

Board of Education Work Session  
Monday, January 10, 2022 5:00 PM

Virginia Moon Administrative Center  
8545 Park Drive  
Ralston, NE 68127-3621

## **Agenda**

1. Call To Order  
**Speaker(s):** Ms. Mary Roarty
2. Construction Manager at Risk Board Interviews  
**Speaker(s):** Dr. Mark Adler
3. Adjourn

# Boyd Jones

**Ralston Public Schools**  
Proposal for Consideration



December 22, 2021

Ralston Public Schools  
ATTN: Dr. Mark Adler, Superintendent  
8545 Park Drive  
Ralston, NE 68127



Dear Dr. Adler & members of the selection committee,

Thank you for the opportunity to submit for the position of construction manager for Ralston Public Schools. Together with BCDM, we are confident in our ability to guide your district through the construction process, leveraging our team's collective experience to find efficiencies and serve as an advocate for your district.

Boyd Jones' recent and relevant experience with BCDM will be a major asset to your district. Together, we have collaborated on nearly 530,000 SF of PreK-12 work, proving our ability along the way to:

**Maximize Efficiency in Scheduling & Phasing:** We thrive when we can work together with a talented team on a complex project, and we enjoy a positive working relationship with BCDM. We understand the disruptions that construction can cause in school buildings and work to minimize the impact of noise, dust, and traffic flow for students, staff, and neighboring properties. By consistently meeting our substantial and final completion dates, and maximizing the work performed when students are not on site, we've earned a long list of satisfied school clients who recognize the quality and integrity of our work. We're proud to have worked with over 35 school districts across the Midwest.

**Provide Specialized PreK-12 CMR Expertise:** We've chosen Project Manager Sean Yahnke and Superintendent Jeff Gustafson because they've worked together on recent, similar, and successful CMR projects. They bring an unmatched level of quality and responsiveness to this project. Our construction teams have a history of completing projects at or below GMP, giving Ralston Public Schools the confidence that we will maximize the budget through our relentless pursuit of efficiencies and project enhancements.

**Complete Projects with a Safety-First Mindset:** We've been consistently recognized for our outstanding safety performance, which exceeds 90% of our industry peers nationwide. Keeping students, educators, and workers safe on jobsites is our number one priority. Through our expertise working in occupied campus settings, we've developed safety procedures to ensure the lowest possible risk and disruption to your school operations and building occupants.

We're ready to serve the Ralston Public Schools with integrity, driving quality and value through collaboration. Thank you for your consideration of our proposal — we look forward to discussing in more detail how we can help the district build for the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Bannick".

**Emily Bannick**

Sr. Director of Education Services | [ebannick@boydjones.biz](mailto:ebannick@boydjones.biz)



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# Financial Resources

**Boyd Jones**

# Insurance

		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 3/31/2022      3/15/2021			
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
<b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
<b>PRODUCER</b> LOCKTON COMPANIES 13710 FNB Pkwy, Suite 400 Omaha NE 68154 402-970-6100		<b>CONTACT</b> NAME: PHONE (A/C, No, Ext):      FAX (A/C, No): E-MAIL ADDRESS:		<b>INSURER(S) AFFORDING COVERAGE</b> NAIC #			
<b>INSURED</b> 1380835 BOYD JONES CONSTRUCTION COMPANY P: 402-553-1804 950 S 10th Street OMAHA, NE 68108		<b>INSURER A:</b> EMCASCO Insurance Company      21407 <b>INSURER B:</b> Employers Mutual Casualty Company      21415 <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>					
<b>COVERAGES</b> BOYJ003 <b>CERTIFICATE NUMBER:</b> 14470252 <b>REVISION NUMBER:</b> XXXXXXXX							
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSTR LTR	TYPE OF INSURANCE	ADDC INSR INSD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	N	N	5P44224	3/31/2021	3/31/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	5E44224	3/31/2021	3/31/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	N	N	5I44224	3/31/2021	3/31/2022	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N	5H44224	3/31/2021	3/31/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
<b>CERTIFICATE HOLDER</b> 14470252 For Information Purposes Only			<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE: 				
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# Letter of Surety



Trust. Integrity. Knowledge.

December 3, 2021

RE: Boyd Jones Construction Company  
Bond capacity

To Whom It May Concern:

Please be advised that Boyd Jones Construction Company has been a valued bond client of The Harry A. Koch Company for over 40 years. We have the utmost confidence and respect for Jon Crane and his fine organization. Boyd Jones has an outstanding reputation and track record of completing quality projects on time and within budget.

Boyd Jones bonding is provided through North American Specialty Insurance Company (NAS), an "A+" rated Surety that is part of Swiss Re. Their current capacity is \$100 Million single project, \$200 Million aggregate, with flexibility.

Please understand that any arrangement for any bonds is a matter between Boyd Jones and NAS and we assume no liability to third parties or you if, for any reason, we do not issue requested bonds.

NAS expressly reserves the right to review the terms and conditions of the contract, bond forms, evaluate pertinent underwriting data, and verify the adequacy of project financing prior to the issuance of bonds. Please feel free to contact me if you have any questions.

Sincerely,

David A. Dominiani, CPA  
Senior Vice President, Bond Division

14010 FNB Parkway, Suite 300, Omaha, NE 68154  
233 S. 13th Street, Suite 1650, Lincoln, NE 68508  
402.861.7000  
www.hakco.com



Central City Public Schools



# Ability of Personnel to Perform

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**Boyd Jones**

## WHO WE ARE

Since our founding in Omaha in 1924, Boyd Jones' philosophy has remained the same: listen to clients, understand their needs, and work to exceed their expectations. That philosophy is built into every project we complete.

We recognize that integrity is everything in the construction business. At Boyd Jones, that means keeping our clients' best interests at heart and building quality into every project. Our goal is to exceed expectations and build a partnership that reaches beyond your current project. We operate as a service-oriented firm at every level, encouraging collaboration, respect, dedication, and continuous improvement in every one of our interactions with clients and projects.

At Boyd Jones, our people are the foundation for every project's success. This team's abilities and extensive experience make them the best at providing solutions that will exceed your expectations. We've chosen Project Manager Sean Yahnke and Superintendent Jeff Gustafson because of their recent and relevant work at Springfield Plattview Community Schools (see page 27 for project details). Emily Bannick, Tim Meyer, Leila Knowles, Mitch Broekemeier, and Justin Cadwallader frequently collaborate on PreK-12 projects and have a proven track record of delivering outstanding results and excellent outcomes for our clients.

## SPECIALTY SUB-CONSULTANTS

No specialty sub-consultants have been identified at this time.

## ORGANIZATION CHART



### Boyd Jones



#### Project Executives



**Emily Bannick**  
Sr. Director of  
Education Services



**Tim Meyer**  
Sr. VP of  
Operations



#### Preconstruction & Estimating



**Leila Knowles**  
Director of  
Preconstruction



**Mitch Broekemeier**  
Preconstruction  
& Estimating



**Justin Cadwallader**  
Director of Virtual Design  
& Construction



#### Operations



**Sean Yahnke**  
Project Manager



**Jeff Gustafson**  
Superintendent



## Emily Bannick | Sr. Director of Education Services

Emily spearheads Boyd Jones' dedicated education team, ensuring that the educational goals of your district are woven into every aspect of our team's work. She draws on a background in engineering, project management, and educational programming to assemble a team that fits your needs, and then ensures proactive and thorough communication among all stakeholders and team members.

### Education

Bachelor of Science in Industrial Engineering, University of Nebraska-Lincoln  
Master of Business Administration, University of Nebraska at Omaha

### Affiliations & Certifications

Association for Learning Environments; Leadership Omaha Graduate; Nebraska Association of School Boards; Nebraska Council of School Administrators; Project Management Professional

### Contact Information

402.550.1808; ebannick@boydjones.biz

### Years of Experience

Boyd Jones: 3  
Other Firms: 15

### Select Experience

**Fort Calhoun Community Schools** | Fort Calhoun, NE | 2021  
118,000 SF of new construction & renovations at the elementary & junior-senior high school  
Reference: Dr. Don Johnson, Superintendent (retired), 402.533.3623

**DC West Community Schools** | Valley, NE | Multiple, 2014-Present  
260,000 SF of new construction & renovations, including a new elementary school & middle school renovations  
Reference: Dr. Melissa Polonicic, Superintendent, 402.359.2583, mpolonicic@dcwest.org

**Springfield Platteview Community Schools** | Springfield, NE | In Progress  
78,000 SF new elementary & 13,000 SF of additions at existing elementary  
Reference: Brett Richards, Superintendent, 402.592.1300, brichards@springfieldplatteview.org

**HMS Community School District** | Hartley, Melvin, & Sanborn, IA | Multiple, 2020  
\$26 million in new construction & renovation across three facilities, including a new elementary school  
Reference: Patrick Carlin, Superintendent, 712.928.3406, pcarlin@hmshawks.org

**Red Oak Community School District** | Red Oak, IA | Multiple, 2019-2020  
225,000 SF of new construction & renovations at the district's offices, primary school, & high school campuses  
Reference: Tom Messinger, Superintendent (former), 641.792.5809, messingert@newtoncsd.org



## Tim Meyer | Sr. VP of Operations

Tim will leverage his considerable project management experience to ensure the project is a success. Tim is a seasoned, detail-oriented executive with more than 25 years of construction experience. His leadership skills, attention to detail, and outstanding track record of maximizing value for clients are unmatched and he will work closely with all team members to ensure a successful project.

### Education

Bachelor of Science in Construction Engineering Technology, University of Nebraska at Omaha

### Affiliations & Certifications

ASHE Healthcare Construction; Construction Supervision Certificate; Design-Build Institute; National Standard General Building Contractor's License (A); Nebraska Construction Law; OSHA 10-Hour; Stormwater Pollution Prevention

### Contact Information

402.550.1795; tmeyer@boydjones.biz

### Years of Experience

Boyd Jones: 7  
Other Firms: 21

### Select Experience

**Fort Calhoun Community Schools** | Fort Calhoun, NE | 2021  
118,000 SF of new construction & renovations at the elementary & junior-senior high school  
Reference: Dr. Don Johnson, Superintendent (retired), 402.533.3623

**DC West Community Schools** | Valley, NE | Multiple, 2014-Present  
260,000 SF of new construction & renovations, including a new elementary school & middle school renovations  
Reference: Dr. Melissa Polonicic, Superintendent, 402.359.2583, mpolonicic@dcwest.org

**Springfield Platteview Community Schools** | Springfield, NE | In Progress  
78,000 SF new elementary & 13,000 SF of additions at existing elementary  
Reference: Brett Richards, Superintendent, 402.592.1300, brichards@springfieldplatteview.org

**HMS Community School District** | Hartley, Melvin, & Sanborn, IA | Multiple, 2020  
\$26 million in new construction & renovation across three facilities, including a new elementary school  
Reference: Patrick Carlin, Superintendent, 712.928.3406, pcarlin@hmshawks.org

**Red Oak Community School District** | Red Oak, IA | Multiple, 2019-2020  
225,000 SF of new construction & renovations at the district's offices, primary school, & high school campuses  
Reference: Tom Messinger, Superintendent (former), 641.792.5809, messingert@newtoncsd.org



## Leila Knowles | Director of Preconstruction

Leila is the driving force behind our preconstruction team’s estimating accuracy — she thrives on detail and precise budgets. With a background in architecture, engineering design and construction, she brings a unique perspective to the team. Leila is a LEED Accredited Professional and has a passion for creating healthy, environmentally responsible spaces.



### Education

Bachelor of Science in Architectural Engineering, University of Nebraska  
Master of Architectural Engineering, University of Nebraska

### Affiliations & Certifications

LEED Accredited Professional; United States Green Building Council - NE

### Contact Information

402.550.1805; lknowles@boydjones.biz

### Years of Experience

Boyd Jones: 13  
Other Firms: 3

### Select Experience

**Fort Calhoun Community Schools** | Fort Calhoun, NE | 2021  
118,000 SF of new construction & renovations at the elementary & junior-senior high school  
Reference: Dr. Don Johnson, Superintendent (retired), 402.533.3623

**DC West Community Schools** | Valley, NE | Multiple, 2014-Present  
260,000 SF of new construction & renovations, including a new elementary school & middle school renovations  
Reference: Dr. Melissa Polonicic, Superintendent, 402.359.2583, mpolonicic@dcwest.org

**Springfield Platteview Community Schools** | Springfield, NE | In Progress  
78,000 SF new elementary & 13,000 SF of additions at existing elementary  
Reference: Brett Richards, Superintendent, 402.592.1300, brichards@springfieldplatteview.org

**HMS Community School District** | Hartley, Melvin, & Sanborn, IA | Multiple, 2020  
\$26 million in new construction & renovation across three facilities, including a new elementary school  
Reference: Patrick Carlin, Superintendent, 712.928.3406, pcarlin@hmshawks.org

**Red Oak Community School District** | Red Oak, IA | Multiple, 2019-2020  
225,000 SF of new construction & renovations at the district’s offices, primary school, & high school campuses  
Reference: Tom Messinger, Superintendent (former), 641.792.5809, messingert@newtoncsd.org



## Mitch Broekemeier | Estimating and Preconstruction

Mitch is a success-driven construction professional with a wide range of construction management and operational knowledge. Mitch brings proven organizational, project management, and interpersonal skills to every project. He is well-versed in subcontractor management, construction document processing and distribution, material procurement, project scheduling, and overall site management.

### Education

Bachelor of Science in Construction Management, University of Nebraska at Kearney

### Affiliations & Certifications

First Aid & CPR; Lean Processes/Last Planner Scheduling & Management; LEED Accredited Professional; National Standard General Building Contractor's License (A); OSHA 10-Hour

### Contact Information

402.550.1786; mbroekemeier@boydjones.biz

### Years of Experience

Boyd Jones: 2  
Other Firms: 12

### Select Experience

**Arlington Public Schools** | Arlington, NE | In Progress

Renovations & additions will result in 19,000 SF of new, updated spaces

Reference: Dr. Dawn Lewis, Superintendent, 402.478.4171, dawn.lewis@apseagles.org

**Omaha Public Schools** | Omaha, NE | 2021

205,000 SF of additions, upgrades to improve building systems at four elementary schools

Reference: Darwin Rohde, Director of Buildings & Grounds, 531.299.0180, drohde@ops.org

**Central City Public Schools** | Central City, NE | Multiple, 2019-2020

75,000 SF of additions & renovations at the elementary, middle, & high schools

Reference: Jeff Jensen, Superintendent, 308.946.3055, jjensen@centralcityps.org

**Sidney Community School District** | Sidney, IA | In Progress

Pre-bond support led to projects including CTE expansion, secure entrances, & renovations for all grades

Reference: Tim Hood, Superintendent, 712.374.2141, thood@sidney.k12.ia.us

**Umó<sup>ho</sup> Nation Public School** | Macy, NE | In Progress

\$15 million, two-story career pathways facility includes 300-seat auditorium, career labs, & daycare

Reference: Stacie Hardy, Superintendent, 402.837.5622, shardy@unspk-12.org



## Justin Cadwallader | Dir. of Virtual Design & Construction

As Director of Virtual Design & Construction, Justin oversees technology acquisitions, BIM implementation, and process integrations at Boyd Jones. Justin's passion for technology drives his desire to find new and innovative ways to improve efficiencies and the quality of life for construction professionals, architects, and project owners through technology. He develops and implements technology to provide unique solutions to complex problems.

### Education

Associates in Architectural Engineering  
Technology, Southeast Community College

Bachelor of Science in Construction  
Management, University of Nebraska-Lincoln

### Affiliations & Certifications

3DS Max; AutoCAD; BIM; Drone Certified;  
Matterport; Navisworks; OSHA 10-Hour;  
OSHA 30-Hour; Revit; Sketchup

### Years of Experience

Boyd Jones: 4  
Other Firms: 7

### Select Experience

**Fort Calhoun Community Schools** | Fort Calhoun, NE | 2021  
118,000 SF of new construction & renovations at the elementary & junior-senior high school  
Reference: Dr. Don Johnson, Superintendent (retired), 402.533.3623

**DC West Community Schools** | Valley, NE | Multiple, 2015-Present  
260,000 SF of new construction & renovations, including a new elementary school & middle school renovations  
Reference: Dr. Melissa Polonicic, Superintendent, 402.359.2583, mpolonicic@dcwest.org

**Springfield Platteview Community Schools** | Springfield, NE | In Progress  
Pre-bond support led to 78,000 SF new elementary & 13,000 SF of additions at existing elementary  
Reference: Brett Richards, Superintendent, 402.592.1300, brichards@springfieldplatteview.org

**HMS Community School District** | Hartley, Melvin, & Sanborn, IA | Multiple, 2020  
\$26 million in new construction & renovation across three facilities, including a new elementary school  
Reference: Patrick Carlin, Superintendent, 712.928.3406, pcarlin@hmshawks.org

**Central City Public Schools** | Central City, NE | Multiple, 2019-2020  
75,000 SF of additions & renovations at the elementary, middle, & high schools  
Reference: Jeff Jensen, Superintendent, 308.946.3055, jjensen@centralcityps.org



## Sean Yahnke | Project Manager

Sean is a results-driven professional with a thorough understanding of the needs and concerns of clients, architects, engineers, and subcontractors. He is team-oriented and an effective communicator. He excels at addressing constructability issues and problem solving. His attention to detail ensures quality control is monitored continuously on the job site.

### Education

Bachelor of Science in Construction Management, University of Nebraska-Lincoln

### Affiliations & Certifications

AGC Construction Project Manager Certificate; AIC Associate Construction (AC) Certified; OSHA 30-Hour

### Contact Information

402.550.1804; syahnke@boydjones.biz

### Years of Experience

Boyd Jones: 9  
Other Firms: 4

### Select Experience

**Fort Calhoun Community Schools** | Fort Calhoun, NE | Multiple, 2021  
118,000 SF of new construction & renovations at the elementary & junior-senior high school  
Reference: Dr. Don Johnson, Superintendent (retired), 402.533.3623

**Springfield Platteview Community Schools** | Springfield, NE | In Progress  
78,000 SF new elementary & 13,000 SF of additions at existing elementary  
Reference: Brett Richards, Superintendent, 402.592.1300, brichards@springfieldplatteview.org

**DC West Community Schools — Elementary School** | Valley, NE | 2016  
82,000 SF new elementary school built to accommodate growth within the district  
Reference: Dr. Melissa Polonicic, Superintendent, 402.359.2583, mpolonicic@dcwest.org

**DC West Community Schools — Middle School** | Valley, NE | 2016  
Middle school expansion enabled district to accommodate growing enrollment with a permanent solution  
Reference: Dr. Melissa Polonicic, Superintendent, 402.359.2583, mpolonicic@dcwest.org

**Omaha Public Schools - Catlin & Conestoga Elementary Schools** | Omaha, NE | 2020  
Capital improvement to two existing district elementary school buildings to increase building efficiencies  
Reference: Darwin Rohde, Director of Buildings & Grounds, 531.299.0180, drohde@ops.org



## Jeff Gustafson | Superintendent

Jeff is an accomplished superintendent with experience in roles of progressive responsibility that have given him an in-depth understanding of construction processes, materials and equipment, and excellent project management skills. Jeff has successfully managed highly specialized, multi-million dollar projects for a wide range of clients. He excels at addressing constructability issues, problem solving, and meeting tight schedules. He pays strict attention to detail—quality control is a part of his everyday activities. Jeff takes pride in his work and instills that sense of pride in everyone working on the jobsite.

### Education

Bachelor of Science in Construction Engineering Technology, University of Nebraska at Omaha

### Affiliations & Certifications

First Aid, CPR, AED; National Safety Council, Greater Omaha Chapter (Member); OSHA 30-Hour

### Contact Information

402.657.5420; [jgustafson@boydjones.biz](mailto:jgustafson@boydjones.biz)

### Years of Experience

Boyd Jones: 26

Other Firms: 6

### Select Experience

**Springfield Platteview Community Schools** | Springfield, NE | In Progress

78,000 SF new elementary & 13,000 SF of additions at existing elementary

Reference: Brett Richards, Superintendent, 402.592.1300, [brichards@springfieldplatteview.org](mailto:brichards@springfieldplatteview.org)

**St. Wenceslaus Catholic Church** | Omaha, NE | 2020

New 60,000 SF worship center for the largest Catholic parish in Omaha

Reference: Ed Thiele, Construction Board Director, 402.680.4196, [ethiele@habitatomaha.org](mailto:ethiele@habitatomaha.org)

**Thomas Jefferson High School** | Council Bluffs, IA | 2007

138,000 SF of new construction for a new district high school

**Mount View Elementary / Boys & Girls Club | Omaha, NE** | 2007

New construction of OPS elementary school included Boys & Girls Club facility with gym, activities rooms

**Walnut Hill Elementary** | Omaha, NE | 2004

Nearly 58,000 SF of additions and renovations resulted in complete update of OPS elementary school building



# Construction Management Approach

**Boyd Jones**

## COST ESTIMATING & COST CONTROL

Accurate estimates establish the foundation for a successful project. The process we have developed is transparent and provides real-time budget updates throughout the project. We will work closely alongside BCDM to provide feedback that gives you insight into the specific budget impact of design decisions as your project reaches final design.

