource performance during a project and support all managers involved with this project. In this role, you may report any problems with the project, help ensure the schedule and budget match the objectives of the project, and otherwise ensure operations conform to the plan. Meridian staffs all level of experience in this role and level of responsibilities on any given project would scale with the level of experience of the controls specialist assigned to the project.

Essential skills needed to be successful in this role are proficiency in Primavera, SAP, Microsoft Project, and SharePoint software programs.

INSPECTOR/QUALITY ASSURANCE REPRESENTATIVE

As an inspector or quality assurance representative your role is to inspect construction work to ensure compliance with building standards and project specifications, determine the quality of materials being used through testing, document inspections and report any issues. Some positions are general in nature while others are discipline specific like civil, structural, mechanical, plumbing or electrical. Depending on the role certain certifications may be need such as an electrical or mechanical administrators license, American Concrete Institute certs, Registered Construction Inspector, Corps of Engineers CQM-C training and International Code Council certs. Meridian staffs all levels of experience for all inspection disciplines.

Essential skills needed to be successful in this role are proficiency in Microsoft Word & Excel, strong familiarity with CSI format specifications and construction drawings as well as strong note taking and documentation abilities.

CONSTRUCTION / PROJECT MANAGER

As a construction manager you provide a project's owner with effective management of the project's schedule, cost, quality, safety, scope, and function with all project delivery methods. This role represents the owner's interest and provides oversight over the entire project directly for the owner. You work with all parties to deliver the project on time, at or under budget, and to the owner's expected standard of quality, scope, and function.

This role should be uniquely qualified through combined education and experience to work with the owner, architect, general contractor, and other stakeholders to determine the best possible sequence of construction operations and develop a detailed schedule and budget, while also



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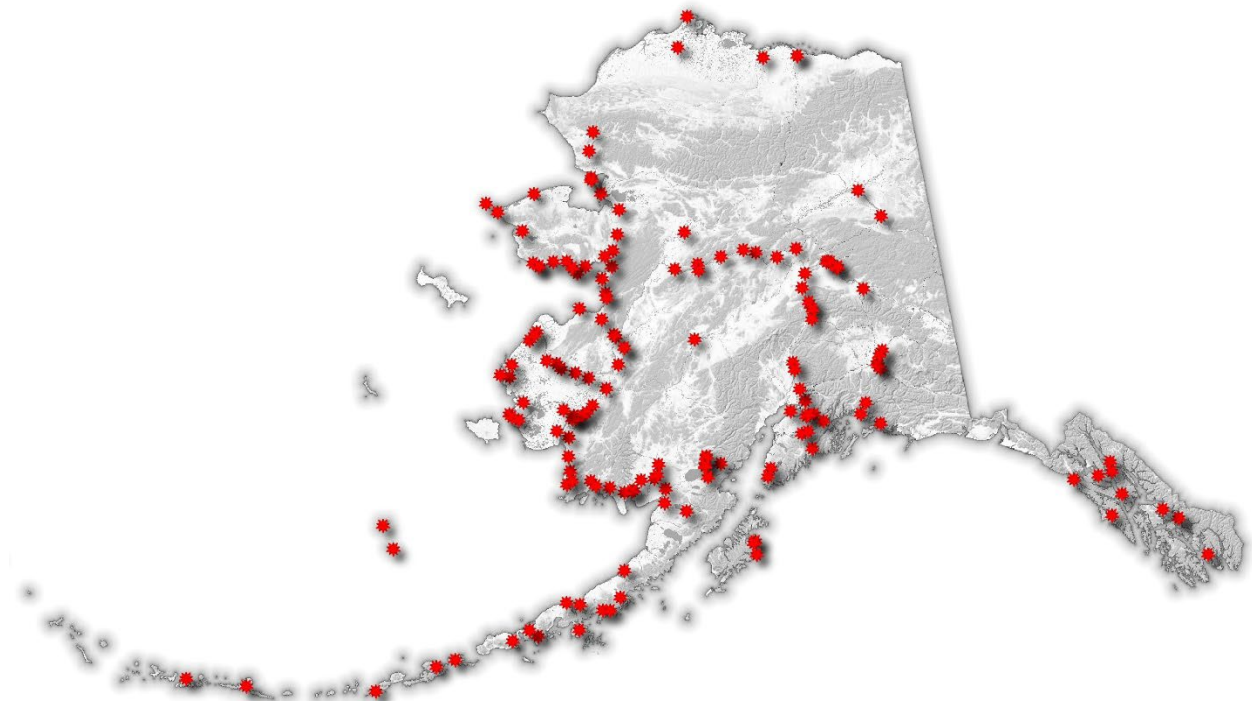
establishing plans for project safety and security and helping the owner manage risk. This requires using project management information systems (PMISs) and complex planning techniques, like critical path method, as well as knowledge of construction methods. Depending on the client and project certain certifications may be preferred such and Construction Management Association of America's CCM certification or Project Management Institute's PMP certification.

