

BOX BUTTE COUNTY SCHOOL DISTRICT #07-0010
HEMINGFORD PUBLIC SCHOOLS
BOARD OF EDUCATION MEETING AGENDA
Tuesday, December 10, 2024
South Campus

The Board of Education of School District 07-0010 will meet on Tuesday, December 10, 2024 in the South Campus as duly advertised in the Alliance Times-Herald.

- I. Pledge of Allegiance
- II. Notices
- III. Call Meeting to Order
 - III.A. Roll Call
 - III.B. Excuse Absent Committee Member(s)
- IV. Construction Manager at Risk Selection Committee Meeting Agenda
 - IV.A. Public Participation (Maximum of 30 Minutes Allotted for this Portion of the Meeting)
- V. Discuss, Consider, and Take All Necessary Action Regarding the Review and Rating of Proposals for Construction Manager at Risk and Making a Recommendation of up to Three Companies for Interview with the Board of Education.
- VI. Adjournment



Welcome to the Hemingford Public Schools Board of Education Meeting.

The board welcomes citizens to attend board meetings to become acquainted with the programs and operations of the district. Members of the public are also encouraged to share their ideas and opinions with the Board during the agenda item labeled "Public Comment". Comments or questions from the audience at any other time during the meeting except for the agenda item "Public Comment" will be declared out of order.

School board meetings are a meeting held in public; however, the meetings are not public meetings.

TALKING POINTS FOR BOARD MEETING
3 MINUTES PER INDIVIDUAL/30 MINUTES ON TOPIC
The board chair will recognize these individuals to make their comments at the appropriate time. Only those speakers recognized by the board chair shall be allowed to speak. Comments by others are out of order. If disruptive, the individual making the comments, or other individuals causing disruption may be asked to leave the board meeting.

The purpose of public participation is a forum for the public to provide information and be heard by the members of the board. By law, the board is not allowed to respond, discuss, or take action on items that are not included in the published agenda.

Any written or printed materials to be circulated for a meeting of the school board must be submitted to the superintendent by the **Thursday** preceding a Monday night meeting. (Per policy # 0204.12)

*If you want to speak, you must fill out a Public Comment Request Card. When you have completed this, please submit the card to the superintendent. The cards will be numbered as they are received by the superintendent. You will be called on, by the board president, according to the number on your completed Public Comment Request Card. The board president will signal when the speaker has 30 seconds remaining.

*By law, you must state your name, address, and we ask that you state the topic you are addressing, before you begin.

*If you are planning to speak about personnel or student matters involving an individual, please understand that our policies require that such concerns initially be directed to the administration for consideration. Board members **may not** respond to any questions you ask or comments you make about individual staff members or students.

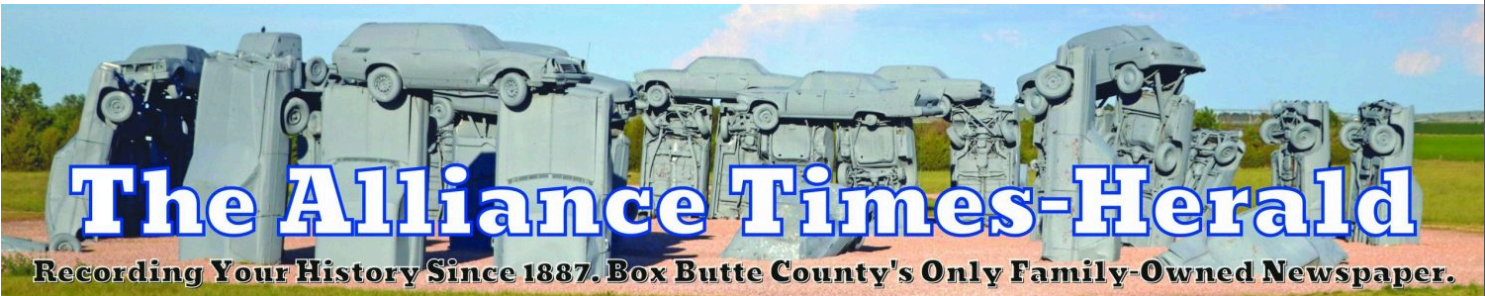
+++++tear off+++++tear off+++++tear off+++++

Number	
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Hemingford School District—Board of Education
Public Comment Request Card
Name:
District resident: Yes No
Address:
City/State/Zip Code:
Agenda Item or Topic to address:
Signature:



Thursday, December 5, 2024



Latest News: City Council Awards Bid to Board 1st Interstate Inn



December 4, 2024

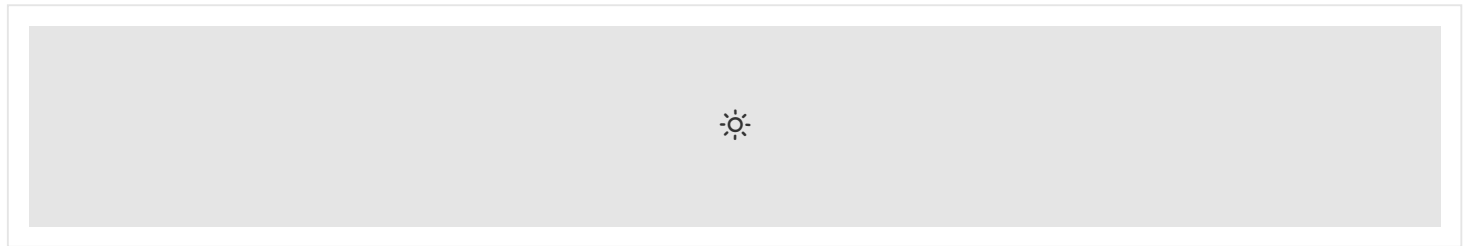
Construction Manager At Risk Selection Committee To Meet

Posted By: Contributor / 136 Views

Construction Manager at Risk Selection Committee (Designated by the Hemingford Public Schools Board of Education) Meeting at 1:00 PM on December 10th at South Campus

Notice is hereby given that a meeting of the Construction Manager at Risk Selection Committee (Designated by the Hemingford Public Schools Board of Education) of the School District of Hemingford, in the Counties of Box Butte, Dawes, and Sheridan in the State of Nebraska, A/K/A School District #10 of Box Butte County, Nebraska, will be held at 1:00 p.m. on Tuesday the 10th day of December 2024, at South Campus (816 Niobrara Avenue, Hemingford, Nebraska), which meeting shall be open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the Superintendent, located at 913 Niobrara Avenue, Hemingford, Nebraska 63948.

◀ City Council Awards Bid to Board 1st Interstate Inn



Enter a word for search


























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- » Construction Manager at Risk Selection Committee to Meet
- » City Council Awards Bid to Board 1st Interstate Inn
- » Details Released About Fatal Accident
- » Felker Promoted to APD Captain
- » Alliance Airport Receives Grant

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-  February 2020
-  January 2020



Contact The Alliance Times-Herald

Alliance Times-Herald

114 East Fourth Street
Alliance, NE 69301

Phone:308-762-3060

Email: athnewsdirector@gmail.com

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(Posted 12-5-2024 at the Hemingford Post Office, the front door to the school main entrance, and the door to South Campus)

Hemingford Public Schools

Annual Board of Education Calendar

Month	Budget	Curriculum	Personnel	Policy	Board Development	Other
January 5:00 PM			<ul style="list-style-type: none"> • Approve Negotiated Agreement with HEA (Upon Mutual Acceptance) • Appoint Superintendent as Authorized Representative for Federal, State, and Local Matters. 	<ul style="list-style-type: none"> • Adopt Board and Superintendent Goals • Review Board Member Code of Ethics • Review/Revise Policies 	<ul style="list-style-type: none"> • Discussion and/or Appointment of Board Committees • NASB Legislative Issues Conference • Community Engagement Session • Board Retreat/Workshop • Strategic Plan Review/Board Self-Assessment 	<ul style="list-style-type: none"> • Oath of Office • Board Officer Elections • Designate Depository • Designate Legal Firm • Designate Treasurer • Designate Auditor for the District • Review Report Required by State Statute 79-506
February 5:00 PM		<ul style="list-style-type: none"> • Review Report on Multicultural Education 	<ul style="list-style-type: none"> • Approve Negotiated Agreement with HEA (Upon Mutual Acceptance) 	<ul style="list-style-type: none"> • Review/Revise Policies 	<ul style="list-style-type: none"> • NASB Presidents' Retreat 	<ul style="list-style-type: none"> • Monitor Proposed Legislation
March 7:00 PM	<ul style="list-style-type: none"> • Review State Aid Certification (When Available) • Establish Technology Budget for Following Year 	<ul style="list-style-type: none"> • Curriculum Committee Review of Curriculum Materials Proposed for Adoption (as needed) • Committee on American Civics Meeting 	<ul style="list-style-type: none"> • Establish Salaries for Administrators • Approve Negotiated Agreement with HEA (Upon Mutual Acceptance) 	<ul style="list-style-type: none"> • Adopt Resolution Pertaining to Non-Resident Students • Review/Revise Policies 	<ul style="list-style-type: none"> • NRCSA Spring Conference 	<ul style="list-style-type: none"> • Discuss School Calendar • Monitor Proposed Legislation
April 7:00 PM	<ul style="list-style-type: none"> • Review State Aid Certification (When Available) 	<ul style="list-style-type: none"> • Consider Adoption of Curriculum and/or Textbooks for Subsequent Year 		<ul style="list-style-type: none"> • Review/Revise Policies 		<ul style="list-style-type: none"> • Adopt School Calendar • Review Report Required by State Statute 79-506
May 7:00 PM	<ul style="list-style-type: none"> • Review State Aid Certification (When Available) 	<ul style="list-style-type: none"> • Review Statewide Assessment Results (Writing) 		<ul style="list-style-type: none"> • Review/Revise Policies 	<ul style="list-style-type: none"> • Attend Graduation Ceremony 	

Hemingford Public Schools

Annual Board of Education Calendar

Month	Budget	Curriculum	Personnel	Policy	Board Development	Other
June 7:00 PM		<ul style="list-style-type: none"> Year End Assessment and Curriculum Review Review School Improvement Plan Committee on American Civics Meeting 	<ul style="list-style-type: none"> Superintendent Evaluation (end of year) 	<ul style="list-style-type: none"> Review Bullying Prevention Policy Approve Student, Athletic, and Staff Handbooks 	<ul style="list-style-type: none"> Board Self-Assessment and Goal Planning NASB School Law Seminar 	
July 7:00 PM	<ul style="list-style-type: none"> Budget Committee Work Session Review Budget Authority and Allowable Reserve Percentage Certification 	<ul style="list-style-type: none"> Review Summer School Program Report 		<ul style="list-style-type: none"> Student Fees Policy Parent Involvement Policy 	<ul style="list-style-type: none"> NASB School Finance Workshop Review NASB Board Awards of Achievement NASB School Law Workshop 	<ul style="list-style-type: none"> Adopt Board Goals Review Report Required by State Statute 79-506
August 7:00 PM	<ul style="list-style-type: none"> Review Proposed Budget Review Certifications of District's Assessed Valuation 				<ul style="list-style-type: none"> NASB Area Membership Meeting 	<ul style="list-style-type: none"> Facilities Tour
September 7:00 PM	<ul style="list-style-type: none"> Budget Hearing Adopt Budget Tax Request Hearing Approve Tax Request for Fund Levies 	<ul style="list-style-type: none"> Review ACT Results Review School Improvement Plan Review Statewide Assessment Results (Reading, Math, Science) 	<ul style="list-style-type: none"> Consider HEA Request for Recognition as Bargaining Agent (if delivered to Board) 		<ul style="list-style-type: none"> NASA/NASB Labor Relations Conference 	<ul style="list-style-type: none"> Review Statewide Assessment Results (when available)
October 7:00 PM	<ul style="list-style-type: none"> Review Fall Enrollment Figures Prepare for Negotiations 		<ul style="list-style-type: none"> Consider HEA Request for Recognition as Bargaining Agent 			<ul style="list-style-type: none"> Review Annual Emergency Safety Plan Review Report Required by State Statute 79-506
November 5:00 PM	<ul style="list-style-type: none"> Audit Committee Review of Audit Report 	<ul style="list-style-type: none"> Review District Annual Report 	<ul style="list-style-type: none"> Distribute/Complete Superintendent Evaluation Begin Negotiations 		<ul style="list-style-type: none"> NASB/NASA State Education Conference 	
December 5:00 PM	<ul style="list-style-type: none"> Approve Fiscal Year Audit Report 	<ul style="list-style-type: none"> Review School Improvement Plan 	<ul style="list-style-type: none"> Approve Negotiated Agreement with HEA (Upon Mutual Acceptance))	<ul style="list-style-type: none"> Host Board/Staff Recognition Dinner

Hemingford Public Schools

Annual Board of Education Calendar

Month	Budget	Curriculum	Personnel	Policy	Board Development	Other
	(November or December)		<ul style="list-style-type: none">• Superintendent Evaluation			

Revised February 2023

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++++tear off++++tear off++++tear off++++

Number	
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Hemingford School District—Board of Education
Public Comment Request Card
Name:
District resident: <input type="checkbox"/> Yes <input type="checkbox"/> No
Address:
City/State/Zip Code:
Agenda Item or Topic to address:
Signature:

Construction Management at Risk Services for

HEMINGFORD PUBLIC SCHOOLS

SCHOOL FACILITIES IMPROVEMENT PROJECT





WHY CHOOSE BID?

SAFETY

It permeates everything we do.

ACHIEVING TIMELINES

The project timeline is approved by owners. If issues are identified, they are addressed before the project starts.

DEVELOPING PROJECT SCHEDULES

Schedules are based on critical path items; schedules are monitored and updated monthly with 2- and/or 4-week look-ahead schedules. This is designed to let all parties spot concerns or manpower issues and address them before they happen.

CREATIVE CONSTRUCTION TECHNIQUES

We develop preliminary construction schedules to be provided with bidding documents so that subcontractors understand manpower and time requirements to be able to price the project appropriately.

METHOD TO MINIMIZE CHANGE ORDERS

Bid analysis is our primary way of identifying items before they become an issue. This analysis has resulted in minimal change orders on projects. We don't play games with change orders.

QUALITY CONTROL

Our relationships with subcontractors and many years of construction experience help us understand the value of each system and assembly. Our dedication to details provides quality to last for years to come.

ON SITE SUPERVISION

Your project will benefit from a dedicated site superintendent who will be at the construction site to manage the daily operations of the project, overseeing quality and coordinating the work of subcontractors and schedules.





Dear Members of the Hemingford Public Schools Construction Manager Selection Committee,

Thank you for the opportunity to present our proposal to serve as your Construction Manager at Risk.

We work to achieve **one** goal: **to get you the best value for your construction dollar.**

Renovations and additions in rural communities are our specialty. You'll find that we become an extension of your team and your community to do what's best for you and the people you serve.

Here are just a few school projects we've built:

- + 11 Kearney Public Schools projects
- + Hershey
- + Hastings St. Cecilia
- + Wauneta-Palisade
- + Elm Creek
- + Osceola
- + Howells-Dodge
- + Shelby-Rising City
- + Superior
- + Saint Paul
- + South Platte
- + Ord
- + Broken Bow
- + Faith Christian
- + Paxton
- + Wilcox-Hildreth
- + Elwood
- + Wallace
- + Perkins County, and
- + Gibbon

BD looks forward to being your construction partner, dedicated to keeping you informed and going above and beyond to support your needs. Our team stays in constant communication with school staff to ensure your needs are met, while keeping budget and schedule on track.

You'll find that we become an extension of your team and your community **to do what's best for you and the people you serve.**

You can focus on your day job; we'll handle the construction details.

Choose BD Construction – your partner in building successful school projects.

Sincerely,

Scott Kralik

Business Development
 BD Construction Inc./Kearney
 skralik@bdconstruction.com
 PO Box 726 | Kearney, NE 68848
CEL | 308.440.8136
FAX | 308.234.9606

BD CONSTRUCTION, INC./KEARNEY

PRESIDENT
Brenda Benjamin

GENERAL MANAGER
Linette F. Butler

**YEARS IN BUSINESS
AS A GENERAL CONTRACTOR**
64 Years

**YEARS IN BUSINESS
UNDER PRESENT NAME**
41 Years

DATE OF INCORPORATION
September 19, 1994, in Kearney

STATE OF INCORPORATION
Nebraska

NEBRASKA DEPARTMENT OF LABOR
Contractor Registration #23276-04
Issued February 1, 2024

ASSOCIATION OF GENERAL CONTRACTORS
Nebraska Chapter Member since November 23, 1994

**BD CONSTRUCTION IS PROUD
TO BE A WOMAN-OWNED
SMALL BUSINESS**



Because experience matters in a high-profile school project, you can trust BD Construction's years of successfully serving as construction manager at risk.

INSURANCE

BOND

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)		
				6/26/2024		
<p>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.</p> <p>IMPORTANT: 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).</p>						
PRODUCER HUB International Great Plains LLC 11516 Miracle Hills Drive Omaha NE 68154		CONTACT NAME: Molly Harmon PHONE (A/C, No, Ext): 402-964-5598 FAX (A/C, No): 402-557-6325 E-MAIL ADDRESS: molly.harmon@hubinternational.com				
		INSURER(S) AFFORDING COVERAGE		NAIC #		
INSURED BD Construction Inc./Kearney 209 East 6th Street Kearney NE 68847-7405		3115 INSURER A: American Guarantee & Liability Insurance Company		26247		
		INSURER B: Zurich American Insurance Company		16535		
		INSURER C:				
		INSURER D:				
		INSURER E:				
		INSURER F:				
COVERAGES		CERTIFICATE NUMBER: 1945217518		REVISION NUMBER:		
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.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		GLO 3442574	7/1/2024	7/1/2025	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COM/OP AGG \$4,000,000 \$
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:						
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		BAP 3040682	7/1/2024	7/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED \$ <input checked="" type="checkbox"/> RETENTION \$ 0		AUC 3040683	7/1/2024	7/1/2025	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N/A	WC 3442570	7/1/2024	7/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	<input checked="" type="checkbox"/> Hired/Leased Contractors Equipment Installation Floater		CPP 4263952	7/1/2024	7/1/2025	Limit 250,000 IF - Any one install 500,000 IF - Storage/Transit 500,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
CERTIFICATE HOLDER: Proof of Insurance						
CANCELLATION: 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: <i>Jim Aldridge</i>						
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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD						



November 1, 2024

Travis Miller, Superintendent
 Hemingford Public Schools
 913 Niobrara Avenue
 Hemingford, NE 69348

RE: BD Construction Inc.
 Project: School Addition & Building Replacement

Superintendent Miller,

Gene Lilly Surety Bonds Inc. is the surety agency for BD Construction Inc. of Kearney, Nebraska.

Our surety, Merchants Bonding Company (Mutual) of Des Moines IA, has an AM Best rating of "A+", and is on the current US Treasury Listing of Certified Sureties. Along with Merchants, we think very highly of the principals and their entire organization and would recommend BD Construction for your construction project.

The production of performance and payment bonds is a final matter between the contractor and their surety. BD Construction has adequate surety capacity to support the above referenced project, estimated with a potential maximum construction cost of \$17.2 million.

Please do not hesitate to contact us if you have any questions or need additional information.

Best Regards,
 GENE LILLY SURETY BONDS, INC.

Thomas L. King
 Thomas L. King
 Executive Vice-President

TLK/th

YOUR TEAM





CONSTRUCTION OPERATIONS
Austin Larson



PROJECT EXECUTIVE
Scott Kraik



FIELD OPERATIONS
Rick Pettit



PROJECT MANAGER
Lisa Amen



SITE SUPERINTENDENT
Clint Spath

**YOUR TEAM HAS EXPERIENCE
IN EDUCATION PROJECTS,
PROVIDING AN EXCELLENT VALUE
FOR THE SCHOOLS WE SERVE.**

**BD CONSTRUCTION HAS
SUCCESSFULLY COMPLETED
NEARLY 45 EDUCATION
PROJECTS, TOTALING CLOSE
TO 2 MILLION SQUARE FEET.**

PROJECT MANAGER



Lisa Amen

As **PROJECT MANAGER**, Lisa Amen supervises the project, establishing and evaluating construction schedules, watching project costs, obtaining required permits, subcontractor qualification and procuring materials.

EXPERIENCE

BD Construction 2019 – Present

CONTACT

308.234.1836 | lamen@bdconstruction.com
PO Box 726, Kearney, NE 68848

EDUCATION

Engineering Technology
Northwest Kansas Technical College, 2002

Lisa has a nearly 20-year career in civil drafting and uses her client and subcontractor communications skills to manage projects. Lisa became a fan of BD Construction after witnessing the company's dedication to building long-term relationships with clients and its commitment to giving back to communities.

A FEW OF LISA'S PROJECTS

Windy Hills Elementary – Kearney, Neb. | Completion Fall 2025

Project: Complete gut and remodel of an elementary school
Trent Bosard, Facilities Director | 308.698.8255 | trebosard@kearneycats.com

Kearney YRTC – Kearney, Neb. | Completion Fall 2025

Project: New construction of a building with sleeping rooms
Rich Hancock, Maintenance Manager | 308.251.5944 | richard.hancock@nebraska.gov

West Pharmaceutical – Kearney, Neb. | Completion May 2024

Project: Renovation of and addition to a manufacturing plant
Keith Seier, Operations Director | 308.233.3819 | keith.seier@westpharma.com

Jacobsen Orr – Kearney, Neb. | Completion December 2023

Project: Renovation of an office building
Brad Holbrook, Partner | 308.234.5579 | bradh@jacobsenorr.com

Intellicom – Kearney, Neb. | Completion Summer 2023

Project: Parking lot paving project
Bryan Kuntz, President | 308.237.6414 | bkuntz@intellicominc.com

SITE SUPERINTENDENT



Clint Spath

Our **SITE SUPERINTENDENT**, Clint Spath will be on-site to manage the daily operations of the project, overseeing safety, scheduling, quality and ongoing communication with school leaders.

EXPERIENCE

BD Construction
2019 – Present

Previous
IES

CONTACT

308.238.3933 | cspath@bdconstruction.com
PO Box 726, Kearney, NE 68848

EDUCATION

BS, Business Education
University of Nebraska-Kearney, 2001

A Hemingford graduate, Clint learned the construction business inside and out while running his own residential and light commercial general contracting company for 24 years. Clint knows what it takes to build a project from the ground up, focusing on attention to detail while building strong relationships with customers and subcontractors. Clint has put his education degree to good use as a safety trainer and was known as “Mr. Clint” at Elwood where he frequently provided construction-based enrichment lessons.

A FEW OF CLINT'S PROJECTS

Wauneta-Palisade Public School – Wauneta, Neb. | Completion August 2024

Project: Expansion and renovation of a school
Randy Geier, Superintendent | 308.394.5700 | rgeier@wpbroncos.net

Jacobsen Orr – Kearney, Neb. | Completion December 2023

Project: Renovation of an office building
Brad Holbrook, Partner | 308.234.5579 | bradh@jacobsenorr.com

Optical Gallery | November 2021

Project: All-new clinic and retail space for an optometrist
Mandy Johnson, OD | 308.440.2020 | mandyod@hotmail.com

Elwood Public School | Completion August 2020

Project: Addition to school with secure entryway, offices, commons, classrooms
Daren Hatch, Superintendent | 308.785.2491

VA Clinic – Holdrege, Neb. | Completion June 2020

Project: Renovation and expansion of an active medical clinic
Kaitlin Boston, Clinic/Nurse Manager | 308.995.3760 ext. 34-2251 | kaitlin.boston@va.gov

CONSTRUCTION OPERATIONS DIRECTOR



Austin Larson

Your director of **CONSTRUCTION OPERATIONS**, Austin Larson, will oversee all project management and pre-construction services, value engineering, subcontractor qualification and estimating.

EXPERIENCE

BD Construction 2003 – Present

CONTACT

308.440.3584 | alarson@bdconstruction.com

EDUCATION

BS, Construction Management
University of Nebraska-Kearney, 2003

LEED Green Associate, 2012

Austin was introduced to construction through his grandfather, an owner of a residential construction company. Following in his footsteps, Austin joined BD Construction as an intern while studying CM at UNK and later was hired full-time as an estimator.

A FEW OF AUSTIN'S PROJECTS

Hershey Public Schools – Hershey, Neb. | Completion August 2024

Project: Addition to and renovation of a school
Jane Davis, Superintendent | 308.627.0435 | jane.davis@hpspanthers.org

Elm Creek Public School – Elm Creek, Neb. | Completion January 2024

Project: All new Elementary School
Bret Schroder, Superintendent (former) | 402.540.1937

Wauneta-Palisade Public School – Wauneta, Neb. | Completion August 2024

Project: Expansion and renovation of a school
Randy Geier, Superintendent | 308.394.5700 | rgeier@wpbroncos.net

Jacobsen Orr – Kearney, Neb. | Completion December 2023

Project: Renovation of an office building
Brad Holbrook, Partner | 308.234.5579 | bradh@jacobsenorr.com

Wilcox-Hildreth School – Hildreth, Neb. | Completion January 2021

Project: Expansion and renovation of school
Justin Patterson, Superintendent | 308.478.5265 | justin.patterson@whfalcons.org

FIELD OPERATIONS DIRECTOR



Rick Pettit

Rick Pettit supervises all construction projects in progress, establishing consistent practices for project oversight, scheduling and staffing as **FIELD OPERATIONS** director. He also oversees site safety.

EXPERIENCE

BD Construction 1984 – Present

CONTACT

308.627.6504 | rpettit@bdconstruction.com
PO Box 726, Kearney, NE 68848

Rick leverages a wealth of experience in his role as Field Operations Director, beginning in 1984 at BD as a carpenter. Rick has managed some of BD's largest projects to date. Clients appreciate Rick's ability to communicate and attention to detail. Rick works together with your site superintendent to bring your vision to a completed, high functioning building.

A FEW OF RICK'S PROJECTS

Hershey Public Schools – Hershey, Neb. | Completion August 2024

Project: Addition to and renovation of a school
Jane Davis, Superintendent | 308.627.0435 | jane.davis@hpspanthers.org

Elm Creek Public School – Elm Creek, Neb. | Completion January 2024

Project: All new Elementary School
Bret Schroder, Superintendent (former) | 402.540.1937

Wauneta-Palisade Public School – Wauneta, Neb. | Completion August 2024

Project: Expansion and renovation of a school
Randy Geier, Superintendent | 308.394.5700 | rgeier@wpbroncos.net

Jacobsen Orr – Kearney, Neb. | Completion December 2023

Project: Renovation of an office building
Brad Holbrook, Partner | 308.234.5579 | bradh@jacobsenorr.com

Wilcox-Hildreth School – Hildreth, Neb. | Completion January 2021

Project: Expansion and renovation of school
Justin Patterson, Superintendent | 308.478.5265 | justin.patterson@whfalcons.org

PROJECT EXECUTIVE



Scott Kralik

Your **PROJECT EXECUTIVE**, Scott Kralik, manages the relationship between your school and BD Construction. Scott works hard to deliver the best value for each construction dollar spent.

EXPERIENCE

BD Construction 2020 – Present

Parker Hannifin 1994 – 2020

CONTACT

308.440.8136 | skralik@bdconstruction.com

EDUCATION

BS, Biology and Business Administration
University of Nebraska-Kearney, 1994

With a strong history in account management at Parker Hannifin, Scott brings robust relationship-building skills to his role in business development. He works alongside clients to develop construction solutions that meet their needs and help their businesses grow.

Scott's career as global account manager and, prior to that, regional sales manager and key account manager/national account manager, gave Scott a proven record of experience in growing business and communicating with clients. Scott joined BD Construction to contribute to the success of a Nebraska-based company.

A FEW OF SCOTT'S PROJECTS

West Pharmaceutical – Kearney, Neb. | Completion May 2024

Project: Renovation of and addition to a manufacturing plant
Keith Seier, Operations Director | 308.233.3819 | keith.seier@westpharma.com

Howells-Dodge Elementary – Dodge, Neb. | Completion Summer 2023

Project: Addition and renovation of a school
Mark Ernst, Superintendent | mernst@hdcjags.org

Clarkson Public Schools – Clarkson, Neb. | Underway

Project: Successful bond education campaign, now in pre-construction
Rich Lemburg, Superintendent | rlemburg@clarkson.esu7.org

Randolph Public Schools – Randolph, Neb. | Underway

Project: Community-driven process and bond education
Daryl Schrunk, Superintendent | daryl.schrunk@rcards.org

BOND EDUCATION



Marsha Wilkerson

Call upon **MARKETING AND COMMUNITY OUTREACH DIRECTOR** Marsha during your community engagement and bond education processes. She provides meeting facilitation, writing, graphic design, social media creation, web design and direct mail solutions for your bond education needs.

EXPERIENCE

BD Construction 2015 – Present

CONTACT

308.440.3814 | mwilkerson@bdconstruction.com

EDUCATION

BS, Journalism and Public Relations
University of Nebraska-Kearney, 1990

Marsha served as a volunteer co-leader to educate her own community about \$75.4 million in school bonds. She worked alongside BD during this effort and soon joined BD to assist other communities.

A FEW OF MARSHA'S PROJECTS

Clarkson Public Schools – Clarkson, Neb. | Successful bond vote November 2024

Project: Successful bond education campaign, now in pre-construction
Rich Lemburg, Superintendent | rlemburg@clarkson.esu7.org

Kearney Family YMCA – Kearney, Neb. | December 2023

Project: Community fundraising for expansion and renovation of a YMCA
Ray Longoria, CEO | 308.237.9622 ext. 106 | rlongoria@kearneyymca.org

Randolph Public Schools – Randolph, Neb. | Underway

Project: Community-driven process and bond education
Daryl Schrunk, Superintendent | daryl.schrunk@rcards.org

USD 294 Oberlin Schools – Oberlin, Kan. | Underway

Project: Community-driven process and bond education for a \$30M bond
Joel Applegate | 308.325.6323 | japplegate@usd294.org

CHARACTER,
INTEGRITY,
REPUTATION,
JUDGMENT,
EXPERIENCE
AND EFFICIENCY



CHARACTER, INTEGRITY, REPUTATION, JUDGMENT, EXPERIENCE AND EFFICIENCY



FINANCIAL REFERENCES

BANK

Les Adelung

Five Points Bank
1809 W 39th St
Kearney, NE 68845
308.234.6171

PROJECTS OF SIMILAR SCOPE CONTRACTUAL REFERENCES

Kearney Public Schools – Kearney, Neb.

Dr. Kent Edwards, Superintendent (former)
404.539.2230 | Eddygn1960@gmail.com
Completion: Ongoing beginning August 2016 to present
Project: Eleven renovation/expansion projects, including multiple elementary schools, two middle schools, a nontraditional education center, a transition program facility, and high school addition.
Construction Management Services

Hershey Public Schools – Hershey, Neb.

Jane Davis, Superintendent
308.368.5574 | jane.davis@hpspanthers.org
Completion: August 2024
Project: Addition and extensive renovation to a school
Construction Management Services

Howells-Dodge Elementary – Dodge, Neb. | Completion Summer 2023

Mark Ernst, Superintendent and Elementary Principal
402.693.2207 | mernst@hdcjags.org
Completion: Summer 2023
Project: Addition and renovation of a school
Construction Management Services

PROJECTS OF SIMILAR SCOPE USER REFERENCES

Kearney Public Schools – Kearney, Neb.

