



HURON SCHOOL DISTRICT 2-2 HIGH SCHOOL ADDITION & REMODEL PROJECT CONSTRUCTION MANAGEMENT AT RISK PROPOSAL

03.08.2024

March 8th, 2024

Kelly Christopherson, Business Manager
Huron School District 2-2
150 5th St. SW, PO Box 949,
Huron, SD 57350

RE: Huron High School Addition & Remodel Project

Dear Mr. Christopherson and the Huron School Board,

My name is Mark Puetz and I am the CEO of Puetz Design+Build. For your project, Jim Weber, Vice President of Puetz Design+Build, will be the project executive for the duration of the pre-construction and construction phase services. For over 20 years, our focus has been on providing outstanding customer service to our K-12 clients using the Construction Manager at Risk (CMAR) delivery model. We have partnered with School Districts across South Dakota on 120+ school projects to meet their unique needs and challenges, and we would be honored to be your CMAR partner.

Over the 20+ years that Puetz Design+Build has been performing construction management services, we have found that the key to a successful outcome is the level of engagement by the Owner, Architect, and our Construction Management team during the pre-construction phase of the project. By this active engagement we can address design, constructibility, phasing, and budgetary challenges earlier in the design process. For example, on the Chamberlain School project, Puetz Design+Build assisted the owner and architect with reducing the cost of the project by millions of dollars. This effort helped bridge the gap between the client's original budget and their revised budget generated after community input was received.

At Puetz Design+Build, we work hard every day by respecting the voice that all team members bring to the design and construction process. We look forward to working proactively as a team to help make your school district's goals become a reality without all the headaches that follow firms who don't have their sole focus on the client. If you have any questions, please do not hesitate to contact me or Jim Weber at 605-996-2276. We thank you for your consideration of our CMAR services.

Sincerely,



Mark A. Puetz, CEO & President



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COMPANY HISTORY & VALUES

From the company's inception in 1952, Clarence and Josephine Puetz, founders of Puetz Design+Build, carried a high sense of value for people and the relationships that were formed along the way. 70+ years and three generations later, we still hold the value of people and relationships at the highest level of importance.

Puetz Design+Build believes it is imperative to continually maintain a strong sense of values in today's world and share those values with our customers.

As a result, Puetz Design+Build has moved to utilize a Full Circle Team Approach in all phases of design and construction.

This Full Circle Building Solution Assures You:

- Your building will be designed according to your needs.
- The budget you establish will be met with our guidance on design and estimating.
- Your project will be completed in a timely manner according to a critical path schedule to best meet your project needs.
- Single-Source Responsibility...simply contact Puetz Design+Build for a quick response to your construction questions or concerns.
- Your completed facility will reflect the image you want to portray.
- You will receive the greatest value for the dollar spent.

Puetz Design+Build's Core Values

We are proud of our values and we want every client, contractor, subcontractor, and supplier to be encompassed by them.

Treat Everyone
With Honesty,
Fairness &
Respect.

Seek 100%
Customer
Satisfaction.

Provide
Affordable
Quality &
Reliability.

Seek
Continuous
Improvement
in All Areas of
Our Business.

At Puetz Design+Build, relationships are our business. How we enhance those relationships through our Full Circle Design + Build Solutions and our Core Values is what we pride ourselves on.

We look forward to creating a great relationship with you.

OWNERSHIP TEAM



**MARK
PUETZ**
PRESIDENT
DIRECTOR



**JIM
WEBER**
VICE
PRESIDENT
DIRECTOR



**DOUG
MCCUNE**
TREASURER/
SECRETARY
DIRECTOR



**MARY
PUETZ**
DIRECTOR



**WAYNE
PUETZ**
DIRECTOR

PUETZ DESIGN + BUILD FAST FACTS

1

70+ Years & 3 Generations: How long Puetz Design+Build (Formerly Puetz Corporation) has been in business.

2

102 Employees

8 project managers, 3 field operations staff, 3 business development staff, 5 administrative staff, 15 on-site superintendents, 61 field trades team members, 3 convenient regional offices in Pierre, Mitchell, and Sioux Falls, South Dakota.

