A cutting edge new company that specializes in delivering customized solutions for clients came up with a creative answer of its own to the question of finding dynamic space to house its operations with the repurposing of a vacant former "big box" retail site in Redmond. BasX Solutions – an emerging leader in product development, precision design and manufacturing, which is building success on a true innovative approach to custom engineered products – purchased the 105,000 square foot one-time Walmart store and transferred it into a full-service manufacturing and assembly. The structure sits on almost 13 acres, which also offers ample scope for future growth.

Six years ago Steele Associates, Architects implemented staff education and training for REVIT, a cutting edge building information modeling (BIM) design software. Today Steele Associates leads the way for utilizing it on many notable projects such as the new Bend LaPine Schools Prototype Elementary School, Bend Fort Rock UDF's Administrative Headquarters, Deschutes County Jail Addition and Remodel and OSU-Cascades Residences (with ZGF).

BIM is an intelligent model-based process that provides insight to help you plan, design, construct and manage buildings and infrastructure. In competitive environments, accurate designs that minimize change orders are key to achieving business objectives. It also helps reduce the risk of errors through integrated design, engineering and fabrication workflows to energy-efficient buildings.

BIM is the process of generating and managing building data. It uses three-dimensional, real-time, dynamic modeling software to increase productivity and accuracy in building design and construction. The process produces the Building Information Model, which encompasses building geometry, spatial relationships, geographic information and quantities and properties of building components. BIM can be used to represent the building during its entire life cycle including the processes of construction and facility operation. It is able to achieve such improvements by modeling representations of the actual parts and pieces being used to build a building. This is a substantial shift from the traditional computer aided drafting method.

"Our firm enjoys being at the forefront of our industry with sustainable design and cutting edge technology. We have seen the potential change orders during construction and increases design and construction efficiency for our clients," says Scott Steele, president of Steele Associates.

Scott T. Steele, president, AIA, NCARB, LEED AP, Steele Associates Architects LLC, 541-382-9867, www.steele-arch.com

Scott T. Steele
Presiding Officer
SECO/NECA

Contractor: SunWest Builders
2642 SW Fourth St, Redmond
541-548-7341,
www.sunwestbuilders.com

Project Cost: Estimated permit costs $1.1 million

Square footage: 105,000

Project Manager: Jeff Winstead, Project Manager

Superintendent: Dan Whitcomb

Project Coordinator: Tessa Tobolski

Engineer: Matt Toloski

Architect: Architectural Alliance

Principal Architect: Mark Rossi

CONSTRUCTION REVIEW
BasX Solutions
SW 21st Street, Redmond • 541-647-6850 • www.bassolutions.com

SIX YEARS AGO STEELE ASSOCIATES, ARCHITECTS IMPLEMENTED STAFF EDUCATION AND TRAINING FOR REVIT, A CUTTING EDGE BUILDING INFORMATION MODELING (BIM) DESIGN SOFTWARE. TODAY STEELE ASSOCIATES LEADS THE WAY FOR UTILIZING IT ON MANY NOTABLE PROJECTS SUCH AS THE NEW BEND LAPINE SCHOOLS PROTOTYPE ELEMENTARY SCHOOL, BEND FORT ROCK UDF'S ADMINISTRATIVE HEADQUARTERS, DESCHUTES COUNTY JAIL ADDITION AND REMODEL AND OSU-CASCADES RESIDENCES (WITH ZGF). BIM IS AN INTELLIGENT MODEL-BASED PROCESS THAT PROVIDES INSIGHT TO HELP YOU PLAN, DESIGN, CONSTRUCT AND MANAGE BUILDINGS AND INFRASTRUCTURE.
Central Oregon
Bend Rock Gym
1182 SE Centennial Ct. • Bend • 541-388-6764 • www.bendrockgym.com

Property Owner/Developer:
James Stone
Contractor: Empire Construction and Development, LLC, 63026 Lower Meadow Dr., Bend, OR 97701, 541-389-0070, www.empirecon-dev.com
Project Cost: $1.28 million
Sitework Start: June 2014
Completion: December 2014

Subcontractors and Suppliers

Bend Rock Gym is Central Oregon’s premier rock climbing facility with a recent addition to accommodate all of your family’s needs for fitness and fun. Extensive after-school youth programs and camps, plenty of beginner-friendly terrain, a yoga studio, a more traditional fitness room and 20,000 square feet of constantly updated climbing terrain combine to keep you and your family excited about climbing to the top.