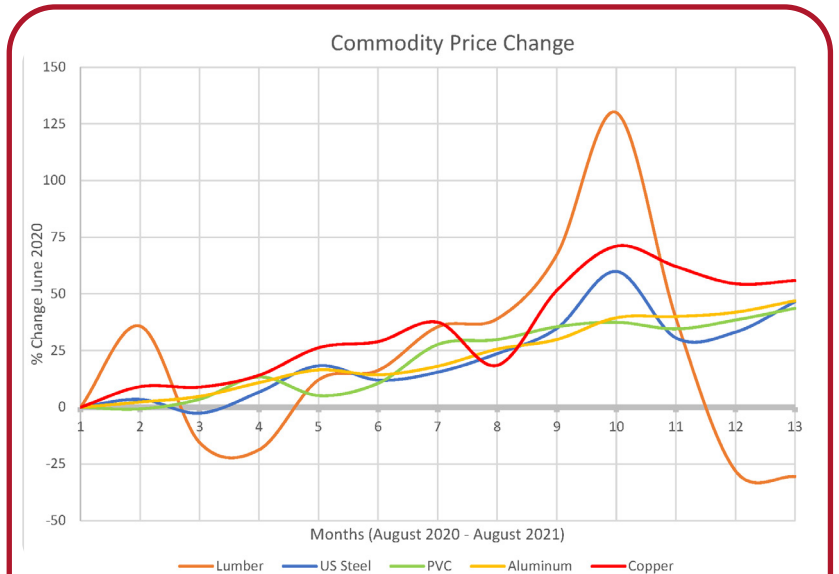
### CMR Best Practices:

- Engage select subcontractors and suppliers for assistance, reference historical cost data, and update this information based on recent results from relevant projects
- Participate in design conversations, site investigation, and due diligence with project architects and district stakeholders
- Use 3D scanning and drone technology to identify challenges and solutions that will minimize budget and schedule impacts
- Track decisions and document impacts to project schedules and budgets
- Monitor budgets in real-time through design development and construction documents and keep all stakeholders informed throughout the process
- Communicate continuously with key suppliers and subcontractors to maintain an up-to-date understanding of market dynamics (see commodities report sample at right)



### Best Practices Lead to Real Results:

These strategies have helped us develop a strong track record for success: historically, our conceptual estimates average within 2% of the final GMP and our final projects average 3% below the GMP.



### Ralston Public Schools' Takeaway:

On this project, it will be critical to provide an accurate baseline estimate as soon as possible. Given the current market conditions, the team may want to explore various options for materials and systems to mitigate cost escalation, volatility, and lead times. Boyd Jones has recent, relevant experience evaluating different options for elementary school construction and renovation that will allow us to add value immediately.

Above is an example from our commodities report compiled by our team of preconstruction experts. This report is updated in real-time to provide accurate estimates and track lead times for materials.

## PROJECT SCHEDULING

Our ability to find innovative approaches to project scheduling is rooted in our commitment to driving the most value for our PreK-12 partners. We understand that time is money, so we're already focused on your timelines before we're even selected.

### CMR Best Practices:

- Build Critical Path Method (CPM) schedules to keep all scopes of work on track for timely completion
- Develop and execute procurement strategies, including early bid packages where possible, to meet or exceed required timelines
- Attract the best selection of subcontractors to maximize budget and achieve critical milestones
- Implement the plan developed in preconstruction in the safest, most cost-effective, and efficient manner possible
- Create, review, and update three-week look-ahead schedules to ensure all subcontractors and suppliers know next steps
- Prioritize the safety of occupants to proactively plan for construction



### Best Practices Lead to Real Results:

When extreme rainfall threatened to disrupt foundation pours and jeopardize the schedule on a recent education project, we worked with the project engineer to successfully develop and implement an alternative footing system to make up for lost time and save weeks' worth of work in the schedule.



### Ralston Public Schools' Takeaway:

The success of the new Mockingbird Elementary project will depend on our ability to come up with creative ways to expedite the project schedule. We will work with the design team to evaluate and select materials/methods that will reduce the overall schedule and save money. We are already assessing ways to complete portions of the Blumfield, Meadows, and Wildewood scopes of work during summers in order to reduce the overall duration of the project.

## COORDINATION WITH OTHER CONSULTANTS

We strive to integrate with the design team and other consultants immediately upon selection. Our suite of technology platforms and commitment to communication sets the tone for close collaboration through scheduling and phasing, constructability reviews, and cost estimating—setting up your project for success from day one.

### CMR Best Practices:

- Work closely with the architect and district to establish clear expectations and understanding of the scope and design intent
- Leverage collaborative technology to track and share the team's work including detailed and continuously updated budgets, scope narratives, cost adjustment logs, and cost history flowcharts
- Look ahead as design continues to assess feasibility, availability of sub-contractors and suppliers, and where we can streamline future construction means and methods



### Best Practices Lead to Real Results:

Our ability to collaborate with other consultants for work with the Red Oak Community School District led to a more streamlined approach to construction that saved \$5 million for the district and shaved months' worth of time off the final schedule.



### Ralston Public Schools' Takeaway:

Based on recent successes with BCDM on projects for Fort Calhoun Community Schools and DC West Community Schools, we have built a mutual level of trust and best practices for coordinating to come up with innovative solutions. We are excited about the opportunity to identify and overcome challenges with the district and design team. We also look forward to working with Alvine and Lamp Rynearson to provide the owner with the best solutions to the obstacles that will be inherent with these projects.

## PROCUREMENT OF BIDS FOR CONSTRUCTION

Successful bid days require careful collaboration with the district, architect, and other consultants to ensure everyone has a thorough understanding of the project scope, design intent, and schedule. Boyd Jones has a strong reputation among qualified subcontractors and suppliers throughout the region and uses multiple strategies to ensure good coverage and competition on bid day.

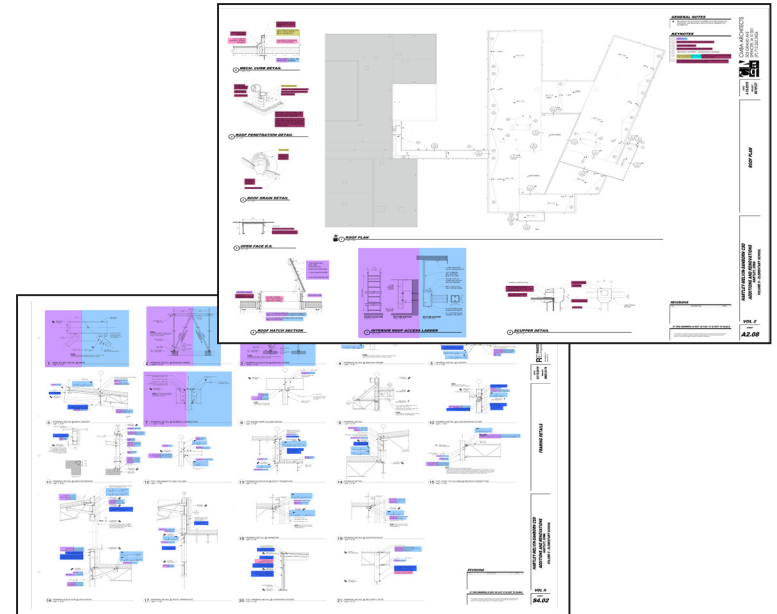
### CMR Best Practices:

- Host local subcontractor outreach events and pre-bid conferences to answer questions about the project and procurement processes to drive awareness and interest
- Identify areas during design reviews where we believe more detail is necessary for accurate bidding results
- Identify the potential for early procurement for major building components, systems, and other materials with long lead times to keep the project on schedule and streamline the flow of resources during construction
- Use a careful process to identify each detail of the plans and specifications and assign them to specific bid scopes



### Best Practices Lead to Real Results:

On a recent public project, we hosted outreach events that attracted more than 50 local subcontractors and suppliers supplemented by a calling campaign before bids were due. This led to excellent coverage, competitive bids, and bid day results that matched our \$29.16 million initial estimate.



### Ralston Public Schools' Takeaway:

We know that we can attract a large number of bidders for these projects by working with you and the design team to solidify a plan and scope of work that can be clearly shared with subcontractors prior to bidding. We have found that clearly communicated scopes and expectations lead to great bid days. We have ideas for how to navigate all of the projects and we look forward to evaluating further with the project team.

Above are examples of bid forms that break down aspects of the project by scope.

## PROJECT SUPERVISION & MANAGEMENT

One key to success in project management is our construction team's inclusion in the planning and preconstruction process, which ensures a smooth transition once work begins in the field. For your projects, a project manager, superintendent, and field staff will work seamlessly to keep improvements and construction on schedule and running smoothly. Our experienced superintendent's leadership promotes quality, schedule adherence, and budget adherence during the construction phase.

### CMR Best Practices:

- Include operations personnel in preconstruction to ensure design intent is not lost in transition to construction
- Maintain safety through site separation, background checks for site workers, and inspections by our safety team and third-party inspectors
- Pre-task meetings with subcontractors to ensure as-builts are updated daily and expectations are clearly understood
- Inspect work completed every day so our superintendent can enforce those expectations and require subcontractors to correct anything found out of compliance with plans and specifications
- Minimize disruption to learning and building operations; maintain separation between students, staff, faculty, and construction activities; control noise and the spread of dust; and explore options for swing space to maintain the safest possible learning environment



### Best Practices Lead to Real Results:

Boyd Jones is safer than 90% of firms in the industry. Our outlook on safety and project management helped us find an alternative approach to phasing for HMS Community School District that leveraged swing space to completely remove students from a building during active construction, leading to improved safety and \$500,000 in savings for the district.



### Ralston Public Schools' Takeaway:

Our teams' experience on similar education projects will help us to identify risks early in the process and utilize our previous successful outcomes and lessons learned as a tool to help us exceed your expectations of the cost, schedule, and construction disturbance/hassle over the course of these projects.

Above is photo of a weekly subcontractor meeting held by the superintendent and attended by the project manager. These meetings allow for in-person communication to coordinate deliveries, set expectations for the week, and ensure the team is maintaining the schedule.

## COMMUNICATION WITH THE SCHOOL DISTRICT

Each district has specific preferences regarding communication. This includes understanding who should be involved in various project phases, how frequently to provide updates, and which channels should be used to communicate. The project team will communicate and collaborate from day one, leading to a thorough understanding of timelines and expectations for every phase of the project.

### CMR Best Practices:

- Clarify communication preferences immediately upon selection
- Develop and implement norms for communication based on preferences to ensure consistency throughout the project lifecycle
- Establish a regular schedule of owner meetings to ensure that status updates are delivered and that decisions are made in a timely manner
- Daily interactions with our on-site superintendent give the district critical insight into progress during the construction phase



### Best Practices Lead to Real Results:

Prior to mobilizing for multiple projects with Omaha Public Schools, Boyd Jones met with key stakeholders to learn about specific site considerations such as student flows, bus routes, drop off/pick up locations, vehicle traffic, etc. We presented individualized site plans for each school to ensure their needs were accommodated while also allowing teams to safely perform work and minimizing impact on school operations. Work inside the buildings was carefully coordinated to ensure everyone had a clear understanding of where and when work would take place.



### Ralston Public Schools' Takeaway:

We are already encouraged by your willingness to communicate what you know and don't know. We look forward to the opportunity to build a relationship based on trust and transparency. Our success on these projects will only be possible by clearly and consistently communicating where we are and where we're going so that we can work in lockstep as a team.

Above is an example of a site plan developed in collaboration with Fort Calhoun Community Schools.



DC West Community Schools

**Character, Integrity,  
Reputation, Judgment,  
Experience, and Efficiency**

**Boyd Jones**

## REFERENCES

### Financial

Travis Flodine  
Managing Director - Middle Market Commercial Real Estate Banking  
CIT Bank  
15950 West Dodge Road  
Omaha, NE 68118  
402.351.2554

### Project of Similar Scope

Ryan Saunders  
Superintendent  
Springfield Platteview Community Schools  
14801 S 108th Street  
Springfield, NE 68059  
402.592.1300

### Facility User

Dr. Melissa Poloncic  
Superintendent  
DC West Community Schools  
401 S Pine Street  
Valley, NE 68064  
402.359.2583



One of the things that impressed me most about Boyd Jones is they were upfront and talked me through the process. I felt comfortable asking them questions knowing I would get a concise and exact answer. I appreciated and valued the communication. They are people that I feel comfortable with and I know that they have our school district's best interests at heart and I'm thrilled with how they've worked with us.

**Dr. Melissa Wheelock**  
Minden High School  
Superintendent

Boyd Jones did a great job phasing the whole project. Phasing is key to an occupied project. Their constant communication has been imparative to this process. We knew exactly what they're doing each day so that we could manage our classes. Boyd Jones is a company that you want to work with.

**Dr. Don Johnson**  
Fort Calhoun Community School District  
Superintendent (retired)

When I think of Boyd Jones, I think of quality and care. They've taken very good care of us and it's always been at a standard that's best for our school district. I personally want to thank them for all the guidance they have given me as a new superintendent taking on a bond in my first year. This is a time of opportunity for our district and I can't think of a better partner to be doing this with.

**Dr. Melissa Poloncic**  
DC West Community School District  
Superintendent



# Quality of Performance

**Boyd Jones**



# Fort Calhoun Community Schools

5876 County Road P43 | Fort Calhoun, NE 68023

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### Relevant Features

- Elementary school
- Addition & renovation
- BCDM partnership
- Multiple projects/phases
- Student swing space
- Boyd Jones team members: Emily Bannick, Leila Knowles, Justin Cadwallader, Sean Yahnke

### Overview

Boyd Jones began its relationship with Fort Calhoun Community Schools to help them turn around voter opposition to a proposed bond issue. We worked with the district, architect, and fiscal agent to implement a robust community engagement plan that led to the bond passing at 59%. Since then, we've completed approximately 118,000 SF of renovations and additions, including more than \$12 million in bond-funded projects.

A 93,000 SF renovation and addition at the junior-senior high school includes a new competition gym, industrial tech, locker and weight rooms, media center, fine and performing arts spaces, kitchen, cafeteria, administrative offices, storm shelter, and a secured entrance. Because the building was fully occupied during construction and required concurrent work in different areas, we took special care to maintain life safety systems including fire alarms, sprinklers, and mechanical systems.

Since that project, we've been selected to return for multiple renovation and addition projects at the district's elementary school. Projects include a renovated entry, new kitchen, elevator system, new classrooms, and a gym addition.



## LEVERAGING SWING SPACE

One of the biggest challenges on the project was determining where students would go during the complex renovation. Boyd Jones priced options for portable classrooms and alternate swing space facilities. The selected option was to build temporary classrooms within the new gymnasium, which was the most cost effective solution and added value to building the gym – a hot button issue for many voters during the bond issue election.

## CREATIVE SOLUTIONS FOR SAFE SEPARATION

The project site was characterized by one team member as “living life on a postage stamp.” The core of the site was situated in a tight footprint with 10’ high dirt walls with a singular access point. This made access to materials far more challenging than on most other projects. The project team found opportunities, however:

- Boyd Jones reconfigured its approach to site logistics and improved off-site organization of materials and equipment.
- The team procured and scheduled delivery of supplies to the site for optimum efficiency
- Site safety was not sacrificed through construction, since the project site was completely enclosed with fencing that allowed students, staff, and members of the community to continue using nearby sidewalks while also ensuring adequate separation from active construction

Together, these strategies ensured a critical level of continuity and safety for the district, since classes were in session through a majority of the construction and we also restricted our employees’ access to the building.

## MAXIMIZING BOND TO MAINTAIN DISTRICT’S VISION

The budget for the junior-senior high school project was extremely aggressive, and there were numerous facility needs that could not be sacrificed. Boyd Jones worked to ensure that the project cost remained within the district’s expected budget. Using tools like a cost adjustment log during preconstruction, we tracked every design decision and cost impact, ensuring that there were no surprises on bid day. The end result was a project brought in early at .02% under original conceptual estimates.

### PROJECT OWNER

Dr. Don Johnson  
Superintendent (retired)  
5876 County Road P43  
Fort Calhoun, NE 68023  
402.553.3623

### ARCHITECT

Greg Stieren  
BCDM Architects  
1015 N 98th Street  
Omaha, NE 68114  
402.391.2211

### DELIVERY METHOD

CM as Agent

### BUDGET

\$15,473,000

### FINAL VALUE

\$15,473,000

### SCHEDULE

Multiple projects; schedule  
was met



# DC West Community Schools

401 S Pine Street | Valley, NE 68064

## Relevant Features

- New elementary school
- BCDM partnership
- Multiple projects/phases
- Student swing space
- Boyd Jones team members: Emily Bannick, Leila Knowles, Justin Cadwallader, and Sean Yahnke

## Overview

Boyd Jones has been a proud partner in the district's planning efforts since 2014. By solving problems creatively, minimizing cost, and always keeping in mind the best interest of the district, we have successfully completed 260,000 SF of renovations, additions, and new construction across multiple campuses.

Initial work involved renovations and additions to solve accessibility, life-safety, and indoor air quality issues at the middle school. New water service, fire sprinklers, and boiler systems were added to replace services that were contained in a demolished portion of the building. Six restrooms were renovated to solve accessibility issues and a new preschool playground was built.

In October of 2016, the district needed to accommodate students from the Waterloo campus, so Boyd Jones developed a solution to create permanent value rather than investing in portable classrooms. A planned future addition for the school was used to create a ten-classroom, temporary middle school on the Valley campus for the 2017 school year.

The 84,000 SF elementary school was completed simultaneously with renovations to science classrooms. The elementary project features a new gymnasium, kitchen, media center, and about 30 classrooms designed to accommodate continued growth within the district. Adaptive classroom spaces can be reconfigured to fit different learning modes and abundant daylight integrates the natural and built environments.

We are currently working with the district to construct a new middle school and performing arts addition. These projects will complete the vision for the district.



## PARTNERSHIP DRIVES HIGH QUALITY & VALUE

Boyd Jones leveraged its relationship with the architect for the new elementary school to elevate the quality of finishes for the client. The same design was used on a project in central Nebraska, and multiple site visits to that facility that resulted in:

- Detail revisions to improve on design elements and a streamlined phasing strategy for the project in Valley before construction began
- Improved approach to completing terrazzo floors within the new elementary
- An overall more durable level of finishes throughout the building

This strategy required careful communication with the architect, and, together, our commitment to quality and ideal client outcomes resulted in a completed project with a superb level of finish quality and attention to detail.

## LEVERAGING EXPERTISE TO PREVENT FUTURE ISSUES

Boyd Jones' independent assessment of the job site revealed the potential for flooding. In order to keep the aesthetic of the new building in line with existing structures and prevent flooding, the new elementary needed to be raised 3' higher than original specifications. Our team leveraged our builder expertise and attention to detail to advise the project team to make the change. The additional elevation led to:

- Avoiding the catastrophic flooding that affected the entire region during 2019
- Achieving a more seamless integration of the new building with the existing structures on campus

Our approach resulted in a safe learning environment and the project was completed with zero interruptions due to flooding.

## SMART PHASING STRATEGIES RESULT IN SAVINGS

The district was experiencing an ongoing struggle with mold issues at the middle school building that eventually resulted in the forced relocation of several classrooms. Instead of procuring temporary space through the purchase of portable classrooms, Boyd Jones came up with a different approach resulting in significant savings:

- Accelerating construction of a planned athletics addition to be used for temporary swing space
- Lowering ceilings in the new building shell to better accommodate learning spaces
- Streamlining installation of sheetrock to save time in completing rough interior finishes

This approach led to more than \$1 million in savings for the district and created an 11-classroom addition in just 13 weeks—in time to begin instruction for the fall semester in the new building.

