

Board of Education Special Meeting

Monday, March 1, 2021 6:00 PM

Room 810, Elm Creek High School
230 Calkins Avenue
Elm Creek, NE 68836-0490

1. Call to Order
2. Flag Salute
3. Open Meeting Act
4. Roll Call
5. Approval of Agenda
6. Citizens Comments
7. Information Items
 - 7.1. Dr. Schroder will present the proposed calendar for the 2021-2022 school year.
 - 7.2. Dr. Schroder will share the list of proposed community members for the upcoming Elementary Construction Concept Meeting.
8. Action Items
 - 8.1. Approve BD Construction Company to serve as the construction manager and to provide the overall construction of the upcoming elementary building project.
9. Next Regular Board Meeting
10. Adjournment

Elm Creek Public Schools Calendar

2021-2022 School Year

First Day of the Quarter
Teacher Work Day
Last day of Quarter - SEMESTER FINAL EXAMS
Parent /Teacher Conference
1:00 Dismissal
Open House
Vacation - No School
Graduation
PreSchool Start and End Dates
New Teachers Report
School Event, No School

Mon-Fri - K-12 School Hours 8:00am - 3:20pm
Mon-Thurs - PK School Hours AM PK 7:45am - 11:15am PM PK 11:50am - 3:20pm

Student Days		Teacher Days	
Qtr 1	43	Qtr 1	47
Qtr 2	44	Qtr 2	45
Sem 1	87	Sem 1	92
Qtr 3	43	Qtr 3	45
Qtr 4	44	Qtr 4	46
Sem 2	87	Sem 2	91

August						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

14 S / 16 T

- Aug 9 - New Teacher Work Day
- Aug 10, 11 Teacher Workday
- Aug 11 Open House 5:00pm-6:30pm
- Aug 12 - First Day of School
- Aug 18 - First Day of PreSchool

September						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

19 S / 20 T

- Sept 6 - Labor Day - No School
- Sept 14 - PTC 4:00pm-8:00pm
- Sept 15 - 1:00pm Dismissal - PTC 2:00pm-8:00pm
- Sept 16-17 - No School

October						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

20 S / 21 T

- Oct 14 - End of 1st Qtr
- Oct 15 - No School - Teacher Workday
- Oct 18 - 1st Day of Qtr 2

November						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

19 S / 19.5 T

- Nov 24 - No School - Teacher Workday 8:00am-12:00pm
- Nov 25 - No School
- Nov 26 - No School

December						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

15 S / 15.5 T

- Dec 21 - End of Qtr 2
- Dec 22 - No School - Teacher Workday 8:00am-12:00pm
- Dec 22-26 NSAA Moratorium
- Dec 22-31 Winter Break

January						
S	M	T	W	T	F	S
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

18 S / 19 T

- Jan 1-4 Winter Break
- Jan 4 - No School - Teacher Workday
- Jan 5 - 1st Day of Qtr 3/Sem 2
- Jan 14 - No School - Wrestling Invite

February						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

18 S / 19 T

- Feb 14 - PTC 4:00pm-8:00pm
- Feb 16 - 1:00 pm Dismissal - PTC 2:00pm-8:00pm
- Feb 17-18 - No School

March						
S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

21 S / 21 T

- Mar 4 - No School
- Mar 10 - End of Qtr 3
- Mar 11 - No School
- Mar 14 - 1st Day of Qtr 4

April						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

18 S / 19 T

- April 15-18 No School
- April 19 No School - Teacher Workday

May						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

12 S / 14 T

- May 6 - No School - Buffalo Track & Field Invite
- May 11 - Last Day for PreSchool & Seniors
- May 14 - Graduation
- May 18 - Last Day of School
- May 19 - Teacher Workday

June						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Proposal for Elm Creek Public Schools
Construction Management Services for

Elementary School Construction Project





February 2021

Dear Elm Creek Schools Construction Selection Committee,

Thank you for the opportunity to present our qualifications for your upcoming project to improve your school.

You'll see that we've assembled a team that has expertise in designing and building school projects similar to this one.

Here are just a few of the schools that BD Construction has built, added onto and/or remodeled::

- Osceola
- Wilcox-Hildreth
- Elwood
- Kearney Public Schools, eleven projects
- Shelby-Rising City
- Superior
- Saint Paul
- Pleasanton
- Ord
- Broken Bow
- South Platte
- Perkins County
- Gibbon, and
- Paxton.

Again, thank you, and we look forward to showing you there is no team that can plan, budget and deliver a school project like BD Construction.

Sincerely,

Mark Lewis
Business Development Executive
BD Construction Inc./Kearney

PO Box 726 | Kearney, NE 68848
TEL | 308.234.1836
FAX | 308.234.9606
mlewis@bdconstruction.com





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

President

Brenda Benjamin

General Manager

Linette F. Butler

Years in Business as a General Contractor

60 Years

Years in Business Under Present Name

37 Years

Former Names Operated Under A Partnership

BD Construction, Co.

Date of Incorporation

May 4, 1960, in Columbus

September 19, 1994, in Kearney

State of Incorporation

Nebraska

Nebraska Department of Labor

Contractor Registration #23276-21

Issued February 1, 2021

Association of General Contractors Affiliation

Nebraska Chapter

Member since November 23, 1994



Member  National Association of Surety Bond Producers

January 22, 2021

Superintendent Dr. Brent Schroder
Elm Creek Public Schools
230 East Calkins Avenue
Elm Creek, NE 68837

RE: BD Construction Inc.
Elm Creek Public Schools K-6 Project

Dear Dr. Schroder:

Please be advised that Gene Lilly Surety Bonds Inc. handles the surety needs 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. Merchants is positioned to generally support projects in the \$20 million and under range. This is by no means a limit, but an indication of surety capacity.