Erickson Aircraft Collection
2408 NW Berg Dr., Madras • info@ericksoncollection.com
541-460-5065 • www.ericksoncollection.com

Contractor: CS Construction, 1506 NE First St., #1, Bend, OR 97701, 541-617-9190, www.csconstruction.com
Square Footage: 65,000
Project Cost: N/A
Project Managers: Steve Hockman of Steele Associates
Architects/Eric Meeuwsen of CS Construction
Project Supervisor: Kenny Rice of CS Construction
Geotechnical Engineer:

Subcontractors and Suppliers

The Erickson Aircraft Collection facility in Jefferson County is filled with one of the finest flying collections of historic aircraft currently available. Previously exhibited in the Tillamook Naval Air Station Museum, Erickson’s collection of 20 to 22 vintage war aircraft needed a new home. The beautiful new structure soars above the Jefferson County landscape with the scenic Cascades as a backdrop and boasts an arched radius roof center span in balance with the shed style construction.

Deschutes County Jail Expansion & Renovation
63333 Hwy 20 W, Bend • 541-388-6661 • www.deschutescountyjail.org

Property Owner/Developer:
Deschutes County
Contractor: Kirby Nagelhout Construction Company, 20635 Brinson Blvd., Bend, OR 97701, 541-389-7119, www.knccd bend.com
Project Cost: $10.3 million
Sitework Start: August 2013
Completion: August 2014
Square Footage: 21,014
Financing: Deschutes County Project Manager: Brian Powell

The building blazes a trail in sustainable design as the first Earth Advantage “Commercial Platinum” certified building in Central Oregon. The latest technology in self-tinting glass is utilized for sustainability purposes.

Subcontractors and Suppliers

Subcontractors and Suppliers

The building blazes a trail in sustainable design as the first Earth Advantage “Commercial Platinum” certified building in Central Oregon. The latest technology in self-tinting glass is utilized for sustainability purposes.
Lithia Honda Expansion & Remodel Bend
225 NE Hwy 20, Bend • 541-298-9971 • www.bendhonda.com

Property Owner/Developer: Lithia Motors
Contractor: SunWest Builders
2642 SW Fourth St., Redmond, OR 97756, 541-548-7341
www.sunwestbuilders.com
Project Cost: $1.9 million
Sitework Start: May 2013
Completion: February 2014
Square Footage: 8,000

Amenities: New showroom, offices, service department, service drive thru.
Project Manager: Wayne Powderly
Supervisor: Tim Curry
Architect: Neal Huston & Associates Architects
Structural Engineer: Froehlich Consulting Engineers Inc.
Civil Engineer: Harper Houf
Petersen Righellis

In order to upgrade the old facility Bend Honda refurbished and added some 8,000 square feet to present a new showroom with ample offices and impressive service department. Bend Honda offers new vehicle models, financing and everything in between, including genuine Honda parts and service.

Subcontractors and Suppliers

Neiff Place
1500 Cushing Dr., Bend

Property Owner/Developer: KNSTP TIC
600 SW Columbia St., Bend, OR 97702
Contact: Steve Toomey, 541-383-2444
Contractor: SunWest Builders
2642 SW Fourth St., Redmond, OR 97756, 541-548-7341, www.sunwestbuilders.com
Project Cost: $2.5 million (estimate)
Sitework Start Date: March 2014
Completion Date: September 2014
Square Footage: 7,996

Amenities: Shell project with Jackson’s Corner and Cafe Yumm as tenants.
Financing: Selco
Project Manager: Mark Maxwell

Subcontractors and Suppliers

City Place
500 SW Colorado St., Bend, OR 97702

Property Owner/Developer: KNSTP TIC
600 SW Columbia St., Bend, OR 97702
Contact: Steve Toomey, 541-383-2444
Contractor: SunWest Builders
2642 SW Fourth St., Redmond, OR 97756, 541-548-7341, www.sunwestbuilders.com
Project Cost: $2.5 million (estimate)
Sitework Start Date: March 2014
Completion Date: September 2014
Square Footage: 7,996

Amenities: Shell project with Jackson’s Corner and Cafe Yumm as tenants.
Financing: Selco
Project Manager: Mark Maxwell

Subcontractors and Suppliers

Building is wood framed with brick storefront and architectural metal exterior with a membrane roof. Jackson’s Corner anchors the development with a 4,000-square-foot restaurant, market, bar and coffee house. The new location, conveniently located at the corner of Neff Rd. and Medical Center Drive, is poised to serve the many local neighborhood as well Saint Charles Hospital, the county’s largest employer. Having the luxury of starting with a new building allows the Eastside Jackson’s Corner to upgrade some of its services. The kitchen is more efficient, and there will be more of an emphasis on beverages.