### PROJECT OWNER

Dr. Melissa Poloncic  
Superintendent  
401 S Pine Street  
Valley, NE 68064  
402.359.2583

### ARCHITECT

Casey Painter  
BCDM Architects  
1015 N 98th Street  
Omaha, NE 68114  
402.391.2211

### DELIVERY METHOD

CM at Risk

### BUDGET

\$24,473,000

### FINAL VALUE

\$24,473,000

### SCHEDULE

Multiple projects; schedule was met

### CLAIMS

None



# Springfield Platteview Community Schools

14801 S 108th Street | Springfield, NE 68059

## Relevant Features

- New construction and renovation
- New elementary school facilities
- Multiple projects/phases
- Boyd Jones team members: Emily Bannick, Leila Knowles, Sean Yahnke, Jeff Gustafson, and Justin Cadwallader

## Overview

Springfield Platteview Community Schools selected Boyd Jones for our community engagement and construction management expertise as the district planned an ambitious \$24.8 million, bond-funded capital projects program to accommodate significant enrollment growth.

Faced with climbing enrollment at its 56-year-old Springfield Elementary building, the district identified four key areas for its bond program: increased safety and security, adequate learning space, reliable infrastructure, and room for growth. Today, we're in the early stages of projects at two sites that will address these needs.

A completely new, 77,806 SF Springfield Elementary will accommodate three sections of each grade level and includes spaces dedicated to special education, preschool, and intervention that do not exist at the current building. Additions totaling 13,000 SF at Westmont Elementary will result in a new gymnasium that doubles as a storm shelter, a new kitchen, and a new administration area with security upgrades to the primary building entrance.



## TEAMWORK HELPS ACHIEVE SCHEDULE GOALS

The team was presented with a tight schedule, as the district wants to start classes in the new elementary school for the 2022-2023 school year. To meet the July 2022 completion date for the 77,806-SF building, Boyd Jones:

- Worked with the design team to create an early bid package for mass grading and site utilities
- Released that bid package in Summer 2020 so work could begin in September 2020

This approach resulted in critical infrastructure work being completed by the time the ground froze and enabled Boyd Jones to hit the ground running in Spring 2021, setting the project up for timely completion aligned with the district's expectations.

## PHASING STRATEGIES KEEP STUDENTS SAFE

Constructability coordination was critical to establishing realistic timelines at Westmont Elementary. A critical component of the project is a new administrative area with secure entrance. To ensure that the district had a functional building to begin the 2021-2022 school year, Boyd Jones:

- Worked with the design team to identify alternative building materials that will expedite the schedule and minimize disturbances during construction
- Developed a plan with the building principal and district superintendent to begin work in March 2021
- Provided illustrated and narrative preliminary plans for scheduling and phasing to make our strategies clear

Effective communication and close collaboration with district stakeholders and the design team resulted in a phasing strategy that enabled us to complete a major portion of work at Westmont as a summer slam—ultimately reducing the schedule and mitigating risks of this portion of work happening while school is in session.

## LEVERAGING NEW CONSTRUCTION MATERIALS FOR ADDED SAFETY AND EFFICIENCY

We were unable to utilize standard sheet-pile methods to support the dirt adjacent to the below grade gym and cafeteria addition at Westmont Elementary because of the potential for settling and cracking of existing masonry. Instead, the team utilized heli-walls to shore the upper-level preschool classroom while installing the footings and cast-in-place concrete retaining walls for the addition. With an interlocking technology, heli-walls provide a significant safety advantage. They are designed for tight, sensitive spaces making them ideal for the project. By leveraging this new material, we were able to construct the addition without disturbing or damaging the existing structure while also maintaining the schedule.

### PROJECT OWNER

Ryan Saunders  
Superintendent  
14801 S 108th Street  
Springfield, NE 68059  
402.592.1300

### ARCHITECT

Rick Hauptman  
Alley Poyner Macchietto  
1516 Cuming Street  
Omaha, NE 68102  
402.763.2738

### DELIVERY METHOD

CM at Risk

### BUDGET

\$24,854,900

### FINAL VALUE

In Progress

### SCHEDULE

In Progress

### CLAIMS

None



# HMS Community School District

Hartley, Melvin, & Sanborn, IA

## Relevant Features

- New elementary school
- Renovation and additions
- Multiple projects/phases
- Boyd Jones team members: Emily Bannick, Leila Knowles, and Justin Cadwallader

## Overview

Hartley-Melvin-Sanborn Community School District (HMS) selected Boyd Jones for a major construction and renovation project includes a new elementary school and playground, a major renovation and new gymnasium at the district's middle school, and new spaces for industrial technology and wrestling at the high school.

The new elementary school replaced a 1930's-era structure in Hartley that has outlived its useful life and no longer accommodated modern accessibility standards. Spacious learning commons just beyond the main entrance and at the opposite end of the building anchor the new facility, with abundant natural light filling all learning spaces throughout.

At the middle school, renovations resulted in a dramatically modernized learning environment punctuated by collaborative studio spaces and commons areas. The addition provides a new gymnasium, locker rooms, kitchen, and music room.



## PHASING PLAN IMPROVES SAFETY, SAVES MONEY

The initial phasing plan called for the renovation of the middle school and the construction of the new elementary school to be done concurrently. The middle school would be occupied during construction, resulting in loss of efficiency and safety risks. Boyd Jones found a better solution:

- Construct the new elementary school first, and move students into the new space
- Perform the middle school addition and renovation second, and relocate the middle school students to the old elementary school while work is being done

These changes resulted in improved safety for students, a more streamlined schedule, and more optimal use of personnel - and saved the district over \$500,000.

## EARLY BID PACKAGES CREATE SCHEDULE EFFICIENCIES

Because there is a mandatory time requirement to allow soils to settle before work on footings and foundations can start, Boyd Jones sought to maximize time in the schedule by accelerating bid packages for certain portions of the project. We achieved this by:

- Collaborating with the architect to create an early sitework package that was bid out a month before the remaining project scope
- Starting sitework early, allowing the required time for soils settlement while other scopes of work were being bid out

This partnership approach with the architect allowed specific portions of site work to start early and kept the overall project on schedule.

## ENSURING BID COVERAGE FROM REGIONAL SUBS

Recruiting qualified subcontractors and fielding competitive bids is critical and it was important to HMS to work with as many local subcontractors as possible. To address this, we:

- Leveraged our invitation-to-bid database, subcontractor outreach events, calling campaigns, and word-of-mouth referrals in the weeks before bids were due

These efforts resulted in 90+% local subcontractor participation for this project, with only a small number of subs coming in from more than an hour outside of the district's footprint. Bid coverage was comprehensive and competitive, keeping the project well within budget.

### PROJECT OWNER

Patrick Carlin  
Superintendent  
300 N 8th Ave W  
Hartley, IA 51346  
712.928.3406

### ARCHITECT

Adam Van Gorp  
CMBA Architects  
2111 S 67th St. Ste. 300  
Omaha, NE 68106  
712.262.3426

### DELIVERY METHOD

CM as Agent

### BUDGET

\$26,000,000

### FINAL VALUE

\$26,000,000

### SCHEDULE

Elementary: 487 Days  
Middle: 488 Days  
High: 170 Days

### CLAIMS

None



# Red Oak Community School District

2011 N 8th Street | Red Oak, IA 51566

## Relevant Features

- New elementary school
- Multiple projects/phases
- Boyd Jones team members: Emily Bannick, Leila Knowles, and Justin Cadwallader

## Overview

Boyd Jones has become a trusted partner of Red Oak Community Schools through the master planning process. In total, our work together includes 225,000 SF of new construction and renovations, all funded by a successful bond election.

A highlight of our work with the district comprises 130,000 SF of additions and renovations at the junior-high school that now features a STEAM center with a new competition gymnasium and locker rooms; performing arts auditorium; new culinary arts lab; CTE space; new commons area and kitchen; an elevator; new media center and modernized classrooms; commercial kitchen for FCS instruction; two new science labs; and new mechanical and fire-suppression systems.

We also completed a 6,500 SF addition at the district's primary school with fire suppression upgrades throughout their 65,000 SF building. Another project resulted in new central administrative offices for the district.



## SWING SPACE KEEPS SCHEDULES ON TRACK

The district was challenged with finding adequate space for students and teachers while their classrooms were being renovated. Boyd Jones worked with the school to:

- Develop a no-cost solution using parts of the new construction area as swing space
- Create an additional plan with the school to relocate the district's communication network to a temporary building
- Solve issues with serving lunch in a temporary area during construction

These strategies saved significant money, kept construction on schedule, and ensured that all school functions and activities remained in operation.

## SEPARATING STUDENTS FROM ACTIVE JOBSITES

Working around an existing school building introduces specific safety challenges and a classroom addition project at one building was directly adjacent to a playground. To create more distance and increase safety around the site, Boyd Jones:

- Reconfigured the school's fencing to create more separation between the playground and active construction site
- Utilized the schedule to increase separation by completing demolition and foundations during the summer months while students were on break
- Completed the final tie-in of the addition over Christmas break to minimize the impact to existing classrooms and instruction

As a result, students and staff at this building were completely separated from construction activities for the duration of this project.

## FINDING A BETTER WAY TO ORGANIZE PLANNED ADDITIONS

A series of additions spread throughout Red Oak's high school campus required careful analysis and attention to detail in the planning stages. We worked with the district and architect to streamline phasing to:

- Ensure an optimal flow of labor and resources throughout renovations and additions
- Consolidate multiple additions into fewer locations

Minimizing additions around the perimeter of the high school and organizing them within the existing structure resulted in \$5 million in savings—reducing the total cost from \$34 million to \$29 million—and provided a more accessible learning space for students and faculty in the completed facility.

### PROJECT OWNER

Tom Messinger  
Superintendent (former)  
2011 N 8th Street  
Red Oak, IA 51566  
319.850.8170

### ARCHITECT

Daric O'Neal  
Alley Poyner Macchietto  
1516 Cuming Street  
Omaha, NE 68102  
402.341.1544

### DELIVERY METHOD

CM as Agent

### BUDGET

\$29,160,000

### FINAL VALUE

\$29,160,000

### SCHEDULE

Multiple projects; schedule was met

### CLAIMS

None



# Ability to Perform within the Time Specified

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**Boyd Jones**



**HMS Community School District**  
(most recent project)

**DESIGN COMPLETED**  
3/12/2019

**SUBSTANTIAL COMPLETION**

Proposed: 8/1/2020  
Actual: 8/1/2020

**FINAL COMPLETION**  
Proposed: 8/14/2020  
Actual: 8/14/2020

**WARRANTY WORK**  
No significant warranty work was necessary

**CLIENT CONVENIENCE**  
The client was not inconvenienced by delivery dates

**CLAIMS**  
None

**Springfield Platteview Community Schools**

**DESIGN COMPLETE**  
11/19/2020

**SUBSTANTIAL COMPLETION**

Proposed: 7/29/2022  
Actual: In Progress

**FINAL COMPLETION**  
Proposed: 8/29/2022  
Actual: In Progress

**WARRANTY WORK**  
No significant warranty work was necessary

**CLIENT CONVENIENCE**  
The client was not inconvenienced by delivery dates

**CLAIMS**  
None

**Fort Calhoun Community Schools**  
(most recent project)

**DESIGN COMPLETE**  
6/22/20

**SUBSTANTIAL COMPLETION**

Proposed: 6/4/21  
Actual: 5/20/21

**FINAL COMPLETION**  
Proposed: 7/02/2021  
Actual: 6/21/2021

**WARRANTY WORK**  
No significant warranty work was necessary

**CLIENT CONVENIENCE**  
The client was not inconvenienced by delivery dates

**CLAIMS**  
None

**DC West Community Schools**  
(most recent project)

**DESIGN COMPLETE**  
8/5/2015

**SUBSTANTIAL COMPLETION**

Proposed: 8/11/2017  
Actual: 8/11/2017

**FINAL COMPLETION**  
Proposed: 8/16/2017  
Actual: 8/16/2017

**WARRANTY WORK**  
No significant warranty work was necessary

**CLIENT CONVENIENCE**  
The client was not inconvenienced by delivery dates

**CLAIMS**  
None

**Red Oak Community School District**  
(most recent project)

**DESIGN COMPLETED**  
3/28/2018

**SUBSTANTIAL COMPLETION**

Proposed: 12/15/2019  
Actual: 12/15/2019

**FINAL COMPLETION**  
Proposed: 12/31/2019  
Actual: 12/31/2019

**WARRANTY WORK**  
No significant warranty work was necessary.

**CLIENT CONVENIENCE**  
The client was not inconvenienced by delivery dates

**CLAIMS**  
None



# Previous and Existing Compliance

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**Boyd Jones**

## **FAILURE TO COMPLY**

Boyd Jones has not been cited for failure to comply with local, state, or federal laws of any nature.

## **CIVIL OR CRIMINAL ACTIONS**

There are no civil or criminal actions pending against Boyd Jones or proposed members of the team.





# Other Information

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**Boyd Jones**

## SUBCONTRACTORS

The ability to self-perform work can insulate projects from a tight labor market. We fully anticipate subcontractor participation in all major areas of the project, as we maintain successful, long-term partnerships with a variety of subcontractors and see many benefits of working with those in and near your community. However, we can utilize our self-perform capabilities to ensure proper coverage.

If it's in the best interest of the project, we can self-perform the following work items with our own forces: foundation concrete, rough carpentry, firestop, finish carpentry, and specialties. Our self-performance capabilities enhance our capacity to control cost and quality, as well as drive the schedule more efficiently. We believe that we offer our clients several tangible benefits by maintaining in-house control over certain construction elements.

All scopes of work not listed above and deemed necessary for the completion of the project will be subcontracted. These include, but are not limited to: site work, demolition; concrete footings, foundations, and flatwork; structural steel material and erection; masonry; roofing, sealants, and moisture barriers; doors, windows, and glazing; framing, drywall, and ceilings; paint and carpet; mechanical, electrical, and plumbing.

## CURRENT CAPACITY

We have adequate capacity and are prepared to proceed with all aspects of the project if designated as the preferred firm.

## PROPOSED CHANGES TO CONTRACT

We have positive and productive working relationships with KSB School Law, having worked through similar contracts on recent projects. We are confident that we can reach a mutually acceptable agreement.

## CM FEE

Boyd Jones has used both lump sum and percentage fees for CM at Risk projects. We are equally comfortable with both fee structures, and will use the method most preferred by Ralston Public Schools.

## PROPOSED FEE FOR PRECONSTRUCTION COSTS

For preconstruction, we propose a fee of \$14,500.

FEE, GENERAL CONDITIONS, & COST OF WORK MATRIX			
Cost Category	Fee and General Conditions	Cost of Work	Comments
<b>Home Office Expenses</b>			
Home Office Overheads	X		
Business Development	X		
Training & Development	X		
Human Resources	X		
Accounting	X		
Home Office Printing/Copying	X		
Home Office Supplies	X		
Licenses	X		
<b>Insurance &amp; Bonds</b>			
Project Specific Insurance		X	
Payment and Performance Bonds		X	
<b>Precon/Construction Phase Staff</b>			
Project Executive		X	
Sr./Project Manager		X	
General Superintendent		X	
Superintendent(s)		X	
Project Engineer		X	
Safety Manager		X	
Preconstruction Manager	X		Included in Preconstruction Fee
Estimators	X		Included in Preconstruction Fee
VDC Manager		X	
Contract Administrator		X	
<b>Jobsite Operations</b>			
Trailers/Job Office		X	
Storage Trailers		X	
Cell Phones		X	
Computer		X	
Office Supplies		X	
Vehicles, Fuel, Maintenance		X	
Travel Expenses/Per Diem		X	
Document Reproduction		X	
Site Maintenance		X	
Postage & Couriers		X	
Site Signage		X	
First Aid		X	
Temporary Toilets		X	
Water, Ice, Cups		X	
Dumpsters		X	
Permits		X	
Project Management Software		X	
Materials Layout		X	
Field Engineering and Equipment		X	
Testing		X	
Security		X	
Surveying & Layout		X	
Temporary Utilities		X	
Temporary Fencing		X	
Interim Cleaning		X	
Final Cleaning		X	
Temporary Partitions & Enclosures		X	
Fire Protection		X	
Temporary Roads		X	
Temporary Parking		X	
Temporary Laydown		X	
Parking Fees		X	
Scaffolding		X	
Safety Rails		X	
Pump Water		X	
Traffic Control		X	
Taxes		X	
Tariff Surcharges		X	
Progress Photos		X	
Drone/VDC		X	
Information Technology		X	
Commissioning		X	
Mobilization		X	
Demobilization		X	

## LEGAL NAME AND STATUS OF THE CM

Firm Name: Boyd Jones Construction  
Established: 1924  
Incorporated: September 19, 1963; Nebraska

## LEGAL AUTHORITY TO PERFORM



# Contractor Registration Certificate

This certificate is non-transferable

**Registration # 21342-21**

Date Expiring: 9/15/2022

**BOYD JONES CONSTRUCTION**  
**BOYD JONES CONSTRUCTION COMPANY**  
950 S 10th Street Suite 100  
OMAHA, NE 68108

Nebraska Department of Labor  
550 South 16th Street  
Lincoln, NE 68508  
402-471-2239

  
Commissioner of Labor



**Boyd Jones**

950 S 10th Street, Suite 100  
Omaha, NE 68108  
[www.boydjones.biz](http://www.boydjones.biz)

**WEITZ**



**Ralston**  
PUBLIC SCHOOLS

**BCDM**  
architects

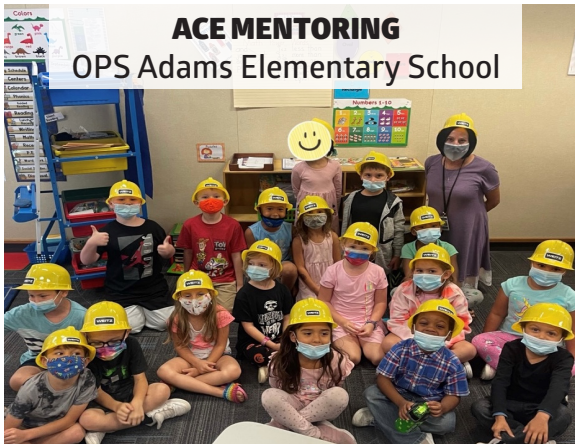
# ELEMENTARY SCHOOL IMPROVEMENTS

CMR Proposal / December 22, 2021

# WEITZ IN THE COMMUNITY

At The Weitz Company, we know that community stewardship is just as important as providing quality building services. Weitz supports a variety of charitable and community organizations both on a national and local level.

The majority of our Nebraska employees are parents with children in public schools, so we have a passion for advocating for and supporting our local schools as well as various children's programs. Some of the local organizations that we give back to include the following:



**ACE MENTORING**  
OPS Adams Elementary School



**KOATS 4 KIDS**  
Omaha Public Schools



**ACE MENTORING**  
OPS Burke High School Class Tours



**UNO DURHAM ENGINEERING**  
Pink Hard Hat Days



**CASA**  
2021 Family Christmas Gifts



**NAWIC**  
Food Drive

December 22, 2021

## **RALSTON PUBLIC SCHOOLS**

RE: CONSTRUCTION MANAGER SERVICES REQUEST FOR PROPOSAL

Dear Ralston Public Schools Selection Committee,

The Weitz Company is pleased to submit our qualifications and responses for the Ralston Public Schools elementary school improvement projects. We are excited about the positive impacts that this project will have for the Ralston community by improving your districts' schools.

Throughout our submission, we have identified our strengths and similar experiences that will ensure that by choosing Weitz, your projects will be a success. A few key points to watch for are as follows:

- + **FASTER COMPLETION WITHOUT RELOCATING STUDENTS AND STAFF** If there is one thing that the Weitz team has learned through our K-12 building experience, its that faculty and students must have access to their facilities without disruption. For us, that has meant completing our school projects within the most accelerated schedule possible, often months and even years ahead of the district's programmed schedule. We will renovate the three elementary schools in summers two and three, so that staff and students do not have to relocate to Mockingbird.
- + **OUR PROJECT MANAGER IS PART OF THE RALSTON COMMUNITY** Jason Crosier, our Project Manager and K-12 expert, is a vested stakeholder of the Ralston community and his family voted for the Ralston bond. He has seen the improvements made in other school districts and he wants the same opportunity for his daughter, Georgia, who will attend Meadows Elementary in the Fall of 2023. Jason is a stakeholder in this project and will advocate for the best quality and results for Ralston every step of the way.
- + **INNOVATIVE SOLUTION EXPERIENCES FOR K-12 PROJECTS** Our team has experience from constructing over two million square feet in additions and renovations to K-12 facilities in the last three years, improving learning environments for over 11,280 students. Throughout this experience, we have utilized innovative solutions to meet our clients needs for cost, quality, and schedule. Heating systems can be changed out over the cooling season. Prefabricating exterior window systems allows for quick installation during down time. Working nights to install fire sprinkler and room finishes would limit impact for education spaces. Each of these options, and many others, will be considered for use on your projects in order to minimize impact and maximize value for your District.