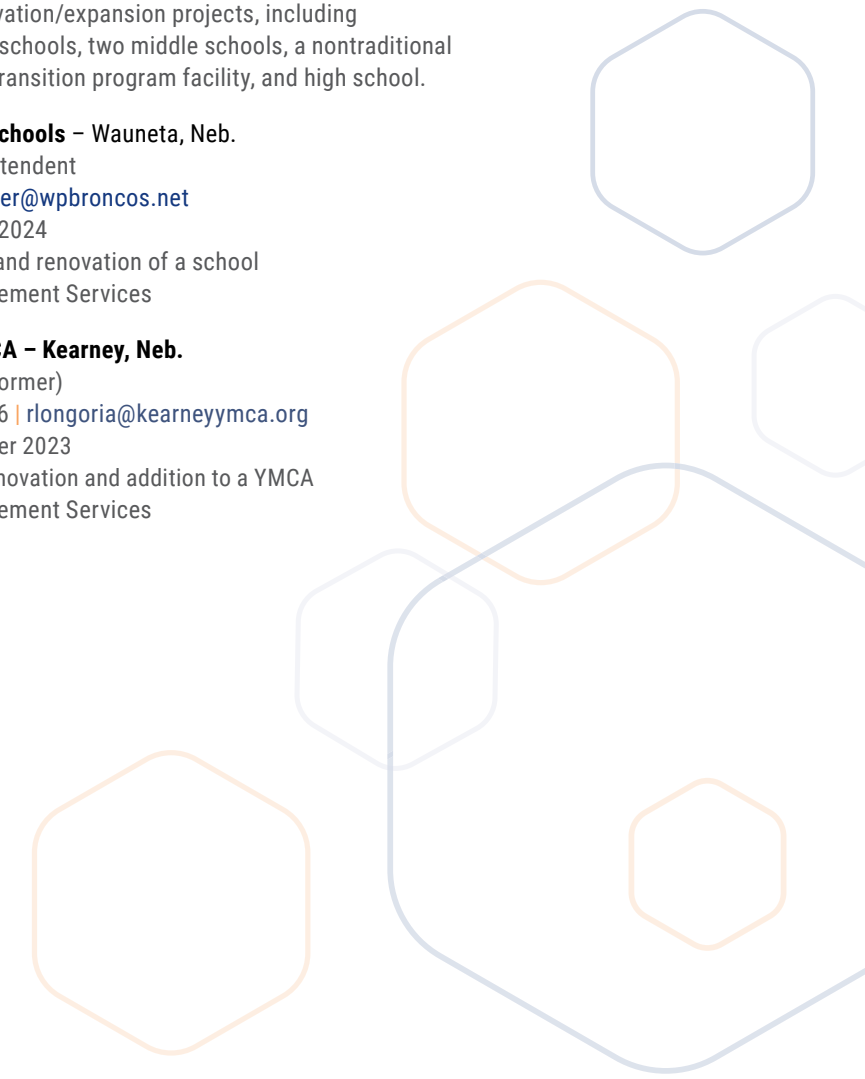
Trent Bosard, Facilities Director
308.698.8255 | trebosard@kearneycats.com
Completion: Ongoing beginning August 2016 to present
Project: Eleven renovation/expansion projects, including multiple elementary schools, two middle schools, a nontraditional education center, a transition program facility, and high school.

Wauneta-Palisade Schools – Wauneta, Neb.

Randy Geier, Superintendent
308.394.5700 | rgeier@wpbroncos.net
Completion: August 2024
Project: Addition to and renovation of a school
Construction Management Services

Kearney Family YMCA – Kearney, Neb.

Ray Longoria, CEO (former)
308.237.9622 ext 106 | rlongoria@kearneyymca.org
Completion: December 2023
Project: Extensive renovation and addition to a YMCA
Construction Management Services





QUALITY OF PERFORMANCE

QUALITY OF PERFORMANCE | ABILITY TO PERFORM





ELM CREEK ELEMENTARY

230 E CAULKINS AVE, ELM CREEK, NEB.

OWNER

Bret Schroder, Superintendent (Former)
402.352.3527 | bret.schroder@schuylercommunityschools.org

ARCHITECT

Jacob Sertich | Wilkins ADP
2204 University Drive, Ste 130, Kearney
308.991.3038 | jsertich@wilkinsadp.com

PROJECT DELIVERY METHOD

Construction Management

GUARANTEED MAXIMUM PRICE

\$11,531,469

FINAL BILLED AMOUNT

\$11,204,895

PROJECT SCOPE

Addition of a two-story elementary school onto a PK-12 campus

- + PK-6 classrooms
- + Elementary commons
- + Quiet room
- + Break out space
- + Multipurpose room
- + Offices
- + Weight room
- + Elevator
- + Career and Technical Education lab for construction, welding and metals
- + Mechanical, electrical and special systems upgrades to existing building, including air conditioning in the existing gym

SQUARE FEET

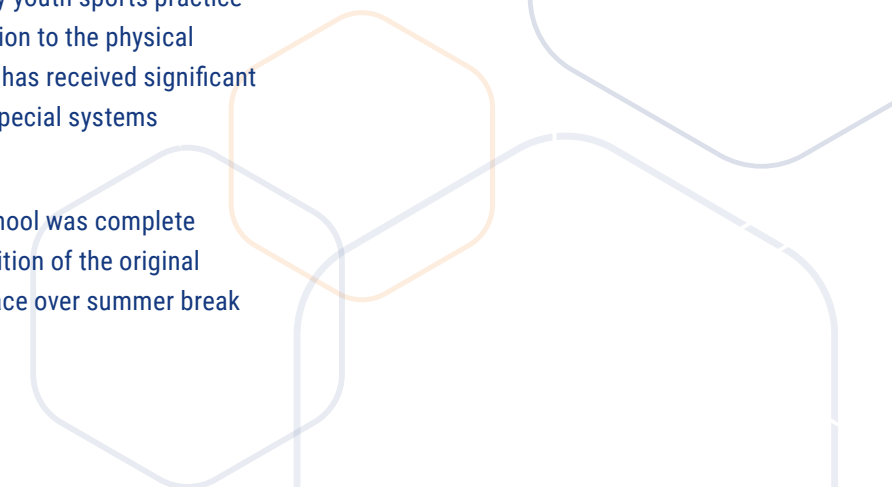
Addition 44,380

SIMILARITY

The board of education debated building an all-new school or renovating the existing elementary school, which had served the community well for 100 years. Ultimately, they determined that the most cost effective solution was a new, two story elementary school connected to the existing 7-12 building, as well as renovations to the 7-12 facility.

The project included adding a multipurpose room that could be used by all Elm Creek students and is also available for community youth sports practice and other activities. In addition to the physical transformation, the building has received significant mechanical, electrical and special systems upgrades.

Although the elementary school was complete for second semester, demolition of the original 100-year-old school took place over summer break for safety.



ELM CREEK ELEMENTARY

PROBLEMS AND SOLUTIONS

Mid-Project Reclassification. Construction was underway when the state fire marshal inspector and state electrical inspector reclassified the shop area to a higher risk than originally determined during the fire marshal office plan review. This required re-design of the space, including adding a separate welding tank storage room with rated fixtures and doors, and changing how electrical service conduits were ran. Working with the design team and the subcontractors, we were able to make these revisions with minimal cost increases and no time added to the project.

An Inconvenient Sewer Line. An existing sewer line that served surrounding homes ran through where the new addition was to be built. The City had a separate project to relocate the sewer line, but their timeline conflicted with the school construction schedule. We worked with the City to arrange for the existing sewer line to stay in service during construction. When the new sewer line was in place, the existing sewer line was then abandoned. Through good communication, this had no impact on the project timeline or budget.

Existing conditions. After demolition of the existing school building, a basement was discovered under the portion of the adjacent building that was to remain and be renovated as a new exit. The basement was unknown to the design team and construction manager. Since the old school was demolished after the new school was opened, this discovery was not made until near the end of the overall project. We coordinated design changes with the design team and Owners to find a solution that was acceptable to all for a moderate cost. Due to savings elsewhere on the project, this change did not require an increase in the GMP for the project. However, it did extend the time due to the fact that it was discovered near the end of the project.



ABILITY TO PERFORM

CLAIMS BY OWNER

None

DESIGN & CONSTRUCTION SCHEDULE

Design Phase Days Scheduled and Design Phase Completed was the responsibility of others

Scheduled Start: May 2022
Actual: May 2022
Scheduled Substantial Completion: December 2023
Actual Substantial Completion: December 2023
Final Completion: July 2024

WARRANTY WORK



Schuyler Community Schools

120 W. 20th, Schuyler, NE 68661
Superintendent Dr. Bret Schroder
Phone: 402-352-3527 Fax: 402-352-5552

November 19, 2024

To Whom It May Concern:

I am writing to express my strong support for BD Construction Company and their exceptional work in the field of educational construction. Having had the pleasure of collaborating with them on a recent project—a \$13 million, two-story elementary school for Elm Creek Public Schools, I can confidently say that their professionalism and expertise have been invaluable to the success of that project.

From the outset, BD Construction demonstrated an impressive level of organization and efficiency. Their team was not only easy to work with but also maintained open lines of communication throughout the entire project. This transparency fostered a collaborative environment that made addressing challenges much more manageable for both me as the superintendent and our board committee. One of the standout qualities of BD Construction is their honesty regarding pricing and scheduling. They provided clear and accurate estimates, which allowed us to budget effectively and avoid unexpected costs. Their commitment to sticking to the agreed-upon timeline was commendable, especially in light of the various challenges we faced, including material shortages.

BD Construction's proactive planning was instrumental in keeping our project on track. Their understanding of potential delivery delays, particularly concerning steel and other critical materials, allowed us to adjust our timelines and maintain progress without compromising quality. This foresight was crucial in ensuring that we completed the school on time and within budget.

I wholeheartedly recommend BD Construction company for any educational construction projects. I have been the lead administrator on two multi million dollar school projects with two different construction companies and by far my experience with BD was much better. I look forward to the opportunity to work with them again in the future.

Sincerely,

Bret Schroder, Superintendent
Schuyler Community Schools

North Central Association • Accredited Since 1914





WAUNETA-PALISADE SCHOOLS

214 WEST WICHITA, WAUNETA, NEB.

OWNER

Randy Geier, Superintendent
308.394.5700 | rgeier@wpbroncos.net

ARCHITECT

Jacob Sertich | Wilkins ADP
2204 University Drive, Ste 130, Kearney
308.991.3038 | jsertich@wilkinsadp.com

PROJECT DELIVERY METHOD

Construction Management

GUARANTEED MAXIMUM PRICE

\$7,497,218

FINAL BILLED AMOUNT

\$7,203,808

PROJECT SCOPE

Addition to and renovation of school:

- + Commons / Cafeteria
- + Elevator
- + Kitchen
- + Renovation of 3-story, 1933 facility
- + Multi-purpose gym
- + ADA-accessible Restrooms

SQUARE FEET

New 12,600 | Renovation 39,071

SIMILARITY

Through carefully planned staging, BD Construction renovated a school that is more than 90-years-old while classes continued. Classrooms were reconfigured to meet the needs of today's educators. An addition provides a kitchen, commons and multi-purpose room.



WAUNETA-PALISADE SCHOOLS

PROBLEMS & SOLUTIONS

Updating and refreshing a 1933 school. Where do you start and more importantly, where do you stop, when remodeling a building that is nearing the century mark? This process involved removing old plaster, doors, windows, lighting, HVAC and plumbing. Through ongoing communication with the architects and school leaders, we determined an appropriate stopping point for each room and space.

Seamless tie-in from old to new. BD spent extra time talking with all parties to explore multiple opinions about how best to tie the old building into the new. Site Superintendent Clint Spath played a crucial role in ensuring adherence to stringent fire marshal safety regulations. In the end, the solution offers a seamless transition from old to new that is not only functional but also architecturally pleasing, providing a safe and convenient environment for students and staff. As an added bonus, the solution saved several thousand dollars from the original plan.

Installing an elevator in the middle of an existing, occupied, three-story building. The elevator shaft was designed to use two existing walls and two new walls. However, the two existing brick walls didn't meet fire separation requirements. We worked the design team to re-design the shaft with four new CMU block walls from the basement to the roof deck (three floors). Due to time constraints, this had to be completed during the first summer of work. Due to space constraints, construction had to happen from within the shaft instead of outside. In a remarkable three-month turnaround, we identified the issue, obtained a redesigned solution, coordinated with the subcontractor, and completed the installation – all before students returned to class.



ABILITY TO PERFORM

CLAIMS BY OWNER

None

DESIGN & CONSTRUCTION SCHEDULE

Design Phase Days Scheduled and Design Phase Completed were responsibility of others
 Scheduled Start: May 2023
 Actual: May 2023
 Scheduled Substantial Completion: August 2024
 Actual Substantial Completion: August 2024
 Final Completion: September 2024

Owner was not inconvenienced by delivery dates.

WARRANTY WORK

None



Wauneta-Palisade Public School

214 West Wichita, Box 368
 Wauneta, NE 69045

Phone: 308-394-5427
 Fax: 308-394-5962

Hemingford Public Schools Board
 913 Niobrara Avenue
 Hemmingford NE 69348

November 14, 2024

RE: BD Construction, Clint Spath, & Rick Pettit

Dear Hemingford Public School Board and Superintendent:

With great pleasure, we recommend BD Construction and their team of skilled professionals. We recently completed a renovation and new addition project at our Wauneta building. We worked closely with BD, Clint, and Rick to ensure that our project stayed on schedule and was completed promptly. We finished our \$8.5M project in the fall of 2024.

Our project began in the Spring of 2022 with detailed planning and design to renovate our 1933 3-story building and add a new kitchen, commons, and auxiliary gym. In March of 2023, the renovations began on the 2nd floor, then moved to 3rd floor, and then 1st floor. BD was an integral part of our project as we faced an old building with many surprises. Rick was extremely attentive to our entire project and fought to keep our project on schedule. With the assistance of Rick, Clint was appointed as our site supervisor to our project in January 2024 and we watched our project continue at a steady pace and meet deadlines with quality work. Clint and Rick worked well with the sub-contractors ensuring that work was completed and approved. Both have a great working relationship with many sub-contractors enhancing the construction process.

All BD Construction employees were professional and excellent to work with throughout the entire process. As we wrap up the project we continually communicate with their team and the loose ends are completed. We wouldn't hesitate to recommend BD and their entire team to work with during any building project. If you have any questions, please don't hesitate to contact Randy at 308-883-0603 or Allison at 308-883-3979.

Sincerely,

Randy Geier
 Randy Geier
 Superintendent

Allison Sandman
 Allison Sandman
 Board President

Inspiring Our Youth and Expecting Results Every Day



HERSHEY PUBLIC SCHOOLS

301 S LINCOLN AVE, HERSHEY, NEB.

OWNER

Jane Davis, Superintendent
308.627.0435 | jane.davis@hpspanthers.org

ARCHITECT

Jacob Sertich | Wilkins ADP
2204 University Drive, Ste 130, Kearney
308.991.3038 | jsertich@wilkinsadp.com

PROJECT DELIVERY METHOD

Construction Management

GUARANTEED MAXIMUM PRICE

\$19,670,294

FINAL BILLED AMOUNT

\$19,238,780

PROJECT SCOPE AND SIMILARITY

Addition to and renovation of a school:

- + Secure new entrance
- + Private offices for Title I, Speech, nurse and Special Education
- + K-12 art room
- + Health sciences classroom
- + PK-12 teacher work room
- + Fire suppression throughout
- + New classrooms and renovated classrooms
- + New kitchen and cafeteria
- + Multi-purpose space
- + Locker rooms
- + Ehlers Family Fitness Center

SQUARE FEET

New 31,931 | Renovation 55,680

SIMILARITY

The school renovated a 1959 building to double classroom space, creating rooms that offer flexibility for grades K-12. This project also provided much-needed space for Title I, Speech, and Special Education programs, ensuring that all students receive the support they need.

Hershey prioritized safety and security for students and staff with a new secure entrance, a fire alarm system, classroom intercoms, and fire suppression systems in every room.

A unique aspect of the project is the Ehlers Family Fitness Center, a multi-purpose space where students can build their physical strength, develop teamwork, and push themselves to new limits.



HERSHEY PUBLIC SCHOOLS

THREE SPECIFIC PROBLEMS

Delay in receiving electrical switchgear.

Anticipating potential delays with the electrical switchgear, BD placed an early order to expedite the delivery. Even with the early order, delivery was expected 3 to 5 months past the time electrical service was needed, potentially delaying the entire project. To mitigate this issue, BD proactively explored temporary electrical service options to ensure the project could proceed without disruption.

Super gym stairs. The original plan called for removing the cast-in-place concrete bleachers, which were built in 1959. However, removal proved to be an engineering and logistical nightmare as well as expensive. BD worked with the architect to turn the stairs into an architectural feature.

Lackluster installation of exterior concrete.

While performing quality control checks, BD realized that the parking lot was paved with incorrect slopes. BD made it a point to hold the subcontractor accountable for the poor workmanship, and had them remove and re-pour the parking lot at their own expense. Timely resolution was essential to ensure project completion before winter weather and potential moisture damage.



ABILITY TO PERFORM

CLAIMS BY OWNER

None

DESIGN & CONSTRUCTION SCHEDULE

Design Phase Days Scheduled and Design Phase Completed were responsibility of others
Scheduled Start: November 2022
Actual: November 2022
Scheduled Substantial Completion: August 2024
Actual Substantial Completion: August 2024
Final Completion: Fall 2024

WARRANTY WORK

None.

HERSHEY PUBLIC SCHOOLS HOME OF THE PANTHERS

P.O. Box 369, 301 S. Lincoln, Hershey, NE 68143
P (308) 368-5572 | F (308) 368-5570

October 10, 2024

To Whom It May Concern,

I am writing to highly recommend BD Construction for their outstanding work on our recent building project. Throughout the entire process, BD Construction has demonstrated a high level of professionalism, efficiency, and dedication.

Not only did they complete the project on time, but they also finished under finalized budget, which is a significant accomplishment. Their team was accommodating and flexible, working closely with our stakeholders to ensure all needs were met. BD Construction consistently communicated well and was quick to address any concerns or adjustments needed along the way.

BD Construction has been a true partner in this project. Their ability to listen to our needs and collaborate with all parties made a significant difference in achieving our goals. Our project was a combination of renovation and new construction. BD worked with our school schedule to perform our renovations in a time frame that worked well with our instructional needs.

Their commitment to quality and collaboration was evident from start to finish, and we are extremely satisfied with the results. I would strongly recommend BD Construction to anyone seeking a reliable and professional partner for their construction needs.

Please feel free to contact me if you have any further questions.

Sincerely,

Jane Davis, Superintendent

Hershey Public Schools



WILCOX-HILDRETH PUBLIC SCHOOLS

404 E SAPP ST, WILCOX, NEB

OWNER

Justin Patterson, Superintendent
Justin.Patterson@whfalcons.org | 308.478.5265

ARCHITECT

Jacob Sertich | Wilkins ADP
2204 University Drive, Ste 130, Kearney
308.991.3038 | jsertich@wilkinsadp.com

PROJECT DELIVERY METHOD

Construction Management

GUARANTEED MAXIMUM PRICE

\$8,037,220

FINAL COST

\$7,928,302
2024 value using 5.5% compounded inflation rate: \$10,361,974

PROJECT SCOPE

Construction of a school:

- + Classrooms
- + Kitchen
- + Commons
- + Locker Rooms
- + Secure Entry
- + Concession Stand
- + Administrative Spaces

SQUARE FEET

New 26,244 | Renovation: 1,572

SIMILARITY

BD Construction constructed two additions to the Wilcox-Hildreth School while school remained in session. Through phasing, staff was able to move into the east addition before school started in the fall of 2020. The second addition was complete in December 2020.

The additions to and renovations of this school included a new main academic entrance with secure vestibule, new administrative offices, staff workroom, secure reception area, and classrooms. Construction of an addition to the north created a new competition gym, locker rooms, new commons/cafeteria and a new kitchen.



WILCOX- HILDRETH PUBLIC SCHOOLS

THREE SPECIFIC PROBLEMS

COVID-19 Pandemic Disrupted Manpower Availability. Several subcontractors brought smaller-than-planned crews as a result of illness and quarantines. This caused their parts of the project to happen much slower than scheduled. BD re-phased the schedule so those trades would not delay other work.

Materials Were Delayed Due to the Pandemic. Much like manpower during the pandemic, materials did not show up as scheduled because factories across the nation were shut-down due to COVID-19. The site superintendent and project manager found creative solutions where possible. When not possible, they worked with school leaders to make accommodations that would not disrupt the learning environment.

Gym Floor Installer. If an existing school needs a new gym floor, the best time to install it is over the summer break. This means that the gym floor installers have back-to-back-to-back installation schedules. If a scheduled project runs long, installation dates can be compromised. BD communicated regularly with the flooring subcontractors to ensure that the gym floor was installed when needed.



ABILITY TO PERFORM

CLAIMS BY OWNER

None

SQUARE FEET

Renovation: 1,572 | Addition 26,244

DESIGN & CONSTRUCTION SCHEDULE

Design Phase Days Scheduled = 120 Days
Design Phase Completed in 120 Days
Scheduled Start: July 2019
Actual: July 2019
Scheduled Substantial Completion: December 2020
Actual Substantial Completion: December 2020
Final Completion: January 2021

WARRANTY WORK

Flooring defect in commons area

“**BD** Construction was an outstanding resource for Wilcox-Hildreth Public Schools from day one.

Each department has gone above and beyond to ensure that the Wilcox-Hildreth Board of Education was fully informed of the construction process. BD assessed our current buildings and was an asset in helping the school district make informed decisions in order to move forward with our construction project.

Once construction started, the on-site superintendent and financial department worked closely with the school district and made what could be considered a stressful time a very positive experience. BD Construction expects nothing but the best for their clients and works hard to complete their vision.

I would highly recommend any school or private entity to use BD Construction for their future project.”

—Justin Patterson, Wilcox-Hildreth Superintendent



OSCEOLA PUBLIC SCHOOLS

685 S KIMMEL ST, OSCEOLA, NEB.

OWNER

Steve Rinehart, Superintendent (retired)
402.747.3121

ARCHITECT

Jacob Sertich | Wilkins ADP
2204 University Drive, Ste 130, Kearney
308.991.3038 | jsertich@wilkinsadp.com

PROJECT DELIVERY METHOD

Construction Management

GUARANTEED MAXIMUM PRICE

\$7,100,000

FINAL BILLED AMOUNT

\$7,078,891
2024 value using 5.5% compounded inflation rate: \$9,251,827

PROJECT SCOPE AND SIMILARITY

Addition, new construction and renovation of a school:

- + Classrooms
- + Kitchen
- + Cafeteria
- + Gymnasium
- + Technical education classrooms
- + Locker rooms
- + Early childhood suite
- + Commons
- + Secure main entrance

SQUARE FEET

New Construction 26,244 | Renovation: 1,572

This school project features an addition and renovation of the main entrance, office and administration area of the elementary school, along with new locker rooms, full commercial prep kitchen, commons/cafeteria, concession stand, competition gymnasium, restrooms and a daycare/early childhood suite.

While working in Osceola, BD's crews enjoyed getting to know the community by eating at the local cafe, purchasing from the local lumberyard and attending the school's sporting events when possible.



OSCEOLA PUBLIC SCHOOLS

THREE SPECIFIC PROBLEMS

Gym Construction Delay. During gym construction, equipment delivery was delayed due to subcontractor finding unforeseen structural interferences which then required last-minute design changes. As a result of this delay, BD invoked an unconventional schedule approach and installed the gym floor before all overhead work was completed. This meant protecting delicate gym finishes such as the wood floor. These measures prevented nearly three weeks of delay and allowed the new gym to be open for students to play their home opener basketball game.

COVID-19 Delayed Materials. Even though construction was deemed essential, materials like sheet metal for siding and sand for glass were unavailable due to COVID-19 shutdowns at various manufacturing facilities across the nation. To keep the renovated classrooms on schedule, the best we could do was learn and adapt. When the shipment of glass needed to enclose the building before winter did not arrive on time, we turned to other materials such as plywood and drywall backed with insulation and sealed the edges with tape to temporarily enclose the building, thus not having a dire effect on the overall schedule. With the next phases, focus was placed on installing rough openings earlier than planned which allowed glass to be ordered earlier.

Personnel Changes. Multiple personnel changes occurred in the middle of the project. The school superintendent retired, the lead architect changed and health issues forced BD's superintendent to step down. These transitions exemplified the need for strong communication. Not only did we maintain formal monthly Owner|Architect|Contractor meetings and weekly subcontractor coordination meetings but we also implemented a weekly meeting between BD Construction's superintendent and the school's essential personnel. We doubled down and instituted bi-weekly, informal walk-throughs with BD Construction, Wilkins ADP and the school. This allowed us to share information that might have been lost in the project hand-offs from personnel changes, which resulted in a successful project.



ABILITY TO PERFORM

CLAIMS BY OWNER

None

DESIGN & CONSTRUCTION SCHEDULE

Design Phase Days Scheduled = 150 Days
Design Phase Completed in 150 Days
Scheduled Start: October 2019
Actual: October 2019
Scheduled Substantial Completion: Dec. 2020
Actual Substantial Completion: Dec 2020
Final Completion: February 2021

WARRANTY WORK

Touch up exterior paint
Buff out gym floor scratches



- + COMPLIANCE
- + SUBCONTRACTING WORK
- + CURRENT CAPACITY
- + CONTRACT
- + FEE





LITIGATION & COMPLIANCE

Has the Construction Manager's team been cited for failure to comply with local, state, or federal law of any nature in the last five (5) years?

No.

Does the CM have any civil or criminal actions pending against the CM or any proposed member of the team?

No.



SUBCONTRACTING WORK

BD Construction will put all divisions of work out for competitive bid.

BD intends to subcontract all trades of work available using a thorough bid analysis process that will help determine the low responsible bidder.

If BD has the talent available to bid, or work is not bid because of a lack of available skilled labor, BD will follow the same rules as the other trades who are bidding work. BD Construction employs skilled craftsmen in the areas of demolition, rough carpentry, sealants, and carpentry.

Our crew can also supplement subcontractors who need extra labor for any variety of reasons, such as falling behind schedule.

Traditionally, BD Construction's projects have *not* been the beneficiary of large labor pools because we specialize in construction in smaller communities. We successfully build larger, complicated projects in tight labor markets. In addition to our typical subcontractor recruitment, we work with the project owner to identify potential local subcontractors.

WE'RE COMMITTED TO KEEPING CONSTRUCTION DOLLARS LOCAL. BY PARTNERING WITH LOCAL SUBCONTRACTORS, WE STRENGTHEN YOUR COMMUNITY AND YOUR SCHOOL.



FIRM'S CURRENT CONTRACTED PROJECTS AND SCHEDULED



SurePoint Ag – Atwood, Kan.

All new construction of a manufacturing facility with offices
 Completion: Spring 2024
 Square Feet: 65,980

YRTC – Kearney, Neb.

New construction of dormitory
 Completion: December 2025
 Square Feet: 44,380

Kearney Public Schools – Kearney, Neb.

Multi-facility, phased and staged remodel projects
 Completion: Fall 2026
 Square Feet: TBD

Kearney Community Sustainable Housing – Kearney, Neb.

New construction of multiple apartment buildings
 Schedule: TBD

Ag Services Associates – Holdrege, Neb.

All new office building
 Completion: March 2025
 Square Feet: 4,555

Rutt's Heating & Air Conditioning – Kearney, Neb.

New construction of an office and shop
 Completion: Fall 2025
 Square Feet: 24,460

Axtell Community School – Axtell, Neb.

Addition to and renovation of a school
 Completion: August 2025
 Square Feet New: 14,639 Reno: 1,924

Clarkson Public School – Clarkson, Neb.

Successful pre-bond 11/24; School addition/renovation
 Schedule: In design phase; breaking ground in 2025

Palmer Public Schools – Palmer, Neb.

Addition to and renovation of a school; pre-bond
 Schedule: Pre-bond

Randolph Public Schools – Randolph, Neb.

Addition to and renovation of a school; pre-bond
 Schedule: Pre-bond

Doniphan-Trumbull Public Schools – Doniphan, Neb.

Addition to and renovation of a school; pre-bond
 Schedule: Bond election May 2025

USD 294 – Oberlin, Kan.

Addition to and renovation of a school; pre-bond
 Schedule: Pre-bond

Ravenna Public Schools – Ravenna, Neb.

Addition to and renovation of a school; pre-bond
 Schedule: Bond election March 2025

Pleasanton Public Schools – Pleasanton, Neb.

Addition to and renovation of a school; pre-bond
 Schedule: Bond election March 2025

Oak Park Campus – Kearney, Neb.

All new medical clinic
 Schedule: TBD



Proposed changes to the contract documents or amendments required by this RFP.

BD Construction has completed numerous school projects under the Construction Manager delivery method with no significant contractual issues. Many of these projects have been under the AIA (American Institute of Architects) A133 and A201 contracts that are referenced in the proposal. These AIA contracts have been developed as standard contracts and are used extensively for Construction Manager at Risk projects. Frequently, some modifications are made to the standard contracts for specific reasons or to address specific issues.

BD Construction and KSB School Law worked together to agree upon a Construction Management contract for another school project. We would be happy to provide a copy of this contract for your review.

The contracts presented with this RFP have been modified significantly from the Standard Contract, to the point that many of the requirements no longer resemble the Standard Contract. While we are not concerned about many of the changes, there are several with which we do take exception. The Standard Contracts allocate risk amongst the parties in a relatively fair manner. Some of the proposed modifications to the contract for this project result in excessive risk being placed on the Construction Manager while removing risk from the design team. In several locations, the Construction Manager is asked to indemnify the owner and the architect; this should be a reciprocal arrangement. This increase in risk will be passed through to subcontractors, who will need to take that risk into account when submitting bids. This will drive up the overall cost of the project. Therefore, we propose to modify the contracts as follows, or use the contract mentioned above. We reserve the right to identify concerns when the final document is prepared.

A133-2019 Contract Modifications

Section 3.1.3.4 and 3.1.3.5: Delete these sections. This is added language to the standard contract that results in all liability for conflicts between MEP systems to be placed on the contractor. Some of this liability should remain with the architect and design team since they are the ones designing the systems.

- 3.1.6.2 Restore the original Standard Contract language. The CM has no control over design. If redesign is required, the CM should not be held responsible.
- 3.2.2 Restore the original Standard Contract language. This section tries to reinvent contingency.
- 3.2.6 Change days from 30 to 14 due to current market conditions.
- 4.1.4 Restore the original Standard Contract language.
- 6.1.2 Restore the original Standard Contract language in this section.
- 7 Restore the original Standard Contract language for this section.
- 8.1 Restore the original Standard Contract language in this section or re-word the section to allow Construction Manager to be paid for processing these discounts.
- 9.1 This section prevents a public bid opening, which will result in distrust among bidders and the CM. We prefer to open bids publicly. This section also prevents the Construction Manager from being paid the CM fee on work that they bid and self-perform. This provides an advantage to other subcontractors. This section needs to be re-written or restored to Standard Contract language.
- 11.1.9 Restore the original Standard Contract language which was deleted.
- 11.2.1.3 Restore the original Standard Contract language.
- 11.2.3 Restore the original Standard Contract language.
- 11.3.1 We are not opposed to liquidated damages when reasonable. The language in this section should be amended so the amounts listed for liquidated damages are not "the minimum value" but instead are "the value."
- 11.3.2 The amount listed for liquidated damages is unreasonably high and would no doubt be a penalty if this amount is not reduced. \$500 per day would be more customary and reasonable. This provision will likely result in higher bid prices from subcontractors, as this clause will be passed through to the subcontractors.
- 11.3.3 Delete this section. There are not typically liquidated damages for final completion. Once substantial completion is achieved, the space can be used for its intended purpose, so it is difficult to imagine what damages might be incurred by the Owner in this case. In addition, the Owner has retainage on the contract amount and final payment is usually not issued until outstanding issues are addressed.
- 11.3.4 Delete this section. There is no basis to charge liquidated damages and "actual damages." Per Section 11.3.1 above, actual damages are extremely difficult to determine and the liquidated damages are in lieu of actual damages.

A133-2019, Exhibit B, Insurance

B.2.3.1.1 The words "collapse, earthquake, and flood" should not be deleted. If there is a tornado and the building collapses, this deletion could be problematic. Likewise, earthquakes are not



unheard of in Nebraska, and this is precisely the type of loss that should be covered.

B.2.3.3 The work will likely include renovation or remodel of existing facilities, so this paragraph should be restored to Standard Contract Language.