3

Over **\$535 million dollars** of construction value in projects completed or in progress using the Construction Management process over the past 20 years.

4

\$116,000,000 highest dollar level of signed contracts at one time.

5

Completed 11 projects, \$8,000,000 or greater in the past 8 years with 3 additional \$8,000,000+ projects and 3 additional \$30,000,000+ in the pre-construction and construction phases.

6

In the past 3 years, Puetz has completed over 450,000 square feet of new additions for K-12 schools.

7

Over 120 school projects designed, managed, or constructed in our 70+ year history.

8

9.5 out of 10 Stars for overall client satisfaction in 2023.



9

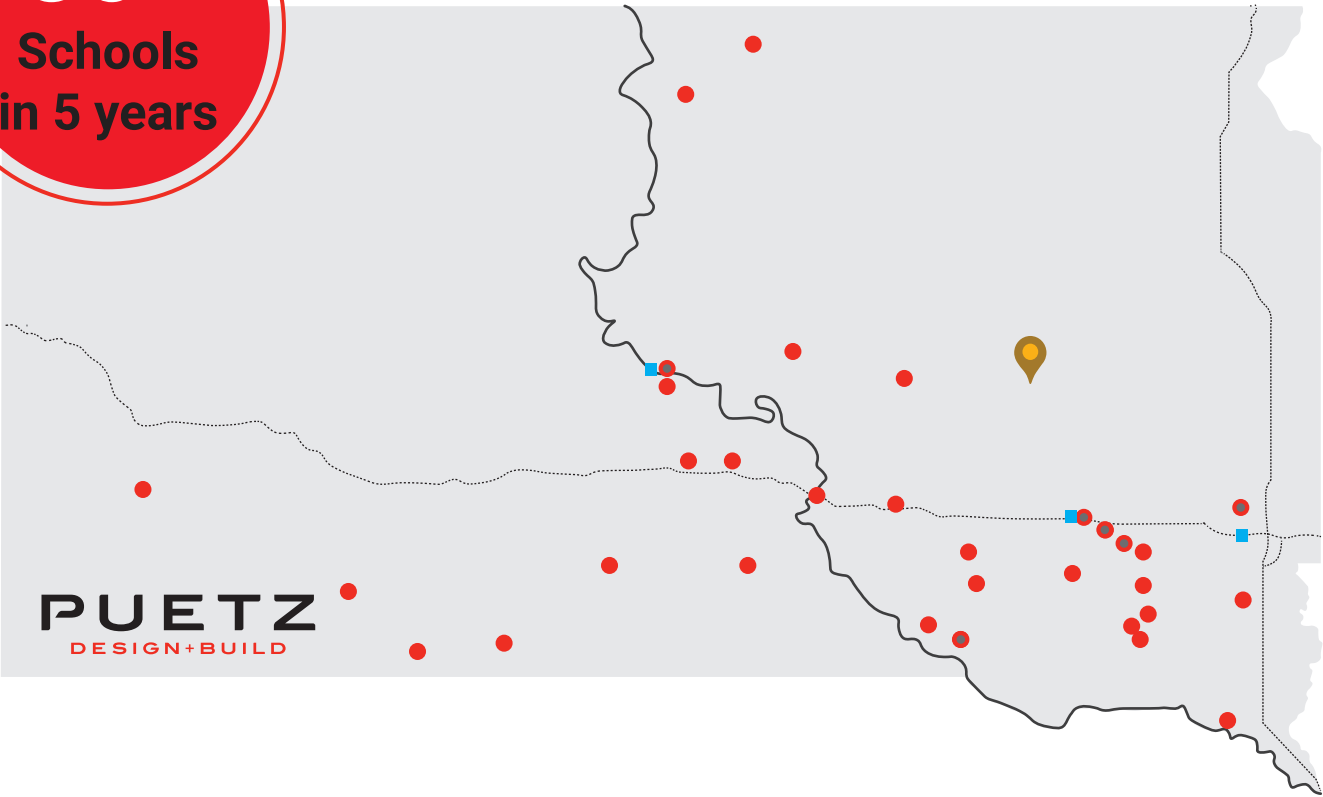
\$34,000,000 Chamberlain Elementary School: Puetz Design+Build was the Construction Manager
a. Through multiple rounds of value engineering and value analysis in the pre-construction phase of the project, Puetz Design+Build, in conjunction with the owner and architect, was able to reduce the cost of the project by over \$6 million during one of the most volatile material and labor markets seen in the last 70 years.