These are the strengths and values you can expect when you chose Weitz as your building partner. We look forward to our future discussions.

Sincerely,



**Brian Mahlendorf**  
VP and General Manager  
The Weitz Company  
8715 South 121st Street, La Vista, NE 68128  
E: brian.mahlendorf@weitz.com / P: 402.510.4012

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01

# WEITZ FINANCIAL RESOURCES

In 1855, Charles Weitz founded his construction company on quality craftsmanship and a commitment to client satisfaction. In 166 years much has changed at The Weitz Company, but the ideals upon which our company was founded remain the same.

Today, Weitz is one of the nation's most respected general contractors, operating offices in Arizona, Colorado, Iowa, Florida, Minnesota and Nebraska. Weitz reported revenues of \$1.1 Billion for each of the last three years.



OPS BURKE HIGH SCHOOL

## INSURANCE

### ACE American Insurance Company

2600 N. Central Expressway  
Richardson, TX 75080

Insurance coverage limits per occurrence  
Worker's compensation - \$1,000,000  
Bodily injury - \$2,000,000  
Property damage - \$4,000,000

Automobile per occurrence  
Bodily Injury - \$2,000,000  
Property Damage - \$2,000,000

## BONDING

Weitz's financial strength and management capabilities have qualified them to bond any project they have chosen to undertake. Weitz has received approval on bonds for individual projects in excess of \$300,000,000 with a total bonding capacity of \$2,000,000,000.

Weitz has surety bond credit established with Travelers Casualty and Surety Company of America which is A.M. Best rated A++ (Superior) FSC XV, Berkshire Hathaway Specialty Insurance which is A.M. Best rated A++ (Superior) FCS XV and Fidelity and Deposit Company of Maryland / Zurich American Insurance Company which are A.M. Best rated A+ (Superior) FCS XV.



## a SURETY LETTER



December 15, 2021

Ralston Public Schools  
Attn: Mark Alder  
3545 Park Drive  
Ralston NE 68127

**RE: The Weitz Company, LLC  
Elementary School Facilities Improvement Project**

Dear Mr. Alder:

This letter will confirm that The Weitz Company, LLC (“Weitz”) is a highly regarded and valued client of Travelers Casualty and Surety Company of America, Berkshire Hathaway Specialty Insurance Company and Zurich American Insurance Company and we are privileged to provide their surety bonds. Weitz’s financial strength and management capabilities have qualified them to bond any project they have chosen to undertake. Weitz has received approval on bonds for individual projects in excess of \$300,000,000 with a total bonding capacity of \$2,000,000,000. However, this aggregate amount should not be considered a limit to their program. Weitz has surety bond credit established with Travelers Casualty and Surety Company of America which is A.M. Best rated A++ (Superior) FSC XV, Berkshire Hathaway Specialty Insurance Company which is A.M. Best rated A++ (Superior) FSC XV and Zurich American Insurance Company which are A.M. Best Rated A+ (Superior) FSC XV.


We understand that this project is valued at approximately \$40,000,000. We anticipate no problem providing 100% Performance and Payment Bonds at the request of Weitz should it be awarded this contract. However, please be advised that the issuance of any final bonds will be subject to confirmation of appropriate project funding and the acceptable review of the construction contract and bond terms and conditions by Weitz and its sureties as well as normal underwriting considerations at the time the bonds are required.

The consideration to issue bonds on this project is solely a matter between Weitz and its surety and neither Weitz, nor its surety, assume any liability to third parties or to you by issuance of this letter.

Weitz has an excellent reputation in the construction industry and is ranked among the top builders in the United States with annual revenues that have exceeded \$1.4 billion.

Sincerely,

Travelers Casualty and Surety Company of America (AM Best A++, FSC XV)  
Berkshire Hathaway Specialty Insurance Company (AM Best A++, FSC XV)  
Zurich American Insurance Company (AM Best A+, FSC XV)

  
C.K. Nakamura  
Attorney-in-Fact



One Tower Square  
Hartford CT 06183






02

WEITZ

# ABILITY TO PERFORM

## a PROPOSED PROJECT TEAM ORGANIZATION CHART



 **BRIAN MAHLENDORF**  
GENERAL MANAGER/ VP

**PRECONSTRUCTION**

 **SEAN HANRAHAN**  
CHIEF ESTIMATOR

**PROJECT TEAM LEAD**

 **JASON CROSIER**  
PROJECT MANAGER

**CONSTRUCTION**

 **RON MARSH**  
PROJECT SUPERINTENDENT


 **MAKENZIE MILLER**  
PROJECT ESTIMATOR

 **KRISTIN LARSEN**  
ASST. PROJECT MANAGER

 **JUSTIN TAYLOR**  
PROJECT SUPERINTENDENT

 **KEI'LAH SADLER**  
PROJECT ENGINEER

**SUPPORT STAFF**

 **AARON ANDERSON**  
VICE PRESIDENT OF SAFETY

### EXPERIENCE TO NOTE: GRETNA ELEMENTARY SCHOOL

The majority of our proposed team has worked on our Gretna Elementary project. The graphic below illustrates the similarities that relate to the Ralston projects. We have highlighted these similarities throughout this proposal because we believe this experience allows our team to provide the highest level of understanding and quality solutions for your projects.

- Size + 60,000 Square Feet
- Size + \$8,000,000 Value
- Scope + New HVAC, mechanical and electrical
- Scope + Project finishes
- Scope + Learning environment improvements
- Scope + New fire sprinkler and alarm system
- Scope + Space reconfiguration
- Scope + **Completed in three months**

**WILDEWOOD**

Size + 52,000 SF

Scope + New electrical

- + Project finishes
- + New fire sprinkler
- + New alarm system

**MEADOWS**

Size + 48,000 SF

Scope + New HVAC

- + New electrical
- + Project finishes
- + New fire sprinkler

**BLUMFIELD**

Size + 61,000 SF

Scope + Mechanical improvement

- + Project finishes
- + Space reconfiguration
- + Learning improvements



## b SPECIALTY SUB-CONSULTANTS

Our team does not anticipate the need for any sub-consultants. However, early competitive subcontractor packages could be advantageous for determining the most effective and cost efficient option to meet design intent.

## c RALSTON TEAM RESUMES



### ABOUT BRIAN'S ROLE

Brian is known for his reliability and for ensuring project success. He will ensure that our team meets or exceeds your expectations. As a leadership representative of your project, Brian will provide direction to the team for effective and efficient project delivery.

After spending his first years with Weitz as a Project Manager and now serving as our leader, Brian has an understanding of key outcomes for customers and tailoring solutions to their needs. Additionally, his experience has given him first-hand knowledge of site constructability, leading customers and project teams throughout project planning and delivery. Brian has developed many long-term relationships with clients and earned their trust through seamless project execution.

### BRIAN MAHLENDORF

VP & GM, Project Principal  
The Weitz Company  
E brian.mahlendorf@weitz.com  
P 402.510.4012

### EDUCATION, REGISTRATIONS OR CERTIFICATIONS

B.S. Construction Engineering  
University of Nebraska- Omaha

### YEARS OF EXPERIENCE

With Weitz: 20  
Construction Industry: 28

### AFFILIATIONS

- Omaha Zoning Board of Appeals
- La Vista 84th Street Corridor Steering Committee
- La Vista Community Foundation - Chair
- Papillion La Vista Community Schools Advisory Committee
- Sarpy County Chamber of Commerce Board of Directors
- 2018 Sarpy Business Leader of the Year

### EXPERIENCE:

#### OMAHA PUBLIC SCHOOLS MULTIPLE PROJECTS / ROLE: PRINCIPAL COMPLETION: VARIOUS / \$55,000,000+

Brian has led the construction teams for on numerous projects for OPS. Weitz was recently awarded the cost budgeting for master planning the education transformation and physical modernization of all 107 OPS buildings.

**Project Similarities:** The projects are all for K-12 School improvements. Our teams are working on providing value and minimizing construction inconveniences before the work even begins.

#### UNIVERSITY OF NEBRASKA OMAHA PROJECTS / ROLE: PRINCIPAL COMPLETION: VARIOUS / \$62,000,000+

Brian has provided guidance for all project teams of new or renovated facilities on UNO's campus. His leadership has helped both preconstruction and construction teams turn over successful projects for the University.

**Project Similarities:** Most of the projects for the UNO campus were renovations or additions for existing buildings. Our teams worked around campus activity in order for classes to stay in session and all pathways to be safely utilized.

#### VETTER HEALTH SERVICES - VARIOUS PROJECTS / ROLE: PRINCIPAL COMPLETION: VARIOUS / \$100,000,000+

Weitz has worked with VHS since 1998, constructing new facilities along with a number of renovation projects. The renovation projects require additional planning, coordination, and public safety as these facilities are occupied by residents who require a high level of care.

**Project Similarities:** The projects for Vetter Health were renovations or additions for existing buildings and required similar coordination needed for schools.

### REFERENCES

#### OPS Multiple Projects

Darwin Rhodes, Owner's Representative  
A: 3215 Cuming Street  
Omaha, NE 68131  
P: 531.299.0180  
E: darwin.rhodes@ops.org

#### UNO Multiple Projects

Larry Morgan, Owner's Representative  
A: Facilities Management and Planning Kayser Hall, 6001 Dodge Street Omaha, NE 68182  
P: 402.554.2500  
E: lmorgan@unomaha.edu

#### VETTER Multiple Projects

Steve Hansen, Vetter Construction Manager  
A: 20220 Harney St.  
Elkhorn, Nebraska 68022  
P: 402.895.3932  
E: shansen@vhsmail.com



PRIMARY POINT OF CONTACT



# JASON CROSIER

*Project Manager, K-12 Specialist  
The Weitz Company  
E jason.crosier@weitz.com  
P 402.506.2570*

### EDUCATION, REGISTRATIONS OR CERTIFICATION

Bachelors in Construction Management  
University of Nebraska

### YEARS OF EXPERIENCE

With Weitz: 7  
Construction Industry: 15

### AFFILIATIONS

Sarpy County Leadership class of 2016

### ABOUT JASON'S ROLE

Jason was chosen for your project because he is a member of the Ralston community and his daughter will attend Meadows elementary in Fall of 2023. Jason's father was a long time educator and instilled a passion for providing the best learning environments for the next generation.

Jason has become our K-12 Specialist and has led many of our renovation projects of various sizes and scope. His responsibilities include scheduling, cost control, subcontractor management, contract negotiations, administration, staging, logistics, planning and reporting. His first priority is constant communication with the client and design team. His phone is always on and he will always be ready to respond to questions or concerns regarding your project.

### EXPERIENCE:

#### **GRETNA ELEMENTARY SCHOOL / ROLE: PROJECT MANAGER COMPLETION: 2019 / \$8,000,000**

The school received a major HVAC and plumbing redo, as well as the installation of high-efficiency windows and improvements to interior and exterior lighting, cabinets, shelves, kitchen materials and appliances, ceilings, paint and carpet. This project finished twelve months early due to strong planning upfront and diligent team accountability. The team began planning and construction prior to the release of construction documents.

**Project Similarities:** The planning process was detailed such that every day was detailed in the schedule. Initial coordination and communication with subcontractors allowed for an accelerated three-month build.

#### **OPS CENTRAL HIGH SCHOOL IMPROVEMENTS / ROLE: PROJECT MANAGER COMPLETION: 2022 / \$9,000,000**

Central High School, the oldest active school in Omaha, is undergoing capital improvements performed by Weitz. The school, built in 1900, is getting modernized infrastructure including HVAC and plumbing.

**Project Similarities:** This high school project will oversee the renovation and refresh with the improvement of outdated infrastructure.

#### **OPS SOUTH HIGH SCHOOL / ROLE: PROJECT MANAGER / COMPLETION: 2022 \$10,400,000**

South High School is undergoing improvements performed by Weitz. The school will be getting modernized infrastructure- including mechanical systems, refreshed interior finishes and locker rooms, and modernized learning environments.

**Project Similarities:** This high school project will also oversee the renovation and refresh of a high school with the improvement of outdated infrastructure.

#### **METRO 24 BUS STOPS / ROLE: PROJECT MANAGER / COMPLETION: 2020 \$10,300,000**

This project added 24 bus stops to the Metropolitan transit authority's routes. The project provided improved job access for night shift workers and streamlined services, making routes more direct and easier to navigate for first-time riders.

**Project Similarities:** This project was in a very busy public area and required extra safety precautions.

#### **OPS TEACHER ADMINISTRATIVE CENTER / ROLE: PROJECT MANAGER COMPLETION: 2020 / \$2,000,000**

The OPS Teacher's Administrative Center (TAC) is the administrative hub for OPS. The building project updated finishes and converted former classroom and office spaces and eliminated the former cafeteria. Our team was able to take advantage of COVID shutdowns and start the project before design was complete. Work was completed before staff returned full time to the TAC building.

**Project Similarities:** This project renovated an older building with new finishes and reconfigured spaces. TAC was built with a fast track schedule and went from idea to completion in four months with minimal disruption.

### REFERENCES

**GRETNA Project:** Gretna Elementary School

**Rich Beran, Superintendent**  
A: 801 South Street  
Gretna, NE 68028  
P: 402.332.3265  
E: rberan@gpsne.org

**OPS Projects:** TAC, Central high, South High

**Darwin Rhodes, Owner's Representative**  
A: 2222 Cuming Street  
Omaha, Nebraska 68102  
P: 531.299.0180  
E: darwin.rhodes@ops.org

**METRO Project:** Metro Transit Stops

**Joy Willoughby, Senior Project Manager**  
A: 3215 Cuming Street  
Omaha, NE 68131  
P: 402.341.0800  
E: jwilloughby@ometro.com



## KRISTIN LARSEN

Asst. Project Manager, The Weitz Company  
E kristin.larsen@weitz.com  
P 402.850.0772

### EDUCATION

Bachelors in Civil Engineering Iowa State University

Masters in Business Administration  
Midland University 2020

### YEARS OF EXPERIENCE

With Weitz: 6  
Construction Industry: 6

### AFFILIATIONS AND COMMUNITY INVOLVEMENT

Youth Sports Coach

National Association for Women in Construction (NAWIC)

### ABOUT KRISTIN'S ROLE

Kristin was selected due to her extensive experience working on school renovation projects. She is also passionate about youth mentoring and coaching, as a member of ACE mentoring, participant in NAWIC volunteer programs, and youth volleyball coach.

Kristin will work with our team for budget controls, project supervision, contract writing, submittals, material ordering, and scheduling. She will ensure all materials are on time for each stage of construction.

### EXPERIENCE:

#### OPS ADAMS ELEMENTARY AND BLACKBURN SCHOOL ROLE: ASSISTANT PROJECT MANAGER / COMPLETION: 2022 / \$4,300,000

Both projects for OPS will upgrade the schools infrastructure, technology and outdated fixtures and finishes. These projects share manpower and resources for efficient delivery. Weitz is upgrading the schools mechanical and electrical systems as well as interior finishes. Final mechanical and electrical change outs were completed during the fall and winter breaks.

**Project Similarities:** This is a summer school interior renovation project. Weitz utilized all school breaks to complete major scopes of work.

#### GRETNA ELEMENTARY SCHOOL / ROLE: ASSISTANT PROJECT MANAGER COMPLETION: 2019 / \$8,000,000

The school received a major HVAC and plumbing redo, as well as the installation of high-efficiency windows and improvements to interior and exterior lighting, cabinets, shelves, kitchen materials and appliances, ceilings, paint and carpet. This project finished twelve months early due to strong planning upfront and diligent team accountability. The team began planning and construction prior to the release of construction documents.

**Project Similarities:** The planning process was detailed such that every day was detailed in the schedule. Initial coordination and communication with subcontractors allowed for an accelerated three-month build.

#### UNO MAMMEL HALL / ROLE: ASST. PROJECT MANAGER COMPLETION: 2021 / \$12,000,000

This design-build project for UNO's Mammel Hall addition will provide more space for classrooms; faculty offices; research instructional laboratories; individual and group study space; and a multipurpose room that can seat 180 people.

**Project Similarities:** Coordination of materials has driven an accelerated schedule.

#### OPS CENTRAL HIGH SCHOOL IMPROVEMENTS / ROLE: PROJECT ENGINEER COMPLETION: 2022 / \$9,000,000

Central High School, the oldest active school in Omaha, is undergoing capital improvements performed by Weitz. The school, built in 1900, is getting modernized infrastructure including HVAC and plumbing.

**Project Similarities:** This high school project will oversee the renovation and refresh with the improvement of outdated infrastructure.

#### OPS TEACHER ADMINISTRATIVE CENTER / ROLE: ASST. PROJECT MANAGER COMPLETION: 2020 / \$2,000,000

The OPS Teacher's Administrative Center (TAC) is the administrative hub for OPS. The building project updated finishes and converted former classroom and office spaces and eliminated the former cafeteria. Our team was able to take advantage of COVID shutdowns and start the project before design was complete. Work was completed before staff returned full time to the TAC building.

**Project Similarities:** This project renovated an older building with new finishes and reconfigured spaces. TAC was built with a fast track schedule and went from idea to completion in four months with minimal disruption.

### REFERENCES

**OPS Projects:** TAC, Adams and Blackburn, and Central

Darwin Rhodes, Owner's Representative  
A: 2222 Cumming Street  
Omaha, Nebraska 68102  
P: 531.299.0180  
E: darwin.rhodes@ops.org

**GRETNA Project:** Gretna Elementary School

Rich Beran, Superintendent  
A: 801 South Street  
Gretna, NE 68028  
P: 402.332.3265  
E: rberan@gpsne.org

**UNO Project:** Mammel Hall Renovation

Larry Morgan, Owner's Representative  
A: 6001 Dodge Street  
Omaha, NE 68182  
P: 402.554.2500  
E: lmorgan@unomaha.edu



## RON MARSH

*Project Superintendent, The Weitz Company*  
E ron.marsh@weitz.com  
P 402.510.7154

### EDUCATION

Northwest Missouri Vocational  
Technical School of Carpentry

### YEARS OF EXPERIENCE

With Weitz: 23 Years  
Construction Industry: 33 Years

### PROFESSIONAL CERTIFICATIONS

Lean Construction

### ABOUT RON'S ROLE

Ron was selected for Ralston's Elementary school projects because he has over 33 years of building experience and has spent the last several years working on schools for Gretna and OPS. As a grandfather, he respects and understands Ralston's expectations for site safety and constant communication with schools and all stakeholders.

Through his experience, Ron has the ability to mitigate potential project issues or schedule delays. He is an excellent communicator and works hard in the field with subcontractors to ensure that the project is completed on-time and on-budget.

### EXPERIENCE:

#### **GRETNA ELEMENTARY SCHOOL / ROLE: PROJECT SUPERINTENDENT COMPLETION: 2019 / \$8,000,000**

The school received a major HVAC and plumbing redo, as well as the installation of high-efficiency windows and improvements to interior and exterior lighting, cabinets, shelves, kitchen materials and appliances, ceilings, paint and carpet. This project finished twelve months early due to strong planning upfront and diligent team accountability. The team began planning and construction prior to the release of construction documents.

**Project Similarities:** The planning process was detailed such that every day was detailed in the schedule. Initial coordination and communication with subcontractors allowed for an accelerated three-month build.

#### **OPS CENTRAL HIGH SCHOOL IMPROVEMENTS / ROLE: PROJECT SUPERINTENDENT COMPLETION: 2022 / \$9,000,000**

Central High School, the oldest active school in Omaha, is undergoing capital improvements performed by Weitz. The school, built in 1900, is getting modernized infrastructure including HVAC and plumbing.

**Project Similarities:** This high school project will oversee the renovation and refresh with the improvement of outdated infrastructure.

#### **OPS LOTHROP ELEMENTARY SCHOOL / ROLE: PROJECT SUPERINTENDENT COMPLETION: 2017 / \$5,780,000**

This OPS elementary school underwent extensive renovations and updates including; upgrades in MEP systems, playground equipment, roofing, security and technology access, and a more open layout. Lothrop is located on a busy street and requires safety signage and strategic access for construction vehicles.

**Project Similarities:** This high school project will also oversee the renovation and refresh of a high school with the improvement of outdated infrastructure.

#### **COLLEGE OF SAINT MARY MERCY HALL / ROLE: PROJECT SUPERINTENDENT COMPLETION: 2015 / \$5,230,779**

This project included the complete renovation of administrative, office, meeting rooms, commercial kitchen and dining space. The update gave the building an external face lift and full mechanical and electrical renovation.

**Project Similarities:** This building was occupied during the renovation. Weitz took extra measures to ensure accessibility and safety for staff and students.