A201-2017 Contract Modifications

- Section 1.9 In its entirety. Delete these sections as they are excessive for a public school project.
- 3.2.1 Restore the original Standard Contract language. At the time this contract will be signed, the drawings will not be complete, so many of the items listed in this section will not yet be known.
- 3.2.2 Restore the original Standard Contract language. The added language makes the Construction Manager responsible for the Architect's design and the Architect's errors.
- 3.7.4 Restore original Standard Contract language.
- 8.3.3 Restore the original Standard Contract language.
- 9.3.2.3 Restore original Standard Contract language.
- 9.3.2.4 Restore original Standard Contract language.
- 10.2.3 Restore the original Standard Contract language. This project will include an addition, so the Construction Manager should be entitled to payment for the costs associated with protecting adjacent properties and improvements.
- 10.3.3 Restore original Standard Contract language.
- 10.3.6 Restore original Standard Contract language.
- 11 Replacement of Section 11 with Exhibit B. Our insurance carrier would need to review and possibly amend the language in Exhibit B.
- 12.2.2.1 Restore original Standard Contract language.
- 12.2.2.1 Restore original Standard Contract language.
- 14.1.1.3 Restore original Standard Contract language.
- 14.1.4 Restore original Standard Contract language. The additional days listed are unreasonable.
- 14.2.4 Restore the original Standard Contract language.
- 14.3.2 Restore the original Standard Contract language.
- 15.1.7 Restore the original Standard Contract language in this section since there are liquidated damages in the contract.



BD CONSTRUCTION HAS BUILT OUR REPUTATION ON BEING FAIR TO OWNERS AND SUBCONTRACTORS. WE BUILD LONG-TERM RELATIONSHIPS, WHICH CAN ONLY HAPPEN THROUGH HONEST BUSINESS DEALINGS.

FEES

BD Construction uses a percentage of the cost of work for the CM fee.

Proposed CM fee for preconstruction phase

\$27,960

OPEN BOOK POLICY

You have full access to all financial and construction work details of your project through our Open Book Policy.

We live by the credo that honesty opens the door for good business.

WHAT IS INCLUDED AND EXCLUDED FROM GENERAL CONDITIONS (PER THE CHANGES TO THE CONTRACT)

- Administrative hours
- Accounting
- Estimating
- Construction operations director
- Field operations director
- Project management
- Site superintendent
- Contract administration
- Project executive
- Administrative related costs
- Travel
- Project manager

General Requirements include:

- Plan production / reproduction
- Safety consultant
- Submittal exchange
- Permits
- Fire Marshal review
- Testing
- Temporary utility costs
- Power, water, office trailer, restrooms, fencing
- Refuse collection and disposal
- Rough and final cleaning



BOND SUPPORT

When a public project requires community support, BD Construction's team can work alongside you through a series of two processes to select the right construction solution at the right value for your community, and then to educate the community about that solution.

Step one, the Community-Driven Process, takes the question to a group of community members. Through a series of three to five meetings facilitated by BD Construction, this group tours the schools, sees the challenges first-hand, and then has open and honest discussions about proposed solutions and the associated costs. At the end of the meetings, the group forms consensus about which projects to take forward for a bond vote.

Step two, the Bond Education Process, follows a high integrity model that guides community volunteers through a series of activities and subcommittees to develop a communication plan, messaging and materials. BD Construction supplements the efforts of volunteers to educate the community on the needs and the solution.



DREAM | PLAN | BUILD



BDconstruction.com

TEL 308.234.1836 | FAX 308.234.9606

209 EAST 6TH ST | P.O. BOX 726 | KEARNEY, NE 68848



HEMINGFORD PUBLIC SCHOOLS

SCHOOL ADDITION PROJECT

Request for Proposals

November 26, 2024

November 26,2024

Travis Miller
Superintendent
Hemingford Public Schools
913 Niobrara Avenue
Hemingford, NE 69348



RE: Request for Proposals for Construction Manager at Risk Services for Hemingford Public Schools School Addition project.

Members of the Selection Committee:

Thank you for the opportunity to present Sampson Construction's qualifications for the proposed Hemingford Public Schools Addition project. We are excited to be considered as your partner in advancing Hemingford Public Schools' mission to empower resourceful, respectful, and responsible lifelong learners.

PK-12 EXPERTISE: Sampson has collaborated with 78 various School Districts, constructing over 13.4 million SF of PK-12 space. Our experience includes additions, new construction, and renovations while keeping existing spaces functional and safe during construction. Our proposed project team has a combined 151 years of industry experience. This experience equips us with the knowledge to develop innovative and effective preconstruction and construction strategies, as well as safety measures for students, staff and community members.

RURAL EDUCATION EXPERIENCE: Our five strategically located offices allow us to deliver construction services efficiently in rural communities across the Midwest. We have a proven ability to recruit qualified subcontractors and procure materials in a timely manner in rural communities. We partner with rural districts to align our work with the needs and goals of the community. We view local communities and school districts as trusted partners, ensuring each school we build is designed to thrive and adapt for generations. We look forward to applying our rural education experience to bring unique insights and successfully complete your addition project.

PRIORITIZING STUDENT SAFETY DURING CONSTRUCTION: Over 70% of our projects are completed on occupied campuses. Our team's extensive experience on occupied campuses has led to the development of our SHIELD safety program, which allows us to navigate challenges effectively and to proactively develop and execute a comprehensive site logistics plan that optimizes functionality, collaboration, safety, and security. We are confident we can safely and successfully deliver your school addition project while ensuring minimal disruptions to everyday learning activities.

SETTING OURSELVES APART WITH CMAR SERVICES: Nearly 80% of our work is delivered through the CMAR delivery method. This has allowed us to develop industry leading preconstruction tools and processes. We will work as a team with Hemingford Public Schools, JEO Consulting Group, and stakeholders during the design phase to proactively address potential construction, cost, and schedule challenges. We know how to prevent schedule surprises caused by potential long lead items, how to navigate a volatile cost climate before it's too late, and deliver an exceptional project.

TEAMWORK TO ACHIEVE A SUCCESSFUL BOND VOTE: We firmly believe great achievements are the result of effective teamwork. With the vision and passion possessed by Hemingford Public Schools, JEO Consulting Group's planning and design expertise, Sampson Construction's industry-leading knowledge of PK-12 construction and CMAR services, and the specialized skills of Derrick Hensel, our in-house Bond Marketing Director, we have the expertise to navigate delicate pre-bond challenges and gain consensus on solutions patrons can support. Through teamwork, we are committed to building strong relationships with the Hemingford community to ensure a successful project.

With gratitude,

A handwritten signature in blue ink, appearing to read "Stuart Johnson", is written over a light blue circular graphic element.

Stuart Johnson | Vice President & Project Executive
Sampson Construction Co., Inc.

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AMHERST PUBLIC SCHOOL | AMHERST, NE

Sampson

Construction

MANAGING OFFICE:
119 Central Avenue
Kearney, NE 68847

PRIMARY CONTACT:
STUART JOHNSON
308.455.0320
stuart.johnson@sampson-construction.com

ESTABLISHED: 1952

YEARS IN BUSINESS: 72 years

OFFICE LOCATIONS:
Nebraska: Kearney, Lincoln, Papillion
Wyoming: Casper
Colorado: Johnstown

AREAS OF EXPERTISE:
Construction Manager at Risk
Design-Bid-Build
Design-Build

72
YEARS OF EXCELLENCE

QUALITY. EXPERIENCE. COMMITMENT. INNOVATION

Sampson Construction Co., Inc. is a family-owned regional construction company with a seven-decade legacy of excellence and leadership. We hold our team to an uncompromising level of quality. Our actions are guided by our values and passion, driving our commitment to delivering the best construction services to our clients. The majority of our work has been through the Construction Manager at Risk (CMAR) delivery method. In the last five years we've accomplished 390 projects totaling \$2.1 billion and 10.7 million square feet. We also take pride in the fact more than 60% of our work comes from returning clients, highlighting the trust and satisfaction they have in our services.

PK-12 EDUCATION EXPERIENCE

Over the past 72 years, our team has partnered with 78 school districts, completing 168 projects with a total value of \$3.1 billion and 13.4 million square feet. Our team is excited about the opportunity of sharing our extensive PK-12 knowledge and valuable resources with you to continue building the Hemingford Public School District and Community.



168
PROJECTS
COMPLETED



13.4
MILLION
SF COMPLETED



\$3.1
BILLION
TOTAL VALUE

a. Surety - provide certification from surety that proposing CM's bonding capacity is adequate to construct the proposed project.



Barry A. McGee
Surety Underwriting Consultant

10895 Lowell Ave., Suite 200
Overland Park, KS 66210
Office 913-319-7011
Cell: 913-232-6707

November 19, 2024

Hemingford Public Schools
913 Niobrara Avenue
Hemingford, NE 69348.

Re: Sampson Construction Co., Inc. (RFP – CM Hemingford Public Schools, School Additions Project)

To whom it may concern:

We understand that Sampson Construction Co., Inc. is in the process of preparing a proposal for your consideration for the above project.

This is to advise that Liberty Mutual Insurance Company has been serving as surety for Sampson for the past fifteen years. During this time we have not set a firm maximum single job limit, but we are willing to support them on projects as large as \$200 million. Similarly, over this period we have not established a firm maximum aggregate limit but are willing to consider an aggregate program in the range of \$450 million subject to our normal and customary underwriting and risk selection criteria.

Over its more than 50 years in business, Sampson has developed an impressive portfolio of successfully completed Construction Management and General Construction contracts. Further, during our tenure as surety, Sampson has properly completed all obligations under the many performance and payment bonds we have issued on its behalf. These bonds would represent many millions of dollars of construction value.

This letter is not an assumption of liability, nor is it a bid bond. Any arrangement to provide final bonds is a matter between Liberty Mutual Insurance Company and Sampson Construction Co., Inc. Liberty Mutual reserves the right to underwrite each surety obligation individually and approval would be conditioned on acceptable underwriting considerations such as; contract terms, bond forms, financing and favorable review of current underwriting information at the time of the request for the bond(s). Liberty Mutual Insurance Company is licensed to conduct business in all fifty states. Our Best rating is A, Size Category is XV, and our underwriting limitation as stated in the current Treasury Department Circular 570 is more than \$1.8 billion.

Sincerely,

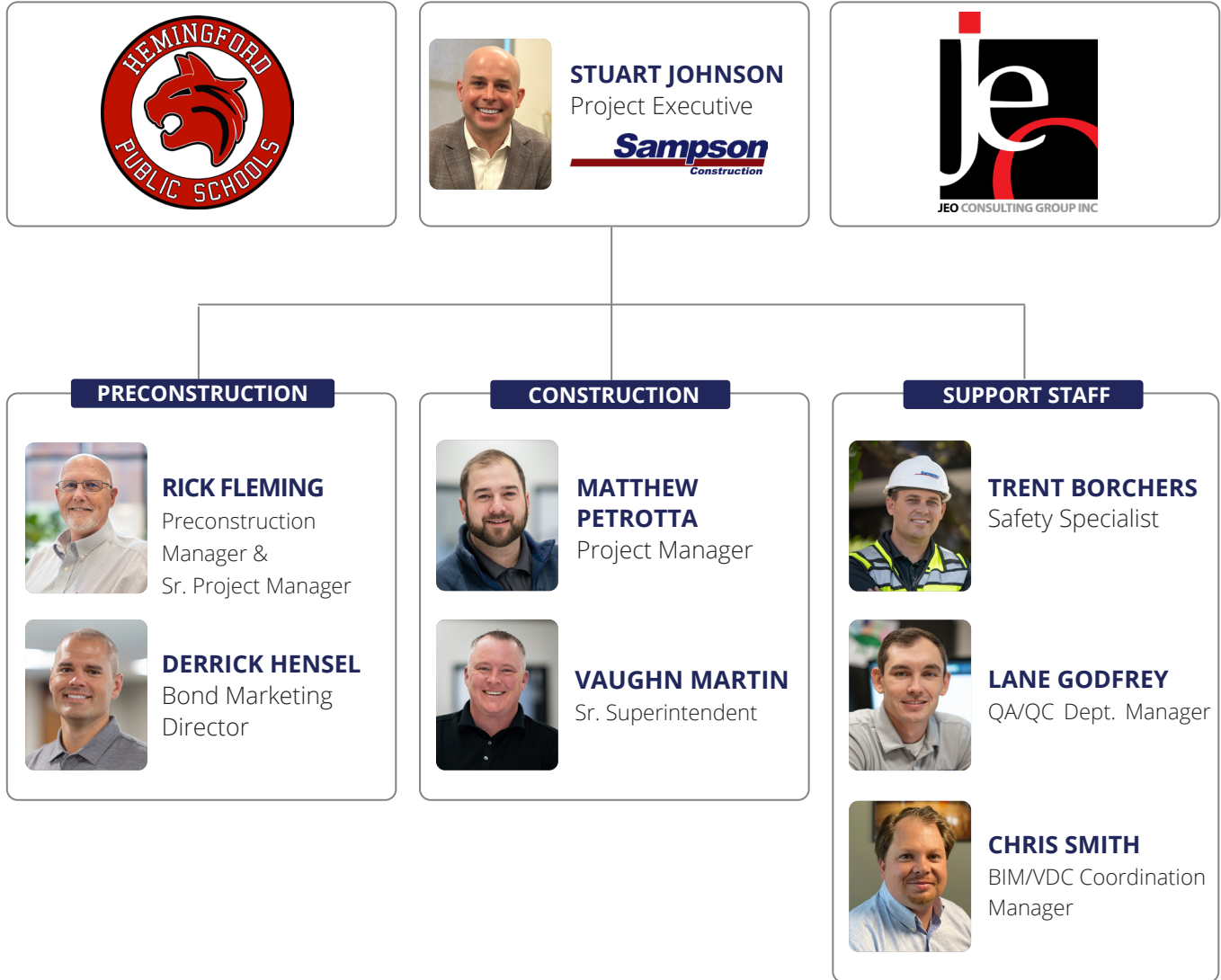
A handwritten signature in black ink, appearing to read "Barry A. McGee", with a long horizontal flourish extending to the right.

Barry A. McGee
Surety Executive Underwriter

Ability of the Proposed Personnel

a. Provide an organizational chart identifying the proposing CM's team, the organization of such team, and the lead individual in each role classification.

We have identified a team of exceptionally accomplished professionals, encompassing a collective 151 years of construction experience. This team has a proven track record of successfully delivering projects of similar scope, size, and complexity. Their experience is comprehensive and complementary of one another, with past projects providing a solid foundation of expertise that will prove invaluable for the Hemingford Public Schools Addition project. Our proposed project team is available and will be fully committed to providing dedicated support from design and preconstruction through post-occupancy, upholding Hemingford Public Schools' high standards at every stage.



YOUR TRUSTED PARTNER

b. List any specialty sub consultants required for the project.

With the extensive experience of our in-house staff, we do not anticipate any specialty sub-consultants; however, we will utilize the expertise of subcontractors for pricing and constructability input during preconstruction.

c. For each individual listed above, provide resume information.

Resumes identifying key members begin on the following pages.

“ Safety was paramount from the beginning of the project.. The renovation took place during the school year with Sampson scheduling a rotation through the building. They have exceeded my expectations in safety and cleanliness of the site. They have simply done an outstanding job and worked very well with the staff and administration during this project.. **Overall this is a fantastic project that was very well done by Sampson Construction, the architect, the owner's representative and Weld 6. Administrators, the community, but especially the students are enjoying their new spaces.**

Kent Henson, Asst. Superintendent of Support Services | Weld County School District 6



HEATH MIDDLE SCHOOL | 16,000 SF ADDITION | 80,000 SF RENOVATION

IN PK-12 CONSTRUCTION



AMHERST PUBLIC SCHOOL | AMHERST, NE



STUART JOHNSON Project Executive

EXPERIENCE
22 Years

SAMPSON SINCE
2006

EDUCATION
Construction Management
Bachelor of Science
University of Nebraska-Lincoln

TRAINING/CERTIFICATIONS
First Aid/CPR/AED Certified
OSHA 30 Hour Certified

CONTACT INFORMATION
308.455.0320
stuart.johnson@sampson-construction.com

Stuart will serve as Project Executive for the Hemingford Public Schools School Addition project. He will oversee all phases of the project, including preconstruction, construction, scheduling, and budgeting. With his extensive experience in PK-12 education projects, Stuart is well equipped to lead the team and deliver a successful outcome that aligns with Hemingford Public Schools project objectives.

KEARNEY HIGH SCHOOL | KEARNEY, NE (Completed 2016)

Ref: Jacob Sertich, Architect Contact | 308.237.5787 | jsertich@wilkinsadp.com

Kearney High School received a new 349,900 SF facility encompassing state-of-the-art resources for both academics and athletics. Facilities include academic space, industrial technology, music and performing arts, gymnasiums, pool, commons/dining area, and outdoor track and field.

GRAND ISLAND PUBLIC SCHOOLS | GRAND ISLAND, NE (Completed 2019)

Ref: Dan Petsch, Director of Building Grounds | 308.385.5900 | dpetsch@gips.org

Grand Island Public School's Career Pathways Institute received a 3,000 SF addition on the north side of the existing school. The addition transformed an existing open bay area into instructional classrooms and laboratories for aviation, engineering, and alternative energy.

AMHERST PUBLIC SCHOOL | AMHERST, NE (Completed 2023)

Ref: Matt Gordon, Superintendent | 308.826.3131 | mgordon@amherstbroncos.org

Following a successful bond election, Amherst welcomed a much-needed 12,504 SF renovation and 51,801 SF addition. The project encompassed new classrooms, CTE program space, athletic facilities and locker rooms, music facilities, multipurpose rooms and enhanced security.

ROCK COUNTY PUBLIC SCHOOLS | BASSETT, NE (Completed 2024)

Ref: Mark Otten, Superintendent | 402.684.3411 | matten@rockcountyschools.org

Rock County Public Schools recently received a 5,591 SF addition and 2,221 SF renovation project. The project included new and updated classrooms, labs, common space, administration and staff offices, a secure entrance, concessions, supporting facilities and other infrastructure improvements.

MID-PLAINS COMMUNITY COLLEGE | NORTH PLATTE, NE (Completed 2023)

Ref: Ryan Purdy, President | 308.535.3723 | purdyr@mpcc.edu

MPCC in North Platte added a 11,279 SF career technology education wing. The new space provides expanded learning opportunities for nursing and EMT students. The addition included an EMS lab and mock-up hospital rooms for hands-on training for first responders.



RIVERTON HIGH SCHOOL AUDITORIUM | RIVERTON, WY



RICK FLEMING

Preconstruction Manager
& Sr. Project Manager

EXPERIENCE
42 Years

SAMPSON SINCE
2022

EDUCATION
Computer Science
Bachelor of Science
Central Missouri State University

TRAINING/CERTIFICATIONS
LEED AP
First Aid/CPR/AED Certified
OSHA 30 Hour Certified
Lead-Based Paint Certified
StormWaterPollutionPreventionCertified
Design-Build Institute of America (DBIA)
Certified Health Care Constructor

CONTACT INFORMATION
970.420.0571
rick.fleming@sampson-construction.com

Rick will lead the preconstruction phase of the Hemingford Public Schools School Addition project, ensuring project success through budget and schedule management, bid oversight, value engineering, risk mitigation, and clear communication and collaboration among all project stakeholders. He will also serve as the Sr. Project Manager during construction to ensure continuity and a smooth transition from preconstruction into construction. Rick's 42 years of experience and established relationships with local subcontractors and city officials will be of great value to the project.

RIVERTON HIGH SCHOOL AUDITORIUM | RIVERTON, WY *(In-progress)*

Ref: Jodi Ibach, Superintendent | 307.856.9407 | jibach@fremont25.org

Riverton High School is receiving a new 12,924 SF auditorium. The auditorium will accommodate 540 guests and have full audio and visual technology, theatrical components, rigging curtains, and a front lobby. Additional SF will be used for classroom space and a scene shop.

MEADOW COMMUNITY SCHOOL | THORNTON, CO *(In-progress)*

Ref: Mike Crawford, Sr. Superintendent | 303.853.1050 | crawfordm@mapleton.us

The new 68,000 SF facility will serve PK-8th grade featuring collaborative learning spaces and providing students with opportunities to engage with the outdoors. The new building design addresses many of the site safety and security concerns from the previous facility.

FRONTIER ACADEMY | GREELEY, CO *(Completed 2024)*

Ref: Mike Yates, Dir. of Operations | 970.330.1780 | yatesm@frontieracademy.net

The expansion includes a 73,334 SF renovation and 2,940 SF addition needed to enhance safety and security, upgraded learning areas throughout the school, repairs to heating, ventilation, and A/C systems, and roof repairs. The auditorium and football field are also included as part of the project.

PLATTE VALLEY BANK ADMIN BUILDING | SCOTTSBLUFF, NE *(In-progress)*

Ref: Jody Miles, CFO | 308.632.7004 | jmiles@pvbank.com

Platte Valley Bank is undergoing construction for a new two-story facility spanning 23,000 SF. The new building will have a sky-walk connecting to the existing building and includes revised parking and exterior spaces. The corporate office building will accommodate 400 associates throughout the organization.

SRMC EXTENDED CARE FACILITY | SIDNEY, NE *(Completed 2024)*

Ref: Jason Petik, CEO | 308.254.5825 | jpetik@sidneyrmc.com

Sidney Regional Medical Center (SRMC) recently completed a 45,000 SF Extended Care Facility Addition adjacent to the existing SRMC hospital. The facility includes 63 skilled nursing beds, a chapel, educational rooms, and coffee shops to serve as a gathering space for the whole community.



FREMONT PUBLIC SCHOOLS | FREMONT, NE



DERRICK HENSEL Bond Marketing Director

EXPERIENCE
15 Years

SAMPSON SINCE
2009

EDUCATION
Construction Management
Bachelor of Science
University of Nebraska-Lincoln

TRAINING/CERTIFICATIONS
First Aid/CPR/AED Certified
Autodesk - Fundamentals of Revit
FAA UAS Knowledge Test Prep
Bloodborne Pathogens Training
FAA Remote Pilot Certification

CONTACT INFORMATION
402.434.5458
derrick.hensel@sampson-construction.com

Derrick will lead our team's efforts as Bond Marketing Director to secure a successful bond vote. He will set up effective communication channels, manage a bond campaign website with up-to-date information on the bond, tax impact, voter resources, and oversee the creation of marketing materials to engage and inform voters. His recent experience working with rural school districts to pass bond votes will bring great value to your project.

AMHERST PUBLIC SCHOOL | AMHERST, NE (Completed 2023)

Ref: Matt Gordon, Superintendent | 308.826.3131 | mgordon@amherstbroncos.org
Following a successful bond election, Amherst welcomed a much-needed 12,504 SF renovation and 51,801 SF addition. The project encompassed new classrooms, CTE program space, athletic facilities and locker rooms, music facilities, multipurpose rooms and enhanced security.

FREMONT PUBLIC SCHOOLS | FREMONT, NE (Completed 2024)

Ref: Russ Koch, Owner Contact | 402.720.7607 | russdkock@gmail.com
Fremont Public Schools underwent construction for three new elementary schools. Each school spans 60,000 SF encompassing 26 classrooms each, spacious common areas, administrative space, a gymnasium, and library and media center. The project was completed within an occupied setting.

KEARNEY HIGH SCHOOL | KEARNEY, NE (Completed 2016)

Ref: Jacob Sertich, Architect Contact | 308.237.5787 | jsertich@wilkinsadp.com
Kearney High School received a new, 349,900 SF facility encompassing state-of-the-art resources for both academics and athletics. Facilities include academic areas, industrial technology, music and performing arts, art, gymnasiums, pool, commons/dining area, and outdoor track and field.

BOONE CENTRAL SCHOOLS | ALBION, NE (Completed 2017)

Ref: Patti Meyer, Board President | 402.741.2859 | pmeyer@boonecentral.esu7.org
Boone Central Schools received a 47,400 SF addition and 36,500 SF renovation project. The project encompassed a new gymnasium, locker rooms, wrestling room, weight room, large commons space, kitchen and administrative offices. The final phase of the project included various classroom wing renovations.

WESTVIEW HIGH SCHOOL AND YMCA | BENNINGTON, NE (Completed 2022)

Ref: Thomas Lee, Principal | 531.299.4097 | thomas.lee@ops.org
Westview High School spans 315,000 SF and is part of the \$410M Phase 2 Bond approved by voters. The school encompasses staff offices, a cafeteria, counseling space, classroom wings, media and music program space, CTE space, collaborative study commons, athletic facilities and a joint YMCA.



VIKAN MIDDLE SCHOOL | BRIGHTON, CO



MATTHEW PETROTTA

Project Manager

EXPERIENCE
7 Years

SAMPSON SINCE
2017

EDUCATION
Construction Management
Bachelor of Science
Colorado State University

TRAINING/CERTIFICATIONS
First Aid/CPR/AED Certified
OSHA 10 Hour Certified
USMS Advanced
Stormwater Management

CONTACT INFORMATION
970.682.5733
matthew.petrotta@sampson-construction.com

Matthew will lead the project team and oversee all aspects of the Hemingford Public Schools School Addition project, ensuring a successful completion. His responsibilities include planning, resource allocation, stakeholder communication, and quality control to deliver the project on time and within budget. Matthew will leverage his recent PK-12 experience to successfully lead the Hemingford Public Schools project to success.

HEATH MIDDLE SCHOOL | GREELEY, CO (Completed 2023)

Ref: Kent Henson, Asst. Superintendent | 970.348.6409 | khenson1@greeleyschools.org
Heath Middle School underwent construction for a 2 phase, 16,000 SF addition and 80,000 SF renovation project. Phase 1 included a renovation to existing classrooms and corridors. Phase 2 included three new additions to the existing building including a new wood shop, music space, and admin building.

GREELEY CENTRAL HIGH SCHOOL | GREELEY, CO (Completed 2023)

Ref: Kent Henson, Asst. Superintendent | 970.348.6409 | khenson1@greeleyschools.org
Greeley Central High School received an 84,000 SF renovation occurring in two phases. The project included renovations to classrooms including new flooring, electrical work, paint, unit ventilators, and teaching walls. The school received a 400 SF security addition, new ticket booth and AHU for the science wing.

SEVERANCE HIGH SCHOOL | SEVERANCE, CO (Completed 2019)

Ref: Kurt Remmenga, Dir. Maintenance | 515.360.2836 | kurt.remmenga@weldre4.org
Severance High School spans 168,000 SF within a 120-acre site. The school features multi-level academic wings, administration offices, media center, band and vocal rooms, cafeteria, auditorium, full and auxiliary gymnasium, fitness area, wood shop, concessions space and more.

VIKAN MIDDLE SCHOOL | BRIGHTON, CO (Completed 2017)

Ref: Ranette Carlson, Project Manager | 303.655.2973 | rcarlson@sd27j.net
Vikan Middle School received an 80,000 SF renovation to its existing facility. The project featured the addition of 8 classrooms and parking lot. The renovation included new mechanical systems, fire alarm system, classroom upgrades, and a full electrical renovation for emergency lighting and generator backup.

MCAULIFFE K8 STEM ACADEMY | GREELEY, CO (Completed 2021)

Ref: Kent Henson, Asst. Superintendent | 970.348.6409 | khenson1@greeleyschools.org
McAuliffe STEM Academy received a 55,800 SF addition and 49,905 SF renovation after the school district nearly doubled its student body. The project included new classrooms, media labs, elective spaces, a full cafeteria, administrative offices, gymnasium, and exterior improvements.



TRAILSIDE ACADEMY PK-8 | DENVER, CO



VAUGHN MARTIN Sr. Superintendent

EXPERIENCE
23 Years

SAMPSON SINCE
2008

TRAINING/CERTIFICATIONS

- First Aid/CPR/AED Certified
- OSHA 30 Hour Certified
- Aerial Lift Training
- Traffic Control Planning
- Mobile Crane Management
- OSHA Authorized Construction Trainer
- ASHE Healthcare Construction Certification

CONTACT INFORMATION

970.413.0041
vaughn.martin@sampson-construction.com

Vaughn will serve as project superintendent and will oversee daily construction activities. He will play a key role in implementing the safety program, ensuring all workers and visitors adhere to safety guidelines. Vaughn will be diligent inspecting subcontractor installations for accuracy and quality, while maintaining a safe and efficient work environment during the Hemingford Public Schools School Addition project.

SRMC EXTENDED CARE FACILITY | SIDNEY, NE (Completed 2024)

Ref: Jason Petik, CEO | 308.254.5825 | jpetik@sidneyrmc.com

Sidney Regional Medical Center (SRMC) recently completed a 45,000 SF Extended Care Facility Addition adjacent to the existing SRMC hospital. The facility includes 63 skilled nursing beds, a chapel, educational rooms, and coffee shops to serve as a gathering space for the whole community.

SEVERANCE HIGH SCHOOL | SEVERANCE, CO (Completed 2019)

Ref: Stephanie Watson, Asst. Superintendent | 970.686.8015 | stephanie.watson@weldre4.org

Severance High School spans 168,000 SF within a 120-acre site. The school features multi-level academic wings, administration offices, media center, band and vocal rooms, cafeteria, auditorium, full and auxiliary gymnasium, fitness area, wood shop, concessions space and more.

EATON HIGH SCHOOL | EATON, CO (Completed 2022)

Ref: Jay Tapia, Superintendent | 970.454.3402 | jtapia@eaton.k12.co.us

Eaton High Schools sits on 60-acres and spans 177,000 SF. The new high school features academic classroom wings, admin offices, media center, band and vocal rooms, cafeteria, auditorium, and gymnasium. Exterior amenities include a stadium, concessions, broadcasting box and athletic facilities.

JOURNEY ELEMENTARY SCHOOL | CASPER, WY (Completed 2017)

Ref: Doug Tunison, Project Manager | 307.253.5371 | douglas_tunison@natronaschools.org

Journey Elementary School is a new 53,000 SF facility. The school encompasses 25 classrooms, library, art space, music program space, cafeteria and kitchen. The building also includes a gymnasium interactive greenhouse, and outdoor water works area for hands-on learning opportunities.

TRAILSIDE ACADEMY PK-8 | DENVER, CO (Completed 2019)

Ref: Mike Crawford, Sr. Superintendent | 303.853.1050 | crawfordm@mapleton.us

Trailside Academy specifies an expeditionary learning style for PK-8 students. The Urban + Art school includes classrooms, multiple collaborative group activity areas, special needs area, a bright and colorful commons area, and many programmatic features including exposed beams, skylights and more.

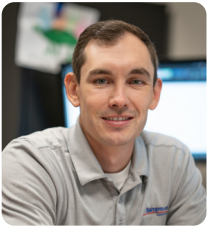
SAMPSON SUPPORT STAFF



TRENT BORCHERS | SAFETY SPECIALIST

22 YEARS OF EXPERIENCE | SAMPSON SINCE 2022

Trent ensures job sites are safe and secure for all personnel. He conducts thorough risk assessments, creates site-specific safety plans, and leads inspections and hazard analyses. Trent develops comprehensive training programs, oversees loss control and environmental measures, and ensures compliance with air quality standards.



LANE GODFREY | QA/QC DEPARTMENT MANAGER

7 YEARS OF EXPERIENCE | SAMPSON SINCE 2019

Lane will play a key role in ensuring project success. As Quality Control Department Manager, he will develop and implement a project-specific plan to ensure all installations and assemblies conform to contract documents. Lane's commitment to collaboration will enable him to work closely with the team to conduct frequent site and quality control inspections.