Along with Merchants, we think very highly of the principals and their entire organization and would recommend BD Construction for your construction project. Please do not hesitate to contact us if you should need additional information

Best Regards,
GENE LILLY SURETY BONDS, INC.

A handwritten signature in blue ink, appearing to read "J.M. King".

James M. King
President

JMK/th

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

www.glsbinc.com

9375 Burt Street Ste 100 • Omaha, NE 68114
Voice (402) 397-1040



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/30/2020

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.

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).

PRODUCER SilverStone Group LLC, a HUB International Company 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: mharmon@ssgi.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Employers Mutual Casualty Co.	21415
		INSURER B : EMCASCO	21407
		INSURER C : Continental Ins. Co of NJ	42625
		INSURER D : Cincinnati Insurance Company	10677
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER: 909157824** **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
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		5D88049	7/1/2020	7/1/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		5E88049	7/1/2020	7/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		EXS 0495001	7/1/2020	7/1/2021	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	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 type="checkbox"/> Y <input checked="" type="checkbox"/> N N/A	5H88049	7/1/2020	7/1/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Hired/Leased Contractors Equipment		6072049599	7/1/2020	7/1/2021	Limit \$250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 For Bid Purposes only

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
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ACORD 25 (2016/03)

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Personnel

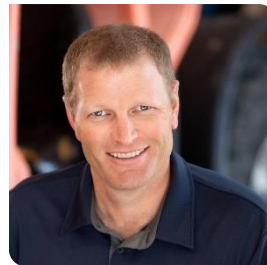


PROJECT PERSONNEL

The ability of the proposed personnel of the proposing CM to perform



PROJECT EXECUTIVE
Mark Lewis
Business Development Director
2000 – Present



PROJECT MANAGER
Kent Cordes, PE
Project Manager
2013 – Present



PRE-CONSTRUCTION/ESTIMATING
Austin Larson
Construction Operations Director
2003 – Present



SUPERINTENDENT
Nate Oberg
Site Superintendent
2017 – Present



FIELD OPERATIONS
Rick Pettit
Field Operations Director
1984 – Present

Your team has experience in education projects and excels at renovations and additions.



MARK LEWIS
Business Development
BD Construction

308.440.4637
mlewis@bdconstruction.com
PO Box 726, Kearney, NE 68848

2000 – Present

BS, Business Administration
 Kearney State College, 1983

As your **PROJECT EXECUTIVE**, Mark Lewis works together with your team to gain an in-depth understanding of the project, direct value engineering efforts and oversee coordination of the team to deliver the best value for each dollar spent.

Mark joined BD Construction in 2000 and has specialized in business development ever since. As business development manager, Mark stays abreast of building trends so he can help guide clients in both the private sector and public agencies throughout the construction process, answering questions and delivering progressive solutions.

He has assisted many rural Nebraska schools and municipalities throughout the state in understanding the different construction delivery methods that might work best for them. He is part of the Design & Construction Industry Council, a group of professional architects, engineers and contractors working together to improve the industry.

Wilcox-Hildreth Schools – Wilcox, Neb.

Project: Two additions to a school, classrooms, gym
Completion: December 2020
 Justin Patterson, Superintendent
Justin.Patterson@whfalcons.org | 308.478.5265

Shelby-Rising City Schools – Shelby, Neb.

Project: Expansion and renovation of school
Completion: August 2017
 Chip Kay, Superintendent (former)
 308.289.0905 | kayc@discoverers.org

South Platte Public Schools – Big Springs, Neb.

Project: Expansion and renovation of school
Completion: January 2016
 David Spencer, Superintendent
 308.889.3674 | dspencer@southplatteschools.com

Perkins County Schools – Grant, Neb.

Project: Expansion and renovation of school
Completion: December 2015
 Phillip Picquet, Superintendent
 308.352.4735 | phillip.picquet@perkinscountyschools.org

Pleasanton Public Schools – Pleasanton, Neb.

Project: Expansion and renovation of school
Completion: August 2014
 Ron Wymore, Superintendent (retired)
 308.440.6784 | ron.wymore@gmail.com





AUSTIN LARSON
Construction Operations Director
BD Construction

308.440. 3584
alarson@bdconstruction.com
PO Box 726, Kearney, NE 68848

2003 – Present

BS, Construction Management
 University of Nebraska-Kearney, 2003

For **PRE-CONSTRUCTION/ESTIMATING**, Austin Larson will oversee all project management and pre-construction services, value engineering, subcontractor qualification and estimating.

Austin was first introduced to construction through his grandfather, an owner of a residential construction company. Following in his footsteps, Austin earned his Bachelor of Science degree in construction management from the University of Nebraska at Kearney. He first joined BD Construction as an intern and later was hired full-time as an estimator.

Relevant projects where Austin served in estimating/pre-construction services:

Kearney High School – Kearney, Neb.

Project: Addition of 8 classrooms onto an occupied school
Completion: August 2020
 Dr. Kent Edwards, Superintendent
 308.698.8000 | kenedwards@kearneycats.com

Northeast Elementary – Kearney, Neb.

Project: Renovation and expansion of an elementary school with new gymnasium
Completion: August 2019
 Cathy Gundersen, Principal
 308.698.8230 | catgundersen@kearneycats.com

Buffalo Hills Elementary – Kearney, Neb.

Project: Expansion of an elementary school
Completion: Summer 2018
 Chelsea Feusner, Principal
 308.698.8291 | chefeusner@kearneycats.com

Horizon Middle School – Kearney, Neb.

Project: Renovation and expansion of middle school
Completion: Fall 2016
 Dr. Kipp Petersen, Principal
 308.698.8120 | kpeterse@kearneycats.com

Pleasanton Public Schools – Pleasanton, Neb.