#### **NEW CASSEL ADULT DAY CENTER REMODEL / ROLE: PROJECT SUPERINTENDENT COMPLETION: 2018 / \$1,500,000**

The day center was a complete renovation, including complete HVAC and electrical replacement all while maintaining a safe space both the special needs residence as the construction workers. This was accomplished by breaking the space into two phases and minimal disruption to the residence.

**Project Similarities:** This project was completed in phases while occupied with residents.

### REFERENCES

**GRETNA Project:** Gretna Elementary School

Rich Beran, Superintendent  
A: 801 South Street  
Gretna, NE 68028  
P: 402.332.3265  
E: rberan@gpsne.org

**OPS Project:** Central High School

Darwin Rhodes, Owner's Representative  
A: 2222 Cuming Street  
Omaha, Nebraska 68102  
P: 531.299.0180  
E: darwin.rhodes@ops.org

**COLLEGE OF SAINT MARY Project:** Mercy Hall

Dan Spargen, Facilities Director  
A: 7000 Mercy Road  
Omaha, Nebraska 68106  
P: 402.399.2400  
E: dspargen@csm.edu



## JUSTIN TAYLOR

Project Superintendent, The Weitz Company  
E justin.taylor@weitz.com  
P 319.450.1708

### EDUCATION

Bachelor of Science in Business Management  
Morningside College – Sioux City, IA

### YEARS OF EXPERIENCE

With Weitz: 4 Years  
Construction Industry: 16 Years

### ABOUT JUSTIN'S ROLE

The Ralston team can expect an efficient schedule delivery, quality installation, clean site management and safety above all else with Justin as project superintendent. He has worked under many constrained and active sites. This experience allows him to plan activities to arrive just as they are needed and maximize space planning. Justin's responsibility is overall daily site management. This includes driving the schedule to completion, daily quality inspections, safety first focus on a clean site and managing all site activities.

### EXPERIENCE:

#### OPS ADAMS ELEMENTARY AND BLACKBURN SCHOOL

**ROLE: PROJECT SUPERINTENDENT / COMPLETION: 2022 / \$4,300,000**

Both projects for OPS will upgrade the schools infrastructure, technology and outdated fixtures and finishes. These projects share manpower and resources for efficient delivery. Weitz is upgrading the schools mechanical and electrical systems as well as interior finishes. Final mechanical and electrical change outs were completed during the fall and winter breaks.

**Project Similarities:** This is a summer school interior renovation project. Weitz utilized all school breaks to complete major scopes of work.

#### BUENA VISTA UNIVERSITY / ROLE: PROJECT SUPERINTENDENT

**COMPLETION: 2020 / \$3,900,000**

This renovation project updated the existing campus library that connects to the existing Siebens Forum. This project added and refreshed space for the school to created a more collaborative environment.

**Project Similarities:** This project has a fast-Track summer schedule to demolish and renovate 50,000 square feet of library space into new classrooms, offices, workrooms, conference rooms and media center.

#### METRO 24 BUS STOPS / ROLE: PROJECT SUPERINTENDENT / COMPLETION: 2020 \$10,300,000

This project added 24 bus stops to the Metropolitan transit authority's routes. The project provided improved job access for night shift workers and streamlined services, making routes more direct and easier to navigate for first-time riders.

**Project Similarities:** This project was in a very busy public area and required extra safety precautions.

#### WERNER PARK SOCCER / ROLE: PROJECT SUPERINTENDENT

**COMPLETION: 2020 / \$2,009,485**

Weitz added a soccer field to the existing Werner Park stadium that runs from the third-base dugout to right field. The project added locker rooms and soccer offices in a short amount of time.

**Project Similarities:** This project had an accelerated schedule and needed to be completed in time for the first soccer game.

#### FREMONT YMCA AQUATICS CENTER / ROLE: PROJECT SUPERINTENDENT

**COMPLETION: 2018 / \$12,687,000**

Justin was responsible for reporting project status updates to the YMCA board. This project was on an active YMCA campus, so extra safety measures were implemented. The Aquatics Center addition included the largest YMCA pool in North America.

**Project Similarities:** The Fremont YMCA project was an addition to an existing occupied facility. The team coordinated construction and safety to keep the building in full operation at all times.

### REFERENCES

**OPS** Darwin Rhodes, Owner's Representative  
A: 2222 Cuming Street  
Omaha, Nebraska 68102  
P: 531.299.0180  
E: darwin.rhodes@ops.org

**WERNER** Martie Cordaro, Owner  
A: 12356 Ballpark Way,  
Papillion, NE 68046  
P: 402.734.2550  
E: martiec@omahastormchasers.com

**BVU** Suzette Radke, VP of Finance and Admin  
A: 610 West Fourth Street  
Storm Lake, Iowa 50588  
P: 712.749.2044  
E: radkes@bvu.edu

**YMCA** Jerry Rinne, Owner  
A: 810 N Lincoln Ave, Fremont,  
NE 68025  
P: 402.721.6952  
E: ymcajerry@yahoo.com

**METRO** Joy Willoughby, Senior Project Manager  
A: 3215 Cuming Street  
Omaha, NE 68131  
P: 402.341.0800  
E: jwilloughby@ometro.com



## SEAN HANRAHAN

Chief Estimator, The Weitz Company  
E sean.hanrahan@weitz.com  
P 402.502.4036

### EDUCATION

Bachelor's Degree in Construction  
Engineering Technologies  
University of Nebraska - Omaha

### YEARS OF EXPERIENCE

With Weitz: 21  
Construction Industry: 29

### ABOUT SEAN'S ROLE

Though we've listed the most recent education projects he has worked on, Sean was involved in all of our Preconstruction efforts in the last 21 years. Sean offers 28+ years of expertise in preconstruction planning, constructibility, estimating and value alternate evaluation. He will lead the team through an expedited budgeting review immediately following approval and reach out to partners and systems experts to provide budget savings options for review.

### EXPERIENCE:

#### **MILLARD CENTRAL MIDDLE SCHOOL / ROLE: CHIEF ESTIMATOR SCHEDULED COMPLETION: 2023 / \$11,713,000**

Sean's leadership through the preconstruction process has allowed this project to move forward faster than anticipated. Weitz was able to create a schedule that will allow for this project to finish three full summers faster than the district had planned.

**Project similarities:** Scheduling is the top priority and biggest challenge for Millard Central. Weitz is using previous school experience to complete the project three years faster.

#### **MILLARD PUBLIC SCHOOLS NORRIS ELEMENTARY / ROLE: CHIEF ESTIMATOR COMPLETION: 2022 / \$4,738,875**

Weitz is updating major utilities, refreshing finishes, windows and exterior facade for Norris Elementary. The school is occupied during much of the renovation. Our team is taking every measure possible to ensure that students and faculty face minimal construction impact and are able to utilize their building.

**Project Similarities:** This project is being completed in phases with a high level of safety and logistics planning.

#### **OPS CENTRAL HIGH SCHOOL IMPROVEMENTS / ROLE: CHIEF ESTIMATOR COMPLETION: 2022 / \$9,000,000**

Central High School, the oldest active school in Omaha, is undergoing capital improvements performed by Weitz. The school, built in 1900, is getting modernized infrastructure including HVAC and plumbing.

**Project Similarities:** This high school project will oversee the renovation and refresh with the improvement of outdated infrastructure.

#### **OPS SOUTH HIGH SCHOOL / ROLE: CHIEF ESTIMATOR / COMPLETION: 2022 \$10,400,000**

South High School is undergoing improvements performed by Weitz. The school will be getting modernized infrastructure- including mechanical systems, refreshed interior finishes and locker rooms, and modernized learning environments.

**Project Similarities:** This high school project will also oversee the renovation and refresh of a high school with the improvement of outdated infrastructure.

#### **OPS BURKE HIGH / ROLE: CHIEF ESTIMATOR / COMPLETION: 2018 / \$11,800,000**

This project (performed in two phases) for Burke High School's addition and renovations took place between the school's portable classrooms and the main building. The school was active during the construction of the addition. Communicating the site logistics plan for the addition was key for the safety and minimization of school disruption for Burke High School. Burke finished nine months earlier than anticipated.

**Project Similarities:** The project included an updated central plant with all new equipment, a new fire sprinkler system throughout the project. All restrooms were renovated to meet ADA requirements with new carriers, tile, specialties and plumbing fixtures. Additionally, classroom finishes were updated with flooring, paint and ACT ceilings.

### REFERENCES

**MILLARD** Norris Elementary  
and Central Middle School

Jeremy Madson, Facilities  
Director

A: 12424 Weir St  
Omaha, NE 68137  
P: 402.715.1229

E: jsmadson@mpsomaha.org

**OPS** Central, South, and  
Burke High schools

Darwin Rhodes, Owner's  
Representative

A: 2222 Cuming Street  
Omaha, Nebraska 68102  
P: 531.299.0180

E: darwin.rhodes@ops.org



## MAKENZIE MILLER

*Project Estimator, The Weitz Company*  
E makenzie.miller@weitz.com  
P 308.370.9177

### EDUCATION

Bachelor's Degree in Construction  
Engineering Technologies  
University of Nebraska - Omaha

### YEARS OF EXPERIENCE

With Weitz: 3  
Construction Industry: 3

### AFFILIATIONS

National Association for Women in  
Construction (NAWIC)

### ABOUT MAKENZIE'S ROLE

As a Project Estimator, Makenzie is responsible for overseeing cost estimates, value analysis, comparisons, assisting with feasibility studies, and historical cost reports. Additional responsibilities include receiving pricing data from local subcontractors and suppliers. Makenzie will work closely with all team members to provide a total project cost based on input from all team members.

Makenzie is currently working on our OPS South High project and assisted with several other school projects.

### EXPERIENCE:

#### **MILLARD PUBLIC SCHOOLS NORRIS ELEMENTARY / ROLE: ESTIMATOR COMPLETION: 2022 / \$4,738,875**

Weitz is updating major utilities, refreshing finishes, windows and exterior facade for Norris Elementary. The school is occupied during much of the renovation. Our team is taking every measure possible to ensure that students and faculty face minimal construction impact and are able to utilize their building.

**Project Similarities:** This project is being completed in phases with a high level of safety and logistics planning.

#### **COLLEGE OF SAINT MARY LIED FIELD / ROLE: ESTIMATOR COMPLETION: 2021 / \$13,800,000**

This project includes numerous coordinated equipment connections to the structure by both the general contractor and the owner. Weitz added a field house to the existing building with a facility that connects the new and older buildings. The school had sporting events scheduled for the fall of 2021, so our team needed to meet critical milestone dates for successful completion.

**Project Similarities:** This project took place on a busy occupied campus with site constraints and safety precautions to work around.

#### **OPS SOUTH HIGH SCHOOL / ROLE: ESTIMATOR / COMPLETION: 2022 \$10,400,000**

South High School is undergoing improvements performed by Weitz. The school will be getting modernized infrastructure- including mechanical systems, refreshed interior finishes and locker rooms, and modernized learning environments.

**Project Similarities:** This high school project will also oversee the renovation and refresh of a high school with the improvement of outdated infrastructure.

#### **OPS CENTRAL HIGH SCHOOL IMPROVEMENTS / ROLE: ESTIMATOR COMPLETION: 2022 / \$9,000,000**

Central High School, the oldest active school in Omaha, is undergoing capital improvements performed by Weitz. The school, built in 1900, is getting modernized infrastructure including HVAC and plumbing.

**Project Similarities:** This high school project will oversee the renovation and refresh with the improvement of outdated infrastructure.

#### **OPS TEACHER ADMINISTRATIVE CENTER / ROLE: ESTIMATOR COMPLETION: 2020 / \$2,000,000**

The OPS Teacher's Administrative Center (TAC) is the administrative hub for OPS. The building project updated finishes and converted former classroom and office spaces and eliminated the former cafeteria. Our team was able to take advantage of COVID shutdowns and start the project before design was complete. Work was completed before staff returned full time to the TAC building.

**Project Similarities:** This project renovated an older building with new finishes and reconfigured spaces. TAC was built with a fast track schedule and went from idea to completion in four months with minimal disruption.

### REFERENCES

#### **MILLARD SCHOOLS** Norris Elementary

Jeremy Madson, Facilities  
Director  
A: 12424 Weir St, Omaha,  
NE 68137  
P: 402.715.1229  
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org

#### **COLLEGE OF SAINT MARY** Lied Field House

Dan Spargen, Facility  
Director  
A: 7000 Mercy Road  
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#### **OMAHA PUBLIC SCHOOLS** TAC, South & Central

Darwin Rhodes, Owner's  
Representative  
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Omaha, Nebraska 68102  
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## AARON ANDERSON

Vice President of Safety, The Weitz Company  
E aaron.anderson@weitz.com  
P 402.740.0665

### EDUCATION

Bachelor of Arts, Political Science  
University of Nebraska - Lincoln

### YEARS OF EXPERIENCE

With Weitz: 15  
Construction Industry: 25

### PROFESSIONAL CERTIFICATIONS

Associate Safety Professional (ASP)

OSHA 502 Outreach Trainer

Construction Safety and Health Technician

Board of Directors – Nebraska Construction Safety and Health Professionals

General Contractor Safety Forum- Lockton

### ABOUT AARON'S ROLE

Aaron currently serves as President of the Oakland Craig school board so he brings a different perspective about student and staff safety. He has led the Weitz safety program for over 15 years. His safety leadership has been critical in improving company-wide safety performance and culture. Aaron is a part of the Omaha metro community but has led safety initiatives for all of our projects nation-wide.

Aaron is responsible for the development, implementation, and evaluation of the safety programs Weitz utilizes.

### ABOUT AARON AND THE WEITZ SAFETY PROGRAM

Our Weitz Safety Program will focus on a daily regard to the safety of everyone in the Ralston community. We know that these construction projects could potentially have an effect on the daily lives of staff, parents and faculty- from limited access to parking, daily class schedules and scheduled community events. Safety starts in preconstruction with discussion for working around community events, construction travel paths and access to alternative parking and site set up. We aim to make safety the shared value of every employee and subcontractor that sets foot on our site by putting safety behind every decision, operation, and action.

The Weitz Company is an industry leader as the result of our commitment to safety at all levels and our best in class safety processes.

- + "Lead with Safety"
- + Behavior Based Safety
- + Project team safety audits

### RELEVANT SAFETY LEADERSHIP EXPERIENCE:

#### OMAHA PUBLIC SCHOOLS MULTIPLE PROJECTS / ROLE: VICE PRESIDENT OF SAFETY COMPLETION: VARIOUS / \$55,000,000+

Aaron has led the safety plans for numerous projects for OPS. Weitz was recently awarded the cost budgeting for master planning the education transformation and physical modernization of all 107 OPS buildings.

**Project Similarities:** K-12 School improvements.

#### UNIVERSITY OF NEBRASKA OMAHA PROJECTS / ROLE: DIRECTOR OF SAFETY COMPLETION: VARIOUS / \$62,000,000+

Aaron has provided safety guidance for all project teams for all of the new or renovated facilities at UNO. His program development has helped provide a safe pathways for students and staff at the University.

**Project Similarities:** Most of the projects for the UNO campus were renovations or additions for existing buildings.

#### COLLEGE OF SAINT MARY MULTIPLE PROJECTS / ROLE: DIRECTOR OF SAFETY COMPLETION: VARIOUS / \$30,000,000+

Weitz has renovated and added on to eight separate buildings for the College of Saint Mary campus. Projects for this campus have included interactive learning environments, a residence hall, indoor field and athletic facility, food hall, and dormitory.

**Project Similarities:** Weitz performed renovations and additions on campus. Some of them were performed while the buildings were occupied.

#### MIDTOWN CROSSING / ROLE: DIRECTOR OF SAFETY COMPLETION: 2011 / \$221,095,012

Weitz was the General Contractor for this multi-use facility, including a hotel, residential condos and apartments, multiple restaurants, Prairie Life Fitness Center facility, various retail outlets, parking structures and a movie theater. The Weitz Company was also responsible for laying 5,620 LF of storm and sanitary pipe, 290,000 SF of concrete paving, as well as 240,000 SF pedestrian paving. In addition Farnam Street was removed and repaved. As a main connection from the interstate the city required one lane of traffic remain open during all construction operations. The large plaza grass area has become a wonderful community gathering space for markets, festivals and similar specialty events.

**Project Similarities:** The Midtown project was highly public and required the highest level of coordination for safety and traffic coordination.



## d CONSTRUCTION MANAGEMENT APPROACH

### 1 COST ESTIMATING AND COST CONTROL

We hold our entire team accountable for project cost control. Our team will engage immediately to provide support to BCDM in review of conceptual design costs against the budget, early schedule durations, value alternate ideas, etc. Our team will be ready to immediately provide necessary detailed information for Ralston Public Schools and BCDM to make design decisions in order to meet milestones set forth for these projects. The first meeting will include a division of responsibilities, deadlines, segmented information due each week and a communication plan. Weitz will utilize our proven preconstruction tools discussed below during this process.

#### DESIGN REVIEW

We will work with designers in their preparation of design development and construction documents. By doing this, we ensure design documents are thorough and detailed enough to maximize quality, minimize cost and optimize schedule. As design progresses, we will review drawings and specifications for construction sequencing, detail feasibility, durability and schedule/cost effectiveness. Scope of work checklists are prepared to monitor the process in a checks and balances format. This is all communicated in our closure document process.

A bid at the Design Development stage includes specific scopes that are written to accompany bid documents. This is used to clarify scopes of work and infill details to identify responsibilities and prevent duplication or holes in bid coverage.

#### DETAILED ESTIMATING

Through dialogue, we will understand your culture, communication style, needs and goals for your project. This will enable us to effectively define our role within your overall objectives.

#### CLOSURE DOCUMENTS

At each design stage the team will provide a closure document to communicate all current information. These documents include an executive summary, detailed estimate, clarifications and assumptions, exclusions, value alternates, schedule and document listing.

#### VALUE ALTERNATES

All value alternates are tracked on our Bulldog Report. It is a tool that keeps a pulse on the budget and eliminates surprises by tracking all cost changes. As the design of the project progresses, the changes are identified and noted. Costs for each of these changes are estimated using our historic cost database as well as input from key subcontractors. This matrix of differences shows how cost has changed during the evaluation of design and is maintained and shared continuously. It provides real time values of the project and priced options for incorporation or elimination.

### SAMPLE BULLDOG REPORT

Pre-GMP	Description	Qty	UOM	Unit \$	Total \$
	Reduction in General Conditions	(1)	Isum	\$4,552,004.00	(\$4,552,004)
	Reduction in General Requirements	(1)	Isum	\$7,804,059.00	(\$7,804,059)
	Delete temp utilities	(1)	Isum	\$5,910,584.00	(\$5,910,584)
	Delete temp lobbies				\$0
	Spread Fdn - Temp Lobby @ Structure	(30)	cy	\$500.00	(\$15,000)
	Rebar Matl - Temp Lobby @ Structure	(4)	tn	\$1,100.00	(\$4,400)
	Rebar Labor - Temp Lobby @ Structure	(4)	tn	\$850.00	(\$3,400)
	5" SOG - Temp Lobby @ Structure	(3,000)	sqft	\$7.00	(\$21,000)
	WWF Mesh Labor - Temp Lobby @ Structure	(35)	sqft	\$25.00	(\$875)
	WWF Mesh Matl - Temp Lobby @ Structure	(35)	sqft	\$25.00	(\$875)
	Struct Steel Roof Matl - Temp Lobby @ Structure	(3,000)	sqft	\$16.00	(\$48,000)
	Struct Steel Roof Install - Temp Lobby @ Structure	(3,000)	sqft	\$10.00	(\$30,000)
	Temporary Lobby - Interior Finishes Allowance	(3,000)	sqft	\$50.00	(\$150,000)
	Phase 1 Turnover, Temp Lobby Entrance Allowance - Enclosure	(1)	Isum	\$100,000.00	(\$100,000)



## ESTIMATING TOOLS- BIM

Weitz is recognized as an industry leader for utilization of model content throughout all phases of construction. We have been maximizing our client's dollars by using model based quantities since 2006 for cost estimation (5D) and Phase Planning (4D). We will use internally created models as well as models created by BCDM to support our preconstruction efforts. The preconstruction team utilizes Assemble to pull quantities into our WINEST detailed estimating software. This result is faster updates on estimates for Ralston Public Schools and BCDM to evaluate options for design. We partner this technology with constructability analysis to create complete assemblies for items that are not modeled in Revit but will be required for the final details. This two-segment analysis provides a predictable cost to quickly make decisions.

### GATHERING

- + Design and Planning - collaborate with team in Preconstruction to ensure design will work with real world parts and pieces.
- + Model based quantity take-off to support estimating process.
- + Design Updates - model based reviews and analysis for real-time design changes.