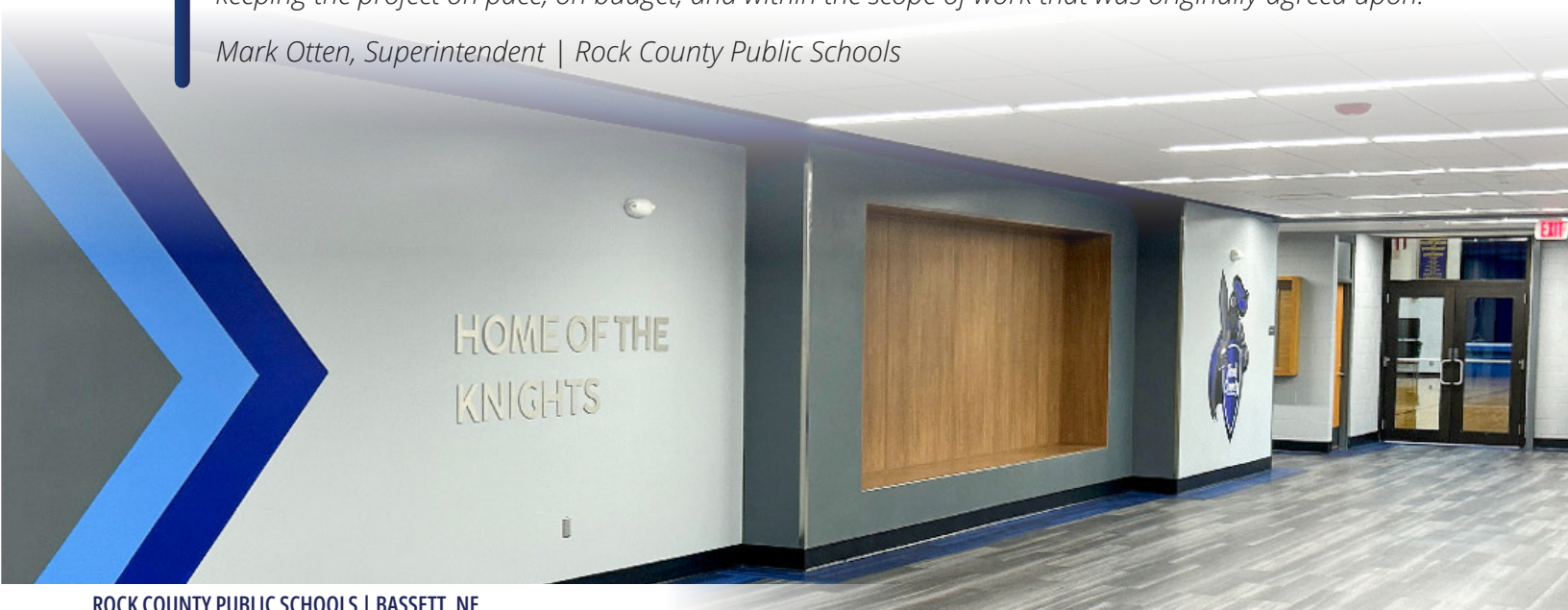
CHRIS SMITH | BIM/VDC COORDINATION MANAGER

13 YEARS OF EXPERIENCE | SAMPSON SINCE 2022

Chris, Virtual Design and Construction (VDC) Coordinator, will play a critical role in ensuring a smooth and efficient construction process. He will work closely with project team members to identify and eliminate constructibility issues through model-based coordination, minimizing the risk of errors and delays.

“ The team at Sampson has demonstrated exceptional efficiency in overseeing the renovation of our 1960 building including full electrical, HVAC, and plumbing throughout the space.. **Despite the unique challenges presented during this project, Sampson Construction effectively navigated by leveraging strong subcontractor relationships, optimizing available resources, and applying expertise through proactive communication and transparency.** Managing the project on an occupied campus, the Sampson team prioritized safety for all students, staff, and guests.. Sampson leads team meetings which are vital to keeping the project on pace, on budget, and within the scope of work that was originally agreed upon.

Mark Otten, Superintendent | Rock County Public Schools



ACHIEVING A SUCCESSFUL BOND VOTE

We understand the importance of working with Hemingford Public Schools to educate your patrons regarding the need for the project and identifying priorities that your patrons will support. Ensuring the success of the Hemingford Public Schools School Addition project is not just our goal – it's our commitment. We will work closely with Hemingford Public Schools representatives and JEO Consulting Group to develop a comprehensive bond campaign plan for effective communication with your patrons. We have assembled a dedicated team focused specifically on developing a scope of work by asking the right questions, educating your patrons regarding the need, visualizing the projects through three dimensional design, communicating the impact of these projects through multiple communication platforms, assessing the patrons level of support for the projects, and developing accurate cost estimates. We recognize the challenges and complexities of bond campaigns and are eager to provide you with our expertise.

Alongside our construction management team, we have a dedicated pre-bond team committed to working with Hemingford Public Schools to build trust and confidence among patrons during the pre-bond process. Our team will collaborate with the District, JEO Consulting Group, the Citizens Committee, and community members to develop and implement strategies for a successful bond vote.

EMPOWERING INDIVIDUALS TO BECOME RESOURCEFUL, RESPECTFUL, AND RESPONSIBLE LIFELONG LEARNERS



AMHERST PUBLIC SCHOOL | AMHERST, NE



HEMINGFORD PUBLIC SCHOOLS DEDICATED PRE-BOND TEAM



STUART JOHNSON | VICE PRESIDENT & PROJECT EXECUTIVE

Stuart Johnson, Vice President & Project Executive, will lead our team's collaborative efforts between Hemingford Public Schools, JEO Consulting Group, and key stakeholders. Drawing on his extensive experience in PK-12 education projects, including the recent completion of the Amherst Public School bond project, Stuart will utilize his strong relationships with local subcontractors and rural Nebraska communities to provide unique insight during the Hemingford Public Schools 2025 bond campaign.



DERRICK HENSEL | BOND MARKETING DIRECTOR

Our in-house Bond Marketing Director, Derrick Hensel will lead our teams efforts in achieving a successful bond vote. He will set up effective communication channels, manage a bond campaign website with up-to-date information on the bond, tax impact, voter resources, and oversee the creation of marketing materials to engage and inform voters. His recent experience working with rural school districts on pre-bond efforts will bring great value to Hemingford Public Schools.



*As a school district, the bond process is daunting with staff meetings, stakeholder meetings, public meetings, and the voting campaign... **Overall, I feel the bond success was a team effort, with the Sampson Construction team taking a hands-on approach and working with our community to make changes to the project and present a product that most of the community could support.** In the end, Sampson's flexibility and willingness to work hand and hand with our community helped to make this project a success.*

Matt Gordon, Superintendent | Amherst Public School





HEMINGFORD PUBLIC SCHOOLS

STRATEGIC CAMPAIGN PLAN

2025 BOND ELECTION

PRE-BOND STRATEGY FOR SUCCESS

At Sampson Construction, we understand a successful bond campaign requires more than just technical expertise, it demands a heartfelt commitment to the community and a strategic approach tailored to the Hemingford Community's needs. Our collaborative process is designed to unite Hemingford Public Schools, JEO Consulting Group, and community members around a shared vision of excellence. By aligning the District's goals with the Community's, we will create a foundation for informed decision-making, trust-building, and widespread support.

1. UNDERSTANDING DISTRICT AND COMMUNITY NEEDS

Sampson Construction's commitment begins with active listening. We will engage with Hemingford Public Schools, JEO Consulting Group, and community representatives to understand the bond's priorities, concerns, and aspirations. This foundational collaboration will guide every aspect of our approach, ensuring a tailored strategy that reflects the heart of the community.

2. CREATING COMPELLING MARKETING MATERIALS

Our dedicated in-house Bond Marketing Director, Derrick Hensel, will spearhead our marketing efforts to ensure a successful bond vote. He will establish effective communication channels, manage a dedicated bond campaign website, and oversee the creation of engaging marketing materials. These materials will address voter concerns, clarify potential tax implications, and equip residents with the tools they need to make confident decisions at the polls.

3. ENGAGING THE COMMUNITY AND BUILDING PARTNERSHIPS

We believe that lasting success stems from genuine community engagement. We will lead outreach efforts through town halls, community forums, and informal discussions, providing an open platform ensuring residents' voices are heard and valued. By prioritizing community input and building strong partnerships, we will strengthen the community's connection to the project, generating enthusiasm and momentum.

By combining our expertise in construction management with a deep commitment to community engagement, Sampson is confident in our ability to deliver a successful bond campaign and project. ***We are excited to partner with Hemingford Public Schools to invest in your students, and to deliver a project that sets future generations of Hemingford Public Schools students up for success.***

BUILDING FUTURES TOGETHER: APPLYING PROVEN STRATEGIES FOR HEMINGFORD PUBLIC SCHOOLS

Sampson Construction is deeply committed to the success of the Hemingford Public Schools School Addition project and the needs of your district. We recognize the complexities of developing a bond campaign the community will support. We are confident our experience leading pre-bond campaigns at various other school districts throughout Nebraska will enable us to provide valuable insight into the pre-bond process.

We will work collaboratively with Hemingford Public Schools representatives, the Citizens Committee and JEO Consulting Group to create a pre-bond campaign unique to Hemingford Public Schools. By applying the valuable insights gained from previous bond campaign efforts, we will develop a pre-bond campaign that effectively communicates the benefits of the School Addition project to the community.

Below is a list of pre-bond services our team offers and mock-up pre-bond marketing materials.



**Professional
Photography**



**Video
Production**



**Aerial
Media**



**3D Visualization
Support**



**Graphic
Design**



**Informational
Website**



**Brochure &
Mailer Design**



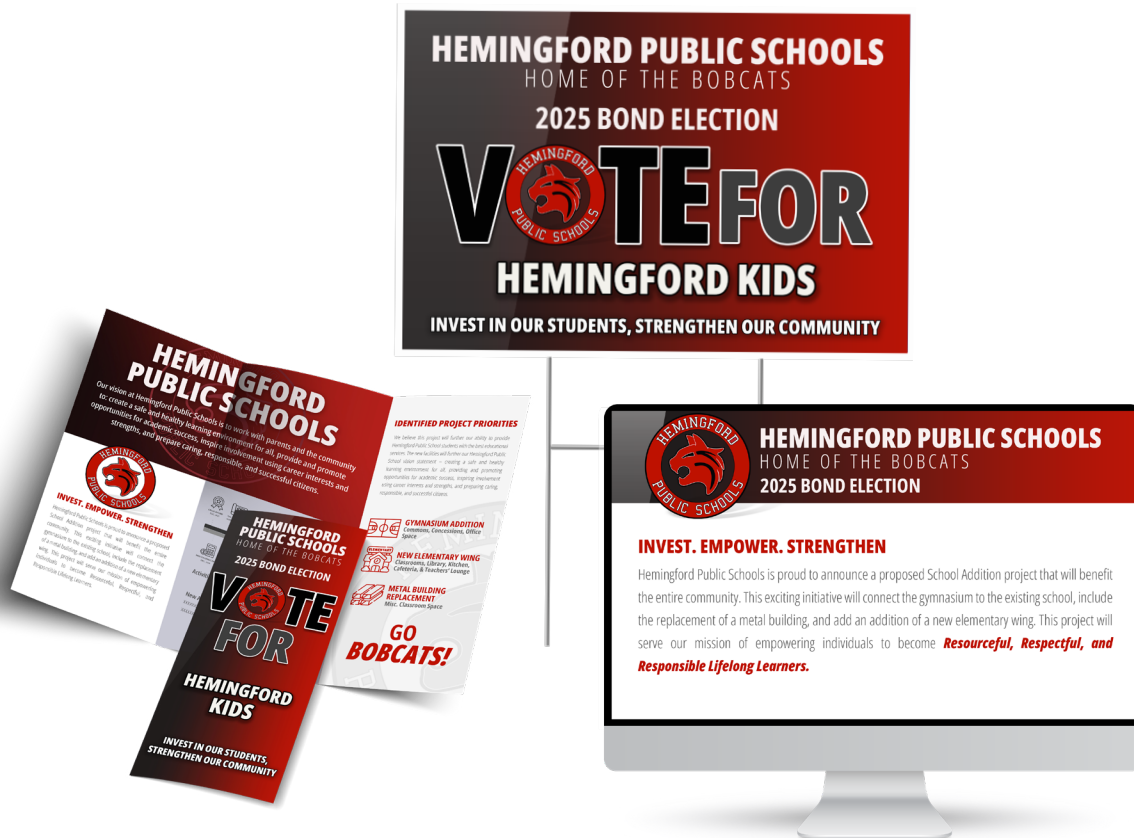
**Printing
Services**



**Presentation
Development**



**Social Media
Support**



FROM BLUEPRINTS TO BRICKS WITH SAMPSON

A HANDS-ON LEARNING PROGRAM FOR HEMINGFORD PUBLIC SCHOOL STUDENTS



STUDENT ENGAGEMENT DURING CONSTRUCTION:

We are committed to transparency and effective communication, and we firmly believe in cultivating student engagement to enhance the learning, mentorship, and safety experience. We take pride in our decades of student and academic mentorship. We are enthusiastic about offering students and staff an on-site orientation and instructional learning program to actively involve them in the projects. Our aim is to provide valuable technology, construction, and project insights. We eagerly anticipate showcasing real-time examples that demonstrate the practical application of these innovations.

HEMINGFORD PUBLIC SCHOOLS HANDS ON LEARNING PROGRAM:

Sampson Construction is committed to building more than just schools; we're building a future generation of builders. We are proud to offer an innovative hands-on learning program to Hemingford Public Schools, an exclusive program designed to ignite passion for construction in the next generation of builders. This program will allow interested students to explore the construction site periodically, and engage with our on-site construction management team. ***Sampson Construction is proud to invest in the future of Hemingford Public Schools and the next generation of builders in the community.***

Adjacent please find a list of what interested students can expect during the project.

Sampson Construction is dedicated to fostering student engagement and hands-on learning opportunities throughout our construction projects, **aligning with Hemingford Public Schools' mission to empower individuals to become resourceful, respectful, and responsible lifelong learners.** We're excited about the opportunity to partner with Hemingford Public Schools and provide students with real-world experiences in the construction industry.



+ SITE TOURS: Interested students will get exclusive access to the construction zone right next door to their current classrooms. Site tours will allow students to watch as new facilities come to life.

+ CONSTRUCTION CAREER EXPLORATION: This program goes beyond traditional learning. Students will get a firsthand look at the important work of electricians, bricklayers, and other construction professionals. We'll also make safety a priority with interactive sessions that teach essential practices on a construction site.

+ CONSTRUCTION SKILLS WORKSHOP: Our team will host various skills workshops throughout the duration of the project. These workshops will teach students basic construction skills, such as using hand tools or reading blueprints.

+ TRAILER CHATS: We will have a dedicated space in our office trailer where students can ask questions, participate in fun activities, and dive deeper into the world of construction. Students will be able to speak with Sampson employees who work in all different areas of the industry. Our construction management professionals will provide insights into exciting career paths in the construction field, helping students discover potential futures in construction!

+ JOB SHADOWING OPPORTUNITIES: We will offer various opportunities dedicated to Hemingford Public School students to shadow Sampson employees. This will allow students to get a behind-the-scenes look at various careers in the industry while experiencing the daily tasks, challenges, and rewards that come with each role.

+ ADDITIONAL COMMUNITY AND SCHOOL EVENTS INCLUDE: Community Groundbreakings, Group Presentations and Interactive Conversations, CTE Career Preparation Speakers, Junior Achievement Education and Career Fair Participation. Our team is looking forward to partnering with the Hemingford Public School District and community. We believe in investing in the students and communities we're building for, providing memorable experiences and learning opportunities.



HEATH MIDDLE SCHOOL | GREELEY, CO

EXPERTS IN PK-12 EDUCATION

The Character, Integrity, Reputation, Judgment, Experience, and Efficiency of the CM

a. CM shall list a reference in the following categories: financial, project of similar scope and facility users of project of similar scope.



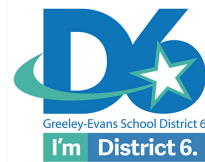
(Financial)

BARRY MCGEE
Underwriting Consultant
Liberty Mutual Surety
P: 913.319.7011



(Similar Scope)

MATT GORDON
Superintendent
Amherst Public Schools
100 North Sycamore St.
Amherst, NE 68812
P: 308.826.3131
Project: Amherst Public
School Addition &
Renovation



(Facility User)

KENT HENSON
Assistant Superintendent of
Support Services
Weld County School District 6
1025 9th Ave
Greeley, CO 80631
P: 970.348.6409
Project: Heath Middle School



DEDICATED TO EMPOWERING INDIVIDUALS TO BECOME RESOURCEFUL, RESPECTFUL, AND RESPONSIBLE LIFELONG LEARNERS.

Quality of Performance on Previous Projects

a. List the last five (5) completed projects of similar scope and/or budget.

Over the past 5 years, Sampson has successfully completed or currently has under contract 2.5 million SF of PK-12 space for more than 25 school districts. Our expertise spans a wide range of projects, including additions, renovations and new construction. We pride ourselves on fostering strong partnerships with districts, aligning our work with their unique needs and goals. Our commitment to rural communities is evident in our ability to efficiently deliver construction services, recruit qualified subcontractors, and procure materials in a timely manner. We view local communities and districts as trusted partners, ensuring each school we build is designed to thrive and adapt for generations.

With a 72-year legacy of collaboration, our team has established 79 school district partnerships, completing 168 projects with a total value of \$3.1 billion and 13.4 million SF. Our team is excited about the opportunity of sharing our extensive and valuable resources with you to continue building the Hemingford Public School District Community.

Five profiles featuring relevant project experience can be found on the following pages.



79 DISTRICT PARTNERSHIPS



168 PK-12 PROJECTS



13.4 MILLION SQUARE FEET



\$3.1 BILLION TOTAL VALUE



PROJECT OWNER

Weld County School District 6

OWNER CONTACT

Kent Henson
Asst. Superintendent of Support Services
Weld County School District 6
970.348.6409

DESIGN TEAM

Crystal Klosterman
GSG Architecture
606 South David Street
Casper, WY 82601
720.209.5587

CONTRACT

Construction Manager at Risk

PROJECT SIZE

16,000 SF Addition
80,000 SF Renovation

BUDGET

Initial: \$12,813,557
Final: \$14,111,324
**Owner initiated changes. 2 Different Phases of work.*

SCHEDULE

JUL 2022-NOV 2023

HEATH MIDDLE SCHOOL

2223 16th St. | Greeley, CO 80631

PROJECT DESCRIPTION

Heath Middle School underwent construction for a 2 phase, 16,000 SF addition and 80,000 SF renovation project. Phase 1 included a renovation to existing classrooms and corridors. Each classroom received new paint, flooring, teaching walls, and unit ventilators. The cafeteria received a new polished concrete floor with other small finishes throughout the building

Phase 2 included three new additions to the existing building. Additions included a new wood shop, vocal/orchestra program space, and an administrative building with staff offices and conference rooms.

The addition and renovation project was completed during a busy school year while the campus remained occupied with approximately 700 students visiting the site each day. Our team coordinated with Heath Middle School representatives to ensure student safety, and minimal disruption to ongoing operations.

No claims were made by owner regarding budget, schedule or performance.



CHALLENGE & SOLUTIONS

Challenge: Occupied Campus During Construction

Solution: The Heath Middle School Addition and Renovation project took place on a fully occupied middle school campus with approximately 700 students and staff visiting campus each day. Our team coordinated with school staff to develop a phased construction plan. Our team remodeled 2 classrooms at a time for a 2 week period before moving to the next. Common space work took place in the summer to ensure minimal disruption to necessary facilities.

Challenge: Complex Construction Phasing and Access

Solution: Our team completed 3 separate additions on opposite sides of the existing building. Temporary egress routes and signage were established to ensure safe access during construction. We implemented creative solutions to access the new additions and connect them to mechanical and electrical systems, particularly during limited construction windows like school breaks and summers. The construction of connecting corridors was strategically delayed until the end of the project to accommodate egress requirements and landscaping access to the courtyard.

Challenge: Onsite Stormwater Retention

Solution: The City of Greeley required all stormwater to remain onsite and not tie-in to the city drainage system. To address the city's requirement of onsite stormwater retention, our team implemented significant site grading, and constructed stormwater ponds and structures to carry run-off completely around a relatively flat site.

PROJECT SIMILARITIES

SCOPE

CMAR
New Entrance/Lobby
Administrative Offices

Classroom Renovations
Occupied Campus

TEAM MEMBERS

Matthew Petrotta, Safety Team
QA/QC Team, VDC Team



PROJECT OWNER
Amherst Public School

OWNER CONTACT
Matt Gordon
Superintendent
Amherst Public School
308.826.3131

DESIGN TEAM
Jacob Sertich
Wilkins ADP
2908 West 39th St., Suite A
Kearney, NE 68845
308.237.5787

CONTRACT
Construction Manager at Risk

PROJECT SIZE
53,977 SF Addition
10,614 SF Renovation

BUDGET
Initial: \$12,308,208
Final: \$12,427,308
**Owner initiated changes*

SCHEDULE
APR 2022-AUG 2023

AMHERST PUBLIC SCHOOL

100 North Sycamore St. | Amherst, NE 68812

PROJECT DESCRIPTION

Following a successful bond election, the Amherst Unified Community School District welcomes a much needed 12,504 SF renovation and 51,801 SF addition. Renovated spaces include new classrooms for lower grades, improvements to the industrial arts shop, a new ag industrial classroom, athletic facilities and locker rooms, music facilities, multipurpose rooms, and kitchen. The project updates the town's academic facilities, and includes shared commons space.

For several years, Amherst has had grades 3-12 in a classroom building on one side of the street, and the cafeteria on the other side. This awkward arrangement has forced most of the student body to cross the street twice daily during the lunch rush. This project unifies the entire student body on one side of the street, with a new state-of-the-art kitchen and commons area to maximize safety and organization.

No claims were made by owner regarding budget, schedule or performance.



CHALLENGE & SOLUTIONS

Challenge: Occupied School Schedule

Solution: The team collaborated closely with the school administration. Construction activities were carefully scheduled to minimize disruption to the learning environment, with strict adherence to the safety measures and minimal noise levels during class hours. Temporary barriers were set up to separate the construction site from student areas, ensuring both safety and minimal disruption.

Challenge: Lead Time Price Increases

Solution: Our team effectively addressed rising prices due to lengthy procurement timelines by ensuring fair and competitive pricing. We maintained close and early communication with vendors, regularly monitoring prices to stay within budget and construction schedule. Our proactive approach included tracking delivery dates and negotiating with suppliers to control costs.

Challenge: Managing Value Engineering and Change Orders for Cost Savings

Solution: Our approach involved promptly pricing and thoroughly explaining all options to the Owner, highlighting areas where costs could be reduced without compromising quality. We provided detailed cost estimates for each request, working closely with the Owner to make informed decisions.

PROJECT SIMILARITIES

SCOPE

CMAR	New Entrance/Lobby
Pre-Bond	Classroom Additions
Occupied Campus	Rural Project Location

TEAM MEMBERS

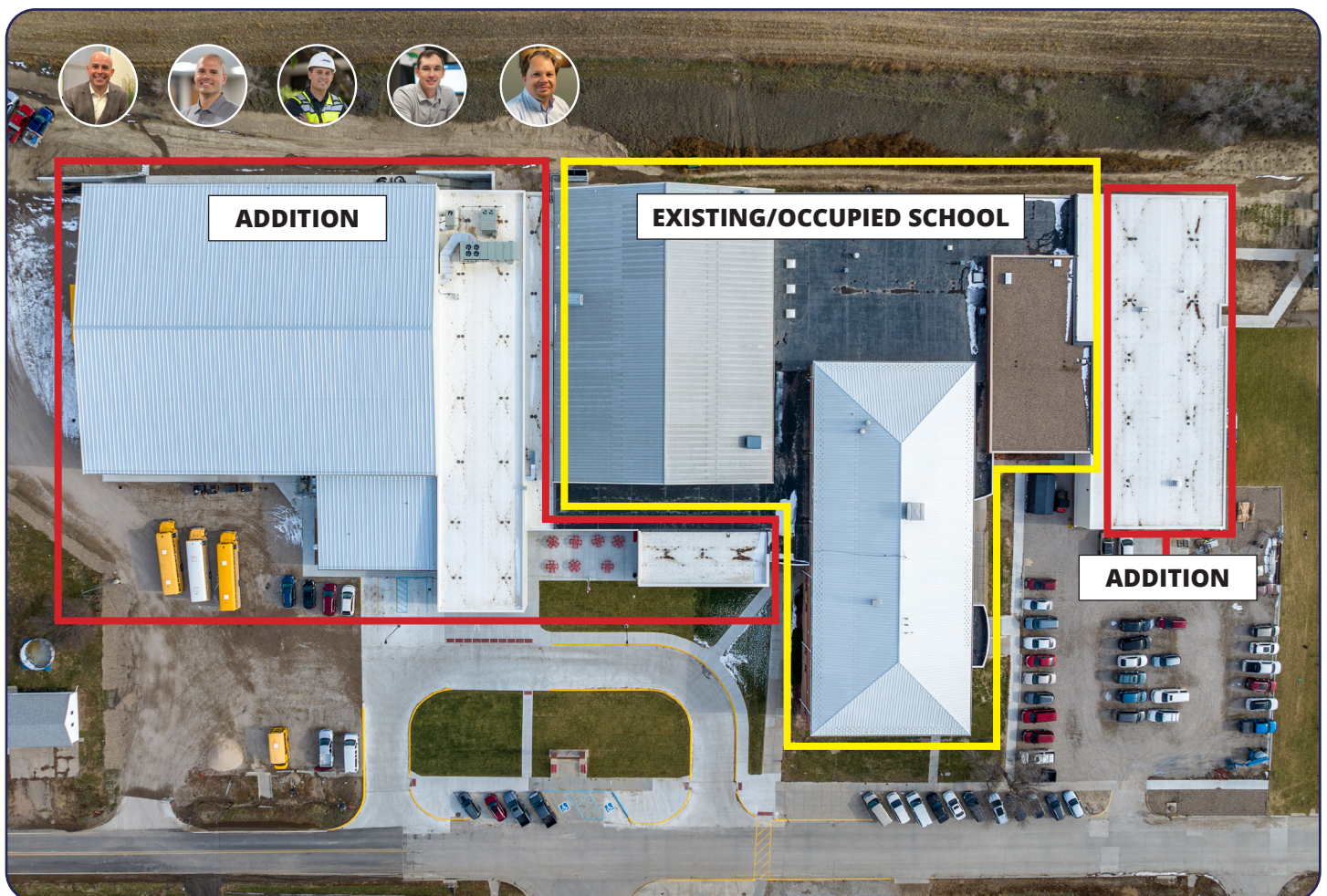
Stuart Johnson, Derrick Hensel, Safety Team, QA/QC Team, VDC Team

OCCUPIED CAMPUS CASE STUDY - AMHERST PUBLIC SCHOOL

SAFETY-DRIVEN SUCCESS: ENHANCING OCCUPANT PROTECTION

Safety is our top priority, as demonstrated by our SHIELD Safety Program. This approach ensures the well-being of everyone on our occupied campus project sites. During the Amherst Public School addition and renovation project, we navigated the occupied campus with great care. We developed a site specific safety plan, encompassing designated traffic routes, clearly marked emergency exits, and open communication with all stakeholders. Construction activities were carefully scheduled to minimize disruption to the learning environment, while strict adherence to safety measures and minimal noise levels during class hours were maintained. Temporary barriers effectively separated the construction site from student areas, ensuring both safety and minimal disruption. We distributed neighborhood brochures detailing potential disruptions and provided project contact information for any concerns. We are committed to leveraging this experience and providing Hemingford Public Schools with the same sense of security throughout your project.

+ Occupied Campus Construction: Our SHIELD Safety Program prioritizes the safety of all occupants on occupied project sites. Our team conducts a Preconstruction Risk Assessment to identify the areas more susceptible to noise and vibration. Through this we create a schedule to perform the most disruptive work (such as heavy demolition, work that produces heavy vibration, etc) at “off” hours. Our site layout will be designed to avoid disruption to neighboring homes and businesses. Construction work hours will be scheduled to limit disruptive activities and we will take proactive measures such as permanent fencing and dust control to maintain a clean environment. Our dedicated safety plan comprehensively covers all aspects of occupied campus safety, addressing all potential hazards and procedures.





CONSTRUCTING WITH CARE

ENSURING A SAFE AND HEALTHY ENVIRONMENT FOR ALL





PROJECT OWNER

Rock County Public Schools

OWNER CONTACT

Mark Otten
Superintendent
Rock County Public Schools
402.684.3411

DESIGN TEAM

Jacob Sertich
Wilkins ADP
2908 West 39th St., Suite A
Kearney, NE 68845
308.237.5787

CONTRACT

Construction Manager at Risk

PROJECT SIZE

2,221 SF Addition
5,591 SF Renovation

BUDGET

Final: In-progress
**Forecasting approximately \$60,000 in project savings from GMP amount.*

SCHEDULE

MAR 2024-AUG 2024

ROCK COUNTY PUBLIC SCHOOLS

506 East Hwy 20 | Bassett, NE 68714

PROJECT DESCRIPTION

The Rock County Public Schools project encompassed a comprehensive renovation and expansion of the existing facility. Key features of the project included a new science classroom with a prep area, a spacious FCS/Spanish classroom, concessions area, seven individual restrooms, a relocated administrative suite, commons area, and support spaces.

The renovation involved a complete gut and remodel, including structural reinforcement, new windows and doors, and ceilings. Additionally, the project included the creation of a secure vestibule, replacement of flooring in existing corridors, and implementation of an updated security system. Despite a tight deadline of 13 weeks, our team successfully completed the project on time and within budget. The renovated and expanded facility now provides modern learning environments, enhanced security features, and improved overall functionality.

No claims were made by owner regarding budget, schedule or performance.



CHALLENGE & SOLUTIONS

Challenge: Constrained Project Schedule of 13 Weeks

Solution: The primary challenge faced during the Rock County Public Schools project was a tight deadline. To address this, our team implemented a comprehensive scheduling strategy. By planning early, collaborating with subcontractors, confidently bidding on the project, conducting a thorough project kickoff, and maintaining effective communication with all stakeholders, we successfully navigated the constrained schedule and delivered the project on time.

Challenge: Remote Project Location

Solution: The Rock County Public Schools project was situated in a remote location, requiring most subcontractors to travel over two hours one way. To mitigate the challenges associated with this, we prioritized effective communication and coordination throughout the project. From the outset, we worked closely with subcontractors to minimize unnecessary travel expenses and delays. By proactively addressing logistical issues and maintaining open communication, we ensured the remote location did not hinder project progress.

Challenge: Unknown Existing Conditions/Structural Changes

Solution: Sampson maintained close collaboration with the design team to ensure that structural modifications were planned and executed effectively, minimizing disruptions. We offered valuable suggestions for improving the structural design, allowing for more efficient and independent construction of additions and renovations. When discrepancies were discovered between the existing structure and the 1960s drawings, we quickly coordinated with the design team and subcontractors to find immediate solutions and keep the project on track. Effective communication and buy-in from subcontractors was essential for addressing unforeseen challenges.

PROJECT SIMILARITIES

SCOPE

CMAR
Rural Project Location
Occupied Campus

Classroom Renovations
Administration Space

TEAM MEMBERS

Stuart Johnson, Safety Team,
QA/QC Team, VDC Team



PROJECT OWNER

School District 27J

OWNER CONTACT

Ranette Carlson
Project Manager
School District 27J
303.655.2973

DESIGN TEAM

Derek Young
RB+B Architects
315 East Mountain Ave, Suite 100
Fort Collins, CO 80524
970.484.0117

CONTRACT

Design Build

PROJECT SIZE

8,000 SF Addition
80,000 SF Renovation

BUDGET

Initial: \$6,405,881
Final: \$6,509,784
**Owner initiated changes*

SCHEDULE

MAR 2017-SEPT 2017

VIKAN MIDDLE SCHOOL

879 Jessup St. | Brighton, CO 80601

PROJECT DESCRIPTION

Vikan Middle School received an 80,000 SF renovation to its existing facility. This project featured the addition of eight classrooms and a new parking lot. The addition utilized spread footing and balloon framing with brick veneer and EPDM roofing. The renovation involved replacing the mechanical system and fire alarm system, upgrading to 16 units, and reconfiguring six classrooms into five. A full electrical renovation was required for emergency lighting and generator backup.

The project met the tight schedule, completing the addition in five months and the renovation in just three months. The successful project not only stayed on budget but also fostered community involvement and formed strong collaborative bonds among the team. Throughout the project, the team also assisted in creating an inviting outdoor classroom space for the school. The project showcased the expertise and seamless teamwork among all project members, resulting in a successful, timely, and cost-effective completion.

No claims were made by owner regarding budget, schedule or performance.



CHALLENGE & SOLUTIONS

Challenge: Aggressive Design Schedule

Solution: Due to an aggressive design schedule, we fully designed the project and began construction in less than four months. This was achieved through effectively managing design meetings and providing real-time estimating. The team's delegation of specific requirements, and setting specific milestones allowed the design to be completed on time.