Project: Expansion and renovation of school and addition of a preschool
Completion: August 2014
 Ron Wymore, Superintendent (now retired)
 308.440.6784 | ron.wymore@gmail.com



RICK PETTIT
Field Operations Director
BD Construction

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

1984 – Present

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

Rick leverages a wealth of experience in this role. He has been with BD since 1984 where he started as a carpenter. Rick has managed some of BD’s largest projects to date. Our clients appreciate Rick’s ability to communicate and his attention to detail. He has the ability to work with our education clients in scheduling difficult renovations without disrupting daily curriculum, while paying extra attention to the safety of the faculty and students.

Relevant projects where Rick provided site superintendent/project oversight duties:

Horizon Middle Schools – Kearney, Neb.

Project: Renovation and expansion of middle school
Completion: Fall 2016
Dr. Kipp Petersen, Principal
308.698.8120 | kpeterse@kearneycats.com

Sunrise Middle School – Kearney, Neb.

Project: Renovation and expansion of middle school
Completion: Fall 2016
Dr. Virginia Moon, Interim Superintendent (former), Kearney Public Schools
308.699.7295 | vmoon3408@aol.com

Buffalo Hills Elementary – Kearney, Neb.

Project: Expansion of an elementary school
Completion: Summer 2018
Chelsea Feusner, Principal
308.698.8291 | chefeusner@kearneycats.com

Ord Public Schools – Ord, Neb.

Project: Addition and renovation to school
Completion: August 2011
Jason Alexander, Superintendent
(now Superintendent at Beatrice Public Schools)
402.223.1500 | jalexander@bpsnebr.org

Gibbon Public Schools – Gibbon, Neb.

Project: New K-12 with auditorium, library, gym
Completion: June 2009
Larry Witt, Superintendent (now retired)
308.216.1173 | larry.witt3655@gmail.com



KENT CORDES, P.E.
Project Manager/Civil Engineer
BD Construction

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

2013 – Present
 1993 – 2013 Miller and Associates

BS, Civil Engineering, University of
 Nebraska at Lincoln, 1993

MS, Civil Engineering, University of
 Nebraska at Lincoln, 1994

As **PROJECT MANAGER**, Kent Cordes supervises the project, including establishing and evaluating construction schedules, watching project costs, and obtaining required permits.

During his 20 years working as a design engineer and project manager, Kent had frequent opportunities to work with BD Construction as a consultant. He noted the BD team members’ commitment to their clients, their professionalism and their spirit of cooperation. In 2013, Kent formally joined the BD team.

A registered Professional Engineer, Kent is a member of the Nebraska Floodplain and Stormwater Management Association and completed the Supervisory Training Program through the Association of General Contractors.

Partial listing of projects:

Northeast Elementary School – Kearney, Neb.

Project: Addition to and renovation of an occupied elementary school
Completion: August 2019
 Cathy Gundersen, Principal
 308.698.8230 | catgundersen@kearneycats.com

Hanny Arram Center for Success – Kearney, Neb.

Project: Renovation of an office
Completion: On schedule for spring 2021
 Trent Bosard, Facilities Director
 308.698.8255 | trebosard@kearneycats.com

Horizon Middle School – Kearney, Neb.

Project: Renovation and expansion of middle school
Completion: Fall 2016
 Dr. Kipp Petersen, Principal
 308.698.8120 | kpeterse@kearneycats.com

Buffalo Hills Elementary – Kearney, Neb.

Project: Expansion of an elementary school
Completion: Summer 2018
 Chelsea Feusner, Principal
 308.698.8291 | chefeusner@kearneycats.com

Kearney High School – Kearney, Neb.

Project: Addition of 8 classrooms onto an occupied school
Completion: August 2020
 Dr. Kent Edwards, Superintendent
 308.698.8000 | kenedwards@kearneycats.com



NATE OBERG
Superintendent
BD Construction

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

2017 – Present
 2001 – 2017 Sampson Construction

As **SITE SUPERINTENDENT**, Nate Oberg will be on-site to manage the daily operations of the project, overseeing quality and coordinating the work of subcontractors as well as managing schedules.

A 25-year veteran of the construction business, Nate built his expertise from the ground up, starting as a laborer at age 19 and eventually earning the role of Superintendent. His communication style and attention to detail have earned him the respect of clients and the opportunity to do repeat business with owners.

Continuing Education:

- Cardiopulmonary Resuscitation Certification

Relevant projects where Nate served as site superintendent with BD Construction and others:

Kearney High School – Kearney, Neb.

Project: Addition of 8 classrooms onto an occupied school
Completion: August 2020
 Dr. Kent Edwards, Superintendent
 308.698.8000 | kenedwards@kearneycats.com

Northeast Elementary School – Kearney, Neb.

Project: Addition to and renovation of an occupied elementary school
Completion: August 2019
 Cathy Gundersen, Principal
 308.698.8230 | catgundersen@kearneycats.com

Hanny Arram Center for Success – Kearney, Neb.

Project: Renovation of an office
Completion: On schedule for spring 2021
 Trent Bosard, Facilities Director
 308.698.8255 | trebosard@kearneycats.com

Kearney High School – Kearney, Neb.

Project: 330,000 sq/ft school with small learning communities
Completion: August 2016
 Dr. Kent Edwards, Superintendent
 308.698.8000 | kenedwards@kearneycats.com

Westridge Middle School – Grand Island, Neb.

Project: New middle school
Completion: 2007
 Dan Peetsch, Director of Buildings and Grounds
 308.385.5900 | dpeetsch@gips.org



FINANCIAL REFERENCES

Bank

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

PROJECTS OF SIMILAR SCOPE CONTRACTUAL REFERENCES

Wilcox-Hildreth Public School – Wilcox, Neb.