### GENERATING

- + 3D Spatial Coordination.
- + Virtual Reality and Augmented Reality unit mock-ups.

### ANALYZING

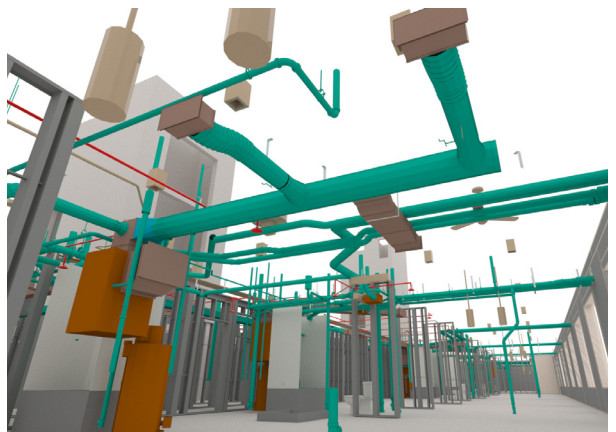
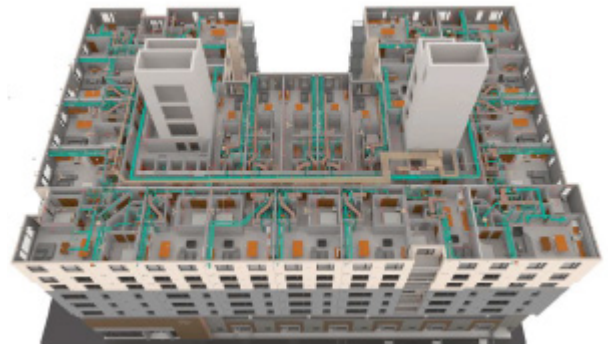
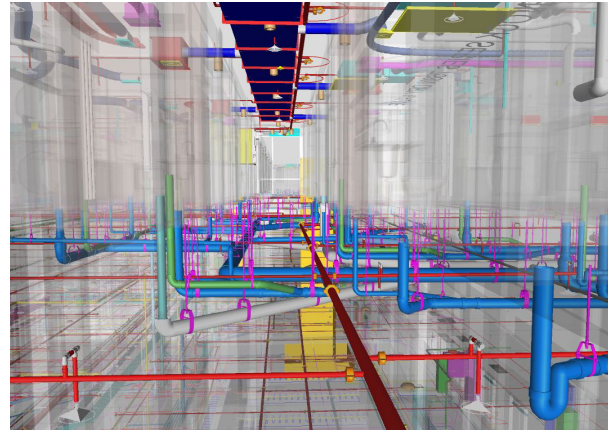
- + Evaluate constructability of all building systems.
- + Validate project.

### COMMUNICATING

- + Visually communicate the project in 2D and a 3D virtual environment.
- + Develop higher quality shop drawings from the BIM.

### REALIZING

- + Prefabrication of components
- + Fabrication direct from virtual models - i.e. Mechanical and Electrical plans.
- + Model based layout in the field directly from BIM.



## VDC AND BIM STRENGTHS

- ✓ Bringing value to our customers through VDC/Integrated construction processes
- ✓ Increasing communication and collaboration for all project team members by visualizing the work in a virtual environment.
- ✓ Eliminating waste in our processes and focusing on continual improvements and innovation.
- ✓ Fostering ingenuity at the project level: our best place for continual improvements and innovation
- ✓ Measuring VDC success in terms of predictability, productivity, and profitability.



Cost control starts with a thorough understanding of project design. Our team utilizes Bid Scopes to verify all details are captured in bids. By anticipating these gray areas of understanding, we identify and get bids for these items preventing requests for additional costs later.

During construction subcontract modifications are tracked through Procure and potential costs are identified immediately. Subcontractors are asked to provide prompt pricing. Simultaneously, the team reviews the reason behind the change and verifies it does constitute a change in scope. If scope change is necessary there are other options that would be have less impact for the overall budget and/or schedule.

A change report is presented at each Owner/Architect/Contractor meeting. The Owner is always aware of the potential cost items that impact the project and empowered to approve, reject or modify changes after a full detailed cost is presented, typically a week from the point it is identified.

WEITZ		SAMPLE Change Log				
THE WEITZ COMPANY, LLC		TWC, Grouped by Source of Funds				
		Project # W152300				
Number	Date	Description	Status	PCCO No	App Days	Applied
<b>Allowance</b>						
00-015	1/24/18	Window Blinds Allowance	Executed Change Order	0000 - 001	0	\$ (40,000)
01-019	12/08/17	Dining Room Screen Walls	Executed Change Order	000A - 003	0	\$ (15,716)
01-021	1/24/18	Existing Wellness Entrance	Executed Change Order	000A - 002	0	\$ (31,331)
01-022	11/21/17	RFI C-10 Added Floor Sink and Offset Condensate Drain	Executed Change Order	000A - 001	0	\$ 0
<b>TOTAL</b>						<b>\$ (87,047)</b>
<b>Contingency</b>						
01-033	5/14/18	VOID	007-Canceled		0	\$ 0
00-001	12/21/17	ASI 001 Loft - Elevator Substitute Clarifications	Executed Change Order	0000 - 002	0	\$ 0
00-003	12/01/17	ASI 003 Loft - Permit Comments Revisions	Executed Change Order	0000 - 001	0	\$ 0
00-004	12/01/17	ASI 004 Loft - Floor Framing Revisions	Executed Change Order	0000 - 001	0	\$ 0
00-005	1/09/18	ASI 005 Loft - Humidifiers and Electrical Unit Modifications	Executed Change Order	0000 - 002	0	\$ 0
00-006	11/15/17	Loft Elevator Door Finish	Executed Change Order	0000 - 001	0	\$ 0
00-009	1/17/18	Shingle Upcharge to OC	Executed Change Order	0000 - 001	0	\$ 0
00-017	1/18/18	Trex Deck Upgrade	Executed Change Order	0000 - 002	0	\$ 0
00-018	2/12/18	ASI 008 Loft Misc. Detail	Executed Change Order	0000 - 002	0	\$ 0
00-020	3/01/18	Window Limiters	Executed Change Order	0000 - 003	0	\$ 0
00-021	2/18/18	RFI 35 Dryer Exhaust Booster Fan	Executed Change Order	0000 - 002	0	\$ 0
00-029	3/29/18	RFI 046 Elevator Relief Hood	Executed Change Order	0000 - 002	0	\$ 0
00-047	4/17/18	RFI 62 Area Well for L-1	Executed Change Order	0000 - 003	0	\$ 0
00-051	5/25/18	ASI-10 Parking Garage Block Wall & Parking Stall	Executed Change Order	0000 - 002	0	\$ 0
00-055	7/20/18	Laundry Room Shelves	Executed Change Order	0000 - 003	0	\$ 0
00-059	8/27/18	Trash Chute Power	Executed Change Order	0000 - 003	0	\$ 0
01-004	12/16/17	ASI C-04 Permit Notes Clarifications	Executed Change Order	000A - 001	0	\$ 0
01-007	12/16/17	ASI C-07 Structure Revision at Library	Executed Change Order	000A - 001	0	\$ 0
01-008	1/03/18	ASI C-08 Owner Coordination Revisions	Executed Change Order	000A - 001	0	\$ 0
01-009	1/11/18	Convocation MEP Reroute	Executed Change Order	000A - 001	0	\$ 0
01-012	1/11/18	Commons Replace A121 Fireplace	Executed Change Order	000A - 001	0	\$ 0
01-013	1/18/18	PR C-01 Commons RTU Upgrade	Executed Change Order	000A - 001	0	\$ 0
01-015	1/18/18	ASI C-09.1 Owner Electrical Revisions	Executed Change Order	000A - 003	0	\$ 0
01-016	1/18/18	Communication Conduit from Wellness to Loft	Executed Change Order	000A - 001	0	\$ 0

Prolog Manager Printed on: 10/11/2018 Weitz Nebraska Page 1

The team utilizes trend charts for labor to verify we have utilized the necessary manpower to meet project deadlines. These are used in self-perform work to verify our labor is meeting the cost bid to the Owner. Both instances allow us to control costs throughout construction, verify schedules are being met and make corrections immediately as needed.

Our teams are responsible for reporting costs monthly through forecasting reports. These meetings include Brian Mahlendorf, Accounting and the entire team. Risk is reviewed for budget usage, projection of savings, pending changes and status updates. This information is reported to our national controller each month to verify teams are managing all risk appropriately.



## 2 PROJECT SCHEDULING

Once awarded the projects, our Weitz team would immediately begin working with Ralston and BCDM on the planning and scheduling process. We will work with BCDM and contact trade partners to discuss options and manpower needs to create a realistic schedule and then evaluate for any possible acceleration.

Our goal, especially for our education projects, is to minimize the overall project completion time. Through early engagement with BCDM and Ralston team, Jason Crosier will lead our team in creating detailed schedules outlining design and construction responsibilities for each. We'll create a detailed phasing plan for each elementary school to be analyzed by each team and revised to meet any additional needs as specified by the schools. Timelines for design packages and procurement deadlines will be established and communicated. At each point along the agreed upon schedule, verification of each goal will be tracked. Prior to school summer break, the team will do a final analysis before beginning construction.

The examples below illustrate the schedule acceleration that we've been able to create for some of our recent K-12 projects. Through our experience and with the similarities that Ralston's Elementary schools share with these projects, our team would be implement similar planning for your schools' construction schedules.

### RECENT K-12 PROJECT SCHEDULES

### RALSTON PROJECT SCHEDULES

#### GRETNA ELEMENTARY: 12 MONTHS EARLY

Size 60,000 SF Value \$8,000,000

Initial Schedule MAY 2019 - AUG 2020

Weitz Schedule APR - AUG 2019

#### MOCKINGBIRD ELEMENTARY

Size 61,000 SF

Estimated Schedule MAY 2022 - JUN 2024

#### OPS NORRIS: 24 MONTHS EARLY

Size 48,200 SF Value \$7,057,000

Initial Schedule MAY 2021 - AUG 2024

Weitz Schedule MAY 2021 - AUG 2022

#### WILDEWOOD ELEMENTARY

Size 52,000 SF

Estimated Schedule MAY - AUG 2023

#### MEADOWS ELEMENTARY

Size 48,000 SF

Estimated Schedule MAY - AUG 2024

#### OPS SOUTH: 12 MONTHS EARLY

Size 436,868 SF Value \$10,400,000

Initial Schedule JUN 2021 - AUG 2023

Weitz Schedule OCT 2020 - AUG 2022

#### BLUMFIELD ELEMENTARY

Size 61,000 SF

Estimated Schedule MAY - AUG 2024



Once construction begins, manpower and progress will be tracked daily. By immediately identifying any decrease in progress or resources, the team can mitigate schedule issues with the subcontractor that day. The schedule will be driven utilizing proven LEAN principles.

### LEAN SCHEDULING

Driving a project from design through completion, we own the schedule. LEAN scheduling methods are utilized from design through project closeout. Critical milestones are determined, lead times are incorporated, phasing plans are identified and agreed upon and all team members are held accountable for agreements made. The schedule is updated continuously to track progress and quickly respond to challenges, eliminating potential delays.

- a. **Pull Planning Sessions:** Pull planning involves entire team, including: Weitz, the Owner, designers and consultants, suppliers, etc., providing input to create project schedules. Pull Planning develops trust, ownership, buy-in and commitment for the project team.
- b. **Managing Constraints:** A log of open constraints will be maintained and made readily available. Status will be reviewed in weekly planning meetings on-site and at the OAC level. The log will always be available to the responsible individuals involved in planning. A procedure will be established for updating the log.
- c. **Weekly Work Plans:** The Six-Week Look-Ahead presents the activities that will be taking place in the next six weeks and ensures reliable promises have been made. The Six-Week Look-Ahead is reviewed weekly by the project team at staff meetings, OAC meetings, contractor meetings, etc. The Six-Week Look-Ahead displays the constraints that may affect an activity and the work flow.
- d. **Daily Stand-Ups:** Stand-up meetings will be held outside of The Weitz Company construction-site trailer and are intended to provide a daily opportunity to allow and encourage communication between all team members and responsible individuals for project needs related to Safety, Quality and Production.



Weekly



Learning



Weekly Work Planning



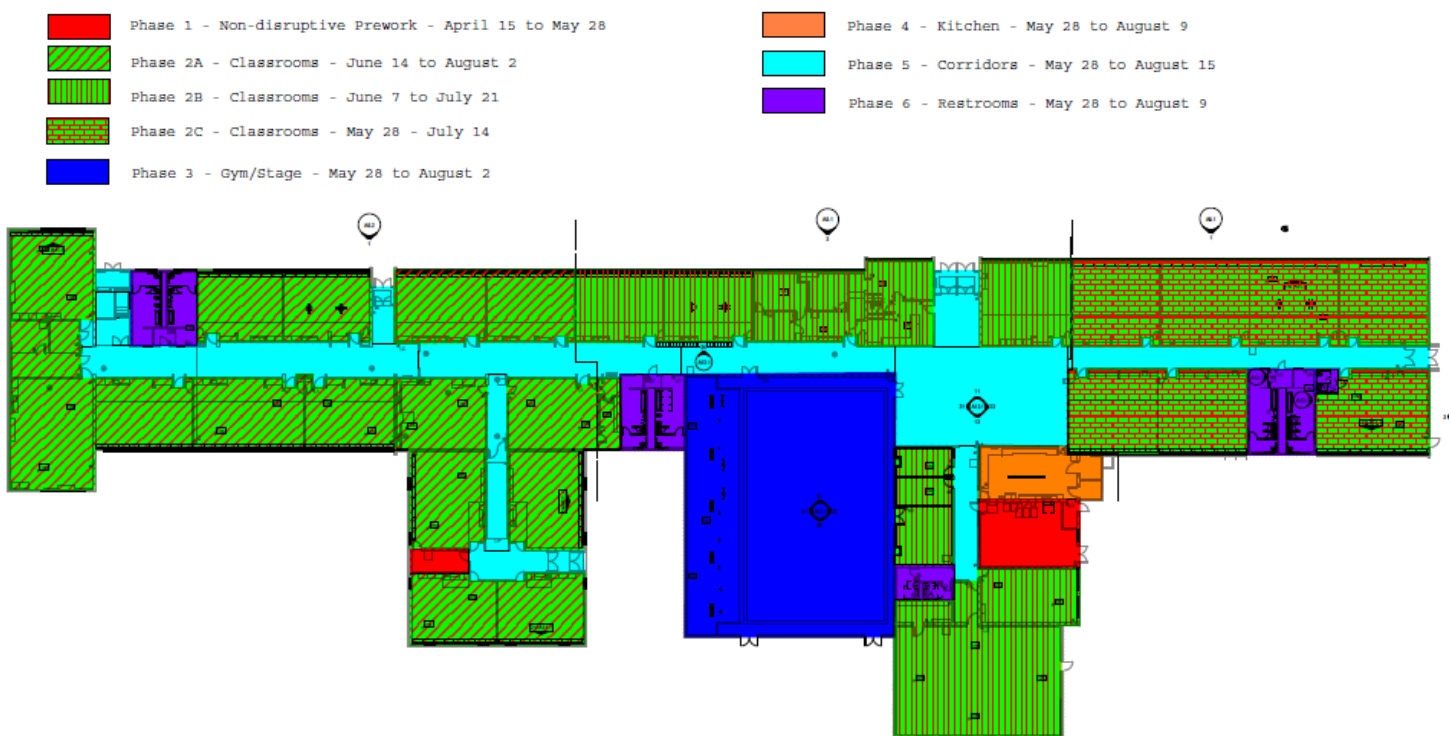
Make Ready Planning



## OUR APPROACH TO EARLY SCHOOL SCHEDULING - GRETNA CASE STUDY

The Gretna Elementary project is an excellent example of how project planning prior to construction can save time and money for our clients and create a more efficient plan for our team. The original schedule for the elementary school was fifteen months spanning between two summers when classes were not in session and one winter break. The Weitz team began schedule discussions and logistics planning before the project was even awarded. Our operations team determined that the project could be finished in just three months- or one summer as opposed to the fifteen month projection. Even with unanticipated challenges of asbestos found and a floor collapse of the building, our team successfully delivered the project within our goal timeline. Here's how it was done:

- 1 Weitz did an in-depth review of the schedule of each scope.** Our team took the bar schedule for each specific scope and layered each on top of the others to see where there was overlap. Each scope schedule was reworked from the desired end date backwards to the beginning of the project. This allowed our team to identify which scopes were the highest priority for early completion so that materials could be purchased accordingly. Using this method, the schedule was reworked several times until each scope fit into the desired schedule.
- 2 Logistics allowed for project efficiency.** The phasing plan for Gretna allowed for multiple scopes to occur without trade subcontractors getting in the way of each other. The plan worked from east to west- with the exception of the bathrooms and window replacement that were the highest priority for completion. This plan and its implementation allowed for each trade to work efficiently- with finishes being performed in the east of the building while the west was still in demolition.



- 3 Sub-consultant schedules and availability were taken into consideration early.** There were several other local school projects occurring the same summer as Gretna Elementary and discussions about labor requirements for each scope had to begin early. Our team contacted each trade to determine their work schedules and planned accordingly.
- 4 A high-level of customer advocacy is key.** Communication on any project is important- but on a project with a compressed timeline it is critical for project success and understanding. Our team worked hand-in-hand with the school and designer throughout planning and construction. When members of the school team that weren't familiar with construction documents, Kristin Larsen walked them through the drawings and color coded them for better understanding.



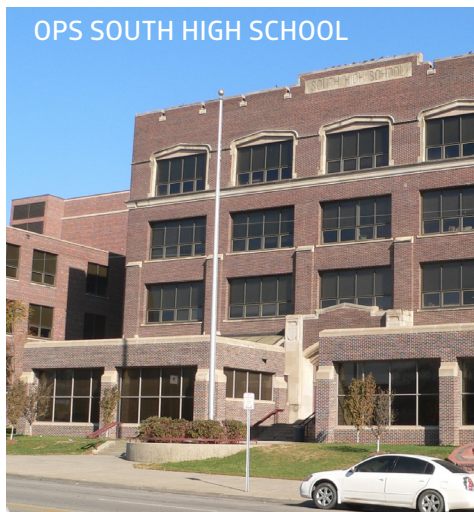
### 3 COORDINATION WITH OTHER CONSULTANTS

At Weitz, project development is a collaborative process with the design team and client to create the best plan for the project and collaborate on every step of the way. This means that the project itself gets three advocates – the architect, the builder, and the client. Although each are independently empowered to champion a unique part of the process, the collaboration and teamwork is critical to project success.



We know from experience that a successful partnership with the design team is imperative. The Weitz Company and BCDM are currently working together on our OPS South High School project. Together, the teams have corrected a project budget from 2018 to maximize the included scope. Working together to build a scope to manage through design keeps the project’s budget on track. This team was able to take the budget through design and settle on a Guaranteed Maximum Price (GMP) under it. This allowed the client to add a few “want” items that had been designed outside the scope.

Weitz has also recently worked with BCDM on UNO Milo Bail Student Center and Millard Public Schools Central Middle School.



#### OUR PROJECT MANAGEMENT BELIEF SYSTEM IS THAT:

**WE ARE TEAM ORIENTED** Our project members will be fully integrated from day one and for the duration of the project. We are committed to collaborating with a project-first mentality. We believe open and honest communication will build trust and transparency for the entire team.

**WE WILL LISTEN AND UNDERSTAND** Through dialogue, we will understand your culture, communication style, needs and goals for your project. This will enable us to effectively define our role within your overall objectives.

**WE WILL DEFINE AND REFINE OUR CONSTRUCTION MANAGEMENT** Concepts are defined and refined by fiscal responsibility, practical and technical experience, and quality control and safety measures.

**WE WILL WORK COLLABORATIVELY** We take a leadership role and foster a spirit of collaboration among all parties on the project team.

**WE WILL EXPRESS AND COMMUNICATE** To ensure that we maintain a total teamwork approach to the project, we will encourage constant and open communication. We thrive in an ‘open-book’ approach and value partnership. Your team will have access to all our information: bids, assessments, recommendations and records. This is standard protocol in our operations. This project wins when Weitz becomes an extension of our client. There is no “us vs them” in the way we do business, instead we operate as a participant who is focused on achieving the team’s common goals. Weitz will be a true partner for BCDM and Ralston Public Schools.