Challenge: Long Lead Time

Solution: Because of an aggressive design schedule, long lead items had to be identified and vetted early on. The roofing system was specifically designed to be steel beams, rather than joist. This allowed for the long lead issue of the joist to be addressed early on in design, and in removing the long lead issue, we were able to save the District money (\$6,250.00) by switching to steel beams.

Challenge: Budget

Solution: The needs of the school greatly outweighed the budget allowance of the project. With the help of real-time estimating and addressing priority items, we were able to identify what the school needed most. This kept the design moving forward and allowed the team to make informed decisions as to how the funds would be allocated. One Value Engineering option provided to the school was for the gymnasium floor, which could be re-finished for \$14,000, or replaced for \$80,000.

PROJECT SIMILARITIES

SCOPE

New Classrooms
Occupied Campus

Administrative Offices
Security Upgrades

TEAM MEMBERS

Matthew Petrotta, Safety Team,
QA/QC Team, VDC Team



PROJECT OWNER

Sidney Regional Medical Center

OWNER CONTACT

Jason Petik
CEO
Sidney Regional Medical Center
308.254.5825

DESIGN TEAM

Mitch Elliot
RDG Planning & Design
1302 Howard Street
Omaha, NE 68102
402.660.2473

CONTRACT

Construction Manager at Risk

PROJECT SIZE

45,000 SF Addition

BUDGET

Initial: \$19,687,485
Final: \$20,739,000
**Owner initiated changes*

SCHEDULE

JUN 2023-AUG 2024

SIDNEY REGIONAL MEDICAL CENTER

1000 Pole Creek Crossing | Sidney, NE 69162

PROJECT DESCRIPTION

Sidney Regional Medical Center has completed construction on a 45,000 SF Extended Care Facility Addition adjacent to the existing SRMC hospital. The Extended Care Facility includes 63 skilled nursing beds, a chapel, educational rooms, and coffee shops to serve as a gathering space for the whole community. The new facility provides a higher quality of care for patients by implementing more up-to-date features and technology.

Due to the lack of local subcontractors in the vicinity, our team issued documents to over 2,200 prequalified bidders throughout the region. Sampson, along with SRMC, recognized the importance of attracting qualified bidders to ensure the lowest possible construction costs. Sampson's proactive approach and expertise in engaging subcontractors for rural community projects proved invaluable. Additionally, our team invited students from Sidney High School to tour the completed SRMC Extended Care Facility. Our team showcased the design model used to shape the facility and provided an in-depth overview of the coordination process between the architects and engineering consultants, emphasizing the importance of quality and safety protocols. Our commitment to enhancing education and implementing rigorous safety measures within an active campus has been a valuable asset to this project.

No claims were made by owner regarding budget, schedule or performance.



CHALLENGE & SOLUTIONS

Challenge: Maintaining Project Schedule After Discovery of Hollow Metal Door Frame Quality Issues

Solution: By regularly updating the master project schedule and sharing it with key stakeholders, we ensured transparency and alignment throughout the project. When unexpected quality issues and incorrect hardware prep on the doorframes were discovered, we quickly revised the sequence of work and added activities to the master schedule to minimize disruptions and avoid delays. This allowed construction to continue in other areas while the hollow metal door frames were repaired to our quality standards.

Challenge: Recruiting Qualified Subcontractors to Rural Project Location

Solution: To address the issue of a limited subcontractor pool, we issued bid documents to over 2,200 prequalified subcontractors across the region. This ensured a competitive bidding process and was vital to providing the lowest possible construction costs. Our understanding of the rural construction market and strong industry relationships enables us to attract quality subcontractors that exceed expectations.

Challenge: Constructing a New Facility Adjacent to an Existing Hospital

Solution: The SRMC Extended Care Facility was completed directly adjacent to the existing hospital. Our team frequently communicated with SRMC and the surrounding community to provide updates on project progress and answer any questions. Sampson's SHIELD Safety Program, specifically designed for occupied settings ensured the safety of patients, staff, visitors and community members throughout the addition project.

PROJECT SIMILARITIES

SCOPE

CMAR
 Addition Project
 Rural Project Location
 Administration Space
 Cafeteria and Kitchen

TEAM MEMBERS

Rick Fleming, Vaughn Martin, Safety Team,
 QA/QC Team, VDC Team

Ability of Proposing CM to Perform Within the Time Specified

a. Provide detailed information on the five projects listed above with respect to:

1. Design Schedule - in working with the design professional, the proposed and actual time frame (number of calendar days total for programming, preliminary design, and final design).

2. Construction Schedule - proposed and actual:



DESIGN AND CONSTRUCTION SCHEDULE							
	Programming	Preliminary Design	Final Design	Proposed Completion Substantial and Final		Actual Completion Substantial and Final	
Heath Middle School	Unknown*	43	80	DEC 2023	NOV 2023	MAY 2024	MAY 2024
Amherst Public School	Unknown*	90	255	AUG 2023	SEPT 2023	AUG 2023	SEPT 2023
Rock County Public Schools	150	80	15	AUG 2024	SEPT 2024	AUG 2024	SEPT 2024
Vikan Middle School	Unknown*	Unknown*	Unknown*	SEPT 2017	SEPT 2017	SEPT 2017	SEPT 2017
Sidney Regional Medical Center	Unknown*	Unknown*	Unknown*	AUG 2024	SEPT 2024	AUG 2024	SEPT 2024

* We were not involved in this phase of the project.

c. Post-construction warranty work required

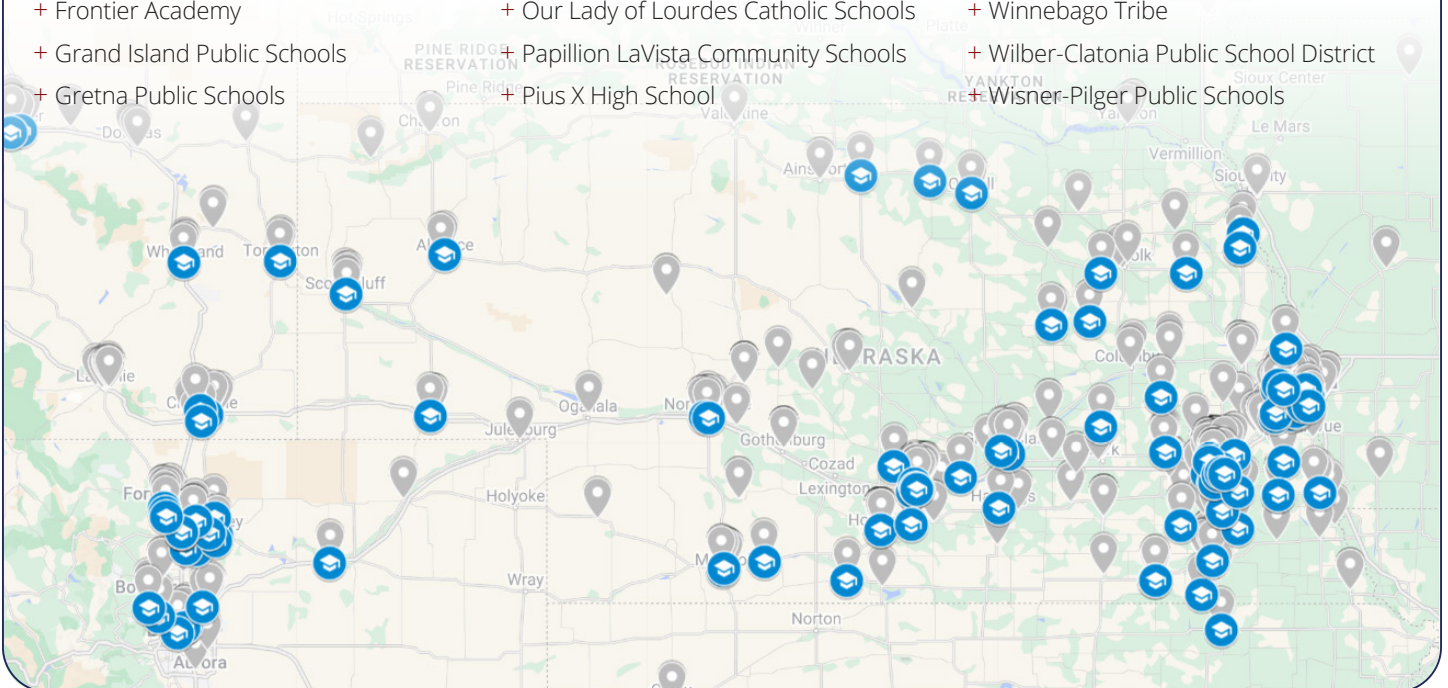
As construction activities near completion, our Closeout and Warranty Team becomes a single point-of-contact for any warranty work required. All projects in "Section 4 - Quality of Performance on Previous Projects" were provided with our firm's standard warranty services for 12 months following substantial completion. We provided a longer warranty period if needed to meet contract requirements.

d. Whether the client was inconvenienced by the delivery dates of any of the services provided by the CM.

Our firm is not aware of any inconveniences caused by the delivery dates of any services provided.

SAMPSON CONSTRUCTION SCHOOL DISTRICT PARTNERSHIPS

- + Alliance School District
- + Amherst Public School
- + Archdiocese of Omaha
- + Axtell Community School
- + Battle Creek Public Schools
- + Beatrice Public Schools
- + Bennington Public Schools
- + Blair Community Schools
- + Boone Central Schools
- + Boulder Valley School District
- + Campbell County School District
- + Cross County
- + David City School District
- + Diller-Odell Public Schools
- + Diocese of Lincoln
- + District OR1 Public Schools
- + Eaton School District RE-2
- + Elkhorn Public Schools
- + Fairbury Public Schools
- + Fremont County School District #25
- + Fremont Public Schools
- + Freeman Public Schools
- + Frontier Academy
- + Grand Island Public Schools
- + Gretna Public Schools
- + Goshen County District #1
- + Hall County District 2
- + Hastings Public Schools
- + Holdrege Public Schools
- + Kearney Public Schools
- + Laramie County School District 1
- + Lincoln Christian
- + Lincoln Lutheran
- + Lincoln Public Schools
- + Lindsay Area Development
- + Mapleton Public Schools
- + Marysville Unified School District 364
- + McCook Public Schools
- + Millard Public Schools
- + Morgan County School District RE-3
- + Natrona County School District
- + Norris School District No. 160
- + North American Martyrs
- + North Platte Catholic Schools
- + North Platte Public Schools
- + Omaha Public Schools
- + O'Neill Public Schools
- + Our Lady of Lourdes Catholic Schools
- + Papillion LaVista Community Schools
- + Pius X High School
- + Platte County School District #1
- + Poudre School District
- + Resurrection Christian School
- + Rock County School District
- + School District 27J
- + Scottsbluff Public Schools
- + Seward Public Schools
- + Shelton Public Schools
- + Sidney Public School
- + Southern Valley Public Schools
- + Southwest Public Schools
- + St. Joseph School
- + St. Patricks Church
- + Sublette County School District #1
- + Syracuse, Dunbar, Avoca Public
- + Walthill Public School
- + Waverly School District 145
- + Weeping Water Public Schools
- + Weld County School District RE-5J
- + Weld County School District 6
- + Weld RE-4 School District
- + West Holt Public Schools
- + Winnebago Tribe
- + Wilber-Clatonia Public School District
- + Wisner-Pilger Public Schools



CMAR EXPERIENCE

OVER THE LAST 5 YEARS



80%

PROJECTS

CMAR DELIVERY



390

PROJECTS

COMPLETED



\$2.1

BILLION

TODAY'S VALUE



10.7

MILLION

SQUARE FEET

Previous and Existing Compliance of the CM with Laws Relating to the Contract

a. Whether CM or its team have been cited for failure to comply with local, state or federal law of any nature in the last five years.

Sampson Construction has not been cited for failure to comply with local, state, or federal laws of any nature in the last five (5) years. We diligently ensure all projects adhere to relevant regulations and promptly address and mitigate compliance issues as they arise.

b. Whether there are any civil or criminal actions pending against the CM or any proposed member of the team.

In the ordinary course of business, we are sometimes involved in civil litigation and other proceedings. No such current or past proceedings in the last five years, individually or in the aggregate, will have any effect on our ability to perform the work of this contract.

“”

OUR TEAM **EXCELS**
IN CMAR PROJECT
DELIVERY, WITH
NEARLY **80% OF OUR**
WORK COMPLETED
USING THIS METHOD,
AND **60% OF OUR**
WORK COMING FROM
REPEAT CLIENTELE.

Such Other Information as may be Secured Having a Bearing on the Selection

a. Subcontractors: List the work on this project you expect to subcontract.

We have begun communicating this project to our subcontractor database and are maintaining constant contact with both subcontractors and suppliers. Our five strategically located offices allow us to deliver construction services efficiently in rural communities across the Midwest. With our extensive knowledge and information, we are well-equipped to assist the team in managing costs and selecting materials in the ever-changing market. Leveraging our experience working in this area, we plan to market this project to our master list of proven and qualified subcontractors.

b. Current capacity: Provide a list of your firm's and any sub consultants current contracted projects and the scope of those projects.

We are eager and well positioned to add the Hemingford Public Schools School Addition project to our workload, and proceed promptly upon award of the project. With a total staff of 318 construction professionals, and bonding capacity up to \$400 million aggregate, we have the depth of staff and resources to complete a large volume of multiple and concurrent projects. Below is a concise overview of current projects out of our Kearney office.

PROJECT	SCOPE	COMPLETION
Garfield County Frontier Fair	59,305 SF New	6/2025
Great Plains Health Rehab Center	29,600 SF Addition 11,515 SF Renovation	7/2025
Kearney Regional Medical Center	36,000 SF Addition	10/2025
McCook Community Hospital	15,000 SF Addition 25,000 SF Renovation	10/2025
North Platte Airport Terminal	24,631 SF New	3/2026
McCook YMCA	30,000 SF Addition 44,600 SF Renovation	5/2026
North Platte Recreation Center	101,322 SF New 10,605 SF Renovation	1/2027

c. Any proposed changes to the contract documents or amendments required by this RFP.

Sampson Construction has experience working under a variety of industry standard form contracts and owner-drafted custom contracts. We look forward to using your updated AIA form contracts without material modification. We do reserve the right to discuss and clarify terms during contract negotiations for the benefit of both parties and the project.

d. Whether the CM uses a lump sum, a percentage of the Cost of the Work, or some other method for determining the CM's fee.

Our firm typically has a fee as a percentage of the Cost of Work. We will take the owner's preference into consideration.

e. Include a proposed lump-sum fee for preconstruction costs.

Preconstruction lump-sum fee: \$15,000

f. List what is included in and excluded from General Conditions

Project conditions or owner preferences may necessitate changes. We are flexible to changes to our matrix. An example of our firm's standard 'General Conditions' matrix can be found on the following pages.

CMaR - CMGC Matrix

Personnel, Equipment, or Services Category		Pre-Construction Fee	CM Fee (Construction Phase)	General Conditions (Constr. Phase)	Direct Cost of the Work	Owner	Design Professional	Notes
A Project Administration								
Project Management / Team Building								
1	Consultant Selections (A/E, Civil, etc.)					X		
2	Special Consultant Selection					X		
3	Surveyor Selection					X		
4	Review Design Concepts	X				X	X	
5	Site Use Recommendations	X					X	
6	Material Selection Recommendations	X					X	Will review
7	Building Systems Recommendations	X					X	Will review
8	Building Equipment Recommendations Movable				tbd		X	
9	Building Equipment Fixed				tbd		X	
10	Coordinate Owner Supplied Fixed Equipment				tbd	X	X	
11	Coordinate Owner Supplied Moveable Equipment				tbd	X	X	
12	Construction Feasibility Recommendations	X		X				
13	Construction Scheduling	X		X				
14	Life Cycle Costing Analysis					X	X	
15	Formal Value Engineering	X		X		X	X	
16	Energy Use Analysis & Recommendations					X	X	
17	Material Availability Review	X		X				
18	Equipment Availability Review	X		X				
19	Subcontractor Availability Review	X		X				
B CMGC Personnel / Labor								
Primary Project Personnel								
1	Project Manager			X				
2	Superintendent(s)			X				
3	Assistant Superintendent(s)			X				
4	Project Coordinators (MEP or other)			X				
5	Project Engineers			X				
6	Estimator			X				
7	Scheduler			X				
8	Field Engineers			X				
9	Safety Engineer			X				
10	Administrative: Clerical/Secretarial (project specific)			X				
11	Accounting (project specific)			X				
12	Jobsite Security Personnel (if required)			X				
Project Support Personnel								
13	Principal in Charge		X					
14	Corporate Executives		X					
15	Project Executive			X				
16	Pre-Construction Manager	X						
17	Estimator	X						
18	Safety Manager			X				
19	Administrative: Clerical/Secretarial			X				
20	Accounting		X					
21	Procurement / Purchasing			X				
Operating & Benefit Costs								
22	Home Office Operating Expense		X					
23	Benefits for CM Personnel			X				
24	Vacations for CM Personnel			X				
25	Bonuses for CM Personnel			X				
26	Ground Transportation				X			
27	Air Transportation (not to project site)				X			
28	Meals and Lodging				X			
29	Personnel Moving / Relocation Expense				X			

CMAr - CMGC Matrix

	<i>Personnel, Equipment, or Services Category</i>	<i>Pre-Construction Fee</i>	<i>CM Fee (Construction Phase)</i>	<i>General Conditions (Constr. Phase)</i>	<i>Direct Cost of the Work</i>	<i>Owner</i>	<i>Design Professional</i>	<i>Notes</i>
30	Personnel Subsistence Costs				X			
	CM Staff Equipment Costs (Primary Personnel)							
31	Personal Computer			X				
32	Computer Software			X				
33	PDA (Tablets, Cell Phone, etc.)			X				
34	Jobsite Copy Machines			X				
35	Jobsite Phone and Fax Machines			X				
36	Jobsite Office Supplies			X				
	C Jobsite Setup, Safety, Security & Services							
	Temporary Facilities							
1	Field Office (Trailer or Other)			X				
2	Field Office Furniture			X				
3	Field Office Maintenance / Repairs			X				
4	Design Professional / Owner Office					X	X	
5	Storage Trailers / Sheds				X			
	Temporary Utilities							
6	Field Office Power				X			
7	Field Office Data / Phone			X				
8	Field Office Drinking Water (Bottled)			X				
9	Temporary Electrical Service / Distribution				X			
10	Temporary Electrical Consumption Costs				X			
11	Temporary Wiring & Lighting			X				
12	Temp. Elec. Maintenance (bulbs, breakers, etc.)			X				
13	Temporary Gas Service				X			
14	Temporary Gas Consumption Costs				X			
15	Temporary Heat (Winter Conditions)			X				
16	Temporary Water Service			X				
17	Temporary Water Consumption Costs				X			
18	Temporary Cooling (only where req'd)			X				
19	Temporary Toilets / Sewer Services			X				
	Temporary Construction							
20	Project Signs (County required)				X			
21	Project Signs (Contractor required)			X				
22	Bulletin Boards (Employee / Trade notices)			X				
23	Temporary Stairs				X			
24	Temporary Enclosures and Partitions				X			
25	Temporary Roads				X			
	Site Protection and Logistics							
26	Temporary Fencing				X			
27	Barricades				X			
28	Covered Walkways				X			
29	Handrails, Toe Boards & Opening Protection				X			
30	Site Protections and Dust Controls				X			
31	Trash Chutes, Hoppers, Dumpsters				X			
	Safety and Security Equipment / Services							
32	Safety Equipment (miscellaneous)				X			
33	First Aid Supplies			X				
34	Safety Nets				X			
35	Flagmen and Traffic Control				X			
36	Fire Extinguishers - Temporary			X				
37	Fire Watch				X			
38	2-Way Radio Equipment (if required)			X				

CMaR - CMGC Matrix

Personnel, Equipment, or Services Category		Pre-Construction Fee	CM Fee (Construction Phase)	General Conditions (Constr. Phase)	Direct Cost of the Work	Owner	Design Professional	Notes
Weather Protections								
39	Removal of Snow and Ice - Site				X			
40	Removal of Snow and Ice - Building				X			
41	Weather Enclosures			X				
42	Maintenance of Permanent Heating/Cooling				X			
43	Warranty Cost of Permanent Heating/Cooling				X			
General Use Equipment, Tools, Supplies								
44	Small Tools				X			
45	Expendable Construction Supplies				X			
46	Air Compressors				X			
47	Dewatering Equipment				X			
48	Generators				X			
49	Fuel, Repairs, and Maintenance				X			
50	Vehicles (Trucks, Lifts, Bobcats, etc.)				X			
Vertical Hoisting Services								
51	Hoist and Tower Rental				X			
52	Small Material Hoist Rental				X			
53	Hoist Operators				X			
54	Hoist Safety Inspections				X			
55	Hoist Material Skips				X			
56	Hoist Material Hoppers				X			
57	Erect and Dismantle Hoists				X			
58	Fuel, Repairs, and Maintenance for Hoist				X			
59	Hoist Communications				X			
60	Crane Rental				X			
61	Crane Operators				X			
62	Crane Safety Inspections				X			
63	Erect and Dismantle Hoists				X			
64	Fuel, Repairs, and Maintenance for Crane				X			
65	Crane Raising/Jumping Cost				X			
66	Temporary Elevator Rental				X			
67	Elevator Operators				X			
68	Elevator Repairs and Maintenance				X			
69	Cage Rider at Elevator				X			
70	Elevator Safety Inspections				X			
71	Forklift Operator				X			
72	Forklift Safety Inspections				X			
73	Fuel, Repairs, and Maintenance for Fork Lift				X			
Jobsite Cleanup								
74	Daily Cleanup			X				
75	Final Cleanup				X			
76	Occupancy Cleanup (dust, glass, etc.)				X			
77	Debris Hauling & Removal				X			
78	Trash & Recycle Containers (dumpsters, barrels, etc.)				X			
79	Dump & Recycle Permits & Fees				X			
80	Documentation of Recycle/Dumping (manifests)				X			
D Quality Control and Testing								
Inspection Services								
1	Chief Inspector							
2	Field Inspector							
3	Inspectors' Office							
4	Inspectors' Transportation							
5	Inspectors' Equipment							

Third Party or special Inspections shall be an Owner's Cost and not included in CM or GMP costs. CM shall include coordination of all inspections.

CMaR - CMGC Matrix

Personnel, Equipment, or Services Category		Pre-Construction Fee	CM Fee (Construction Phase)	General Conditions (Constr. Phase)	Direct Cost of the Work	Owner	Design Professional	Notes
6	Special Inspection Consultants							
	Testing Services							
7	Special Testing Consultants		Third Party Testing shall be an Owner's Cost and not included in CM or GMP costs. CM shall include coordination of all testing services.					
8	Concrete Testing							
9	Masonry Testing							
10	Compaction / Soils Testing							
11	Welding Testing							
	Commissioning / Punch List							
12	Trades Punchlist Review			X		support	support	
13	CM Punchlist Review			X				
14	Punchlist with Design Professional & Owner			X		support	support	
15	Air Balancing				X			
16	Water Balancing				X			
17	Coordinate w/ Third-Party Commissioning Agent			X		support	support	Agent cost by owner
	Documenting Quality Control							
18	Develop and Implement Quality Control Plan			X				
19	Project Photographs			X			X	
20	Warranty Inspection Coordination			X				
	E Permits, Licensing, and Fees							
	Permits							
1	Zoning Approvals, Reviews, and Fees				X	Shall be Owner's Cost -or- Reimburse CM as part of GC's		
2	Building Permits (including MEP)				X			
3	Partial Permits (Foundation, Structure, etc.)				X			
4	Plan Check Fees				X			
5	Sitework Permits				X			
6	Specialty Permits (Stormwater, etc.)				X			
7	Curb & Gutter Permits				X			
8	Sidewalk Permits				X			
9	Street Use Permits				X			
10	Landscape Permits				X			
11	Sign Permits				X			
12	Other / Miscellaneous Project Permits				X			
	Fees and Use Costs							
13	Water Connection Fee (final not temp.)				X	Part of Permit/Utility Fees -or- Reimburse CM as part of GC's		
14	Sanitary Connection Fee (final not temp.)				X			
15	Storm Connection Fee (final not temp.)				X			
16	Gas Service Charge (final not temp.)				X			
17	Power Service Charge (final not temp.)				X			
18	Steam Service Charge (final not temp.)				X			
19	Chiller Water Service Charge (final not temp.)				X			
20	Special Tap Fees (final not temp.)				X			
21	Use Fees				X			
	Specialty Fees & Licenses							
22	Contractor's Licenses		These costs are expected to be CM's overhead and not a charged or billable to the project.					
23	Construction Equipment Licenses							
24	Construction Equipment Permits							
25	Professional Fees / Membership							
	Construction Related Fees							
26	Staking & Layout Fees/Costs				X			
27	Storage Yard Rentals				X			
28	Parking Lot Rentals / Parking Fees				X			

CMaR - CMGC Matrix

Personnel, Equipment, or Services Category		Pre-Construction Fee	CM Fee (Construction Phase)	General Conditions (Constr. Phase)	Direct Cost of the Work	Owner	Design Professional	Notes
29	Royalties							None anticipated
	Insurance							
30	Builder's Risk Insurance				X			
31	Builder's Risk Insurance Deductible				X			
32	General Liability				X			
33	Professional Liability						X	
34	Completed Operations Liability			X				
35	Excess Liability Coverage			X				
36	Workman's Compensation	X	X	X	X			
37	FICA Insurance	X	X	X	X			
38	Federal Unemployment	X	X	X	X			
39	State Unemployment	X	X	X	X			
40	Off-Site Insurance (for CM's benefit)		X					
	Bonds							
41	Bid Bond (when required)				X			
42	Payment and Performance (Labor & Material) Bond				X			0.65% if Required
43	Sub and Supplier Bonds				X			
44	Warranty (no additional cost anticipated)			X				
	Overhead, Profit, and Taxes							
45	CM General Overhead Cost		X					
46	Project Taxes				X			
47	Off-Site Taxes				X			
F Design, Construction, and Management Services								
	Anticipated Owner's Services							
1	Land Costs					X		
2	Title / Development Costs					X		
3	Soils Borings, Geotechnical Surveys					X		
4	Site Survey				X	X		
5	Environmental Surveys (Phase I, ACM study, etc.)					X		
6	Financing / Interest Costs					X		
7	Interim Financing Costs					X		
8	Owner's Contingency					X		
9	Building Operation after Move-In					X		
10	Building Maintenance after Move-In					X		
11	Moving Coordination			support		X		
12	Moving Costs					X		
13	FF&E Coordination			support		X		
	Anticipated Design Professional's Services							
14	Cost of Design and Engineering					X		
15	Coordinate with Other Owner Consultants			X			X	
16	Design Professional Costs for Bid Packages						X	
17	Design Phase(s) and all Documents						X	
18	Design Phase meetings & documents	support				support	X	
19	Code Assessments and Studies						X	
20	Jurisdictional Overlap Reviews						X	
21	Cost Study / Preliminary Estimates	X					X	
22	Presentation Charts, Reports, Graphics, etc.	X		X			X	
23	Phasing Concepts	X					X	
24	Coordinate Construction Documents	support					X	
25	Construction Documents						X	
26	Review Submittals (shops, finishes, reports, etc.)			X		support	X	
27	Review Pay Apps, CO's and cost documents			X		approval	review	
28	As-Built Corrections to Construction Documents			X				
29	As-Built Final Documents (printing & distribution)						X	

CMaR - CMGC Matrix

Personnel, Equipment, or Services Category		Pre-Construction Fee	CM Fee (Construction Phase)	General Conditions (Constr. Phase)	Direct Cost of the Work	Owner	Design Professional	Notes
Anticipated Construction Services								
30	Pre-Construction Services	X						
31	Pre-Con Activity Schedule & Updates	X					support	
32	Cost Estimates at each Design Phase	X				review		
33	Value Engineering and Documentation	X				support	support	
34	Building Systems Study Documents	X					support	
35	Constructability Reviews and Comments	X						
36	Site Logistics Planning and Updates	X						
37	Identify Long Lead Items	X					support	
38	Review for Inclusion of All Work	X					support	
39	Guaranteed Maximum Price Proposal	X		X		approval	review	
40	Determine Local Manpower Availability	X						
41	Determine Subcontractor Prequalification	X				support		
42	Determine Subcontractor Selection Methods	X				support		
43	Develop Subcontractor Interest	X						
44	Develop and Update Bidding Schedule(s)	X						
45	Bidding Instructions	X					support	
46	Bid Packages and Bid Documents	X					support	
47	Solicit Subcontractor Bids (Issue & Receive)	X						
48	Analyze Subcontractor Bids	X						
49	Recommend Award of Subcontracts	X						
50	Prepare & Issue Sub & Supplier Contracts	X						
51	Construction Management Services		X	X				
52	Construction Labor Costs				X			
53	Construction Equipment Costs				X			
54	Construction Material Costs				X			
55	Phased Construction Costs				X			
56	Sub and Supplier Contract Agreement(s)				X	approval		
57	Shop Drawing (production and distribution)				X	review	approval	
58	Project Tracking (budget, schedule, etc.)			X				
59	Project Scheduling & Updating			X				shall be CPM method, overall & look-aheads
60	Project Estimating & Updating			X				expanded format from Pre-Con (CSI or similar)
61	Project Accounting (billings, backup, etc.)			X				
62	Prepare & request CO, PR & CCD costs			X		support	support	
63	Risk Assessments (schedule, cost, etc.)			X				
64	Weekly OAC meetings & documents			X		support	support	
65	Maintenance Manuals (production and distribution)				X		review	
66	Operations Manuals (production and distribution)				X		review	
67	Operator On-Site Training (Video Documented)				X			
General Reimbursable Services								
68	Printing / Duplication Expenses				X			
69	Postage and Delivery Expenses			X				

Legal Name and Legal Status of CM

The proposal shall state the legal name and legal status of the CM.

Our firm is in good standing with the Nebraska Secretary of State.

Legal name: Sampson Construction Co., Inc.

Sampson has legal authority to perform the work in the jurisdiction where the project is located. Our registration number with the Department of Labor is 21418-19.

Proposal Costs

A CM shall incur all costs associated with the preparation of its proposal.

Sampson Construction understands all costs associated with the preparation of this proposal are our responsibility.

“*Sampson Construction was the general contractor for four of our recent bond projects.. Each of these projects were uniquely different, sometimes difficult and involved building renovations and new construction. Regardless of the project size or type, Sampson Construction was an excellent partner.. They showed the ability to react in the field when design changes were necessary, and often offered excellent solutions that were also in line with project budgets. **Sampson Construction has always treated District 6 as the customer, and they did what needed to be done to not only complete the project, but keep the customer happy.***

Kent Henson, Assistant Superintendent of Operations | Greeley-Evans School District 6

BUILDING SCHOOLS. BUILDING COMMUNITIES.

CHAPPELOW K-8 ARTS MAGNET SCHOOL, MCAULIFFE STEM ACADEMY, GREELEY CENTRAL HIGH SCHOOL, HEATH MIDDLE SCHOOL





Sampson

Construction

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Sampson-Construction.com
Phone: 1-833-434-5450

Team Qualifications to Provide
Construction Management Services for the

HEMINGFORD PUBLIC SCHOOLS

School Addition Project



Submitted to Hemingford Public Schools
by the Scull CMAR Team

Scull
CONSTRUCTION SERVICE INC.

Scull Construction Service, Inc.

803 Industrial Ave
Rapid City, SD 57702

scullconstruction.com
605-342-2379

RFP RESPONSE

NOV 26, 2024

Scull Advantages

**Modern
Education Space
Experience**

**Knowledge of
Construction
Management of
Large Buildings**

**Proven Process &
Proven Success**



**Largest Local
Contractor in
Western Dakotas**

**Strong Relationships
with Regional
Trade partners**

**Community
Stewards**



November 26, 2024

Hemingford Public Schools
Superintendent Travis Miller
913 Niobrara Avenue
Hemingford, NE 69348

Dear Mr. Miller,

Thank you for the opportunity to submit our qualifications for the School Addition Project. The Scull team is proud to have built many schools and additions throughout this Region and can offer experience at every project level, from pre-construction, to passing a bond issue and into construction operations.

If you choose to work with us, Hemingford Public Schools will be provided superlative estimating and planning, along with precise construction management and execution. You will have our full attention and a first-rate team to make this project a success.