Carl Dietz, Previous Superintendent
308.289.3920 | cdietz57@gmail.com
Completion: On Schedule for December 2020
Project: Addition to School
Construction Management Services

Kearney Public Schools – Kearney, Neb.

Dr. Kent Edwards, Superintendent
308.698.8000 | kenedwards@kearneycats.com
Completion: August 2016 and ongoing
Project: Multiple projects involving renovation and/or expansion, including two elementary schools, two middle schools, a nontraditional education and therapeutic center, administrative building and high school
Construction Management Services

Elwood Public School – Elwood, Neb.

Shelly Jorges, Board of Education President
308.865.7189 | shellyjorges@catholicehealth.net
Completion: August 2020
Project: Addition to School
Construction Management Services

Perkins County School – Grant, Neb.

Tobin Buchanan, Superintendent (now Former)
308.352.8328 | tbuchanan@fnni.com
Completion: August 2015
Project: Addition and major renovation to school
Construction Management Services

Bonding Company Agent

Merchants Bonding
2100 Fleur Drive
Des Moines, IA 50321-1158

Surety Agent

Jim King
Gene Lilly Surety Bonds
735 S 56th St
Lincoln, NE 68510
402.475.7700

PROJECTS OF SIMILAR SCOPE USER REFERENCES

Kearney Public Schools – Kearney, Neb.

Trent Bosard, Facilities Director
308.698.8255 | trebosard@kearneycats.com
Completion: Fall 2016, Fall 2018, August 2019
Project: Renovation and expansion of two middle schools and two elementary schools, a transition program building, a success center and an addition to a high school
Construction Management

Buffalo Hills Elementary – Kearney, Neb.

Chelsea Feusner, Former Principal
402.698.8291 | chefeusner@kearneycats.com
Completion: August 2018
Project: Addition and renovation to school
Construction Management

Our Commitment to You: Deliver Best Value

BD Construction takes the responsibility to create *best value* very seriously. To obtain this goal, we provide the following services:

Safety

It permeates everything we do.

Achieving Timelines

The project timeline is set and approved by owners. If issues are identified, they are addressed before the project starts. We do not miss completion dates.

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.

Developing the GMP

Our standard format is to formulate a budget early in the design phase, continually update that budget as drawings progress, and educate the team of challenges identified pertaining to cost, constructability and schedule. Early involvement in systems and assemblies conversations allow the complete team to bring in credible resources for value engineering.

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.

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.

Ask any of our project owners and they'll tell you that BD Construction remains your partner long after the project is complete.



Quality of Performance



NORTHEAST ELEMENTARY

910 E 34th St, Kearney, Neb.

The existing building received a complete renovation that transformed the old gymnasium into a new state of the art media center, introduced actual corridors for circulation and significantly improved the program spaces for all classrooms and special programs. In addition to the physical transformation, the building has received significant mechanical, electrical and special systems upgrades. The project was completed in August of 2019 on time and on budget.

Owner

Cathy Gundersen, Principal
308.698.8230
catgundersen@kearneycats.com

Architect

Jacob Sertich | Wilkins ADP
2908 W 39th St Ste A, Kearney
jsertich@wilkinsadp.com | 308.991.3038

Project Delivery Method

Construction Management

Budget

\$7,424,579
Project came in under budget: \$6,933,864

Square Feet

58,397

Design & Construction Schedule

*Design Phase Days Scheduled = 180 Days
Design Phase Completed in 180 Days
Scheduled Start: October 2017
Actual: October 2017
Scheduled Substantial Completion: Aug. 2019
Actual Substantial Completion: August 2019
Final Completion: September 2019*



NORTHEAST ELEMENTARY

Three Specific Problems

Occupied facility with tight deadlines: Working in an occupied school requires flexibility from all parties. Even through the construction process, students and staff deserve a safe and effective learning environment. To maintain that for Northeast, as much work as possible needed to be completed in the summer. This meant gutting the old gym, library, one pod of existing classrooms, restrooms, and corridors. Then, the area had to be reconstructed into eight new classrooms, four conference rooms, two restrooms, corridors and mechanical closets. The old gym was converted into the new library. None of this work could begin until school was dismissed for summer. New construction had to be complete prior to students returning in August, leaving a duration of about 11 weeks. Advanced planning, continual communication and scheduling with subcontractors, and working extra hours allowed us to have most of the work completed. However, the cleaning required to turn the rooms over to the teachers was still an issue to be resolved. BD took an “all hands on-deck” approach. Office staff and even family members worked two weekends to help clean and finish the work in conjunction with KPS staff.

A car accident threatened the schedule. When a car ran into the building, BD crew members reported in the middle of the night to shore up the structure and ensure a safe, secure building for classes the next day. Over the next few weeks, crews worked to repair the damage without lengthening the original schedule.

Existing conditions. Demolition uncovered many different floor elevations in what would become a corridor. To maintain the timetable, crews performed field work to create a level base for the rubber flooring so students could re-occupy the space when planned.

Claims by Owner

None.

Project Scope and Similarity

Addition of classrooms, commons, hallways, lockers and bathrooms plus renovation of the entire elementary school. The project was designed by the same architect as Elm Creek’s, Wilkins ADP.

Warranty Work

N/A



NORTHEAST ELEMENTARY

910 E. 34TH STREET • KEARNEY, NE 68847 • 308-698-8230

February 25, 2019

To Whom It May Concern:

It is my pleasure to provide this letter of reference for BD Construction.

BD Construction is nearing the final phases of a two-year renovation project at Northeast Elementary in Kearney, Nebraska. I have found this company to be cooperative and flexible in regards to working around our school schedule and minimizing interruptions to the daily operations of our school. They have been extremely conscientious about the safety of our students. They have met critical deadlines to ensure occupancy for our students and teachers throughout this project. Mr. Kent Cordes and Mr. Nate Oberg managed this project in a professional and competent manner. I have been pleased with BD Construction's performance on this project.