Subcontractors and Suppliers

Madras Performing Arts Center
Jefferson County School District • 390 SE 10th St.
541-475-7265 • www.jcsd.k12.or.us

Contractor: Skanska USA, 777 NW Wall St., Bend, OR 97701, 541-504-9525, www.skanska.com
Project Cost: $11.3 million bond measure
Square Footage: 34,000
Project Manager: John Williamson
Project Manager: Julie Hye, Skanska
Supervisor: Mark Morse, Jacob Struck, Skanska
Engineer: Hans Rindfleisch, Skanska
Architect: BBT Architects
Principal Architect: Todd Turner
Construction Manager:
Wenaha Group, Dave Fishel
Civil Engineer: WH Pacific, Fred Kroon
Structural Engineer: Walker Structural Engineering, Joe Speck
Mechanical & Electrical Engineers: MFA
Consulting Engineers:
Rich McGinnis and Tanner Najafi
Low Voltage Engineer: MLC Engineering, LLC, Lun Chau
Theatre Planner: PLA Designs Inc., Paul Luntsford
Landscape Architect: Vallier Design Associates, Marcia Vallier

Subcontractors and Suppliers

Madras Performing Arts Center is a 34,000 square foot facility constructed as part of an improvement program funded by a $26.7 million bond measure passed by Jefferson County School District voters in 2012.

Billed as one of the most technologically advanced venues of its type in the state with a 600-seat auditorium, the new complex at Madras High School also features renovations to the athletic facilities covering reconstruction of the track and football field, new bleacher seating, press box and a free-standing concession stand.

The auditorium stage is spring-boarded, while "acoustic clouds" hanging from the ceiling help the organization keep its operation of the building as low as possible. New exits, restrooms, bag storage and additions were constructed to assist in volunteer time and in-kind donations.

Expiration & Remodel Bend
The building has been built with a number of energy efficient strategies in mind to help the organization keep its operation of the building as low as possible. New exterior walls were built with staggered stud construction and full insulation to reduce infiltration and thermal bridging.

Property Owner/Developer: Bend Area Habitat for Humanity
Contractor: C5 Construction
1506 NE First St., #1, Bend, OR 97701, 541-617-9190, www.c5construction.com
Project Cost: $1.7 million (plus $160,000 in volunteer time and in-kind donations)
Sitework Start: June 2014
Completion: December 2014
Square Footage: 12,000

Project Manager: Mike Rodgers
Architect: Starchan Design & Architecture
Principal Architect: Silver Starchan, Architect: Matt Tynan
Structural Engineer: Sandy Crenshaw
Civil Engineer: BECON Engineering, Erik Huffman
Landscape Architect: Winter Creek Restoration

Subcontractors and Suppliers

Bend Area Habitat for Humanity purchased the former Backstrom’s Building property to relocate and expand the ReStore building materials facility. The project consisted of the removal of several structures unsuitable for reuse as well as a full gut and remodel of the primary building. The removed structures were dismantled and sorted for reusable and recyclable materials, many of which were utilized in the construction of the new buildings.

The building has been built with a number of energy efficient strategies in mind to help the organization keep its operation of the building as low as possible. New exterior walls were built with staggered stud construction and full insulation to reduce infiltration and thermal bridging.
**Construction Review**

### Ross Dress for Less

**Location:** 61284 S Hwy. 97, Bend • 541-382-3939

**Property Owner/Developer:**
Dickerhoof Properties
University Plaza LLC/Red Queen LLC

**Contractor:** SunWest Builders Inc.,
2642 SW Fourth St., Redmond, OR 97756, 541-548-7341,
www.sunwestbuilders.com

**Project Cost:** Permit cost $569,779

**Completion Date:** June 2014
**Square Footage:** 24,915
**Project Manager:** Jeff Winstead
**Superintendent:** Tim Curry
**Architect:** Steele & Associates
**Structural Engineer:** Froelich Engineering
**Mechanical Engineer:** Silver Sage Engineering


Renovation of an existing mall building formerly Gottschalks, to a new 21,000 square foot tenant space for ROSS Dress for Less. The remodel included the addition of a new auto parking area, a major exterior make-over at the building entrance and a complete interior renovation of the tenant space.