Why Rangers

Meridian's president and majority owner served in 2nd Ranger Battalion. The discipline and skills learned in battalion are not easily instilled in people in the civilian sector. Having an individual come from the high stress environment of the special operations community with the ability to critically think, take charge, make decisions and have integrity has proven to be more valuable than any college degree or industry experience. Meridian desires to create a fun, challenging and fulfilling environment for Rangers to excel in.

Sample Projects

Meridian's portfolio of projects spans Alaskan communities along the Railbelt as well as numerous Rural Communities including Dillingham, Bethel, Shaktoolik, Nome, Kotzebue, Galena, Utqiagvik, Sitka, Juneau, and extensive smaller communities surrounding these hubs including Mountain Village. Below is a map of our various project locations and brief descriptions of some of the projects Meridian has successfully managed for its clients.





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State of Alaska DHS&EM IDIQ, Statewide, AK

Meridian was awarded the State of Alaska DHS&EM IDIQ contract to act as contract project managers for grant recipients to manage their FEMA funded disaster recovery projects. Meridian works on a task order basis under this IDIQ and comes in to assist recipients who are in need of project support to delivery their projects successfully. Under this IDIQ since 2019

Meridian has received and managed 11 different task orders across the state. These projects have ranged from structural repairs & upgrades, replacement washeterias, debris removals, commercial freezer repairs, road repairs and housing repairs.



TERRA Program, Western Alaska

TERRA was a major broadband initiative for Alaska-based GCI Communications Corp. The program began in 2010 with an \$88.1M loan/grant award from the federal USDA/RUS/BIP as part of the 2009 Stimulus Act and continued with multiple phases until 2018. Total program costs exceeded \$215M. Due to the complexity and changing needs of the project Meridian staff provided dedicated logistics managers, budget analysts, construction

managers, schedulers, office manager, document controls specialist, contracts administrator and four on-site, remote mountaintop construction managers on an as needed basis. The project was completed on-time and under-budget and became a national poster-child “success story” for USDA’s RUS BIP Program. This program required extensive communication, organization, contractor engagement, and tracking under strict regulatory guidelines. Meridian’s Principals, Johnathon Storter and Travis Weist, performed or managed every role of this initiative that involved contracts of both design-build and design-bid-build delivery methods.



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9 Structure Elevation Hazard Mitigation Project, Fort Yukon, Alaska

Meridian provided project management services for the owner on this design-build FEMA funded hazard mitigation project. Throughout the process Meridian’s project manager worked closely with the Gwichyaa Zhee Gwich’in Tribal Government to ensure all federal

funding stipulations were met and that the project deliverables were on time and to specifications. Throughout this project Meridian traveled to Fort Yukon and Fairbanks to attend scheduled council meetings and provide updates and presentations. Meridian acted as liaison between the contractor, council, occupants, FEMA and DHS&EM (State agency that administers FEMA funds) to coordinate occupant relocations, acceptances & occupancies.