I would certainly recommend BD Construction for any future work.

Sincerely,

Catherine L. Gundersen
Northeast Elementary Principal

KEARNEY PUBLIC SCHOOLS

OWN Your FUTURE

BUFFALO HILLS ELEMENTARY

6110 11th Ave, Kearney, Neb.

An addition and renovation to Buffalo Hills Elementary provided more classrooms, new offices, a commons area, an expanded media center and restrooms to accommodate more students.

Owner

Chelsea Feusner, Principal (former)
308.698.8021 | chefeusner@kearneycats.org

Architect

Jacob Sertich | Wilkins ADP
2908 W 39th St Ste A, Kearney
jsertich@wilkinsadp.com | 308.991.3038

Project Delivery Method

Construction Management

Budget

\$3,164,733
Project came in under budget: \$2,890,384

Square Feet

Addition 13,884 | Renovation 4,850

Design and Construction Schedule

*Design Phase Days Scheduled = 90 Days
Design Phase Completed in 90 Days
Scheduled Start: October 2017
Actual: October 2017
Scheduled Substantial Completion: July 2018
Actual Substantial Completion: July 2018
Final Completion: August 2018*



BUFFALO HILLS ELEMENTARY

Three Specific Problems

Demolition work next to occupied classrooms:

Some significant demolition work was required adjacent to occupied classrooms. This work is very noisy and can be disruptive. BD worked to complete as much as possible of the loudest work outside of regular school hours. Our site superintendent closely communicated with the principal to make sure work wasn't too distracting, adjusting if necessary.

Winter working conditions: Construction of the additions began in late fall. In order to meet the project schedule of approximately 10 months and to have the school running by the next fall, it was imperative that the additions be enclosed over the winter for interior work. However, early cold and snow caused delays. BD supplied diesel heaters with temporary ducts to allow interior work, including installation of permanent heat equipment that would not be functional for some time. Work progressed and the project completed on time.

Broken Sewer Pipe: After the project was complete, an issue developed in the boys' restroom on the first day of school, a Thursday. The project manager immediately investigated, bringing in the project's plumbing subcontractor that afternoon to assist. Specialized equipment was necessary to determine the cause of the plumbing back-up. BD brought in two more contractors (not affiliated with the original project) to jet the lines and run a camera inside the lines near the blockage. An original pipe from the 2012 construction had collapsed inside the existing building, unrelated to the new construction. Immediately after school on Friday, BD and the original plumbing subcontractor removed the floor, fixed the broken pipe, backfilled the excavation, re-poured the floor, and completed the work (except rubber flooring) before classes resumed Monday.

Claims by Owner

None.

Project Scope and Similarity

The Wilkins ADP-designed addition to an elementary school occurred while school was in session and included construction of classrooms, offices, commons and restrooms.

Warranty Work

N/A



Jeff & Kent,

I want to pass on a compliment. I had a parent/ community member stop in the office this week and share how impressed they have been with BD Construction. They commented on how the construction site always looks well taken care of. They appreciated how they have cleaned the streets and always park off the road. They said that living next to the construction has been a breeze! They were afraid of lots of noise and traffic, but they haven't had any concerns.

I also echo their compliments. When I call or text, any question or concern is promptly handled. The disruption to our day has been minimal. The project has gone smoothly and I appreciate always being kept in the loop. Our students and staff are excited to see the final product. Thank you for your dedication to this project.

Mrs. Chelsea Feusner
Elementary Principal
Buffalo Hills Elementary
Kearney Public Schools
chefeusner@kearneycats.com
(308)698-8290

WILCOX-HILDRETH SCHOOL

404 E Sapp St, Wilcox, Nebraska

BD Construction constructed two additions to the Wilcox-Hildreth School while school remained in session. The additions created a main academic entrance with secure vestibule, new administrative offices, staff workroom, classrooms, new 1,200 seat competition gymnasium, locker rooms, kitchen and cafeteria/gathering area. 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.

Owner

Justin Patterson, Superintendent
404 E Sapp St, Wilcox, NE 68982
Justin.Patterson@whfalcons.org | 308.478.5265

Architect

Wilkins ADP
2908 W 39th St Ste A
Jacob Sertich | 308.237.5787

Project Delivery Method

Construction Management

Square Feet

Renovation 43,324 | Addition 78,317

Budget

\$8,990,000

Project on track to come in under budget

Design and Construction Schedule

Design Phase Days Scheduled = 120 Days

Design Phase Completed in 120 Days

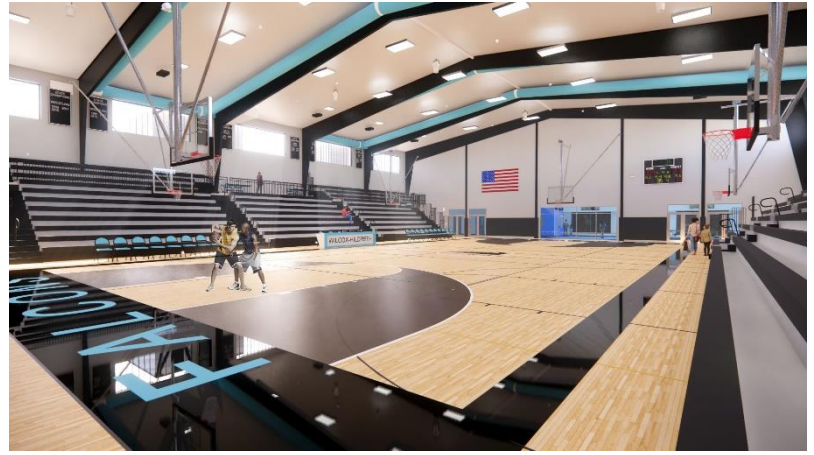
Scheduled Start: July 2019

Actual: July 2019

Scheduled Substantial Completion: December 2020

Actual Substantial Completion: December 2020

Final Completion: on schedule



WILCOX- HILDRETH SCHOOL

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 a 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.