### Hampton Inn & Suites

**Location:** 730 SW Columbia St., Bend • 541-388-3000 • www.hampton.com

**Property Owner/Developer:**
Ameritel Inns Inc.

**Contractor:** Ameritel Inns Inc.
10200 W Emerald St, Boise, ID 83704, 208-375-2323, www.ameritelinns.com
**Project Cost:** $12 million
**Site Work Start:** May 2013
**Completion:** August 2014
**Square Footage:** 72,000
**Amenities:** 2,500 square feet meeting space, large indoor pool with Jacuzzi, fitness room with equipment

Summit Electrical, TEP Mechanical, Desert Sage Systems, Trosper Tile, Idaho Pacific Lumber, Miller Lumber

**Project Manager:** Brad Charles
**Supervisor:** Troy Smock
**Architect:** Design Resources, Boise, Idaho

**Structural Engineer:** DC Engineering

**Civil Engineer:** Angle Consulting Engineering

**Mechanical Engineer:** DC Engineering

**Landscaping:** Millside Landscape Service

Tourists and business executives now have a new place to stay and conduct business in the Old Mill District. The three-story, wood framed facility includes EIFS and stone exterior finish. Added amenities are the high efficiency appliances and equipment, state-of-the-art technology that includes guest WiFi, business center and ample space for large gatherings and outdoor seating area with fire pit.

### St. Charles Center for Women’s Health

**Location:** 340 NW Fifth St., Ste. 101, Redmond • 541-526-6635 • www.stcharleshealthcare.org

**Contractor:** Skanska USA
777 NW Wall St., Ste. 300, Bend, OR 97701, 541-504-9525, usa.skanska.com

**Property Owner/Developer:** St. Charles Health System

**Contractor:** Skanska USA Building

**Project Cost:** $804,000
**Square Footage:** 8,674
**Superintendent:** Greg Gentry
**Sr. Project Engineer:** Chad Schlottmann
**Foreman:** Jason Biever
**Architect:** BBT Architects
**Principal Architect:** Todd Turner
**Structural Engineer:** Froelich Engineers
**Mechanical Engineer:** Design Build

**Subcontractors and Suppliers**

- ProShop Millwork, Bell Hardware, Bend Commercial Glass, CCI Bend LLC, Dannick Corp, Fabulous Floors, Building Material Specialties, Cascade Painting and Design, Inc., Intuitive Fire, Twin River Plumbing, Cascade Heating, Tomco Electric, We Cut Concrete, ServiceMaster Cleaning, Miller Lumber

Not only is Redmond the geographical hub of Central Oregon, it is also positioned to be a regional focal point for female healthcare with the unveiling of the new St. Charles Center for Women’s Health on Fifth Street in the downtown core. The approximately 8,600 square foot center was created through the remodeling of a vacated bank branch and adjoining space, conveniently located adjacent to the Black Bear Diner restaurant, and represents a major expansion of services compared to the Ob-Gyn clinic previously located on the St. Charles medical campus.

The former bank lobby has been repurposed as a spacious reception and waiting area, with the balance of the space featuring a central station flanked by physicians offices, 14 exam rooms, including two procedure rooms and a lab. St. Charles’ leaders see the new clinic as a major step in meeting the long-term goal of providing ample future scope to partner with patients in offering more specialized women’s treatment and education options locally.