This statement of qualifications outlines our experience and capabilities. We are very interested in this project, and look forward to discussing our approach in greater detail. Please let us know if you have any questions on how we can help you reach your goals.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Scull".

ANDY SCULL

President

ascull@scullconst.com
605-342-2379

CONTENTS

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	21	OTHER INFORMATION
	24	LEGAL STATUS

FINANCIAL RESOURCES

01

Bonding Letter

Scull Construction has a strong bonding capacity of \$200,000,000.⁰⁰



Liberty Mutual Surety

Christopher Lofgren
Underwriting Specialist
2854 Hwy 55
Suite 250
Eagan, MN 55121
Phone 651-365-7499
Fax 866-547-6561

November 20, 2024

RE: Scull Construction Service, Inc.

To Whom It May Concern:

Liberty Mutual Insurance Company (LMIC) is party of the Liberty Mutual Group, rated by A.M. Best as A (Excellent) with a financial size of XV.

Scull Construction Service, Inc. is a valued client of Liberty Mutual Insurance Company. We are willing to consider extending surety credit to Scull Construction Service, Inc. for single jobs of \$80,000,000 and aggregate programs of \$200,000,000. The statement of these values is neither a commitment nor a limitation of the bonding capacity of Scull Construction Service, Inc. At the request of Scull Construction Service, Inc., Liberty is prepared to provide a 100% performance bond and 100% payment bond for the project.

If you have any questions on the above or need further information, do not hesitate to call me at (651) 365-7499.

Sincerely,

Christopher Lofgren
Underwriting Specialist
Liberty Mutual Surety

ABILITY OF PERSONNEL

02

Scull Construction Service, Inc.

PRINCIPLE BUSINESS: General Contractor Founded 1985
Specializing in the Construction of Buildings & Structures,
Construction Management, CMAR, Pre-Construction,
Design/Build, General Contracting, and Concrete Contractor

A Proven Team

Scull Construction Service, Inc grew out of a four-person construction crew with one truck and a desire to do challenging work. The spirit of our workers and their commitment to excellence has lead us to become a leader in our industry and our region.

MISSION

To provide honest, professional, and quality service at a competitive price, completed in an accountable, responsible manner; to provide a stable, long-term work environment in which employees receive professional and personal growth opportunities that contribute to their happiness, peace, and well-being; to be the leader in the construction industry in the Northwest plains.



KEY INFORMATION

Regional Office Locations:

RAPID CITY, SD
803 Industrial Avenue
Rapid City, SD 57702
Phone: 605-342-2379

DICKINSON, ND
687 7th Ave SE
Dickinson, ND 58601
Phone: 701-483-5485

Principal-In-Charge: Andrew J. Scull, Pres
Ownership: Private- James Scull, Andrew Scull, Ann Chytka, Mike Charnholm, John Neisner



FINANCIAL

Annual Revenue:

2019	\$ 105,000,000
2020	\$ 119,000,000
2021	\$ 134,000,000
2022	\$ 143,000,000
2023	\$ 151,000,000

Bonding Capacity:

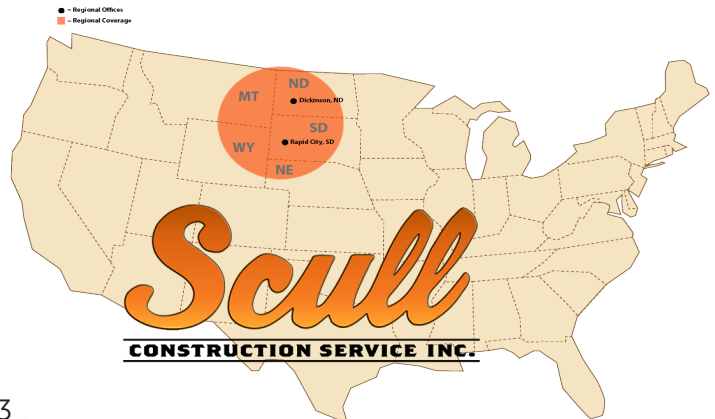
\$200,000,000+



WORKFORCE

232 GREAT PEOPLE & GREAT WORKERS

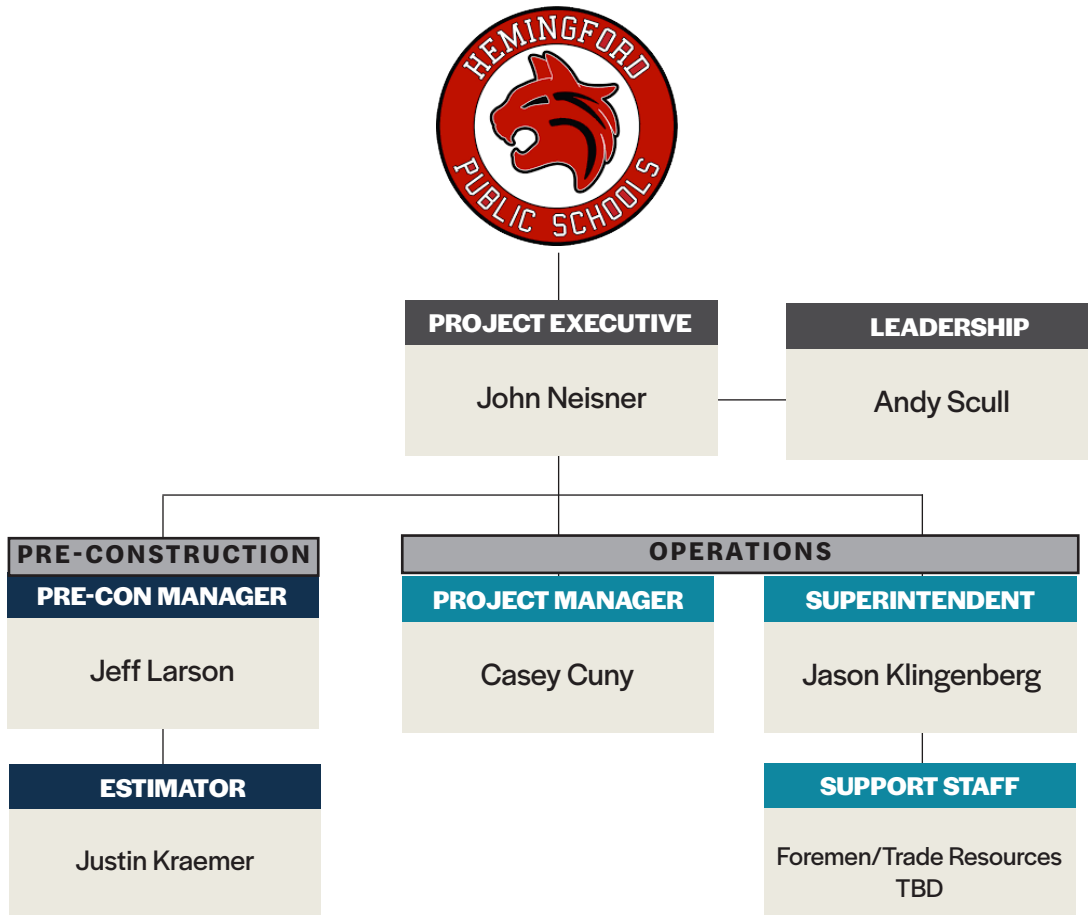
Superintendents	33
Foremen	28
Field Staff	136
Pre-Construction Staff	8
Project Managers	9
Assistant Project Managers	8
Support Staff	10
Safety Professionals	2



Teamwork and CMAR Expertise

Our team has completed 160+ CMAR Projects and has seen many of the challenges you will face during this process. This is not just a team that can help plan your facility and get it built, but a team that can also accomplish something special with this project. We have the resources available to commence work immediately upon selection. Key team member resumes are located on the following pages.

Hemingford Public Schools



21 years

OF INDUSTRY EXPERIENCE

19 Years at Scull Construction

Education

B.S. Industrial Technologies,
Black Hills State University

2019 Health Care
Construction (HCC)
Certificate Workshop

Affiliations & Certifications

LEED Accredited
Professional

OSHA 30 Hour Certification

Primavera Scheduling

SWPPP- Professional
Training

Leadership Training

John Neisner

Project Executive

John Neisner will provide oversight of the pre-construction and construction of the project. He has helped guide construction on projects all across North and South Dakota, and has built many relationships along the way. His experience in Construction Management will help the owner get more value per dollar and benefit the overall financial control and quality of the project. John has managed some of the area's largest projects and has been a trailblazer in the CMAR process delivery and execution.

Project Experience

Wolf Creek Schools Expansion- Wolf Creek, SD | \$94M
New High School, Elementary additions, bus barn, housing | Completed- Aug 2023
Reference- Toby Morris, 605-280-5569, Tobin.Morris@colliers.com

South Middle School- Rapid City, SD | \$60M
New Middle School, and track & field | Complete- July 2024
Reference- Coy Sasse, 605-791-5834, coy.sasse@k12.sd.us

Philip School Addition & Renovation - Philip, SD - \$9.2M
K-12 School addition and renovation | Completed- July 2018
Reference- Jeffrey Rieckman, 605-859-2679, jeffrey.rieckman@k12.sd.us

Kadoka School Gymnasium - Kadoka, SD | \$4.3M
New competition gymnasium with athletic and support facilities | Completed Aug 2018
Reference- Jamie Hermann, 605- 837-2175, jamie.hermann@k12.sd.us

Dahl Memorial Hospital Ekalaka, MT | \$15 M
New Ambulatory-Care Hospital | Completed- Apr 2020
Reference- Steve Rosencranz, 406-975-6218, shepherdr@midrivers.com



14 years

OF INDUSTRY EXPERIENCE

10 Years at Scull Construction

Education

B.S. Engineering Technology,
Construction Management,
AACSB Accredited

Certification in Lean
Concepts & Management

Affiliations & Certifications

Healthcare Construction
Certification (HCC)

FMI Project Manager
Academy

Primavera Scheduling

Construction Technology
Certification

OSHA 30-Hour Certification

SWPPP- Professional
Training

Casey Cuny

Project Manager

Casey Cuny is an experienced project manager and has been involved in multi-million dollar projects across all of western South Dakota, eastern Montanan, and Wyoming. He has been responsible for the management of intricate project construction, including highly technical health care facilities. Casey's responsibilities include establishing team relationships and initiating services for construction projects. He will develop the project schedule with the owner and the design team. Casey will help guide Pre-Construction efforts to meld with construction technique and efficiency. He will monitor the schedule and communicate daily with the owner and the site superintendent.

Project Experience

Sturgis High School Cafeteria Addition- Sturgis, SD | \$7M
Cafeteria and Kitchen addition | Completed- May 2024
Reference- Brett Burditt, 605-347-2523, Brett.Burditt@k12.sd.us

Tokata Youth Center - Ft. Thompson, SD | \$3.2M
New Youth Activity Center | Completed- Oct 2022
Reference- Rod Vaughn, 605-245-2685, rod.vaughn@d-w-m.org

Dahl Memorial Hospital Ekalaka, MT | \$15 M
New Ambulatory-Care Hospital | Completed- Apr 2020
Reference- Steve Rosencranz, 406-975-6218, shepherdr@midrivers.com

Monument Health Dialysis Unit- Rapid City, SD | \$2.6 M
Renovation of retail space to dialysis center | Completion-Nov 2021
Bill Werner, 605-755-7175, wwerner@monument.health

West River Ear Nose & Throat- Rapid City, SD | \$3.7 M
New medical clinic | Completed- Jan 2021
Reference- Dr. Schleiffarth, 605-501-2758, rob.schleiffarth@gmail.com

Sturgis High School Cafeteria Addition



41 years

OF INDUSTRY EXPERIENCE

2 Years at Scull Construction

Education

B.S. Construction

Engineering – Iowa State

University

Affiliations & Certifications

Master Builders of Iowa –
AGC Chapter

Masonry Institute of Iowa

Fails Management –
Construction Peer Review

Central Iowa YMCA Board
Member

Serve Our Youth – Central
Iowa Board Member

Hope Builders- Construction
Ministry

Jeff Larson

Pre-Con Manager

Jeff Larson is a season veteran of the construction industry and has been constructing buildings for over four decades. Jeff's insight has proven valuable to owners throughout the Midwest. He spent most of his career as the owner of a successful construction firm in Des Moines, Iowa before relocating to Rapid City after retirement. But construction is in his blood and he has rejoined the workforce as a Pre-Construction Manager for Scull Construction. Jeff has seen countless construction challenges and is very experienced at helping owners turn their vision into real facilities.

Project Experience

Rapid City Regional Airport Expansion- Rapid City, SD | \$32M
Ticketing, baggage handling, security, terminal addition | Complete- May 2025
Reference- Patrick Dame, (605) 394-4195, Patrick.Dame@rcgov.org

Pennington County Jail Expansion, SD | \$90M
New 4-story Jail Addition | Complete- Oct 2027
Reference- Kevin Burton, (605) 394-2174, kevin.burton@pennco.org

Big Horn Business Center Renovation- Rapid City, SD | \$2M
Renovation of building into business suites | Completed- Aug 2024
Reference- Kevin Andreson, 605-646-5409, kevin_andreson@hotmail.com

Lutheran Church of Hope Worship Center- Des Moines, IA | \$18M
New church and support facilities | Completion-Nov 2021
Reference- Chris Gunnare, 515-422-9182 Chris.gunnare@hopewdm.org

Lutheran Church of Hope- Ankeny, IA | \$10M | \$15 M
New church | Completed- Jan 2019
Reference- Chris Gunnare, 515-422-9182 Chris.gunnare@hopewdm.org

Rapid City Regional Airport Expansion



4 years

OF INDUSTRY EXPERIENCE
4 Years at Scull Construction

Education

South Dakota State
University, B.S. Construction
Management

Affiliations & Certifications

OSHA 30 Hour Certification

Primavera Scheduling

FMI Emerging Managers
Institute Certification

Justin Kraemer

Estimator

Justin Kraemer began as a field worker, moved up into a project engineer, and has developed into a skilled project estimator. Justin serves in a roll to work with the owner and the pre-construction team to guide the costing and constructability of the project. He will provide ideas and estimates based upon the owners desires and the architects designs. Justin works very well as a team and understands the in-field challenges and construction methods that are involved with technical building projects.

Project Experience

Piedmont Elementary School Addition- Piedmont, SD | \$4M
Elementary School addition | Completed- Aug 2023
Reference- Brett Burditt, 605-347-2523, Brett.Burditt@k12.sd.us

Butler Machinery Addition- Rapid City, SD | \$ 7.3M
Service, showroom, office, warehouse renovation | Completed- Dec 2024
Reference- Mark Johnson, 701-720-8503, markajohnson@butlermachinery.com

Wyoming Veterans Skilled Nursing Facility – Buffalo, WY | \$17.7 mil
New Veterans Care and Living Facility | Completed- Aug 2022
Reference- Ryan Scranton, 307-777-5945, ryan.scranton@wyo.gov

Missouri Shores Domestic Violence Center – Pierre, SD | \$4.9 mil
New Domestic Violence Center | Completion- Dec. 2024
Reference – Sarah Reinhart, (605) 224-0256, director@missourishores.com

Lifespring Wesleyan Church – Sturgis, SD | \$1.4 mil
Renovation of retail store to church facilities | Completed- Oct 2023
Reference- Matthew Shulaw, 605-890-0015, matthewshulaw@hotmail.com



27 years

OF INDUSTRY EXPERIENCE
9 Years at Scull Construction

Education

2019 Health Care
Construction (HCC)
Certificate Workshop

Affiliations & Certifications

Patient and Life Safety
Training

OSHA 30 Hour Certification

Leadership Training

CPR and First Aid
Certification

AGC Master Craftsman
Award

Jason Klingenberg Superintendent

Jason Klingenberg will work with the trade contractors and monitor performance to ensure adherence to project rules, procedures, and safety requirements, as well as solve problems in the field. He will be responsible for the overall field direction of construction activities, including the development of and the updating of schedules, cost control, quality control and communication with the client, architect/engineer, subcontractors and suppliers. Jason brings 24 years of commercial building experience to your project and is experienced in building user and life safety.

Project Experience

Piedmont Elementary School Addition- Piedmont, SD | \$4M
Elementary School addition | Completed- Aug 2023
Reference- Brett Burditt, 605-347-2523, Brett.Burditt@k12.sd.us

Sturgis High School Cafeteria Addition- Sturgis, SD | \$7M
Cafeteria and Kitchen addition | Completed- May 2024
Reference- Brett Burditt, 605-347-2523, Brett.Burditt@k12.sd.us

Sturgis High School Addition- Sturgis, SD | \$551 K
High School Entrance addition | Completed- Aug 2018
Reference- Brett Burditt, 605-347-2523, Brett.Burditt@k12.sd.us

Mt. Rushmore Avenue of Flags Reconstruction- BH, SD | \$10 M
Mt. Rushmore Visitor Facilities reconstruction | Completed- May 2022
Reference- Dave Davis, 605-391-0215, dave_davis@nps.gov

WellFully Adolescent Care Center- Rapid City, SD | \$6 M
New care center and housing | Completed- Oct 2018
Reference- Dan McGuire, 605-342-5555, email NA



Piedmont Elementary Addition

Professional References

Our success during each construction project, and our existence into the future, depends on good relationships. We partner with all the people we work with to identify mutually beneficial goals, and follow through with communication and actions to achieve them.

Financial (Bank)

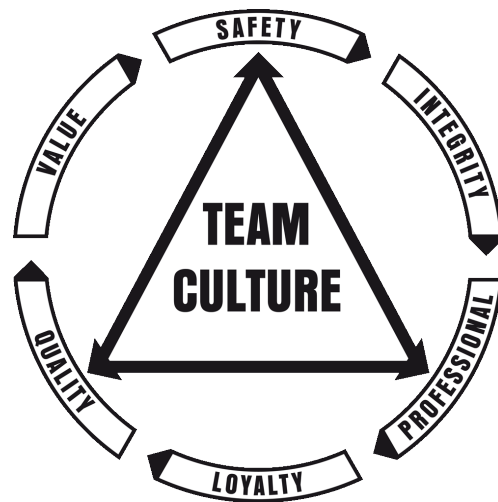
Douglas Jackson, Commercial Banker
U.S. Bank
701 St Joseph St.
Rapid City, SD 57701
605-394-2000
Commercial Representative

Project of Similar Scope

Toby Morris, Sr. VP at Colliers Securities
Wolf Creek Schools Expansion
206 School Street
Batesland, SD 57716
605-280-5569
Tobin.Morris@colliers.com
Owner's finance advisor

Facility User

Brett Burditt, Principal
Meade School District
1230 Douglas St.
Sturgis, SD 57785
605-347-2523
End user of multiple school facilities we have built



PROJECT EXPERIENCE

04

Modern School Experience

We have extensive experience with the construction of school facilities. Our team is well versed in planning and constructing these buildings with emphasis on quality and efficiency. We have developed our CMAR delivery process to comply with Federal School Funding and keep spending in compliance of regulations.

Conceptual Thinking

Your project will provide learning and support space to multiple generations of area youth. It will be an important part of the District's assets and future success. Critical thinking towards the design and construction process will help meet the School's goals well into the future.

Selection of materials and equipment will be important in order to meet project milestones and deadlines. Many of the delays due to today's market volatility can be avoided by working with the construction manager and design team to select materials and equipment that align with the budget goals and time-line.

Our team has built many Educational Facilities and has seen more school situations than most. That combined with our astute understanding of construction in this Region, will lead to the best build of this facility.

CMAR Projects

Scull Construction has the experience to manage the CMAR process with the precision it takes to build successful facilities. Over the past five years we have completed over 50 Projects using CMAR Delivery Method. This success has helped us develop the most advanced CMAR resume in the region.

Recent Experience

Our past work experience uniquely qualifies us to build the new addition. The highlighted projects on the following pages were delivered utilizing the CMAR Process.

Our team has completed over fifty K-12 Education construction projects throughout the western Dakotas. Through consistent growth, training, and experience, we have grown to be able to handle the largest projects in our Region.



Stagebarn Middle School

12500 Sturgis Rd, Summerset, SD 57769

OWNER Meade School District

Brett Burditt, Principal
12500 Sturgis Rd, Summerset, SD 57769
(605) 347-2523

DESIGN PROFESSIONAL Architecture Inc.

Jordan Burbach
605-721-1158
JordanBurbach@architectureinc.com

PROJECT DELIVERY

Construction Manager at Risk

PROJECT PERFORMANCE

Budget-GMP: \$18.5M
Final Cost: \$16.5M
Explanation: Bidding occurred at a lull in the market and prices came in under budget. \$16.5mill included a \$500k addition to add a football field and track.

Schedule: Construction took 15 months. It was scheduled to complete July 20, 2018, and finished June 15, 2018. The School District moved in a month early.

RELEVANCE This project was for the CMAR delivery of a new middle school to serve a growing student population.

3 SPECIFIC PROBLEMS/SOLUTIONS

1. Soils report came back with lots of gypsum on chosen site. Scull assisted the Design team on relocating the school on the same property that would not require as much blasting or rock excavation, thus saving costs.
2. At the end of the project, our electrical sub-contractor hit an active fire sprinkler head in the gym maintenance room causing water damage under the wood gym floor. We worked with the sub's insurance and replaced part of the floor to ensure no water was trapped under the wood. We timed the replacement during break, thus not impeding on school activities.
3. Toward the end of construction, the owner added a track and football field to the scope of work. The contractors on the project bid the work, but as we got into scheduling it was discovered that the asphalt contractor could not meet the necessary schedule. Our team worked to bring on another contractor to complete the work for the original bid/budgeted cost.

CLAIMS MADE BY OWNER

None. The project was one month ahead of schedule, and \$2.5M under budget, allowing them to build a track/field and added budget to another School located in Union Center.



Lemmon School Expansion

314 8th Street West Lemmon, SD 57638

OWNER Lemmon School District
Dennis Maiwr- School Board President
314 8th Street West Lemmon, SD 57638
314-3337

DESIGN PROFESSIONAL COOP Architecture
Jared Carda
605-716-3652
jared@co-oparch.com

PROJECT DELIVERY
Construction Manager at Risk

PROJECT PERFORMANCE
Budget-GMP: \$11.1M
Final Cost: \$11.3M
Explanation: Owner added to the Scope of Work

Schedule: Construction took 16 months. It was scheduled to complete Aug 15, 2021, and finished Oct 15, 2021. Original schedule was 14 months and the project was completed in 16 months due to owner-added HVAC equipment & FFE.

RELEVANCE This project was for the CMAR delivery of a new JR/SR High School attached to their existing athletic complex on a challenging site

3 SPECIFIC PROBLEMS/SOLUTIONS

1. A challenge at the beginning of the project was helping the School District pass its bond issue. There was some public resistance to the location of the project, and the specific location was tied to the Bond Issue. We participated, along with the design team and District, in a feasibility study of the location and shared the results with the community. The vote came back in favor of the bond issue.
2. It was discovered that the new grades did not work well to connect with the existing grades of an existing building. We relayed information to the design team and a redesign was issued to match the walkways and pads to existing grades.
3. Some of the Pre-cast panels did not meet our quality expectations and we rejected 18 panels. We worked with the manufacturer to supply reissues and coordinated the reinstall.

CLAIMS MADE BY OWNER

None. Scull works with each owner directly and fairly to proactively solve project challenges. Our team has performance goals and issues are worked out prior to becoming claims.



Kadoka School Gymnasium

800 Bayberry St, Kadoka, SD 57543

OWNER Kadoka Area School District
Jamie Hermann, Superintendent
800 Bayberry St, Kadoka, SD 57543
605- 837-2175

DESIGN PROFESSIONAL Architecture Inc.
Jordan Burbach
605-721-1158
JordanBurbach@architectureinc.com

PROJECT DELIVERY
Construction Manager at Risk

PROJECT PERFORMANCE
Budget-GMP: \$4.4M
Final Cost: \$4.3M
Explanation: Returned unused contingency

Schedule: Construction took 11 months. It was scheduled to complete July 18, 2018, and finished Aug 16, 2018. Explanation: Lost month due to weather delays

RELEVANCE This project was for the CMAR delivery of a new standalone gym space and built in a rural SD plains environment.

3 SPECIFIC PROBLEMS/SOLUTIONS

1. High fall winds and then winter affected the backfill and overall construction progress. Scull accelerated Spring and Summer schedule to not miss any sporting events starting in the Fall.
2. As part of getting the project into budget, we recommended pre-cast foundation walls in lieu of cast in place foundation walls.
3. After construction was complete, there was water infiltration on a portion of the building where the low roof met the high roof, up against the pre-cast wall panels. Due to the aggregate and semi-rough surface on the panels, the reglet flashing designed was not water tight. We worked with the design team to cut in another reglet to alleviate the problem.

CLAIMS MADE BY OWNER

None.



Philip School Addition

330 Scottie Ave, Philip, SD 57567

OWNER Haakon School District
Jeffrey Rieckman, Superintendent/Elem. Principal
330 Scottie Avenue, Philip, SD 57567
605-859-2679

DESIGN PROFESSIONAL Upper Deck Architects
Jared Pummel
605-721-0237
jaredp@upperdeckarchitects.com

PROJECT DELIVERY
Construction Manager at Risk

PROJECT PERFORMANCE
Budget-GMP: \$9.0M
Final Cost: \$9.2M
Explanation: Added renovations and unforeseen conditions

Schedule: Construction took 14 months. It was scheduled to complete July 28, 2018, and finished on time.

RELEVANCE This project was for the CMAR delivery of an addition to the existing school, and built in a rural SD plains environment.

3 SPECIFIC PROBLEMS/SOLUTIONS

1. Detailed coordination was required with the design team and mechanical contractor on tie-ins from the existing geothermal system to the new system.
2. Our team had to plan and schedule work tasks around Philip's summer schedule to keep the facility operational for the needed programs.
3. Additional coordination was required to complete tie ins and close-proximity work during school quiet hours and much of it was scheduled on nights and weekends.

CLAIMS MADE BY OWNER

None.



Piedmont Elementary Addition

16159 N 2nd St, Piedmont, SD 57769

OWNER Meade School District

Brett Burditt, Principal
12500 Sturgis Rd, Summerset, SD 57769
(605) 347-2523

DESIGN PROFESSIONAL Architecture Inc.

Jordan Burbach
605-721-1158
JordanBurbach@architectureinc.com

PROJECT DELIVERY

Construction Manager at Risk

PROJECT PERFORMANCE

Budget-GMP: \$4.2M

Final Cost: \$4.0M

Explanation: Money was saved during the bidding process with the biggest savings being gyp board we rebid and saved \$103,390.

Schedule: Construction took 10 months. It was scheduled to complete Aug 15, 2023, and substantial completion was Aug 15, 2023. There was an HVAC issue in which we had to wait on parts twice. Final completion was Jan 12, 2024.

RELEVANCE This project was for the CMAR delivery of a classroom addition to a school experiencing a growing student population.

3 SPECIFIC PROBLEMS/SOLUTIONS

1. After start-up of the building, one of the HVAC units was operating, but abnormally vibrating. The fan assembly had a minor defect that caused the problem. We worked with the manufacturer for a solution that involved back-ordered parts, 5 months out. School went on to open on time with the operational unit and the parts were then installed over Thanksgiving break.

2. Surface water drainage concerns with icing for playground access – made a recommendation and worked with architect to modify design

3. The original bid/budget on gypsum board was at the peak of the market and came in high compared to historical numbers. As we got closer to the beginning of the interior construction of the project, prices started to come down. We rebid the gyp board and received a more favorable number for the owner and lowered cost by \$103,390.

CLAIMS MADE BY OWNER

None

CM PERFORMANCE & ABILITY 05

Stagebarn Middle School

1. Design schedule – **Programming complete May 2016 (actual May 2016), Preliminary Design complete July 2016 (actual July 2017), Final Design complete February 2017 (actual February 2017)**
2. Construction schedule – **Proposed- 16 months Actual- 15 months**
 - a) Date of Substantial Completion - **June 5, 2018**
 - b) Date of Final Completion- **Proposed- July 15, 2018 Actual- June 15, 2018**
 - c) Post-construction warranty work required- **No major warranty work**
 - d) Whether client was inconvenienced by the delivery dates of any of the services provided by the CM- **No**

Lemmon School Expansion

1. Design schedule – **Programming complete Oct 2020 (actual Oct 2020), Preliminary Design complete December 2020 (December 2020), Final Design complete May 2020 (actual May 2020)**
2. Construction schedule – **Proposed- 14 months Actual- 16 months**
 - a) Date of Substantial Completion- **Oct 15, 2021**
 - b) Date of Final Completion- **Proposed- Aug 15, 2021 Actual- Oct 15, 2021**
 - c) Post-construction warranty work required- **No major warranty work**
 - d) Whether client was inconvenienced by the delivery dates of any of the services provided by the CM- **No. The extra time it took to finish owner add-ons was worth it to the School District, and only affected move in dates for staff and departments.**

Kadoka Gymnasium Addition

1. Design schedule – **Programming complete April 2017 (actual April 2017), Preliminary Design complete July 2017 (actual July 2017), Final Design complete September 2017 (actual September 2017)**
2. Construction schedule – **Proposed- 10 months Actual- 11 months**
 - a) Date of Substantial Completion- **Aug 2, 2018**
 - b) Date of Final Completion-**Proposed- July 18, 2018 Actual- Aug 16, 2018**
 - c) Post-construction warranty work required - **No major warranty work**
 - d) Whether client was inconvenienced by the delivery dates of any of the services provided by the CM- **No**

Philip School Addition

1. Design schedule – **Programming complete September 2016 (Actual September 2016), Preliminary Design complete January 2017 (Actual February 2017), Final Design complete March 2017 (Actual March 2017)**
2. Construction schedule – **Proposed- 14 months Actual- 14 months**
 - a) Date of Substantial Completion- **July 15, 2018**
 - b) Date of Final Completion- **Proposed- July 15, 2018 Actual- July 28, 2018**
 - c) Post-construction warranty work required- **Finished all existing warranty during Christmas and following summer break.**
 - d) Whether client was inconvenienced by the delivery dates of any of the services provided by the CM
It was challenging getting the school opened as a result of unforeseen conditions. Concessions were made on both sides to minimize costs and deal with the challenges.

Piedmont Elementary Addition

1. Design schedule – **Programming complete July 2022 (actual April July 2022), Preliminary Design complete August 2022 (actual August 2022), Final Design complete September 2022 (actual September 2022)**
2. Construction schedule – **Proposed- 10 months Actual- 10 months**
 - a) Date of Substantial Completion- **Aug 18, 2023**
 - b) Date of Final Completion- **Proposed- Aug 31, 2023 Actual- Jan 12, 2024.**
 - c) Post-construction warranty work required- **Post construction warranty work has included an issue with toilet operation and all affected units were fixed within a couple days of notification.**
 - d) Whether client was inconvenienced by the delivery dates of any of the services provided by the CM- **No**

Other Notable Experience

We have extensive experience with the construction of school facilities. Here are a couple of examples of larger projects that had components similar to your facility.

South Middle School - 2022-2024

Scull Construction service recently completed construction the new South Middle School in Rapid City. The project consisted of building a new school on the same site as the still-functioning, old school. Mid-project demolition of an old gymnasium required cut-offs and closures, while new connections to an existing gymnasium required tie-ins from old to new. Safety and coordination were key to progressing the construction of this large facility. The remainder of the old school was demolished when the new school was completed in the Summer of 24 to make room for a new football field, track, and parking.



Wolf Creek School Expansion - 2019-2024

The Oglala Lakota County School District has been investing in their Campus at Wolf Creek and partnered with Scull Construction to get it done. The projects included an Elementary Renovation, new Middle School Addition, and the first public High School on the Oglala Sioux Reservation. Auxiliary facilities include Auto and Welding Shop, Bus Barn, Turf Field and Track, and Teacher Housing.



COMPLIANCE WITH LAWS

06

State & Federal Law

Federal Laws and Regulation, along with State Regulations were crafted to guide construction throughout the Country. We have always had a keen knowledge of working with government agencies to remain in compliance with their rules.

- a.** CM or its team HAVE NOT been cited for failure to comply with local, state or federal law of any nature in the last five (5) years.