Claims by Owner

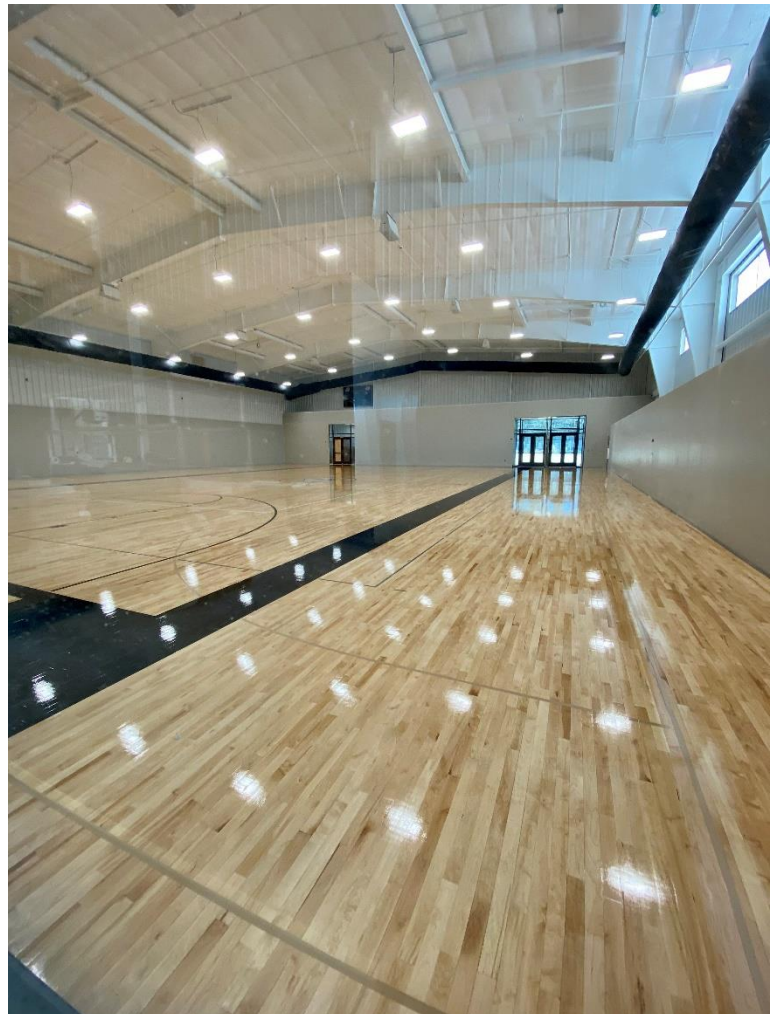
None.

Project Scope and Similarity

BD built the addition to a school designed by Wilkins ADP. School was in session during construction. Work included construction of classrooms, offices, commons, corridors, locker rooms and restrooms.

Warranty Work

N/A



HORIZON MIDDLE SCHOOL

915 W. 35th St, Kearney, Nebraska

This project included demolition, renovation and addition to a school. The timeframe spanned two construction-intensive summers and a school year, so maintaining a safe learning environment was essential.

Owner

Kipp Petersen, Horizon Principal (former)
915 W 35th St, Kearney, NE 68845

Architect

Wilkins ADP
2908 W 39th St Ste A
Jacob Sertich | 308.237.5787

Project Delivery Method

Construction Management

Square Feet

Addition: 7,700 | Renovation: 104,660

Guaranteed Maximum Price

\$10,246,740
Project came in under budget: \$9,803,711

Construction Schedule

Scheduled Start: March 2015
Actual: March 2015
Scheduled Substantial Completion: August 2016
Actual Substantial Completion: August 2016
Final Completion: October 2016
Owner was not inconvenienced by delivery dates.



HORIZON MIDDLE SCHOOL

Three Specific Problems

School in Session. Taking classrooms out of use for renovation was tricky in an already crowded school. Thoughtful, collaborative phasing maintained a safe and productive learning environment for all.

Expanded Scope Threatened Schedule. Rooms not originally identified for renovation looked shabby next to the new classrooms. BD upgraded the finishes in six additional classrooms within the same timeframe so school could start on schedule.

Infrastructure Updates During School Year. Relocating existing sewer lines to the new centralized restrooms had to happen while school was in session. BD's careful planning meant students could still use bathrooms during school hours.

Claims by Owner

None.

Project Scope and Similarity

BD worked alongside Wilkins ADP on this addition of 7,700 and renovation of 104,660 square feet to a school included classrooms, library, technology, administrative spaces, etc.

Warranty Work

BD repaired drywall where doors were causing damage.



Marsha Wilkerson
Marketing and Community Outreach
BD Construction, Inc.
Kearney, NE 68847

October 11, 2017

Ms. Wilkerson:

Over the course of the years I have had the opportunity to work on a large number of building projects and work with many different contractors. Each project has its own inherent challenges and obstacles that have to be overcome in order for the project to reach a successful outcome. The Horizon Middle School Renovation and Addition project in Kearney, Nebraska was no different. Renovating a school building while classes are in session and students and staff are in the building is no small task. Completing a project like this inside of tight time constraints and under budget were significant goals. BD Construction and their project management team and staff played a lead role in those goals being achieved. There were numerous times where the BD team went out of their way to accommodate the demands of working around students and staff, whether it was working nights and weekends, or pitching in to help out on things that weren't necessarily in their contract to do, but they did them anyway because it was the right thing to do and it helped the project reach those goals.