## 4 PROCUREMENT OF BIDS FOR CONSTRUCTION

Our Preconstruction team starts early with outreach to potential subcontractors. During design we engage subcontractors in estimating and providing value alternate items. Our schedule of anticipated bidding is kept up to date to allow our trades partners to plan for the bidding window. Any subcontractors Ralston Public Schools or BCDM have a relationship with are included in preconstruction efforts and targeted for bids.

Once documents are ready for bidding, Weitz emails all subcontractors directly and utilizes Building Connected. This software informs local, regional and national subcontractors in the Omaha metro area about the project bidding. By engaging interested subcontractors, Weitz can guarantee multiple bids on each scope of work to maximize competition and procure the best value for the projects.

### PREQUALIFICATION

The Weitz Company solicits trade bids from a diverse group of prequalified subcontractors/vendors that have demonstrated their ability to safely perform in the field and to be cost competitive. The robust preconstruction period will allow us to have a comprehensive selection process and obtain the best subcontractors for this project.

**Bid Scopes** are executed prior to obtaining subcontractor numbers. This ensures we have a complete bid from each subcontractor, preventing holes in the budget or duplication so contingency can be utilized to support the schools “wish list” items throughout the project.

Weitz will competitively bid all key trades (Structural, MEP, Elevation, etc.) as early as the concept/schematic design phase, thus tapping into their expertise throughout the rest of the design process. We know that subcontractor selection will be critical to the success of this project. Our relationship with our subcontractors begins at the solicitation process and continues through the end of the project. We pride ourselves on selecting only prequalified subcontractors that demonstrate the abilities to keep a project on schedule while providing quality work. We have an open line of communication with our subcontractors and encourage them to speak to our references before starting work.

The sample below shows how we tabulate each bid to verify an accurate comparison. These tabulated bid forms will be shared with the owner prior to final approval.

WEITZ // BUILD A BETTER WAY.		Job #	SAMPLE BID TICKET			
<b>03A Building Footings and Foundations Walls</b>			September 14, 2017	<b>5</b>		
Spec Sections		oc #4 - D.D. - 5/24/2017 plus App	Trade Total			
0		<b>\$273,265</b>	<b>\$253,428</b>			
		MWBE included in Trade Total	Subcontractor			
SUB/SUPPLIER NAME	Weitz1	Stephens & Smith	WEITZ	Barger	TR Constr.	
CONTACT						
PHONE						
% Over (Under) Low Bidder		x	x	x	x	
Addenda acknowledged	1 & 2	x	x		x	
Bond Rate %						
MWBE Status						
Experience Mod. Rate (EMR)						
Prequal Status or Limits						
Acknowledge Weitz Exh A,B,C,D						
BASE BID	Quantity	UOM	Unit \$	Weitz Est.	\$ 285,350 \$ 253,428 \$ 275,280 \$ 287,652	
Per Plans & Specs 100% (Y or					Y Y Y Y	
<b>Footings</b>					X X X X	
Setting Rebar					X X X X	
Set MEP sleeves					X X X X	
Set Embeds					X X X X	
Pre-Tie Dowels (no wet set)					X X X X	
Adjust for pit size/depth					X X X X	

### Subcontractors Must Submit:

- ✓ Current Financial Statement
- ✓ Detailed List of Current and Completed Projects
- ✓ Project References
- ✓ Safety Ratings
- ✓ Surety Letter
- ✓ Staff Qualifications and Availability for Project Duration

### SMALL BUSINESS / DIVERSITY OF BIDDING

The Weitz Company has several jobs that have a Small and Emerging Business requirement. Through these interactions and with regard to the current climate on evaluating opportunities, we have made a commitment to help lead our industry into a more inclusive culture. We will utilize the plans we have in place to provide outreach and opportunities for emerging businesses in the Omaha metro area.



## 5 PROJECT SUPERVISION AND MANAGEMENT

School campus work, like the Ralston Elementary schools, requires a team who understands that the focus is always on the community. Conditions change on construction sites on a regular basis, these changes require a thoughtful review of the safety concerns both inside our construction fence and outside. Our team has years of experience working on these types of projects. It is in their DNA to review and communicate safety expectations.

Jason Crosier has led over ten K-12 project teams in the last six years. He has also led the majority of our renovation projects throughout his career with Weitz. In addition to being an expert leading school and renovation projects, Jason is a resident of the Ralston Community and would advocate for the school district in every way possible.

Kristin Larsen's experience also includes working on several K-12 schools for Gretna, Omaha and Millard Public Schools. Jason and Kristin understand the unique challenges that these school renovations present and have tools and plans in place to mitigate them. They have worked efficiently as a team and will continue to do so for Ralston.

Superintendents Ron and Justin have worked on various school, public facility, and renovation projects. Together they will create seamless plans for material delivery and subcontractor coordination to keep the project on time and within budget. They also know the importance of keeping job sites clean and safe for the Ralston Community. Here are a few of the tools the Weitz team has employed on school and public job sites in past experience;

### BACKGROUND CHECKS AND IDENTIFICATION

For any work on campus where there are children, Weitz requires background checks to be complete by every employee and trades person on-site. These reports are completed and submitted prior to the preconstruction meeting on-site. As each person arrives on-site, they must go through an orientation process. This includes job site requirements, campus travel, construction traffic, parking, job site rules, overall expectations and an issuance of a job site number.

The job site number signifies that the person has been through a background check and orientation. It is placed on their hard hat so it is visible at all times. This also allows us to take action if there are any concerns with a specific individual. A teacher or community member can call in a concern and our team can deal directly with that person and their company.



### JOB SITE FENCING AND SECURITY

At job site mobilization, a site fence and wrap will be installed at the perimeter of the project. The fence will have locked gates to prevent access into the site. The wrap has become a standard installation to provide a clean look to the job site as well as prevent passersby from identifying items of interest they would like to get a closer view of once the site is closed for the night. The team will walk the perimeter each night to verify there is no construction debris that extends outside the fencing to prevent unintentional injury.

When the job site is closed, one system we have used on similar jobs is a motion detection system. These can be set up at regular intervals around the site. If motion is detected it will send a notification to specifically identified people. This could be the job site team and/or the Ralston team.



### SITE LOGISTICS AND PLANNING

Site usage is an ongoing collaborative process that incorporates several phases and communication with all stakeholders on a regular basis. It starts at preconstruction and continues until the building is turned over. Options are reviewed and challenges for Ralston schools are discussed until an optimal general plan is approved. We use this plan to review construction traffic, working hours, structural sequencing and student community communication. It is reviewed through each phase of preconstruction and focus points are identified for additional safety measures.

Logistics plans, like the mock-up of Mockingbird Elementary seen below, are reviewed with Ralston Public Schools regularly through the preconstruction process and tweaked with new information. These are reviewed weekly at Owner, Architect, Contractor meetings for comments. Updates are reviewed in advance of changes to changes in the usage of the site. Daily communication happens as necessary between our management staff and the Ralston team. Immediate response occurs with concern to safety.





## 6 COMMUNICATIONS WITH THE SCHOOL DISTRICT

Selecting a CMR is all about establishing a partnership, with honest and transparent communication. This should be a driving factor in determining your partner and why we chose the Weitz team proposed for these projects. Each has a long history of reporting to county, school or college entities. Each Weitz member has strong references that when called, they will tell you the same. As a member of the Ralston Community, we know that Jason Crosier will lead the team with the school district's best interests at heart.

We will define the best practices for communication between Ralston and BCDM. The responsibilities of each team member will be clear and documented. This allows us to provide the correct amount of detail for each stakeholder and defines the chain of command in decision making

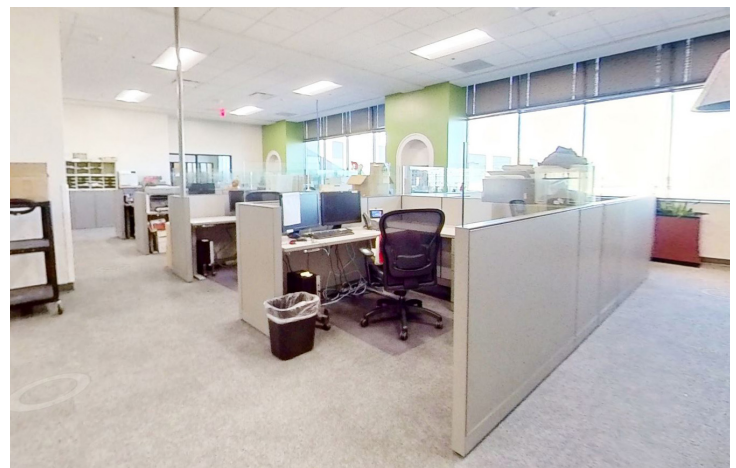
### COMMUNICATION WITH PARENTS AND FACULTY

It would be a missed opportunity if the team didn't address a communication plan for updating staff, students and community members. As many of our team members are parents themselves, Weitz understands the importance of school communication beyond the administration level. We are committed to posting construction updates for parents, students, and faculty members through signage, social media through Ralston, or a website dedicated to construction updates.

We believe communication is often the key to minimizing disruption or inconvenience for a building's end users. By sharing milestones and updates, communication through Weitz would also help minimize questions directed at school faculty or administration and keep curious students safely away from an active job site. The following examples are some other ways we've communicated with our school teams in recent past.

**WEEKLY CONTRACTOR TALKS** For school projects, Weitz offers weekly morning presentations. These talks give staff and students the opportunity to ask questions and hear project updates from the project Superintendent. They hear about exciting things happening on-site and what they can expect in the future. For Ralston, these can be formalized teaching examples from different industry trades that fit within the course curriculum or be more casual updates.

**JOB-SITE TOURS** At various stages of construction on-site or virtual site tours would be available to Ralston stakeholders and subcontractors. Technology allows us to virtually "walk through" the project and see current scopes of work performed via 360 cameras and software that lets a speaker, teacher or individual student experience the project in a path they want to travel. On-site tours can be hosted with our management staff leading small groups through the project at the end of the day. These tours can be given by subcontractor managers to explain electrical power/panels, mechanical equipment, carpentry, steel erection and welding, concrete, masonry and finishes. Below is a before and after photo from the OPS TAC project taken for similar purposes.



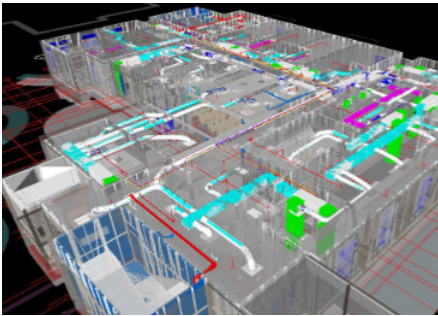
**COMMUNICATION OCCURS VIA:**

- ✓ Design Meetings
- ✓ Owner, Architect, Contractor Meetings (OAC)
- ✓ Closure Documents
- ✓ Direct Emails
- ✓ Phone Calls
- ✓ Daily on-site Meetings (pending need)



**PROJECT REVIEWS** Our Procore System allows us to share documents, Request for Information responses (RFIs), submittals, schedules, etc with students from their computer. Working with your teachers, we could provide approved access to specific documentation for educational use containing construction details throughout the process.

**PROJECT IDEAS** There are a variety of opportunities available to work into your existing curriculum or create one time experiences. To accomplish this, our team would meet with your stakeholder's early to offer options, hear their ideas and work them into an overall schedule. Some opportunities include:



- ✓ BIM modeling
- ✓ Survey and Layout Projects
- ✓ Welding Examples
- ✓ Equipment Maintenance Examples
- ✓ Estimating through Build Examples
- ✓ Communication of Project Updates or Example Emergency Response to Media
- ✓ Drone Certification and Usage
- ✓ Builders License Testing



OPS LOTHROP CLASSROOM



03

# WEITZ CHARACTER, INTEGRITY & REPUTATION

## a REFERENCES



**1**  
**Stephen Powell, Wells Fargo**  
**Relationship Manager**  
666 Walnut Street  
Commercial Banking- 2nd Floor  
Des Moines, IA 50312  
P 515.245.8216  
E [stephen.powell@wellsfargo.com](mailto:stephen.powell@wellsfargo.com)



**2**  
**John Brennan, Facilities Manager**  
**Millard Public Schools**  
5606 S. 147th Street  
Omaha, Nebraska 68137  
P 402.715.8200  
E [jt Brennan@mpsomaha.org](mailto:jt Brennan@mpsomaha.org)

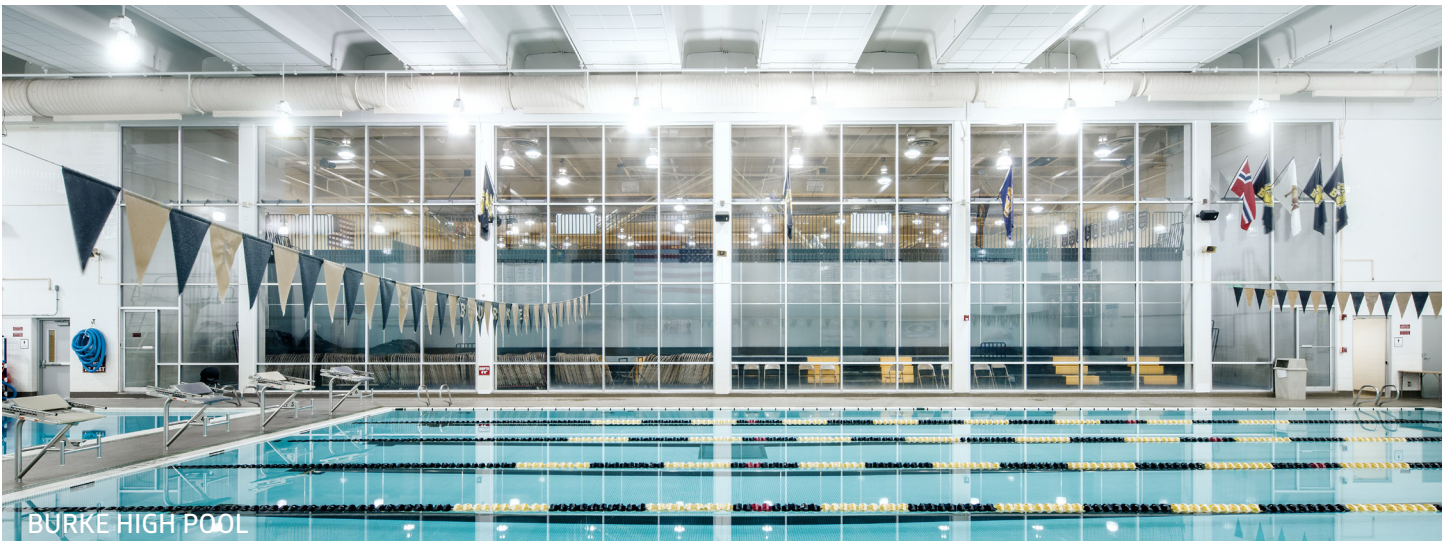


**3**  
**Rich Beran, Superintendent**  
**Gretna Elementary School**  
801 South Street  
Gretna, NE 68028  
P 402.332.3265  
E [rberan@gpsne.org](mailto:rberan@gpsne.org)

**1** FINANCIAL REFERENCE  
Wells Fargo Bank

**2** REFERENCE FOR PROJECT OF SIMILAR SCOPE CONTACT  
Millard Public Schools  
Project we've worked with John on: Millard Public Schools Central Middle School and Norris Elementary.

**3** REFERENCE FOR FACILITY USER OF A SIMILAR PROJECT  
Gretna Public Schools  
Projects we've worked with Rich on: Gretna Elementary School Improvements.





04

# QUALITY OF PERFORMANCE ON PREVIOUS PROJECTS

## a FIVE SIMILAR PROJECTS



# GRETNA ELEMENTARY SCHOOL

801 SOUTH ST, GRETNA, NE 68028

### DESCRIPTION AND RELEVANCE

This school renovation for Gretna Elementary refreshed the interior and exterior finishes of the building and updated the building's complete mechanical system. The project also included replacing the glazing system, new light fixtures and complete renovation of the existing restrooms.

### CLIENT

Gretna Public Schools  
Rich Beran, Superintendent  
P: 402-332-3265  
E: rberan@gpsne.org

### VALUE

+ Original GMP \$8,000,000  
+ Final Cost \$8,000,000

### ARCHITECT

DLR Group  
Todd Kwiecinski  
P: 402.393.6046

### SIZE

+ 60,000 Square Feet

### PROJECT DELIVERY

CMR



### EXPERIENCE TO NOTE: GRETNA SCOPE IS SIMILAR TO RALSTON SCHOOLS

- + New HVAC, mechanical and electrical
- + Project finishes
- + Learning environment improvements
- + New fire sprinkler and alarm system
- + Space reconfiguration
- + **Completed in three months**

#### WILDEWOOD

- + 52,000 SF
- + New electrical
- + Project finishes
- + New fire sprinkler
- + New alarm system

#### MEADOWS

- + 48,000 SF
- + New HVAC
- + New electrical
- + Project finishes
- + New fire sprinkler

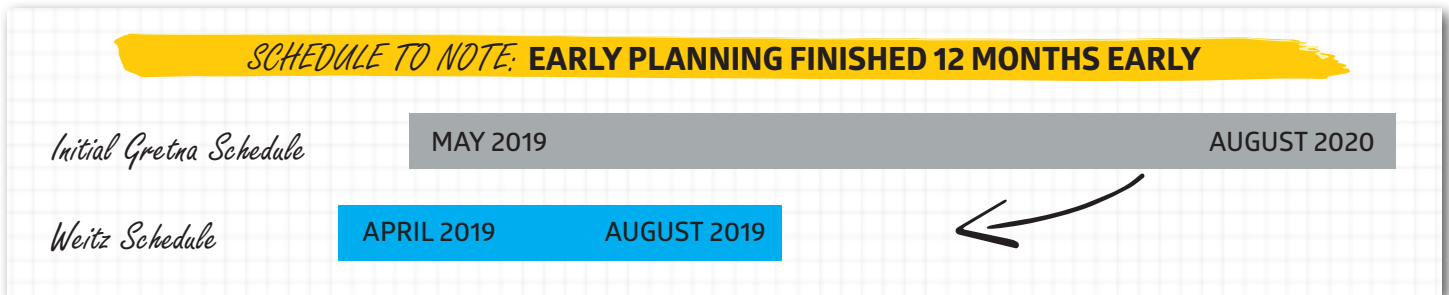
#### BLUMFIELD

- + 61,000 SF
- + Mechanical improvement
- + Project finishes
- + Space reconfiguration
- + Learning improvements



**SCHEDULE**

Weitz finished this project in five months and nine days. The project started 5/11/2019. Project completion was 8/20/2019



**PROBLEMS AND SOLUTIONS**

**1 Problem:** The original schedule for the elementary school was fifteen months spanning between two summers when classes were not in session and one winter break. This duration would cost unnecessary money and require engaging subcontractors for multiple phases.

**Solution:** The Weitz team began schedule discussions and logistics planning before the project was even awarded. Our operations team reworked the schedule from the end date and finished in just three months- or one summer as opposed to the fifteen month projection.

**2 Problem:** With an accelerated schedule, there was no room for material delays that would cost the project time.

**Solution:** Weitz acquired all materials early and then stored them on-site so they would be there when they were needed.

**3 Problem:** Unforeseen conditions and years of water infiltration caused structural damage. These unplanned repairs added time and scope that our team had not anticipated.

**Solution:** Our team had incorporated flex time into their planning in case of emergency repair and the schedule was not ultimately affected.

**CLAIMS**

There were no claims from this project.





# MILLARD PUBLIC SCHOOLS NORRIS ELEMENTARY SCHOOL

12424 WEIR ST, OMAHA, NE 68137



## DESCRIPTION AND RELEVANCE

This project includes a complete change of mechanical system from classroom unit ventilators to a new geothermal system with heat pumps to offer better control of the environment throughout the school and a more energy efficient system. Additionally, new energy efficient lighting, upgraded fire alarm, new fire sprinkler system, interior finishes and two new additions will be completed. The schedule was shortened to two years from an original three year duration through early planning.

### Relevant Experience:

- + Compressed construction schedule
- + Infrastructure update

### CLIENT

Jeremy Madson, Facilities Project Manager  
P: 402.715.1229  
E: jsmadson@mpsomaha.org

### VALUE

+ \$7,057,000

### ARCHITECT

Nate Hitt, Architect  
P: 402.551.0800  
E: nhitt@hollandbasham.com

### SIZE

+ 48,200 SF

### PROJECT DELIVERY

CMR



**SCHEDULE**

This project will be completed in sixteen months. Project started 5/1/2021. Project completion will be 9/1/2022.