- b.** NO civil or criminal actions pending against the CM or any proposed member of the team.

OTHER INFORMATION

07

Other

a. Subcontractors: List the work on this project you expect to subcontract:

Construction Staking, Materials Testing, Final Cleaning, Selective Building Demolition, Foundation and Site Concrete, Masonry, Structural Steel, Rough Carpentry, Membrane Roofing, Asphalt Shingles, Metal Panels, Thermal Insulation, Joint Sealants, Fireproofing, Aluminum Storefronts/Glazing, Doors and Hardware, Gypsum Board Assemblies, Tiling, Acoustical Ceilings, Flooring, Painting and Coatings, Interior Specialties, Finish Carpentry, Window Treatments, Metal Building Systems, Fire Suppression, Plumbing, HVAC, Electrical and Communications, Earthwork/Utilities, Asphalt Paving, Landscaping, Fencing and Gates

Scull Construction will bid out all scopes of work for the entire construction project. If Scull wishes to complete self-perform work, we will competitively bid on the scope of work, the same as any subcontractor. Scull Construction's self-perform bids will be submitted to the owner one day before the collection of all other subcontractor bids.

b. Current capacity:

Capacity- Our firm has the largest construction workforce in the western Dakotas. This project will start with our pre-construction department and operations teams working together with you and the design team to further define the deliverables, milestones, and overall schedule. The staff that we are proposing can meet your requirements to manage and build this project with a high level of success. Every member of our team will be fully engaged and available to you. Come 2026, 70% of our staff and craft worker capacity is available. See our major projects under construction on page 23.

c. Any proposed changes to the contract documents or amendments required by these instructions.

We propose using a standard AIA 133 Contract for this project. It's fair for both the Owner and the Contractor, and protects each. Please contact us if you would like us to send you a copy.

d. Whether the CM uses a lump sum, a percentage of the Cost of the Work, or some other method for determining the CM's fee.

Scull typically proposes using a lump sum for Pre-Construction Services, and a percentage of the Cost of the Work for the Construction Management.

e. Include a proposed lump-sum fee for pre-construction costs.

Pre-Construction Fee: \$34,000

f. List what is included in and excluded from General Conditions.

List of General Conditions

- **Project Management**
- **Project Engineer**
- **Site Supervision**
- **Site Maintenance and Cleaning**
- **Auxiliary Labor**
- **Progress Cleaning**
- **Project Staff Vehicles**
- **Project Staff Fuel**
- **Equipment**
- **Office Trailer**
- **Office Trailer Supplies**
- **Storage Trailer**
- **Safety Labor**
- **Safety Materials**
- **Miscellaneous Materials**
- **Mobilization**

List of Project Reimbursables to be billed at the Cost of the Work

- **Sanitary Facilities**
- **Erosion Control Labor**
- **Erosion Control Materials**
- **Snow Removal**
- **Procure**
- **Trash Fees**
- **Phone/Fax/Internet**
- **Temporary Power for Construction**
- **Temporary Power for Trailers**
- **Temporary Fencing**
- **Temporary Heater Rental**
- **Temporary Heat Fuel**
- **Temporary Heat Labor**
- **Temporary Signage**

Items *Excluded* From General Conditions

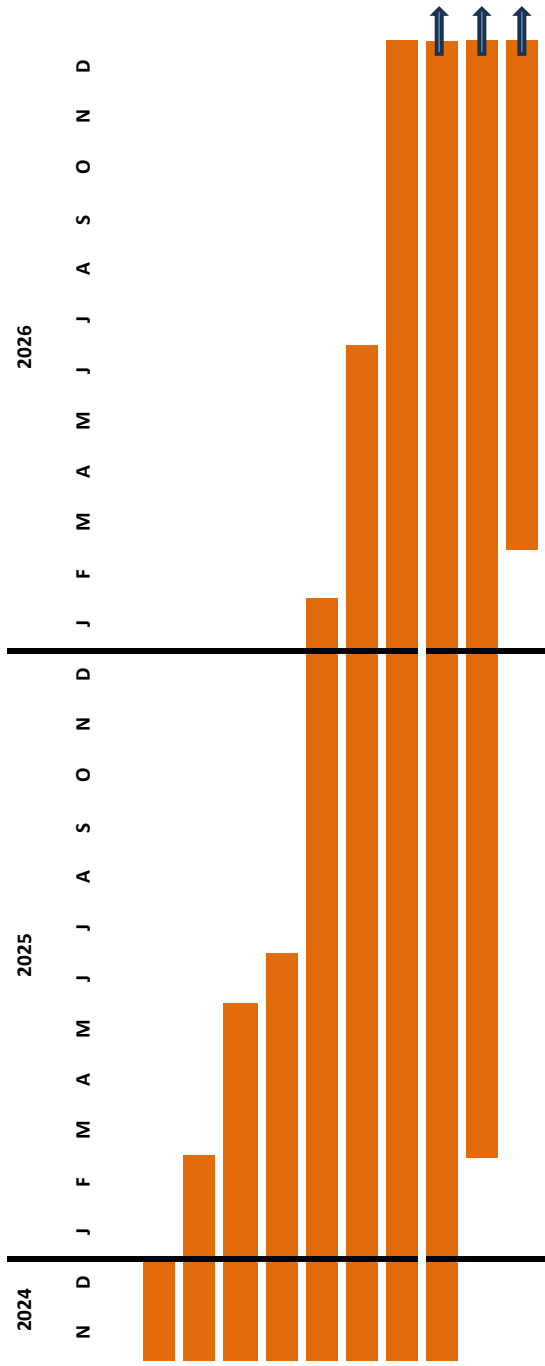
- **Subcontractor Winter Condition Allowances**
- **Final Cleaning**
- **Testing and 3rd party inspections (if applicable)**
- **Site Surveying**

Scull Construction Service, Inc.

Current Project Work Load- Major Projects
11/20/2024

Projects

- TSP Office Building- \$5M
- Clubhouse Hotel- \$11M
- Pete Lien Office Building- \$20M
- Rapid City Airport Terminal Expansion- \$29M
- North Segment Community Center-\$84M
- Rapid City Womens Prison- \$63M
- West Hills Village Expansion-\$46M
- Spearfish Hospital Expansion- \$60M
- Rapid City Jail Addition- \$25M
- Makoce Food Hub- \$34M



LEGAL STATUS

08

Business Standing

Scull Construction has built many projects throughout the region and is incorporated in South Dakota. We are in good standing and are authorized to perform work in Nebraska.



OFFICE OF THE SECRETARY OF STATE
MONAE L. JOHNSON, SECRETARY OF STATE
THOMAS J. DEADRICK, DEPUTY SECRETARY OF STATE

Filing Information

Name: **SCULL CONSTRUCTION SERVICE, INC.**

General Information

SOS Business ID	DB024581
Filing Type:	Business Corporation - Domestic
	07/19/1985
Status:	Good Standing
Duration Term:	Perpetual

Registered Agent Address
ANDREW J SCULL
803 INDUSTRIAL AVE
RAPID CITY, SD 57702

Principal Address
803 INDUSTRIAL AVE
RAPID CITY, SD 57702



Contractor Registration Certificate

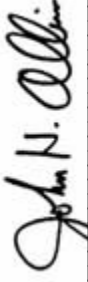
This certificate is non-transferable

Registration # 22074-24

Date Expiring: 11/19/2025

Scull Construction Service, Inc.
Scull Construction Service, Inc
PO Box 7636
Rapid City, SD 57709

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


Commissioner of Labor

Thank you for this
opportunity.



Scull
CONSTRUCTION SERVICE INC.



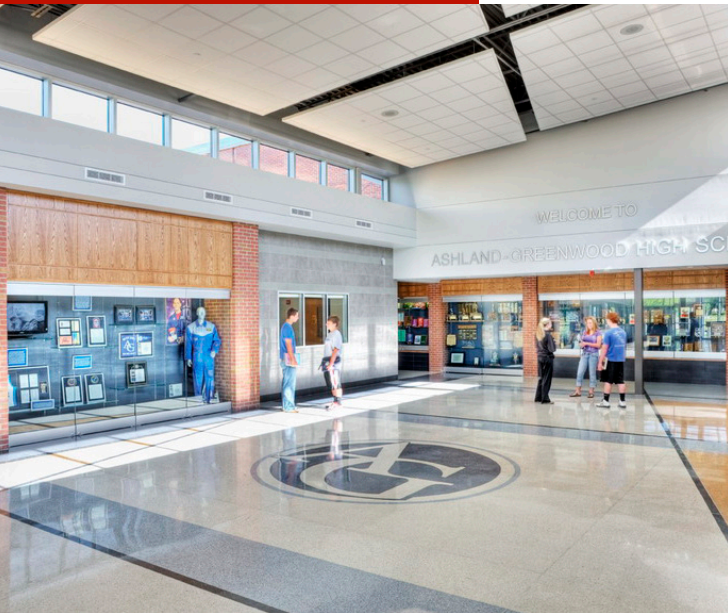
STATEMENT OF QUALIFICATIONS
**CONSTRUCTION
MANAGER AT-RISK**
HEMINGFORD PUBLIC SCHOOLS
SCHOOL ADDITION PROJECT





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HEMINGFORD PUBLIC SCHOOLS
ATTN: TRAVIS MILLER, SUPERINTENDENT
913 NIOBRARA AVENUE
HEMINGFORD, NE 69348

NOVEMBER 26, 2024

**RE: SCHOOL
ADDITION PROJECT**

Dr. Miller,

We are excited to collaborate with Hemingford Public Schools as you embark on the transformative modification of your facilities. The project scope, which includes connecting the gym to the schools, replacing a metal building, and adding a new elementary wing, represents a significant undertaking to enhance your district's infrastructure and better serve your community. We appreciate the opportunity to respond to your Request for Proposal (RFP) to provide pre-bond budgeting, pre-construction design consulting, and construction management at risk services.

Our proposal outlines key personnel with extensive experience in educational projects, along with our proven methodology, detailed scope of work, timelines, and deliverables. We have successfully completed similar projects for Lincoln Public Schools, Seward Public Schools, York Public Schools, and local community colleges. Additionally, we are currently managing an elementary school project in Denison, Iowa, showcasing our ongoing expertise in educational facility construction.

Working in western Nebraska holds special significance for Kingery. Since 1926, when we built the Harrison School, we have been proud to serve communities in the region. Most recently, we completed a project for the State of Nebraska Department of Transportation in Valentine. We are committed to excellence and we will deliver results that exceed Hemingford Public School's expectations. Our long-standing history of excellence ensures that we approach every project with a commitment to quality, efficiency, and collaboration.

At Kingery, we understand that clear communication and teamwork are fundamental to the success of any construction project. We are dedicated to working closely with you to deliver a tailored solution that exceeds your expectations and serves the needs of Hemingford Public Schools for years to come.

We're confident that our proposal showcases our commitment to providing the highest level of service and value to your company. Thank you for your consideration, and we look forward to discussing our proposal with you in further detail.



Rick L. Wintermute
Vice President
Kingery Construction Co.

PRIMARY CONTACT

DARL NAUMANN

DarIN@kccobuilders.com

402.465.4400 (office)

402.570.9214 (cell)



L I N C O L N | O M A H A | P E N D E R | C H E R O K E E
402.465.4400 • WWW.KCCOBUILDERS.COM



The Hemingford Public School District provides an Elementary School (K-6), High School (7-12), and a Rule 11 Preschool, guided by the mission to “Empower individuals to become Resourceful, Respectful, and Responsible Lifelong Learners.” The community takes pride in fostering a welcoming and supportive environment for students, staff, and families. Situated near Box Butte Reservoir, Nebraska’s scenic state parks, and within reach of the Black Hills and Colorado’s front range, Hemingford embodies a vibrant and thriving spirit.

The planned 2026-27 modifications, including connecting the gym to the schools, replacing a metal building, and adding a new elementary wing, will further enrich this dynamic environment. At Kingery, we are committed to excellence and delivering results that exceed expectations. We understand the importance of effective communication and collaboration and are dedicated to working closely with you to ensure tailored solutions that meet your needs and vision.





Kingery listens. We understand Hemingford Public Schools' vision to collaborate with parents and the community to:

- Create a safe and healthy learning environment for all,
- Provide and promote opportunities for academic success,
- Inspire involvement by leveraging career interests and strengths, and
- Prepare caring, responsible, and successful citizens.

With a century of delivering exceptional service, superior quality, and unparalleled performance, Kingery stands apart in the industry. Few companies can match our proven track record, which is why we are uniquely qualified to support Hemingford's continued efforts to enhance its facilities.

Over the years, Hemingford's Board of Education and administration have worked diligently to upgrade and maintain district buildings and grounds, including:

- The cafeteria was enlarged and remodeled as well in the summer of 2011
- Restrooms in the Elementary and Central Office Building re-modeled in the summer of 2011.
- A new addition that houses the music room, front entrance, and long-distance learning lab was completed prior to that in 2000.
- A new locker room /weight room / wrestling room addition in 2002 has enhanced the school plant greatly.
- A recently completed building project (Fall of 2015) connects the high school, the elementary school, and the Central office. It provides safety from the weather, from traffic, and from other threats as well.

The upcoming 2026-27 project to connect the gym to the schools, replace a metal building, and add a new elementary wing reflects the district's unwavering commitment to maintenance, beautification, and creating a safe, welcoming atmosphere for students and the community.

At Kingery, we would be honored to contribute to this legacy of progress and excellence.

SURETY



November 22, 2024

Hemingford Public Schools
913 Niobrara Avenue
Hemingford, NE 69348

RE: Kingery Construction Co.
Project: Hemingford Public Schools - School Addition Project

To Whom It May Concern,

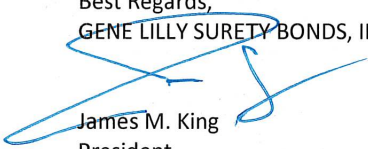
Gene Lilly Surety Bonds is pleased to provide surety support for Kingery Construction Company. Kingery has a 100 year track record of success in the construction industry and has established over 45 years surety relationship with Travelers Casualty and Surety Company of America. They have a reputation for performing excellent work and operating with integrity throughout the construction process. Our agency has the utmost confidence in their management ability, project delivery, and highly recommends them for the above referenced project.

They have completed numerous projects of varying complexity, magnitude, and difficulty. In addition, they possess the experienced personnel, equipment and financial resources to successfully perform multiple projects. It is also noteworthy that Kingery has never been in jeopardy of a performance or payment claim, as they have always handled their business affairs exceptionally well.

Travelers Casualty and Surety Company of America is on the U.S. Treasury Listing of Certified Sureties and has an A.M. Best rating of "A+ Superior". Travelers is positioned to support the above referenced project under our normal underwriting requirements and criteria at the time of the request.

Please do not hesitate to contact me if you have any questions or if I can be of further assistance.

Best Regards,
GENE LILLY SURETY BONDS, INC.



James M. King
President

JMK/ks

735 South 56th Street • Lincoln, NE 68510
Voice (402)475-7700 • FAX (402)475-5043

9375 Burt Street Ste 102 • Omaha, NE 68114
Voice (402) 397-1040

PROPOSED PERSONNEL

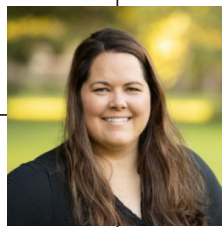
The proposed personnel bring extensive expertise and a proven track record in managing similar educational facility projects, ensuring successful delivery for Hemingford Public Schools.

They excel in evaluating existing structures, optimizing designs for functionality and safety, and adhering to budgets and timelines. Proficient in coordinating all project phases, including modifications, gym connections, metal building replacements, and new wing additions, they ensure seamless execution through pre-construction planning, cost control, and schedule management.

With a commitment to collaboration, communication, and quality, our experienced team is fully equipped to deliver exceptional results for this transformative project.



STEVE HONNENS
SUPERINTENDENT



JEN COWHER
LEAD PROJECT MANAGER



BRIAN WEHRS
PROJECT MANAGER



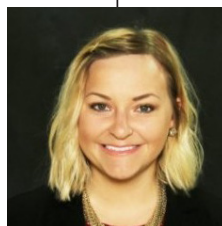
RICK WINTERMUTE
DIRECTOR OF SAFETY



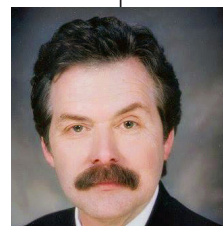
BRAYDEN VOGELER
ASST. SUPERINTENDENT



KRISTIE LOCKE
CONTROLLER



JESSIE HAIN
MARKETING DIRECTOR



DR. DARL NAUMANN
BUSINESS DEVELOPMENT DIRECTOR



ROD BERENS
PRINCIPAL

Kingery will not be using any specialized sub-consultants for this project.



STEVE HONNENS

LEAD SUPERINTENDENT

Steve brings a wealth of experience in field supervision and leadership, which has enabled him to take on significant roles in large-scale education projects. He adopts a team-oriented approach, blending attentive listening, creative problem-solving, and a strong work ethic to drive project success. Steve's ability to lead with collaboration and precision ensures that every project is completed to the highest standard.

SHonnens@kccobuilders.com

CERTIFICATES

OSHA 30-Hour Training

AWARDS

2024 AGC Tradesperson of the Year

RELATIONSHIP TO KINGERY

Superintendent

LENGTH OF EMPLOYMENT

29 years

EXPERIENCE IN INDUSTRY

52 years

DURATION OF PROJECT

100%



LEAD SUPERINTENDENT

UNION 73 STUDENT CENTER NORTHEAST COMMUNITY COLLEGE

An expansion and renovation improving amenities and support services, including kitchen and dining facilities, study spaces, and a new complete infrastructure.

2021 62,766 SF \$19,335,000

REFERENCE: Brandon McLean · Exec. Dir. of Physical Plant
brandon@northeast.edu · 402.844.7102



LEAD SUPERINTENDENT

VETERINARY TECHNOLOGY NORTHEAST COMMUNITY COLLEGE

New building with classrooms, labs, offices, and care facilities. A Farm Operations building with work bays, handling areas, storage, pens, loading chutes, and a waste basin.

2021 37,680 SF \$19,748,048

REFERENCE: Brandon McLean · Exec. Dir. of Physical Plant
brandon@northeast.edu · 402.844.7102



LEAD SUPERINTENDENT

ELEMENTARY & MIDDLE SCHOOL ASHLAND-GREENWOOD PUBLIC SCHOOLS

A new cafeteria and kitchen, converting the existing cafeteria into a classroom and office space, a new middle school wing, entrance, and separate administrative offices.

2012 144,000 SF \$5,850,000

REFERENCE: Jason Libal · Superintendent
jason.libal@agps.org · 402.610.0702



LEAD SUPERINTENDENT

POUND MIDDLE SCHOOL LINCOLN PUBLIC SCHOOLS

Addition of a gymnasium, classrooms, art department, and science labs. Ensuring code compliance, improving air quality, addressing asbestos, and remodeling all interior spaces.

2009 131,460 SF \$21,172,000

REFERENCE: Scott Wieskamp · Director of Operations
swieska@lps.org · 402.436.1072



LEAD SUPERINTENDENT

MEADOWLANE ELEMENTARY SCHOOL LINCOLN PUBLIC SCHOOLS

Renovations included converting space for mechanical rooms, re-roofing, replacing flooring, relocating music rooms, adding a gymnasium, and enhancing safety measures.

2006 99,476 SF \$6,923,579

REFERENCE: Scott Wieskamp · Director of Operations
swieska@lps.org · 402.436.1072



BRAYDEN VOGLER

ASSISTANT SUPERINTENDENT

Brayden expertly manages daily site operations, coordinating crew schedules, enforcing safety protocols, and optimizing productivity in a secure work environment. Through detailed inspections and performance monitoring, he upholds quality standards and ensures compliance with project specifications. His clear communication with stakeholders and comprehensive progress reports keep everyone aligned, ensuring seamless operations and timely project completion.

BraydenV@kccobuilders.com

EDUCATION

ASSOCIATE OF APPLIED SCIENCE

Southeast Community College

CERTIFICATES

OSHA 10-Hour Training

OSHA Forklift Certification

RELATIONSHIP TO KINGERY

Superintendent

LENGTH OF EMPLOYMENT

6 years

EXPERIENCE IN INDUSTRY

8 years

DURATION OF PROJECT

100%



SUPERINTENDENT

LINCOLN REGIONAL CENTER

NE DEPT. OF HEALTH & HUMAN SERVICES

A renovation included upgraded doors, hardware, accessories, and HVAC systems while the facility remained occupied, prioritizing security and infection control.

2023 147,000 SF \$6,974,505

REFERENCE: Brent Beckman · Facilities Construction Coordinator
brent.beckman@nebraska.gov · 402.474.4402



SUPERINTENDENT

LEFLER ELEMENTARY SCHOOL

LINCOLN PUBLIC SCHOOLS

Renovations to improve the Family Consumer Sciences Room, update student restrooms, expand cafeteria, and reorganize the outdoor spaces for better traffic flow.

2022 20,000 SF \$2,874,000

REFERENCE: Scott Wieskamp · Director of Operations
swieka@lps.org · 402.436.1072



SUPERINTENDENT

ROBINSON ELEMENTARY SCHOOL

LINCOLN PUBLIC SCHOOLS

The new building includes classrooms for K-5, office space, a kitchen, a multipurpose cafeteria, a library, a computer lab, a gym, and mechanical/electrical areas.

2022 85,000 SF \$20,163,000

REFERENCE: Scott Wieskamp · Director of Operations
swieka@lps.org · 402.436.1072



SUPERINTENDENT

UNION 73 STUDENT CENTER

NORTHEAST COMMUNITY COLLEGE

An expansion and renovation improving amenities and support services, including kitchen and dining facilities, study spaces, and a new complete infrastructure.

2021 62,766 SF \$19,335,000

REFERENCE: Brandon McLean · Exec. Dir. of Physical Plant
brandon@northeast.edu · 402.844.7102



SUPERINTENDENT

STOLLEY PARK ELEMENTARY SCHOOL

GRAND ISLAND PUBLIC SCHOOLS

Two-story precast structure which includes kitchen facilities, a commons area, administrative offices, gymnasium and classrooms.

2019 66,997 SF \$12,100,000

REFERENCE: Dan Petsch · Director of Grounds
dpetsch@gips.org · 308.384.4444



JEN COWHER

LEAD PROJECT MANAGER |
DIRECTOR OF CONSTRUCTION OPERATIONS

Jen, a highly skilled Project Manager from the Hemingford area, brings over 20 years of experience with a focus on education builds. Her expertise in budgeting, value engineering, scheduling, and Building Information Modeling (BIM), combined with her strategic approach and use of cutting-edge technology, ensures the successful delivery of this project.

jenc@kccobuilders.com

EDUCATION

**B.S. IN CONSTRUCTION
MANAGEMENT**

*University of
Nebraska-Lincoln*

RELATIONSHIP TO KINGERY

Director

LENGTH OF EMPLOYMENT

4 years

EXPERIENCE IN INDUSTRY

20 years

DURATION OF PROJECT

100%



DIR. OF OPERATIONS

ACADEMIC EXCELLENCE CENTER SHELL FIT OUT SOUTHEAST COMMUNITY COLLEGE - BEATRICE

An interior fit-out at the AEC building, featuring two classrooms, two offices, and a multi-purpose space with finishes matching the existing building.

2023 2,775 SF \$630,000

REFERENCE: Brett Wasko · Senior Project Manager
bwasko@projectcontrol.com · 402.477.0487



DIR. OF OPERATIONS

LINCOLN REGIONAL CENTER NE DEPT. OF HEALTH & HUMAN SERVICES

A renovation included upgraded doors, hardware, accessories, and HVAC systems while the facility remained occupied, prioritizing security and infection control.

2023 147,000 SF \$6,974,505

REFERENCE: Brent Beckman · Facilities Construction Coordinator
brent.beckman@nebraska.gov · 402.474.4402



PROJECT MANAGER

WOODBROOK ELEMENTARY SCHOOL ELKHORN PUBLIC SCHOOLS

The new facility features spacious classrooms, modern labs, and study areas, designed to foster a creative and academically inspiring learning environment.

2020 69,500 SF \$14,000,000

REFERENCE: Ryan Lindquist · Executive Director of Business
rlindquist@epsne.org · 402.289.2579



PROJECT MANAGER

GIFFORD PARK ELEMENTARY SCHOOL OMAHA PUBLIC SCHOOLS

The new education facility serves students and staff with amenities such as a gym, kitchen, cafeteria, library, and classrooms, along with landscaping and a new parking lot.

2019 70,000 SF \$16,000,000

REFERENCE: Jeramie Cobb · Project Manager
integrity.jacobs.com · 402.478.3091



PROJECT MANAGER

BETZ ELEMENTARY SCHOOL BELLEVUE PUBLIC SCHOOLS

Replacement of the existing HVAC system, installation of new life safety and security systems, replacement of light fixtures, and other miscellaneous work items.

2019 27,000 SF \$1,000,000

REFERENCE: Greg Boettger · Director of Facilities & Technology
greg.boettger@bpsne.net · 402.479.5745



BRIAN WEHRS

PROJECT MANAGER

Brian has served as a Superintendent, Estimator, and Project Manager, excelling in both field operations and project management. He values strong relationships and teamwork to ensure project success. Prioritizing schedule management and owner satisfaction, Brian develops strategic plans to help subcontractors meet deadlines. His proactive approach ensures timely, successful completions while upholding the highest quality standards.

BrianW@kccobuilders.com

EDUCATION

B.S. IN CONSTRUCTION MANAGEMENT

University of Nebraska-Lincoln

RELATIONSHIP TO KINGERY

Project Manager

LENGTH OF EMPLOYMENT

4 years

EXPERIENCE IN INDUSTRY

37 years

DURATION OF PROJECT

100%



PROJECT MANAGER

OFFICE ADDITION AND RENOVATION

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS

An 8,000-square-foot expansion complemented by a 3,000-square-foot office renovation, designed to enhance functionality and modernize the workspace.

2025 11,000 SF \$3,000,000

REFERENCE: Roy Lamb · Office Manager
roy.lamb@ibew265.org · 402.770.6863



PROJECT MANAGER

VET PET HOSPITAL

LO ALLIANCE

A state-of-the-art, 3,472-square-foot veterinary hospital, thoughtfully designed to support exceptional animal care and streamline operational efficiency.

2025 3,472 SF \$1,500,000

REFERENCE: Tommy Trudnak · Executive Dir. Blue Frog LLC
ttrudnak@bfrog.net · 770.831.4150



PROJECT MANAGER

WAREHOUSE

COMMONWEALTH ELECTRIC

A 2,400-square-foot warehouse facility for Commonwealth Electric, tailored to maximize storage capacity and support seamless operational efficiency.

2025 2,400 SF \$500,000

REFERENCE: Billy Friesen · CFO
bfriesen@commonwealthelectric.com · 402.474.1341



PROJECT MANAGER

UNION 73 STUDENT CENTER

NORTHEAST COMMUNITY COLLEGE

An expansion and renovation improving amenities and support services, including kitchen and dining facilities, study spaces, and a new complete infrastructure.

2021 62,766 SF \$19,335,000

REFERENCE: Brandon McLean · Exec. Dir. of Physical Plant
brandon@northeast.edu · 402.844.7102



PROJECT MANAGER

VETERINARY TECHNOLOGY

NORTHEAST COMMUNITY COLLEGE

New building with classrooms, labs, offices, and care facilities. A Farm Operations building with work bays, handling areas, storage, pens, loading chutes, and a waste basin.

2021 37,680 SF \$19,748,048

REFERENCE: Brandon McLean · Exec. Dir. of Physical Plant
brandon@northeast.edu · 402.844.7102



RICK WINTERMUTE

SAFETY DIRECTOR | PRINCIPAL

Rick began in 1984 as an intern, leading to a project manager role and eventually co-ownership in 2013. With decades of experience, Rick has built a reputation for delivering high-quality results across a wide range of projects. His expertise in managing school sites is particularly notable, where he ensures that every project meets strict safety standards while minimizing disruption to students and staff.

RickW@kccobuilders.com

EDUCATION

B.S. IN CONSTRUCTION MANAGEMENT

University of Nebraska-Lincoln

RELATIONSHIP TO KINGERY

Vice President

LENGTH OF EMPLOYMENT

40 years

EXPERIENCE IN INDUSTRY

40 years

OF PROJECTS ASSIGNED

8

DURATION OF PROJECT

100%



SAFETY / EXECUTIVE

ROBINSON ELEMENTARY SCHOOL

LINCOLN PUBLIC SCHOOLS

The new building includes classrooms for K-5, office space, a kitchen, a multipurpose cafeteria, a library, a computer lab, a gym, and mechanical/electrical areas.

2022 85,000 SF \$20,163,000

REFERENCE: Scott Wieskamp · Director of Operations
swieka@lps.org · 402.436.1072



SAFETY / EXECUTIVE

VETERINARY TECHNOLOGY

NORTHEAST COMMUNITY COLLEGE

New building with classrooms, labs, offices, and care facilities. A Farm Operations building with work bays, handling areas, storage, pens, loading chutes, and a waste basin.

2021 37,680 SF \$19,748,048

REFERENCE: Brandon McLean · Exec. Dir. of Physical Plant
brandon@northeast.edu · 402.844.7102



SAFETY / EXECUTIVE

HAWK'S POINT & PATH HALL

NORTHEAST COMMUNITY COLLEGE

Residence hall includes study lounges, project rooms, game rooms, communal spaces, and offices. A new dining facility, exercise rooms, a computer lab, and conference facilities.

2016 92,621 SF \$19,846,000

REFERENCE: Brandon McLean · Exec. Dir. of Physical Plant
brandon@northeast.edu · 402.844.7102



SAFETY / EXECUTIVE

WAVERLY INTERMEDIATE SCHOOL

WAVERLY PUBLIC SCHOOLS

The renovation on an occupied campus, requiring strict security measures. Integrated ADA compliance and fire safety systems to enhance accessibility and safety.

2017 82,660 SF \$5,142,000

REFERENCE: Cory Worrell · Superintendent
cory.worrell@district145.org · 402.786.2321



SAFETY / EXECUTIVE

YORK HIGH SCHOOL

YORK PUBLIC SCHOOLS

A renovation and an addition, along with a separate District Administrative Building. It involved pre-bond services and was executed as a phased project while remaining occupied.

2013 155,837 SF \$13,725,000

REFERENCE: Dr. Mitch Bartholomew · Superintendent
contact@yorkdukes.org · 402.362.6655

AS NEEDED



KRISTIE LOCKE

CONTROLLER

Kristie manages the financial operations of construction projects, ensuring accurate accounting, budgeting, and reporting. She oversees project budgets, and tracks costs. Kristie will maintain project records, and prepare financial statements for stakeholders. She will analyze costs for savings opportunities, validate subcontractor invoices, and work with project managers on budget forecasts and corrective actions.

kristiel@kccobuilders.com

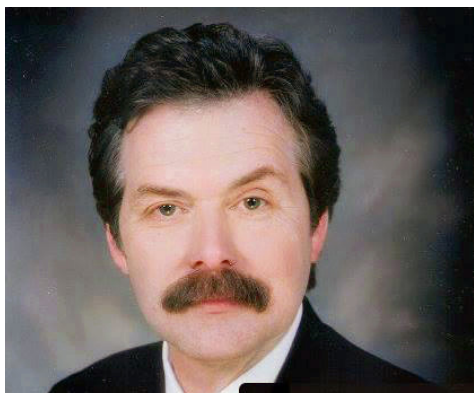


JESSIE HAIN

MARKETING DIRECTOR

Jessie will execute marketing strategies to enhance your brand in correlation with Kingery's brand and drive awareness. She will collaborate with cross-functional departments to ensure alignment with business objectives and develop engaging content across various channels. Additionally, Jessie will maintain consistent brand messaging, monitor campaign performance, and adjust strategies as needed, all while building relationships with key stakeholders.

marketing@kccobuilders.com



DR. DARL NAUMANN

BUSINESS DEVELOPMENT DIRECTOR

Darl brings expertise in economic development and construction, having served as Business Development Director for the NE Economic Development Department and Economic Development Director for the City of Lincoln. His background spans areas such as budget management, finance, marketing, policy development, and program analysis. Darl's strategic insight has been instrumental in driving growth.