### St. Charles Cancer Center

**Location:** 2500 NE Neff Rd., Bend • 541-706-5800
www.stcharleshealthcare.org • www.stcharlesfoundation.org

**Property Owner/Developer:**
St. Charles Health System

**Contractor:** Howard S. Wright

**Project Cost:** $12.9 Million
**Completion:** June 2013
**Square Footage:** 24,747
**Financing:** $5.7 million raised by the Foundation, remainder funded by St. Charles Health System

**Project Manager:** Bret Matiees, Howard S. Wright Construction
**Supervisor:** Rob Ring, Superintendent
**Project Engineer:** Howard S. Wright Construction

**Subcontractors and Suppliers**

- Summit Electrical, TEP Mechanical, Desert Sage Systems, Trosper Tile, Idaho Pacific Lumber, Miller Lumber

Not only is Bend, Oregon the geographical hub of Central Oregon, it is also positioned to be a regional focal point for female healthcare with the unveiling of the new St. Charles Cancer Center.

Sitework Start Date: February 2013
Completion: August 2013
Amenities: 5,700 square feet meeting space, large indoor pool with Jacuzzi, fitness room with equipment

**Subcontractors and Suppliers**

- Summit Electrical, TEP Mechanical, Desert Sage Systems, Trosper Tile, Idaho Pacific Lumber, Miller Lumber

A long-cherished vision of consolidating key medical services in one location has been realized with the opening of the new St. Charles Cancer Center. Designed from the ground up with patient, family, staff and community input, the 16,000 square-foot facility’s focus is a true patient-centric approach to treatment with everything from oncology and radiology to “patient navigation” support and evidence-based complementary therapies – housed under one roof.
OnDeck quickly empowers coaches to new levels of productivity in the palm of a hand. Deck Coach is a revolutionary mobile coaching tool that will enable every swim coach to report the results with any report you can imagine, will help you feel right at home. On-1,500+ swim teams to successfully run their swim meets. TouchPad’s intuitive, immense allows swim clubs and rec teams to manage themselves better. TouchPad is used by 12,650
Construction Review

Trinity Episcopal Church
469 NW Wall St, Bend • 541-382-5542 • www.trinitybend.org

Property Owner/Developer:
Trinity Episcopal Church, Pete Lovering
Contractor: Kirby Nagelhout

Civil Engineer:
Hickman, Williams & Assoc.

Subcontractors and Suppliers

After two catastrophic arson fires that occurred in March 2013, DCA completed preservation design and documentation for the historic Trinity Episcopal Church and the adjacent St. Helens Hall. Restoration included complete reconstruction of a significant portion of the historic Gothic Revival Church and Sanctuary and upgrades of the building to meet existing structural, mechanical, electrical codes, new HVAC systems new fenestration and ADA access. All designs followed the recommendations of the Secretary of the Interior’s Standards for Historic Preservation to re-create two of Bend’s most notable historic Structures. The restored buildings feature completely up-to-date amenities to serve Trinity Episcopal Church for the next 100 years.

Walgreens #15675
2727 NE Hwy 20, Bend • 541-633-4467

Property Owner/Developer:
Hawkins Companies LLC
Contractor: SunWest Builders

Civil Engineer:
Mike Jones

Subcontractors and Suppliers

New retail building and site improvements.

Walgreens #15674
223 NE Franklin St., Bend • 541-633-4469

Property Owner/Developer:
Seven Hills

New retail building and site improvements following demo of existing buildings. Project included slab on grade, structural brick construction, steel roof trusses, steel deck, built-up roofing, overflow scuppers and external downspouts. Aluminum storefront with glazing systems hollow metal doors, hardware, plumbing.

Three Creeks Brewing Co.
265 Barclay Dr., Sisters • 541-849-1963 • www.threecreeksbrewing.com

Property Owner/Developer:
Bluehawk Holding
Contractor: Kallberg Construction, Sisters, OR 97759, www.kallbergconstructionllc.com

Architect: Ascent Architecture & Interiors, Bend, OR 97701

Design Team: Seth Anderson, Sara Launderslayer, Travis Smith, www.ascent-architecture.com

Structural Engineer:
Walker Structural Engineering

Civil Engineer:
Sun Country Engineering & Surveying, Bend, OR 97702

Design Team: Tim Weishaupt, Chris Munson

Subcontractors and Suppliers
Tewalt & Sons, Knife River, Miles Redi Mix, Severson Plumbing, Scotties Electric, GJ Miller Construction, Ponderosa Heating, Conklin Drywall, Mike’s Fencing, Deschutes Window and Door, Sisters Glass, Severson Fire Protection, Highland Cabinets, Bend Heating and Sheet Metal, Pacific Building Systems

The expansion, in the works for the past three years, will allow the popular local micro-brewery to significantly raise their production capacity and serve the burgeoning craft beer market in Central Oregon and the entire Pacific Northwest.