It isn't often that on projects as challenging as this one that the terms "enjoyable" and "pleasant" can be used, but those are appropriate terms to use when describing the experience of working day to day with the BD team on this project. As an architect it's important to me that the details of the project get executed properly and that the highest levels of quality are attained. BD's project management and on site personnel placed an emphasis on asking me the right questions at the right times and anticipating future potential problems before they became problems.

Many contractors throw around the term "team", but few are able to back that up. Working with BD Construction on this project was a true team effort and there are countless examples where that team effort was needed to solve some of the issues that came up during the course of the project. It is for these reasons that I endorse BD Construction for the Build Nebraska Quality Award "Renovation" category.

Regards,


Jacob M. Sertich, AIA
Principal-Project Manager-Architect
Wilkins Architecture Design Planning, LLC

2908 W 39th St
Ste A Kearney, NE
68845

WilkinsADP.com
T | 308.237.5787

SHELBY-RISING CITY PUBLIC SCHOOLS

650 N Walnut St, Shelby, Neb.

More than 130,000 square feet were renovated or added on to this PreK-12 school. This included a classroom wing; community fitness center, new gymnasium, locker rooms, commons area; kitchen addition and renovation; building security upgrades; and cosmetic, HVAC and electrical improvements to existing spaces. Shelby was able to add a science room and more exterior paving as a result of cost savings BD identified.

Owner

Chip Kay, Superintendent (now former)
308.289.0905 | kayc@discoverers.org

Architect

GP Architecture
Ralph Gladbach | 402.934.7749

Project Delivery Method

Construction Management

Square Feet

Addition: 61,320 | Renovation: 76,130

Guaranteed Maximum Price

\$15,113,387

Final Cost

\$15,088,789

Construction Schedule

Scheduled Start: Summer 2015

Actual: Summer 2015

Scheduled Substantial Completion: August 2017

Actual Substantial Completion: August 2017

Final Completion: Fall 2017



SHELBY-RISING CITY PUBLIC SCHOOLS

Three Specific Problems

Short Remodel Timeline. The timeline for some of the remodeling work, including installing fire sprinklers and a new HVAC system throughout the existing 76,130 square-foot school, needed to occur in a very abbreviated timeframe, the three months that classes were on summer break. At this same time, abatement of asbestos in the existing school had to be completed, so BD scheduled abatement, remodeling, HVAC work and fire sprinkler installation to occur in parallel phasing.

Finished space flexibility. BD worked with school leaders to modify and adapt rooms for use as each area was completed so that other areas could be renovated for their final purpose.

Overcoming structural deficiencies in the existing building to support new HVAC equipment. BD installed equipment towers above the existing roof, digging and pouring footings inside of the existing structure to install new support columns inside the walls.

Project Scope and Similarity

This project included the elementary school portion of the PreK-12 school. Shelby-Rising City added a fitness center that is accessible to the public during specified hours.



Shelby-Rising City Public Schools

www.shelby-rising.org
650 N Walnut St., PO Box 218, Shelby NE 68662
402-527-5946 / Fax 402-527-5133

Chip Kay Superintendent
Bill Curry, Secondary Principal
Denise Glock, Elementary Principal

May 2, 2017

To Whom It May Concern:

I am writing in support of our working relationship with BD Construction of Kearney, Nebraska. This is my second experience with the company, my first as a Superintendent. In 2014 we contacted Mark Lewis at BD Construction to assist the District in facility planning for a potential Bond Election. We were pleased with Mr. Lewis's guidance and ability to secure personnel to assist us in gathering solid planning information.

Once the Bond Issue was passed in 2015 our School Board interviewed three firms with different management approaches and elected to use BD Construction and the Construction Manager as Agent model. We are about 90% complete with the project and have found the model to be exactly as Mr. Lewis indicated it would be.

The on-site management has been outstanding. This is my fourth building project and the largest in scope I have been associated with. Through the on-site management of BD and the continual checks and balances we have minimized the number of change orders due to having a team in place from day one of the projects inception.

We are on pace to complete the project within the budget, which is amazing considering we had increased the scope in some areas of the project and we were able to include about 75% of the end list projects without increasing the budget. We attribute this to the accountability our CMA has held the sub-contractors and using monthly meetings to avoid late changes and making necessary cost saving adjustments without sacrificing the ultimate objective.

Shelby-Rising City Schools is more than satisfied with the outcome of the project, the management of BD Construction, and the process we elected to follow. I would be willing to answer any additional questions you may have or can get you in contact with School Board Members or other staff if you desire a different perspective.

Sincerely,

Chip Kay, Superintendent

To provide a quality education through innovation, integrity, accountability, and service.

Compliance and Other Information



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.

Are there any civil or criminal action pending against the Construction Manager or any proposed member of the team?

Administration of the estate of the late Mark. W. Benjamin, which involves BD Construction shareholders, is a pending legal matter in the case captioned 'In the Matter of the Estate of Mark W. Benjamin' case PR 15-57 in the County Court of Buffalo County Nebraska. Related litigation includes Case CI 16-246 in the District Court of Buffalo County Nebraska