DarlN@kccobuilders.com



ROD BERENS

PRESIDENT

Rod leads all business operations with a strong focus on employee development, fostering lasting customer relationships, driving project pursuits, and managing risk. His dedication to continuous improvement reflects his unwavering commitment to advancing the company's performance and long-term success. Rod's leadership ensures that Kingery consistently delivers excellence while adapting to industry demands.

RodB@kccobuilders.com



CHARACTER, INTEGRITY, REPUTATION, JUDGMENT, EXPERIENCE, AND EFFICIENCY

Kingery values references from other agencies and Owners because they demonstrate the company's proven track record of delivering successful projects. These references offer unbiased insight into Kingery's work quality, reliability, and professionalism, reinforcing trust with potential clients. Positive testimonials also highlight our commitment to building lasting relationships, meeting project goals, and consistently exceeding expectations, which is essential for securing future partnerships.

FINANCIAL

JIM KING

President

Gene Lilly Surety Bonds

402.475.7700

735 S. 56th Street
Lincoln, NE 68510

PROJECT OF SIMILAR SCOPE

SCOTT WIESKAMP

Director of Operations

Lincoln Public Schools

402.436.1072

800 S. 24th Street
Lincoln, NE 68510

FACILITY USER OF SIMILAR PROJECT

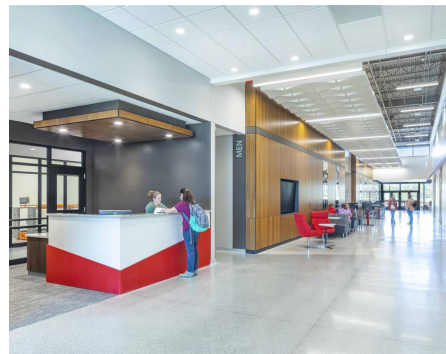
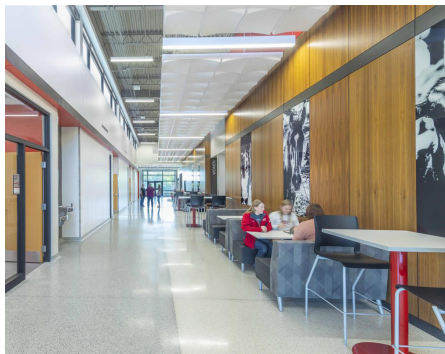
TOM VAJGRT

Maintenance Director

Seward Middle School

402.643.5083

2401 Karol Kay Blvd.
Seward, NE 68434





- EXCEPTIONAL COMMUNICATION SKILLS
- ATTENTION TO DETAIL
- PROBLEM-SOLVING ABILITIES
- INNOVATIVE MINDSET
- COMMITMENT TO INTEGRITY
- STRONG WORK ETHIC
- ADAPTABILITY AND FLEXIBILITY
- TEAM COLLABORATION
- LEADERSHIP QUALITIES
- TIME MANAGEMENT
- CLIENT FOCUS



180

**SCHOOL PROJECTS
COMPLETED**

50+

**COMMUNITIES
SERVED**

26

**KINGERY AVERAGE
YEARS IN INDUSTRY**



PREVIOUS PROJECTS

Kingery has extensive experience with metal buildings and modifications of pre-occupied educational buildings, drawing on over a century of expertise in the construction industry. Our portfolio includes the successful replacement, expansion, and modification of metal structures, where we have consistently delivered durable, cost-effective, and high-quality results. We understand the unique challenges these types of buildings present, such as structural integrity, insulation, and integration with existing systems.

In addition, we specialize in working within active educational environments, ensuring minimal disruption to students and staff during renovations and expansions. Our team has handled various modifications of pre-occupied school buildings, such as connecting new structures, upgrading systems, and enhancing safety standards while maintaining the functionality of the space. Kingery's ability to manage these complex projects is bolstered by our expertise in safety, scheduling, and collaborative coordination with all stakeholders, ensuring a smooth and successful outcome. Whether working on metal buildings or occupied educational spaces, Kingery's proven track record reflects our ability to deliver projects that meet both technical and practical needs.

ROBINSON ELEMENTARY

Lincoln Public Schools

UNION 73 STUDENT CENTER

Northeast Community College

VETERINARY TECHNOLOGY

Northeast Community College

YORK HIGH

York Public Schools

SEWARD MIDDLE

Seward Public Schools

LINCOLN PUBLIC SCHOOLS

ROBINSON ELEMENTARY

1350 N 102ND ST | LINCOLN, NE 68527

The school's state-of-the-art facility was meticulously constructed using a combination of durable structural steel, sturdy masonry, and high-quality precast materials. This modern building features spacious and well-equipped classrooms tailored to meet the needs of students ranging from Kindergarten through 5th grade. In addition to the classrooms, the facility also houses administrative offices, a fully equipped kitchen, and a versatile cafeteria that has been ingeniously designed to double as a multi-purpose space, complete with a small stage for various events and presentations.

The facility includes a well-stocked library, a state-of-the-art computer lab, a fully equipped gym, and ample mechanical/electrical spaces to ensure an optimal learning environment. In line with the commitment to growth, the design of the facility allows for future expansion, ensuring that there will be additional classrooms available as the need arises.

The exterior of the building includes a playground, a spacious parking lot, and ample green space that collectively enhance the overall environment for both students and staff.

OWNER

SCOTT WIESKAMP

Director of Operations

Lincoln Public Schools

402.436.1072

swieskamp@lps.org

DESIGNER

CASEY PAINTER

Associate Principal

BCDM

402.384.6452

cpainter@bcdm.net

CONTRACT VALUE

\$20,163,000

CONSTRUCTION VALUE

\$20,163,000

REASON FOR DIFFERENCE

No difference

LENGTH OF PROJECT

April 13, 2021 - Aug. 31, 2022

16 months / 18 days

ORIGINAL SCHEDULE MET

Due to supply chain issues
final completion was delayed

PROPOSED DESIGN SCHEDULE

N/A

ACTUAL DESIGN SCHEDULE

N/A

PROGRAMING:

36 Days

PRELIMINARY DESIGN:

22 Days

FINAL DESIGN:

129 Days

DATE OF SUBSTANTIAL COMPLETION:

8/10/2022

DATE OF ACTUAL COMPLETION:

8/31/2022

DESIGN- BID-BUILD

57,018 SQ FT

There were no claims made by an Owner regarding budgets, schedule or performance.

There was no post-construction warranty work required.

Final completion was delayed due to supply chain issues.



THREE (3) PROBLEMS RESOLVED

1. Faced with a tight deadline to open for the 2022-2023 school year, Kingery developed an ambitious schedule, collaborating with subcontractors, suppliers, the Owner, and the design team to implement innovative solutions that met the Owner's requirements while ensuring quality and efficiency.

2. Due to a supply chain disruption affecting metal studs for exterior wall construction, our team identified an alternate supplier for slightly shorter studs. To address the dimensional difference, a thicker wood blocking cap was used. This solution ensured that the finished product meets all contract requirements.

3. Due to a supply chain disruption affecting roofing materials, Kingery proactively staged the materials on-site months ahead of the scheduled installation. By storing and protecting the materials from the weather, Kingery ensured they would be ready for installation when needed, preventing any delays in the project schedule.

NORTHEAST COMMUNITY COLLEGE

UNION 73 STUDENT CENTER

801 E. BENJAMIN AVE | NORFOLK, NE 68701

Union 73 is a newly enhanced two-level facility that features dedicated areas for academic support and student services, alongside various study and lounge spaces. Spanning a total of 62,766 square feet—comprised of 34,576 square feet for the addition and 28,190 square feet for the renovation—the center includes meeting rooms, classrooms, a mail room, a bookstore, a college library, a health and counseling center, a leadership office, and a student food pantry. Key highlights include Union Coffee, relocated from the college's welcoming center, and Legends Grille, which serves as the facility's centerpiece restaurant.

The renovations successfully addressed the aging exterior, outdated electrical systems, and accessibility challenges, while the expansion effectively resolved space deficiencies, enhancing the facility to better serve the needs of students and staff. This upgraded building, along with additional campus enhancements promotes lasting benefits and will serve as a valuable recruiting tool for prospective students.

OWNER

BRANDON MCLEAN
Exec. Dir. of Physical Plant
NECC
402.844.7102
brandon@northeast.edu

DESIGNER

KALI EKLUND
Managing Principal / Designer
Wilkins ADP
308.237.5787
keklund@wilkinsadp.com

CONTRACT VALUE

\$19,338,923

CONSTRUCTION VALUE

\$19,228,023

REASON FOR DIFFERENCE

Unused allowances

LENGTH OF PROJECT

March 1, 2019 - May 7, 2021
26 months / 6 days

ORIGINAL SCHEDULE MET

Yes

PROPOSED DESIGN SCHEDULE

Dec. 4, 2017 - Dec. 27, 2018

ACTUAL DESIGN SCHEDULE

Dec. 4, 2017 - Dec. 27, 2018

PROGRAMMING:

Proposed: 97 days | Actual: 97 days

PRELIMINARY DESIGN:

Proposed: 76 days | Actual: 76 days

FINAL DESIGN:

Proposed: 145 days | Actual: 145 days

DATE OF SUBSTANTIAL COMPLETION:

6/1/2021

DATE OF ACTUAL COMPLETION:

5/7/2021

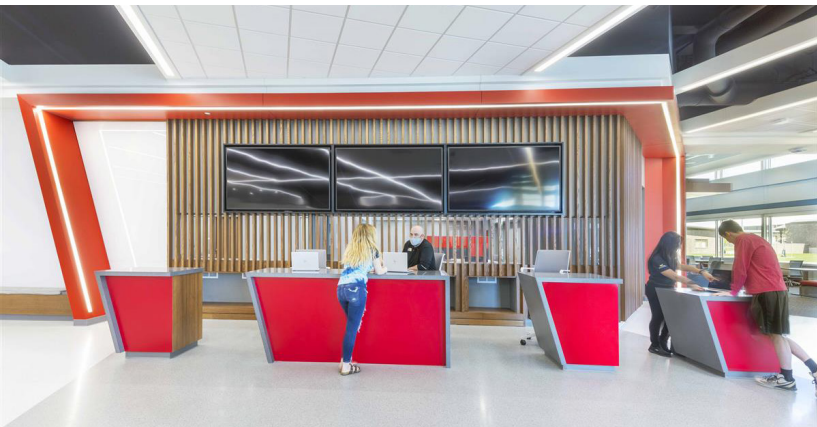
CM@R

62,766 SQ FT

There were no claims made by an Owner regarding budgets, schedule or performance.

There was no post-construction warranty work required.

The client was not inconvenienced by the delivery dates of any of the services provided by Kingery.



THREE (3) PROBLEMS RESOLVED

1. The contract documents did not specify the relationship between the exterior wall masonry veneer and the aluminum curtain wall jamb. Kingery organized a design clarification meeting with the Architect and Owner before masonry installation, resolving coordination questions and clarifying the design work scope.

2. During wall removals, a structural element was found to be unsupported if removed per the contract scope. Work was suspended, temporary supports were installed, and the structural engineer provided modified requirements, resolving the issue and allowing safe progress.

3. Plans specified using an unsafe Z clip bracket for the wood panel ceiling. An alternative method was proposed at no additional cost, approved by the Architect and Owner, ensuring a secure installation and allowing work to proceed.

NORTHEAST COMMUNITY COLLEGE

VETERINARY TECHNOLOGY

801 E. BENJAMIN AVE | NORFOLK, NE 68701

As a vital part of Northeast Community College's new agricultural campus, the Veterinary Technology Building addresses regional shortages in veterinary expertise. Covering 36,000 square feet, this facility enhances education in veterinary technology and related fields, featuring modern classrooms, laboratories, a small animal surgery suite, and a clinical pathology lab. A striking glass main entry emphasizes the central corridor, promoting collaboration among students and faculty.

In addition, the 13,401-square-foot Large Animal Handling Building provides essential facilities for hands-on education with cattle, horses, pigs, and sheep. Future expansions will introduce more buildings focused on farm operations, precision agriculture, and innovative classrooms, ensuring the campus meets current educational needs while preparing students for future demands in veterinary and agricultural fields.

OWNER

BRANDON MCLEAN
Exec. Dir. of Physical Plant
NECC
402.844.7102
brandon@northeast.edu

DESIGNER

KALI EKLUND
Managing Principal / Designer
Wilkins ADP
308.237.5787
keklund@wilkinsadp.com

CONTRACT VALUE

\$19,748,048

CONSTRUCTION VALUE

\$19,748,048

REASON FOR DIFFERENCE

No difference

LENGTH OF PROJECT

April 1, 2020 - Sept. 21, 2021
17 months / 20 days

ORIGINAL SCHEDULE MET

Yes

PROPOSED DESIGN SCHEDULE

Dec. 2018 - March 2020

ACTUAL DESIGN SCHEDULE

Dec. 2018 - March 2020

PROGRAMING:

Proposed: 84 days | Actual: 84 days

PRELIMINARY DESIGN:

Proposed: 72 days | Actual: 72 days

FINAL DESIGN:

Proposed: 149 days | Actual: 149 days

DATE OF SUBSTANTIAL COMPLETION:

8/1/2021

DATE OF ACTUAL COMPLETION:

8/1/2021

CM@R
49,401 SQ FT

There were no claims made by an Owner regarding budgets, schedule or performance.

Kingery conducted post-construction corrections on steel and masonry to ensure all structural elements met top quality and safety standards.

The client was not inconvenienced by the delivery dates of any of the services provided by Kingery.



THREE (3) PROBLEMS RESOLVED

1. Kingery encountered challenges with the domestic water service connection, located nearly 9 feet deep adjacent to the road. To ensure the integrity of the road and prevent any damage, we engineered and implemented a custom bracing solution, tailored specifically to address the unique conditions of the site.

2. During construction, the Owner requested changes to the marker board placement, including running it along walls and around corners. We coordinated with the Owner, architect, and manufacturer to implement the changes, ensuring the Owner's vision was realized, despite it not being initially documented.

3. The exterior shell of the building featured a unique combination of materials, including brick masonry with block and stud backups, and metal panels with stud backups. Ensuring a watertight installation required meticulous coordination among manufacturers and installers. Through effective and frequent communication, we achieved a high-quality exterior shell.

YORK PUBLIC SCHOOLS

YORK HIGH

1005 DUKE DR | YORK, NE 68467

The project focused on enhancing York Public Schools' high school building and expanding its facilities to better serve the community. Kingery expertly managed the pre-construction phase by creating a detailed cost analysis and a phased construction schedule. This strategic planning allowed construction to occur over two summers and one full school year, enabling the remodeling of the existing school building to be completed during the fall semester while maintaining full school operations.

The scope of the project included a 7,710 sq ft renovation of the District Administrative Building, a 120,125 sq ft renovation of the high school, and an 28,002 sq ft addition. Site improvements featured the construction of new driveways and three parking lots to enhance access and increase parking capacity. Additionally, a geothermal wellfield was installed, providing a sustainable and cost-effective heating and cooling solution for both the high school and the district office. This initiative not only reduced energy costs but also supported environmental sustainability efforts.

OWNER

DR. MITCH
BARTHOLOMEW

Superintendent

York Public Schools

402.362.6655

contact@yorkdukes.org

DESIGNER

PAT PHELAN

Managing Principal / Designer

DLR Group

402.643.5083

pphelan@dlrgroup.com

CONTRACT VALUE

\$13,726,980

CONSTRUCTION VALUE

\$13,725,000

REASON FOR DIFFERENCE

Unused allowances

LENGTH OF PROJECT

May 7, 2012 - Sept. 6, 2013

15 months / 30 days

ORIGINAL SCHEDULE MET

Yes

PROPOSED DESIGN SCHEDULE

Feb. 2012 - June 2012

ACTUAL DESIGN SCHEDULE

Feb. 2012 - June 2012

PROGRAMING:

Proposed: 62 days | Actual: 62 days

PRELIMINARY DESIGN:

Proposed: 75 days | Actual: 75 days

FINAL DESIGN:

Proposed: 122 days | Actual: 122 days

DATE OF SUBSTANTIAL COMPLETION:

8/1/2013

DATE OF ACTUAL COMPLETION:

9/1/2013

CM@R

155,837 SQ FT

There were no claims made by an Owner regarding budgets, schedule or performance.

There was no post-construction warranty work required.

The client was not inconvenienced by the delivery dates of any of the services provided by Kingery.



THREE (3) PROBLEMS RESOLVED

1. The project, scheduled over two summers and one school year while the building remained occupied, involved close collaboration between Kingery, designers, and school staff. This coordination ensured an efficient workflow that met the school district's needs.

2. To install mechanical piping for new heating and air conditioning systems in occupied areas, Kingery, in coordination with the design team, planned to install piping above corridor ceilings during the first summer. This approach allowed the piping to be connected to remodeled areas during the school year and the second summer, ensuring that existing corridors remained available for student use.

3. To overcome the shortened timeframe for replacing and adding components in the main mechanical room and the main electrical switch gear, intensive mechanical and electrical work was completed in a compressed schedule. Careful planning and pre-scheduling the previous year ensured all equipment was on-site before construction began, with potential issues addressed and contingency plans in place for critical areas.

SEWARD PUBLIC SCHOOLS

SEWARD MIDDLE

2401 KAROL KAY BLVD | SEWARD, NE 68434

Seward Middle School is a newly constructed building, spread over an area of 108,000 square feet. The construction project was a result of a close collaboration between the architect and the owner, which began with the original design concept. Kingery Construction provided a range of services, including pre-bond election, pre-construction, and construction management services, to ensure a seamless construction process.

The school has adopted an innovative pod concept that emphasizes personalized learning. To ensure this, each grade level has been assigned its distinct division. The new facility boasts state-of-the-art classrooms that are designed to promote creativity, collaboration, and critical thinking. The classrooms are spacious, well-lit, and equipped with modern technology to enhance the learning experience. Additionally, the building houses modern offices, computer labs, a bustling cafeteria, an ample commons area, and a fully-equipped gymnasium.

OWNER

TOM VAJGRT

Maintenance Director

Seward Public Schools

402.643.5083

tom.vajgert@sewardschools.org

DESIGNER

TIM RIPP

Senior Principal

Clarke & Enersen

402.476.9700

tim.ripp@clarkenersen.com

CONTRACT VALUE

\$15,573,000

CONSTRUCTION VALUE

\$15,573,000

REASON FOR DIFFERENCE

No difference

LENGTH OF PROJECT

Nov. 1, 2010 - July 1, 2012

20 months

ORIGINAL SCHEDULE MET

Yes

PROPOSED DESIGN SCHEDULE

Oct. 2010 - April 2011

ACTUAL DESIGN SCHEDULE

Oct. 2010 - April 2011

PROGRAMMING:

Proposed: 88 days | Actual: 88 days

PRELIMINARY DESIGN:

Proposed: 68 days | Actual: 68 days

FINAL DESIGN:

Proposed: 130 days | Actual: 130 days

DATE OF SUBSTANTIAL COMPLETION:

8/1/2012

DATE OF ACTUAL COMPLETION:

7/1/2012

CM@R

108,000 SQ FT

There were no claims made by an Owner regarding budgets, schedule or performance.

There was no post-construction warranty work required.

The client was not inconvenienced by the delivery dates of any of the services provided by Kingery.



THREE (3) PROBLEMS RESOLVED

1. The project was built on a 42-acre cornfield with no hard surface road access during a period of unusually heavy rain. Kingery created a temporary rock access road around the building, enabling uninterrupted semi-truck deliveries of steel and precast, ensuring the project stayed on schedule.

2. When city water service was unavailable at the start of construction, Kingery devised a temporary solution by extending water service from Seward, NE, allowing the project to proceed without delays.

3. When the millwork supplier fell behind on deliveries, threatening to delay the finish work, Kingery developed an alternative installation plan with modified finishes and sequences. They also supplemented the supplier's efforts with additional resources, ensuring the project was completed on time without schedule extensions.



COMPLIANCE

Kingery has not been cited for failure to comply with local, state or federal law of any nature in the last five (5) years.

There are no pending civil or criminal actions against Kingery or its team members, and no dismissals or terminations of services within the past five years.

PRELIMINARY LIST OF WORK TO SUBCONTRACT

For this project, we anticipate subcontracting the following work (but not limited to):

Electrical – Electrical systems, including wiring, lighting, and power distribution, will be subcontracted to experienced electrical contractors.

HVAC – Installation and modification of heating, ventilation, and air conditioning systems to ensure energy efficiency and proper climate control.

Plumbing – Plumbing work for restrooms, kitchens, and other necessary facilities will be subcontracted.

Fire Protection/Sprinkler Systems – Installation of fire suppression systems to meet safety codes and regulations.

Concrete Work – Subcontractors will handle any necessary foundation, slab, or paving work.

Roofing – Subcontractors will be responsible for roofing materials and installation.

Interior Finishes – This includes drywall, flooring, and painting, ensuring the building's interior meets all aesthetic and functional requirements.

Site Work – Landscaping, grading, and other site preparation work to ensure proper drainage and aesthetics.

Safety Systems – Installation of safety and security systems, such as alarms and surveillance cameras, to ensure a safe environment.

These tasks will be handled by experienced subcontractors to ensure the highest quality and adherence to project specifications.

CURRENT CAPACITY

PROJECT	SCOPE	STATUS	SCHEDULED COMPLETION	BUDGET	% COMPLETED
Broadway Elementary - Denison, IA	Addition / Renovation	Under Way	May 2025	\$ 17,000,000	53%
Sidney NDOT Rest Stop	New Construction	Under Way	December 2024	\$ 5,343,000	45%
Four Corners Health Department	Renovation	Under Way	June 2025	\$ 1,000,000	44%
Johnson County Courthouse	Renovation	Under Way	May 2025	\$ 1,588,000	35%
Tecumseh Health Department	Renovation	Under Way	November 2024	\$ 189,300	95%
68th Street Place - Exterior Improvements	Renovation	Under Way	December 2024	\$ 506,000	40%
Constellation Studios	Addition / Renovation	April 2025	December 2025	\$ 1,775,000	0%
Hamilton County Courthouse	Exterior Restoration	March 2025	November 2025	\$1,469,900	0%
Hamilton County Courthouse	Interior Renovation	May 2025	November 2025	\$418,875	0%
Lincoln / Lancaster County Health Department Material Reuse	Addition	March 2025	August 2025	\$921,000	0%

BUILDING STRONG FUTURES: OUR SCHOOL PARTNERSHIPS

ASHLAND-GREENWOOD SCHOOLS

BELLEVUE UNIVERSITY

BENNINGTON PUBLIC SCHOOLS

BLAIR PUBLIC SCHOOLS

CONCORDIA UNIVERSITY

COUNCIL BLUFFS SCHOOLS

DENISON COMMUNITY SCHOOLS

DISTRICT 66 SCHOOLS

DOANE UNIVERSITY

DOUGLAS COUNTY SCHOOL DISTRICT

ELMWOOD-MURDOCK PUBLIC SCHOOLS

FREMONT PUBLIC SCHOOLS

GLENWOOD COMMUNITY SCHOOL

GRAND ISLAND CENTRAL SCHOOL DISTRICT

HAMBURG COMMUNITY SCHOOL DISTRICT

IOWA WESTERN COMMUNITY COLLEGE

LEWIS CENTRAL COMMUNITY SCHOOL DISTRICT

LINCOLN CATHOLIC PRIMARY SCHOOLS

LINCOLN PUBLIC SCHOOLS

METROPOLITAN COMMUNITY COLLEGE

MILLARD PUBLIC SCHOOLS

NEBRASKA WESLEYAN UNIVERSITY

NORTHEAST COMMUNITY COLLEGE

OMAHA PUBLIC SCHOOLS

PALMYRA PUBLIC SCHOOLS

PAPILLION / LAVISTA SCHOOLS

PERU STATE COLLEGE

PIUS X CATHOLIC HIGH SCHOOL

SACRED HEART CATHOLIC CHURCH AND SCHOOL

SEWARD PUBLIC SCHOOLS

SOUTHEAST COMMUNITY COLLEGE

ST. PETER CATHOLIC SCHOOL

UNDERWOOD COMMUNITY SCHOOL DISTRICT

UNIVERSITY OF NEBRASKA - LINCOLN

UNIVERSITY OF NEBRASKA MEDICINE

WAVERLY PUBLIC SCHOOLS

YORK PUBLIC SCHOOLS

PROPOSED CHANGES

c. Any proposed changes to the contract documents or amendments required by this RFP

Kingery has reviewed the contract documents and at this time has no proposed changes to the contract or any amendments required by this RFP. We are always committed to collaborating with the Owners to reach a mutual understanding, ensuring the successful delivery of an exceptional project.



CM@R WITH GMP

d. Whether the CM uses a lump sum, a percentage of the Cost of the Work, or some other method for determining the CM's fee.

We are committed to collaborating with Hemingford Public Schools to negotiate a fee structure that aligns with the district's needs while reflecting Kingery's commitment to delivering exceptional value and results.

Take a moment to reflect on your many accomplishments at Hemingford Public Schools, as well as the challenges you have faced. You've supported your teams, your students, your school families, and your communities, all while balancing the administration of your school. Despite every obstacle, you push through because that's what you do—every day.

Whether you're a classroom teacher, school counselor, para educator, bus driver, cafeteria worker, or school secretary, everyone in a public school faces a new school year ready to do the job they love. Building a school for the future is an undeniable challenge. Kingery knows that understanding the major challenges faced by school management can help better prepare the new building to succeed. Kingery intends to build for the future of Hemingford Public Schools.

Designing a school, in partnership with a good architect and Construction Manager at Risk (CM@R), is fun and rewarding but it is also a demanding task. A plan for the future is challenging when we all know change is accelerating, especially in education. Hemingford Public School's vision must have a life of its own. Kingery believes in creating spaces that are flexible, adaptable, and well-positioned to evolve rather than be fixed.

Construction projects are known for their complexity and dynamic nature throughout their life cycle. Over the last few decades, multiple contracting frameworks have been developed to improve risk allocation between the parties.

Among them, the construction manager at risk, also known as CM@R, emerged as a robust alternative to enhance collaboration between owners and contractors, enable earlier involvement of the construction manager in planning and design, and proactively manage risks. Kingery believes the CM@R process helps you succeed, and we want to be part of your team.

Kingery Construction's Manager at Risk (CM@R) Approach

Kingery's Construction Manager-at-Risk (CM@R) approach is an early contractor involvement strategy that seamlessly integrates Hemingford Public Schools, JEO Consulting Group, contractors, and other relevant stakeholders from the very beginning of the project, starting as early as the schematic design phase.

Unlike conventional procurement approaches, which often involve contractors later in the design development process, the CM@R framework allows Kingery to contribute from the outset and support the project's development throughout.

Overall, CM@R is acknowledged for its collaborative approach, where contractors leverage their expertise and experience to optimize design development by:

- Implementing Value-Engineering**
- Coordinating Overall Development of your Project**
- Advising on Constructability with the Design Team**
- Supporting Cost Planning and Estimating**
- Formulating Technical Specifications for the Design Team**
- Crafting the Construction Program and Completion Dates**
- Packaging Procurement Processes**



Kingery Construction CM@R framework typically unfolds in two distinct phases:

i. Pre-Construction Services

Kingery’s engagement to assist the client in the project’s preliminary development. **Kingery’s cost will not exceed the amount of \$25,000.00 for Pre-Construction Services.**

During pre-construction, Kingery collaborates with Hemingford Public Schools and JEO consulting to contribute expertise for project development to establish a solid **Guaranteed Maximum Price (GMP)**. This is typically done at 60-75% of design drawings with a narrative of proposed finishes as well as mechanical and electrical systems.

Once the design is at 60-75%, a contract amendment is executed based on the Guaranteed Maximum Price (GMP).

The Guaranteed Maximum Price (GMP) is the highest amount the contractor will charge the client for the construction, which means:

If construction costs exceed the GMP, the contractor bears the risk of financial losses.

If construction costs are lower than the GMP, the client/owner will retain the savings.

The GMP usually includes the following elements:

- Construction Direct Costs (subcontract and self-performed works)
- Indirect/Overhead costs
- Profit Margin
- All unused contingencies and savings are returned to Hemingford Public Schools

ii. Construction Management

Kingery will execute the construction project based on the plans, schedules, and parameters established during the pre-construction phase.

Kingery oversees the project’s implementation, manages subcontractors, monitors progress, and ensures compliance with the Guaranteed Maximum Price (GMP), contract requirements.

The key tasks include:

KEY TASKS IN CONSTRUCTION PHASE	DESCRIPTION
IMPLEMENTATION OF PLANS	Execution of plans and coordination of construction activities based on pre-construction phase documents.
PROCUREMENT AND SUBCONTRACTOR MANAGEMENT	Sourcing materials, equipment, managing subcontractors, ensuring compliance with project specifications.
QUALITY CONTROL AND ASSURANCE	Monitoring and ensuring adherence to quality standards through inspections and quality assurance measures.
COST MANAGEMENT	Monitoring project costs, managing expenditures, and identifying expenses with the Guaranteed Maximum Price (GMP).
RISK MANAGEMENT AND ISSUE RESOLUTION	Identifying and mitigating risks, addressing challenges, and adapting plans to keep the project on track.
COMMUNICATION AND REPORTING	Facilitating transparent communication, providing progress reports, and updating stakeholders on project status.
HEALTH, SAFETY, AND COMPLIANCE	Upholding safety standards, ensuring compliance with regulations, and maintaining a safe working environment.
PROJECT CLOSEOUT	Finalizing inspections, documentation, payments, and transitioning the completed project to the owner/operator.

iii. General Conditions - Kingery Construction Manager at Risk (CM@R)

General conditions cover many components. These items are standard across many construction projects. Below is a list of some of the most common elements of general conditions.

PROJECT MANAGEMENT

Details on how communication, documentation, and reporting are handled, as well as the responsibilities of various stakeholders including the owner, contractors, and design team

SITE MANAGEMENT

Guidelines on how the site will be accessed and how waste will be removed from the site. Upholding safety standards, ensuring compliance with regulations, and maintaining a safe work environment

PERMITS, LICENSES, AND REGULATIONS

Information about who is required to obtain permits, licenses, and approvals, and the specific laws, codes, and regulations that are applicable to the project

INSURANCE AND BONDING REQUIREMENTS

The necessary insurance policies and bonds that stakeholders are required to have and the coverage limits

CHANGE ORDERS

The process for changing the scope of the contract, including how change orders are submitted, reviewed, and approved (or denied)

PAYMENT TERMS

The payment schedule, how invoices are managed, and information about project retainer

DISPUTE RESOLUTION

The methods for resolving disputes, including the process for arbitration and litigation, if necessary

PROJECT CLOSEOUT AND WARRANTY

The requirements for substantial and final completion, punch lists, transfer of ownership, and any warranty provided by the contractor for their work



Exclusions:

The payment of performance bonds which will be less than 1% of the GMP; Permit costs; and Supervision cost will be considered part of the cost of the work.

Managing a school is no easy task. Schools are complex, with ever-changing systems that need to be managed with skill and finesse. With so many stakeholders— students, staff, parents, and administrators—the task of managing a school can seem daunting. But understanding the major challenges faced by school management can help better prepare your expansion to succeed. Kingery intends to build for the future of Hemingford Public Schools.

Kingery believes the CM@R process helps you succeed, and we want to be part of your team.



**CONSTRUCTION MANAGER AT RISK PROPOSAL RUBRIC
HEMINGFORD PUBLIC SCHOOLS
SCHOOL ADDITION PROJECT**

Evaluator Name _____

Date _____

Construction Manager (CM) _____

<u>Criteria</u>	<u>Max. Pts.</u>	<u>Points Awarded</u>
Financial resources of the CM to complete the project	5	
Comments:		
Ability of the proposed personnel of the CM to perform	25	
Comments:		
Character, integrity, reputation, judgment, experience, and efficiency of the CM	25	
Comments:		
Quality of performance on previous projects	25	
Comments:		
Ability of the CM to perform within the time specified	10	
Comments:		
Previous and existing compliance of the CM with laws relating to the contract	5	
Comments:		
Ability and resources of CM to recruit qualified contractors for the project, including but not limited to local contractors	5	
Comments:		
TOTAL	100	