Owner Wade Underwood sees this move as a vital component of his company’s commitment to the region’s bountiful brewing industry. This key growth factor helps keep Three Creeks in Sisters instead of Redmond or Bend and solidifies their position as a major player in the area’s bonanza of nearly two dozen regional hand-crafted beer facilities.
Wild Ride Brewing
332 SW Fifth Street, off Deschutes Ave., Redmond
541-516-8544 • info@wildridebrew.com

Get ready for a fresh addition to Central Oregon’s effervescent craft brewing scene with the emergence of Wild Ride Brewing, which has started with a bang in Redmond offering more than 10 in-house beers in a newly iconic location downtown.

Design components include distinctive red and metal screen motif on the exterior to deliver a cool, contemporary look, while inside the modern and traditional marry with fir timber features sprinkled throughout, and reclaimed barn wood utilized in the façade. Large glass-paned roll-up garage-style doors at the entrance and between the tasting room and brewery boost the airy open feel to the premises.

Project Owner / Developer: Parr Lumber Company
Developer: Wild Ride Brewing, LLC.
Contractor: SunWest Builders
Project Cost: $300,000
Square Footage: 8,700
Project Manager: Kevin Link

Subcontractors and Suppliers:
TCS Contracts Inc., B.C. Mechanical, Collins and Sons, We Cut Concrete, Jason Urbach Construction Co., Daley Construction, All Position Welding, DIO Insulation, ACC Spray Insulation, River Roofing, Commercial Door & HW, Performance Building Products, JL Drywall, Cascade Painting, John Varner Construction, North Country Building Specialties, Professional Heating Cooling, Lee Ramsey Plumbing, Elite Electric, Metal Art Welding, Miller Lumber

Financing: Privately funded
Project Manager: Adam Bowles
Superintendent: Mark Leavitt and Mike Jones
Architect: Novak Architecture, Inc.
Structural Engineer: Morrison Hensfield
Civil Engineer: AKS Engineering & Forestry LLC
Mechanical Engineer: ATP Engineering
Electrical Engineer: Althy & Associates, Inc.
Landscape Designer: AKS Engineering & Forestry LLC

Demolition of existing theater and construction of new retail building including site improvements.

Subcontractors and Suppliers:

Property Owner / Developer: Wilco Farmers
Contractor: SunWest Builders
Project Cost: Permit issued 2014
Sitework Start Date: January 2014
Completion Date: September 2014
Square Footage: 37,000

Amenities: Retail, warehouse, greenhouse and outdoor storage area

Completion Date: September 2014
Square Footage: 37,000

Contractor: Kirby Nagelhout Construction, 20635 Brinson Blvd., Bend, OR 97701, 541-389-7119, www.kncbend.com
Project Cost: $18.1 million
Square Footage: 87,000
Financing: Mix of Warm Springs and USDA – 50 percent
Jefferson County 5091 – 50 percent
Project Manager: Jason Terry KNCC

Subcontractors and Suppliers:

Financing: Privately funded
Project Manager: Adam Bowles
Superintendent: Mark Leavitt and Mike Jones
Architect: Novak Architecture, Inc.
Structural Engineer: Morrison Hensfield
Civil Engineer: AKS Engineering & Forestry LLC
Mechanical Engineer: ATP Engineering
Electrical Engineer: Althy & Associates, Inc.
Landscape Designer: AKS Engineering & Forestry LLC

The new Warm Springs Academy features modern science and computer labs - supporting a technology-rich curriculum - together with art and music rooms, a spacious gymnasium and gathering spaces including a community room accessible for public use and various cultural references.

Financing: Privately funded
Project Manager: Adam Bowles
Superintendent: Mark Leavitt and Mike Jones
Architect: Novak Architecture, Inc.
Structural Engineer: Morrison Hensfield
Civil Engineer: AKS Engineering & Forestry LLC
Mechanical Engineer: ATP Engineering
Electrical Engineer: Althy & Associates, Inc.
Landscape Designer: AKS Engineering & Forestry LLC

Subcontractors and Suppliers:

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