Providence Alaska Medical Center – Anchorage, Alaska

For over 10 years Meridian provided project and construction management services on over \$175 million of capital projects for Providence Alaska Medical Center. Services under this contract included upfront space planning, business case development, application for and tracking of certificates of need, design

procurement and management as well as construction procurement and management, commissioning and closeout.

Over Meridian’s tenure at Providence our projects varied from small medical office remodels to new medical towers and power plant upgrades. Some of the projects managed are listed below:

- Special Procedures Room Buildout
- CAT Scan Room Remodels
- PET Scanner Buildout
- Campus Building A Expansion
- Nuclear Medicine Buildout
- Imaging Center Tennent Improvement
- Inpatient MRI Buildout
- Neonatal Intensive Care Unit Remodel
- Radiology Remodel
- Pharmacy Remodel.



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Sunshine Community Health Clinic, Talkeetna, Alaska



Meridian provided project management services for the owner throughout the design, construction and occupancy for a new, state-of-the-art 12,000 square foot primary care clinic in Talkeetna. During the design process, Meridian worked with the project stakeholders to identify the primary goals and constraints of the project and then proceeded to select a design team through an RFQ process. In addition to the project design, our team assisted the owner with project financing as this project was funded by the Denali Commission, USDA Department of Rural Development and multiple other agencies. Throughout the construction phase of the project, Meridian provided on-site construction management services.



Unalaska Library Expansion – Unalaska, Alaska

Meridian provided construction administration support services to the City of Unalaska for a \$7.2 million Library Expansion Project. Meridian was the prime for this project and oversaw a team of four (4) Design & Engineering firms. The work included selective demolition of the existing facility to accommodate the

addition; a 3,570 sq. ft. addition including children’s library, teen space, study rooms, large gathering room, entry vestibule, lobby and interior entry with glass panel wind screen; new floor and wall finishes in most spaces; new fixtures, accessories and finishes in the public restrooms; painting the entire building exterior; replacement and refurbishment of select mechanical systems; replacement of the building alarm system; replacement of the roof on the existing structure; lighting upgrades; civil improvements; and other items.



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Ted Stevens Anchorage International Airport – Anchorage, Alaska

Over a 10-year period from 1999 to 2010, Meridian staffed multiple positions under a subcontract to Parsons Brinkerhoff. Meridian provided a resident engineer and various field engineers (inspectors) on multiple projects under the \$426 million ADOT program to completely renovate

Anchorage’s airport. Meridian worked on the initial demolition of the old Concourse C, worked to construct the new Concourse C (significantly impacted by new 9/11 standards and design conflicts), managed a major power infrastructure project called the Medium Voltage Duct Bank, and worked on both phases of upgrading Concourses A and B called the Seismic & Security Retrofit (Phases I & II) that utilized a CM/GC delivery.

Meridian’s inspectors were on the frontlines throughout these projects. Meridian provided discipline-specific inspectors such as a mechanical/plumbing/sprinkler inspector, an electrical inspector, lead/structural inspector, and a conveying/finishes inspector. Meridian’s inspectors worked closely with the A/E teams, general contractors, subcontractors, special inspectors, and materials testing firms to ensure proper quality control. Meridian was also involved with commissioning of all building systems, which was led by a third-party commissioning agent.



Old VA Clinic – Anchorage, Alaska

Meridian was hired to provide full-time, on-site construction management services for the demolition of the existing interiors, as well as manage multiple new tenant improvement (TI) projects on the 100,000 SF medical tower vacated by the VA on Alaska Regional Hospital’s campus. The initial demolition and core remodel was contracted to Kiewit Building Group. While

that work was underway, design for the TIs was occurring and Meridian managed the contractor solicitations for multiple TIs that would be underway concurrently.