**SCHEDULE TO NOTE: WEITZ WILL COMPLETE 24 MONTHS EARLY FOR NORRIS**

*Initial Norris Schedule*

MAY 2021

AUGUST 2024

*Weitz Schedule*

MAY 2021

AUGUST 2022



**PROBLEMS AND SOLUTIONS**

- 1 Problem:** The existing mechanical system had to remain operational for building utilization throughout the year.  
**Solution:** The team put a schedule together to install the geothermal well field and additions in order to utilize the new mechanical room in year one. Night shift interior electrical work and some finishes have occurred prior to school breaks. The piping will be installed during the second summer to allow for a complete system prior to school starting in 2022.
  
- 2 Problem:** The school wanted to remove old metal panel and glazing systems at the perimeter of the building that had no insulation. These walls could not be removed and replaced without first removing the existing fin tube system.  
**Solution:** Weitz worked with the designers to create a new wall in front of the existing wall that could be placed early. The existing walls will be removed in summer of 2022 and the interior of the new walls will be finished.
  
- 3 Problem:** The exterior brick cost came in far over the owner's budget.  
**Solution:** Weitz worked with the bidding subcontractors to identify details in the masonry that could be simplified to provide a similar look but cut down on the amount of time consuming detail work and allow for faster installation. This resulted in large savings and allowed the Owner to keep the durable masonry option in lieu of a less durable EIFS option.

**CLAIMS**

There are no claims from this project.





# OPS SOUTH HIGH SCHOOL

4519 S 24TH ST, OMAHA, NE 68107



## DESCRIPTION AND RELEVANCE

Omaha Public School's South High School is undergoing improvements performed by Weitz. The school will be getting modernized infrastructure, mainly with their mechanical systems.

### Relevant Experience:

- + Accelerated schedule provides final turn over one year early
- + Identified possible routes to get new mechanical equipment into confined locations
- + Our team took note of the lack of parking and contacted an adjacent church for permission to use their lot

### CLIENT

Darwin Rohde, Omaha Public Schools  
Director of Buildings and Grounds  
P: 531.299.0180  
E: darwin.rohde@ops.org

### VALUE

+ \$10,870,000

### ARCHITECT

Greg Stieren, BCDM Architects  
P: 402.391.2211  
E: gstieren@bcdm.net

### SIZE

+ 400,000+ SF

### PROJECT DELIVERY

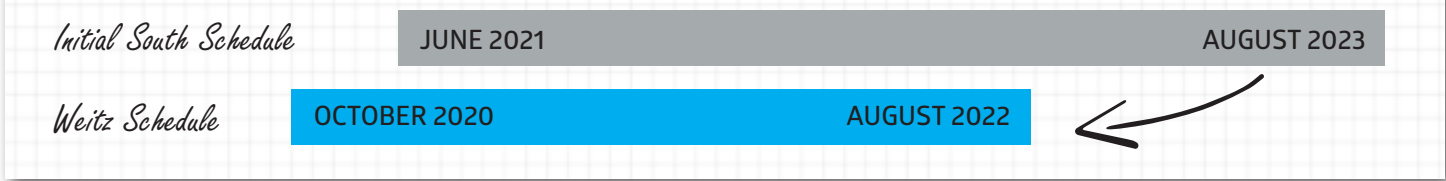
CMR



**SCHEDULE**

This project will be completed in twenty two months. Project started 10/10/2020. Project completion will be 8/22/2022.

**SCHEDULE TO NOTE: EARLY PLANNING FINISHED 12 MONTHS EARLY FOR SOUTH**



**PROBLEMS AND SOLUTIONS**

**1 Problem:** The original design specified fan powered boxes, however, during construction the owner changed their design to accommodate Variable Air Volume boxes.

**Solution:** As this project is a major renovation of the mechanical system, the team wanted to get this change included in the new work. Weitz helped accelerate the design by assisting in field verification, and proposing materials with a lead time that worked with the original schedule. Our team also identified a neighboring church that could be used for swing space to allow construction in rooms during school hours. The team, with our partners, completely reconfigured work plans to complete this change within the original schedule.

**2 Problem:** The existing flues were in rough condition but were not shown on the documents for repairs or replacement.

**Solution:** During a pre-construction walk-through, the team identified the need, to update the flues. Weitz carried a budget to allow for replacement of these flues in the GMP.

**3 Problem:** The original schedule had no classes occurring during the summer. Due to COVID in 2020, South High decided to provide summer school options. With more than 3x the expected responses, South had to remain fully functional through the summer which impacted construction activities.

**Solution:** Additional early planning and shift work allowed for construction activities with minimal impact to education. By restructuring activities and hours, Weitz was able to maintain the original schedule dates.

**CLAIMS**

There are no claims from this project.





# OMAHA PUBLIC SCHOOLS CENTRAL HIGH SCHOOL

124 N 20TH ST, OMAHA, NE 68102



## DESCRIPTION AND RELEVANCE

Central High, the oldest active school in Omaha, is undergoing capital improvements performed by Weitz. The school, built in 1900, will be getting modernized infrastructure including HVAC and plumbing. The school theater and several other spaces will receive new finishes.

## Relevant Experience:

- + Budgeting through the design phase
- + Occupied and active campus
- + Critical change mechanical source equipment in summer
- + Compressed construction schedule

## CLIENT

Darwin Rohde, Omaha Public Schools  
Director of Buildings and Grounds  
P: 531.299.0180 / E: darwin.rohde@ops.org

## ARCHITECT

Audrey Buckley, Alley Poyner Macchietto Architecture  
P: 402.341.1544 / E: abuckley@alleepoyner.com

## PROJECT DELIVERY

CMR

## VALUE

+ \$9,000,000+

## SIZE

+ 400,000+ SF



**SCHEDULE**

This project will be completed in fifteen months. Project started 5/1/2021 and on track for 8/30/2022 completion.



**PROBLEMS AND SOLUTIONS**

**1 Problem:** Access to the courtyard by subcontractors was limited to a 3'-0" wide door due to historical building construction.

**Solution:** Weitz worked with a scaffolding company to obtain a 20x20 rolling platform at a height of 75'. The subcontractors who needed to get inside the courtyard were given permission to utilize the platform and scheduled access.

**2 Problem:** Two existing AHU units were installed in a mechanical platform below the roof. The design showed a unit that could fit through a 3' door. Unfortunately, that unit was not as small as expected.

**Solution:** The team worked with the subcontractor to identify a path through the existing roof. The roof assembly and a few joists were removed to allow for the new AHU units to be flow into place via crane operation and then the structure and roof assembly were repaired.

**3 Problem:** Due to the historic nature of the auditorium, there was a desire by the school and alumni to restore historic elements of the building.

**Solution:** The Weitz team, provided surgical demolition to expose historic features. The team brought in a subcontractor skilled in plaster work who matched the old details in walls that were torn down. The overall GMP included an allowance to cover this work.

**CLAIMS**

There are no claims from this project.





# OMAHA PUBLIC SCHOOLS BURKE HIGH SCHOOL

12200 BURKE ST, OMAHA, NE 68154



## DESCRIPTION AND RELEVANCE

This high school renovation included a mass excavation and removal of underground tunnels to make room for the new addition. The addition created a new gymnasium, band and vocal rooms. Classrooms and collaboration space were built out on the second floor. Additionally, the team provided upgrades to the MEP systems, roofing, flooring, security and technology throughout the existing building.

The team worked with Burke and KPE to complete additional “wish list” items like painting the existing structure above the pool and installing new pool decking materials.

## Relevant Experience:

- + Budgeting through the design phase
- + Updated classrooms
- + Compressed construction schedule

## CLIENT

Jason Williams, Assistant Principal and Athletic Director  
Omaha Public Schools  
P: 402.557.3213 / E: jason.williams@ops.org

## ARCHITECT

Mike McLennan, KPE Architects / P: 888.484.4939

## PROJECT DELIVERY

CMR

## PROJECT BUDGET

- + Phase 1: Budget: \$7,530,000 / Final Cost: \$7,000,000  
\$530,000 Saved through Value Analysis
- + Phase 2: Budget: \$4,828,299 / Final Cost: \$4,742,423,  
\$85,876 Saved due to value analysis and construction efficiencies

## SIZE

- + 100,000+ SF



**SCHEDULE**

Schedule Phase 1: Fifteen Month and Five Day Duration

Projected and Actual Start: 5/10/2017, Scheduled and Actual Completion: 8/15/2018

Schedule Phase 2: Fourteen Month and Four Day Duration

Projected and Actual Start: 3/11/2019, Scheduled Completion: 5/15/2020 Actual Completion: 9/30/2019 (8 months early)

**SCHEDULE TO NOTE: WEITZ FINISHED 8 MONTHS EARLY FOR BURKE PHASE 2**

*Initial Burke Schedule*

MARCH 2019

AUGUST 2020

*Weitz Schedule*

MARCH 2019

OCTOBER 2019



**PROBLEMS AND SOLUTIONS**

**1 Problem:** The high school was occupied by students during the majority of both phases. Class and activity disruption due to construction noise and traffic was a concern.

**Solution:** There should never be interaction between construction workers and students. Proper planning allowed for defined fencing areas that prevented any interaction and provided clear construction boundaries.

**2 Problem:** A massive replacement of the HVAC equipment could affect the ability to provide quality education.

**Solution:** Work was sequenced so heating equipment could be taken down during the summer in order to avoid impact on the school's faculty or students.

**3 Problem:** The schedule was long- requiring extra time for faculty and students to educate during construction and additional cost for general conditions and escalation.

**Solution:** Weitz worked with consultants during the design phases to package long lead time materials in early bid packages and was able to complete the work in half the planned duration.

**CLAIMS**

There were no claims from this project.





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# ABILITY TO PERFORM WITHIN SCHEDULE

## a DETAILED SCHEDULE FOR PREVIOUS PROJECTS

### GRETNA ELEMENTARY SCHOOL



#### 1. DESIGN SCHEDULE

The Weitz team was brought in after the design team was involved in the initial design phases.

#### 2. CONSTRUCTION SCHEDULE

- a. Substantial completion was 8/01/2019
- b. Final completion was 8/20/2019
- c. Warranty work required: None
- d. The owner was not inconvenienced by the delivery date.  
**Weitz was able to complete a full year early.**

**12 MONTHS EARLY**

*Initial Gretna Schedule*

MAY 2019

AUGUST 2020

*Weitz Schedule*

APRIL 2019

AUGUST 2019



### MILLARD NORRIS ELEMENTARY



#### 1. DESIGN SCHEDULE

The Weitz team was brought in after the design team was involved in the initial design phases.

#### 2. CONSTRUCTION SCHEDULE

- a. Substantial completion: originally scheduled for August 2023
- b. Final completion was scheduled on track August 2022
- c. Warranty work required: None
- d. The owner will not be inconvenienced by the delivery date. Work is being scheduled around the operation of the school. Currently, interior work is being completed at night. Exterior work is ongoing during the day and major activities are scheduled over breaks and summer.

**24 MONTHS EARLY**

*Initial Norris Schedule*

MAY 2021

AUGUST 2024

*Weitz Schedule*

MAY 2021

AUGUST 2022





# OPS SOUTH HIGH SCHOOL

## 1. DESIGN SCHEDULE

The Weitz team was brought in after the design team was involved in the initial design phases.

## 2. CONSTRUCTION SCHEDULE

- a. Substantial completion: on track for 8/1/22.
- b. Final completion is on track for 8/30/22
- c. Warranty work required: None
- d. The owner will not be inconvenienced by the delivery date.

### 12 MONTHS EARLY

*Initial South Schedule*

JUNE 2021

AUGUST 2023

*Weitz Schedule*

OCTOBER 2020

AUGUST 2022



# OPS CENTRAL HIGH SCHOOL

## 1. DESIGN SCHEDULE

The Weitz team was brought in after the design team was involved in the initial design phases.

## 2. CONSTRUCTION SCHEDULE

- a. Substantial completion: on track for 8/1/22
- b. Final completion is on track for 8/30/22
- c. Warranty work required: None
- d. The owner was not inconvenienced by the delivery date.

### ON SCHEDULE

*Initial Central Schedule*

MAY 2021

AUGUST 2022

*Weitz Schedule*

MAY 2021

AUGUST 2022



# OMAHA PUBLIC SCHOOLS BURKE HIGH SCHOOL

## 1. DESIGN SCHEDULE

The Weitz team was brought in after KPE was involved in the initial design phases.

## 2. CONSTRUCTION SCHEDULE

### Phase 1:

- a. Substantial completion: 8/1/18
- b. Final completion: 8/15/2018
- c. Warranty work required: Door hardware adjustments
- d. The owner was not inconvenienced by the delivery date.

## 2. CONSTRUCTION SCHEDULE

### Phase 2:

- a. Substantial completion: 8/1/19
- b. Final completion: 9/30/2019
- c. Warranty work required: Flooring repair
- d. The owner was not inconvenienced by the delivery date.

### 8 MONTHS EARLY

*Initial Burke Schedule*

MARCH 2019

AUGUST 2020

*Weitz Schedule*

MARCH 2019

OCTOBER 2019





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# PREVIOUS and EXISTING COMPLIANCE

The Weitz Company makes every effort to avoid litigation. Specifically, we exhaust every avenue to resolve disputes with our clients as well as protect them from third party action.

## a CITATION FOR FAILURE TO COMPLY

Weitz has not been cited for failure to comply with local, state, or federal law in the last five years. There have been no safety citations in the last five years.

## b CIVIL OR CRIMINAL ACTIONS PENDING

There are no civil or criminal actions pending against the CM or any proposed member of the team.

### STOP WORK AUTHORITY

YOU HAVE THE **RIGHT** AND **RESPONSIBILITY TO STOP** ANY **UNSAFE** WORK ACTIVITY.

#### REPORTING UNSAFE CONDITIONS

Employees are obligated to report any activity or condition which they believe is unsafe.

#### RIGHT TO SAFE WORKPLACE

“Stop Work” is defined as stopping a specific task or activity which poses a danger to people or the environment.



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## OTHER INFORMATION

### a SUBCONTRACTORS

The Weitz Company intends to competitively bid out all Scopes of Work on this project to provide the best benefit for Ralston Public Schools. This includes work that The Weitz Company can self-perform such as structural and site concrete, rough and finish carpentry, safety services, general cleanup, supervision and management. When the work force is tight and bidding is at a premium, self-performed work provides a benefit in guaranteed work force to meet the schedule, cost and quality expectations. As stated previously, these will be tabulated and shared with the Owner for a transparent selection process.

### b CURRENT CAPACITY

Our team will have the capacity and project personnel to perform all scopes of the Ralston Public Schools projects. Locally, we are currently performing at the projects listed below.

- + Immanuel Fontenelle Renovation \$18,000,000 / 1/2022 Completion
- + OPS South High Renovation \$9,200,000 / 8/2022 Completion
- + OPS Central High Addition \$9,000,000/ 8/2022 Completion
- + Millard Norris Elementary \$7,057,000 / 8/2022 Completion
- + Millard Central Middle School \$10,500,000 / 8/2022 Completion (Summers Only)
- + Heartland Family Service \$19,000,000 / 12/2024 Completion
- + OPS Adams Elementary \$2,157,199 / 12/2021 Completion
- + OPS Blackburn School \$2,157,199 / 12/2021 Completion
- + Outlook Nebraska \$10,300,000 / 3/2023 Completion
- + OPS Full District Evaluation / New projects- schedule and details have not been determined.

### c PROPOSED CHANGES TO THE CONTRACT

We overall agree to the existing contract but will have a few minor changes to discuss with Ralston Public Schools upon award.

### d LUMP SUM, % OF COST, OR OTHER METHOD

We propose to utilize a percentage of the Cost of the Work for determining the Fee for the project. This project has stated a large range of budget based on a final determination of project scope. This method allows the Owner to save cost in fee if the overall cost is on the lower side of the budget.

### e PROPOSED PRECONSTRUCTION FEE

Weitz respectfully submits the following amount for preconstruction services: \$50,000. This includes all time required for preconstruction review, estimating, weekly meetings, model content quantities, closure documents, value alternates, constructability and bidding processes in packages.

### f PROPOSED MATRIX

Please see the following page for our General Conditions Inclusions Matrix.



## SAMPLE GENERAL CONDITIONS INCLUSIONS MATRIX

General Conditions						
Cost Category	Precon Fee	General Conditions	Reimbursable at Cost	Owner Expense	Not Required	Included in CM Fee
<b>Preconstruction Services</b>	X					
<b>Home Office Expenses</b>						
Project Executive						X
Home Office Overheads						X
Business Development						X
Training & Development						X
Safety Director						X
Profit						X
<b>Construction Phase Staff</b>						
Project Executive						X
Project Manager		X				
Superintendent(s)		X				
Project Engineer		X				
Safety Manager						X
Estimators						X
Schedulers		X				
Coordinator/Accountant		X				
Other						
<b>Administration</b>						
Accounting		X				
QC/QA		X				
Risk Management						X
Legal						X
HR						X
Labor Relations						X
Builders Risk Insurance			X			
All Bonds costs			X			
General Liability Insurance			X			
<b>Jobsite Operations</b>						
Trailers/Job Office		X				
Telephones					X	
Cell Phones		X				
Radios					X	
Copiers/Fax/Office Equip		X				
Office Supplies		X				
Vehicles, Fuel, Maintenance		X				
Travel Expenses		X				
Document Reproduction		X				
Postage & Couriers		X				
Site Signage			X			
Drug Testing		X				
Temporary Toilets		X				
Water, Ice, Cups		X				
Dumpsters			X			
Licenses		X				
Permits			X			
Materials Layout			X			
Field Engineering and Equipment			X			
Surveying & Layout			X			



## LEGAL NAME AND STATUS OF CM

The Weitz Company, LLC is currently licensed to perform work in all 50 US states. Please see the following page for our license to perform general contractor work in Omaha. The Weitz Company was incorporated in the State of Iowa.

## INCURRED COSTS

Weitz takes responsibility for all costs associated with the preparation of its proposal.

Respectfully Submitted,

**Brian Mahlendorf**  
Vice President and General Manager





*City of Omaha Planning Department  
Building and Development  
Certificate of Licensure*

JASON CROSIER  
8715 S. 121ST ST.  
LA VISTA, NE 68127

License # LIC-2100526

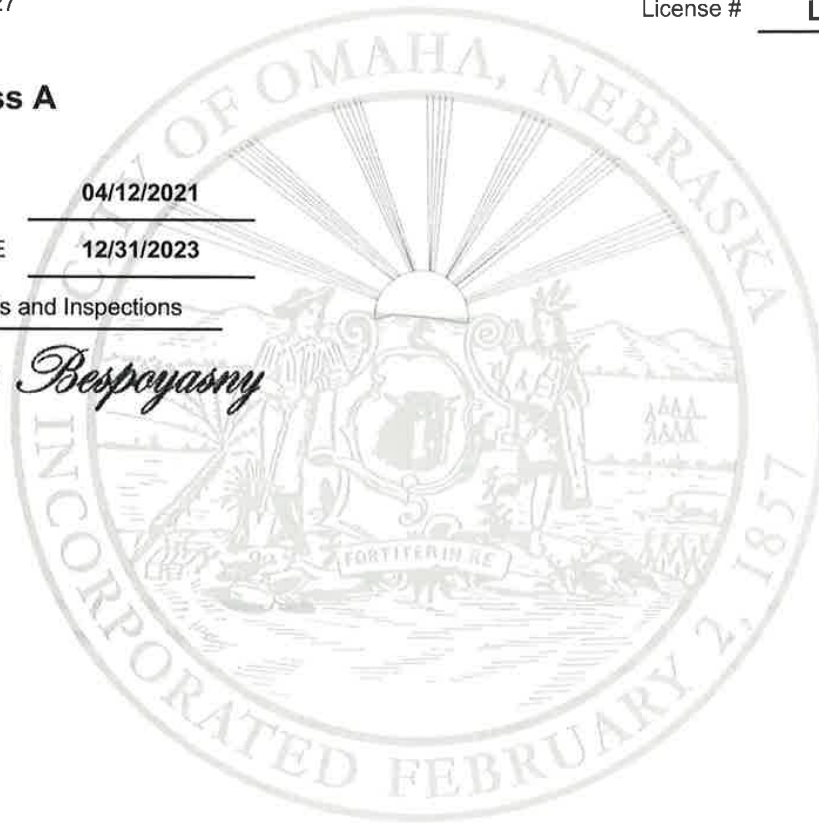
**Building Class A**

EFFECTIVE DATE 04/12/2021

EXPIRATION DATE 12/31/2023

DIVISION Permits and Inspections

BY *Anna Bespoyasny*





**WEITZ**

## CONTACT

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*Vice President, General Manager*

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### **JASON CROSIER**

*Project Manager*

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