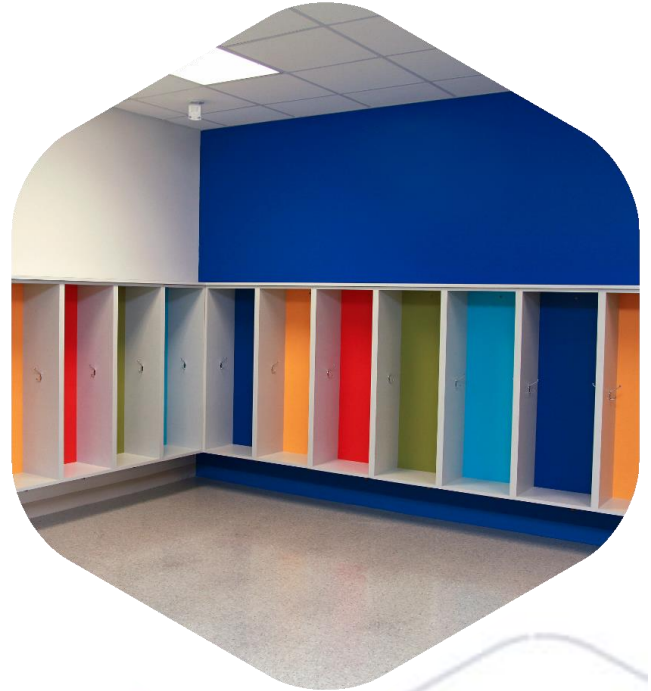
Subcontractors

Sub-Contracted Work

BD Construction intends to invite subcontractors to bid on all packages for the Elm Creek. If BD does bid on any packages, we will follow the same rules as the other trades who are bidding work.

BD Construction employs skilled craftsmen in the areas of demolition, concrete, sealants and carpentry. We may or may not bid on these packages depending on our workload at the time and the availability of local qualified subcontractors.

Although we can perform various scopes of work, BD will focus on using our forces to supplement trades who are identified early as having manpower shortages or have for whatever reason become behind in their work. In our busy construction environment in central Nebraska, having manpower in our back pocket to supplement the project and stay on schedule is a great value to our owners.



Wilkins ADP + BD Construction: A Track Record of Successful Projects

**Mid-Plains Community College-Valentine
Kearney High School Additions
Horizon Middle School
Sunrise Middle School 2016
Buffalo Hills Elementary
Northeast Elementary
Sunrise Middle School 2020
Hanny Arram Center for Success
Mullen
Osceola Public Schools
Wilcox-Hildreth Public Schools
Elwood Public School
Transition Program Building
KPS Administration Renovation**

**Firm’s current contracted projects,
scope and schedule**

**Kearney Public Schools Arram Center for Success –
Kearney, Neb.**

Completion: May 2021
Project Executive: Mike Kalb
Project Manager: Kent Cordes
Superintendent: Nate Oberg
Scope: Complete renovation of a former medical building into a school for flexible alternative educational programs, therapeutic support, and a 6-12 virtual academy.

Jewell County Hospital – Mankato, Kan.

Completion: January 2021
Project Executive: Mike Kalb
Project Manager: Kent Cordes
Superintendent: Jeff Hoppenstedt
Scope: Addition and renovation of a hospital.

TriValley Health System– Cambridge, Neb.

Completion: April 2021
Project Executive: Mark Lewis
Project Manager: Dan Schulte
Superintendent: Rich Gregg
Scope: Updates to patient rooms

Trails and Rails Museum – Kearney, Neb.

Completion: April 2021
Project Manager: Dan Schulte
Superintendent: Mike Christ
Scope: Restoration of museum buildings

Brodstone Memorial Hospital – Superior, Neb.

Completion: November 2021
Project Executive: Mike Kalb
Project Manager: Gary Allen
Superintendent: Gary Allen
Scope: Addition to and renovation of a hospital.

Stapleton Public Schools – Stapleton, Neb.

Completion: August 2022
Project Executive: Mark Lewis
Project Manager: TBD
Superintendent: TBD
Scope: Addition to and renovation of a school.

Speedee Mart – Greenwood, Neb.

Completion: July 2022
Project Executive: Mike Kalb
Project Manager: TBD
Superintendent: TBD
Scope: Construction of an all-new truck stop, convenience store and restaurant.

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

To provide you with potential cost savings, we would recommend that we move project management and accounting services from the compensation percentage to direct cost of work. By doing that, you pay for only the actual hours and you benefit from a lower fee overall.

CM fee for compensation for construction phase CM services, expressed as a percentage of the Cost of the Work.

1.9%

Proposed lump sum fee for pre-construction costs.

Proposed lump sum fee not to exceed \$23,192.



What is the Community-Driven Process?

When undertaking a project that is going before a public election, the importance of engaging the community through high-integrity, transparent, ongoing and two-way communication cannot be overstated. BD Construction has worked alongside school districts and hospitals through what we call our “Community-Driven Process.” By involving community thought leaders in the process, your school district is able to draw support for your project in a way that supplements the efforts of school officials.



Educating Your Community

When a public project requires community support, BD consultants can assist you to provide communication assistance for your project. Our consultants have expertise in media relations, social media, print communications, electronic, outdoor and event planning and can lend an extra set of hands to your staff.

Working together with you and community volunteers, we help educate your community by establishing the need for the project, the cost, and the long-term vision. Our desire is to educate, not coerce, based on a high-integrity communication model.

Through a series of public meetings and ongoing transparent sharing, the community understands the proposed solution and has a higher success rate when it comes time for an election.

Because interest is often high in projects such as yours, this communication support can continue throughout the construction project as needed, keeping your community engaged in your work.

**Supporting School Bonds:
One Example of the
Bond Education Process**

When Kearney Public Schools (KPS) leaders noticed burgeoning Kindergarten enrollment, time was of the essence to enlarge middle school capacity before students reached those grades, and then to determine how to handle a too-small, 60-year-old high school that also required major repairs.

BD Construction worked alongside KPS from the beginning, facilitating a community-driven process to educate voters about the proposed construction solutions.

The group helped mobilized community volunteers who worked to educate voters prior to the vote, both pros and cons.

The education approach is one that can be replicated in other communities, using a menu of communication options so you can quickly select what will work best for your community.

In the end, the community approved a \$68 million bond to expand and renovate the 1968 Horizon Middle School, Sunrise Middle School and build an all-new new high school, and a second bond that funded a new pool.