10

.5% average CMAR change orders covered in the CMAR contingency. 0% average increase to the Guaranteed Maximum Price of the project.

RECORD OF PAST PERFORMANCE

35+
Schools
in 5 years



- HURON SCHOOL PROJECT**
- Puetz Design + Build Recent K-12 School Projects
- Puetz Design + Build Multiple K-12 School Projects
- Puetz Design + Build Office Locations
- Missouri River
- Interstate System

K-12 EDUCATION AT A GLANCE

OUR EXPERTISE

We've worked with administrators, school boards, architects, and contractors to achieve the single goal of creating an environment best suited for students and educators to teach, learn, and grow today – and for years to come.

PUETZ DESIGN + BUILD RECENT SIMILAR SCALE & SCOPE K-12 EDUCATION PROJECTS

| | | | |
|-----|---|--------------|--------------------|
| 1. | Mitchell High School / Mitchell, SD | 63M | In Progress |
| 2. | Lennox School Performing Arts, Classroom & Gym Addition / Lennox, SD | 15M | In Progress |
| 3. | Riggs High School Athletics Addition / Pierre, SD | 14M | Pending |
| 4. | Wagner Storage and Restroom Remodel / Wagner, SD | 1.4M | In Progress |
| 5. | Chamberlain Elementary School, Gym & Theater / Chamberlain, SD | 34M | May, 2024 |
| 6. | Corsica High School & Stickney Elementary School | 9.78M | 2024 |
| 7. | Parkston School Multiuse Facility / Parkston, SD | 6.1 M | 2024 |
| 8. | Bridgewater/Emery CTE Addition / Emery, SD | 2.5 M | 2023 |
| 9. | TriValley School District Elementary School Phase 2 / Crooks, SD | 10.3M | 2023 |
| 10. | TriValley School District Elementary School Phase 1 / Crooks, SD | 9.2M | 2023 |
| 11. | Hanson School Track, Field, & Stadium | 3.5M | 2022 |
| 12. | Bennett County HVAC Renovation / Martin, SD | .2M | 2022 |
| 13. | MACCRAY School District / Clara City, MN | .4M | 2022 |
| 14. | Freeman Multi-use Facility / Freeman, SD | 1M | 2022 |
| 15. | Wagner School Locker Room, Track, & Field Renovation / Wagner, SD | 4.6M | 2021 |
| 16. | Pierre School District, George Morris Middle School / Pierre, SD | .2M | 2021 |
| 17. | Pierre School District, Riggs High School / Pierre, SD | .1M | 2021 |
| 18. | Bennett County School District Addition / Martin, SD | 14.2M | 2021 |
| 19. | Todd County, He Dog School / Parmelee, SD | .4M | 2021 |
| 20. | Hermosa School District / Hermosa, SD | .1M | 2021 |
| 21. | Lac qui Parle Valley School District Addition / Appleton, MN | .3M | 2021 |
| 22. | Worthington School Stadium Upgrades / Worthington, MN | 4.5M | 2020 |
| 23. | Vermillion School District High School / Vermillion, SD | 2.8M | 2020 |
| 24. | Lyman County School District Middle & High School / Presho, SD | 5.6M | 2020 |
| 25. | Lyman County School District Elementary School / Kennebec, SD | 2.4M | 2020 |
| 26. | Ogalala Lakota County School District CTE / Batesland, SD | .4M | 2020 |
| 27. | Stanley County School District, Gym Mezzanine / Fort Pierre, SD | .1M | 2020 |
| 28. | Wagner School Theatre Remodel & Gym/Football Lighting / Wagner, SD | 2.4M | 2019 |
| 29. | Menno School District K-12 School / Menno, SD | 3.3M | 2019 |
| 30. | Andes Central Middle & High School / Lake Andes, SD | 13.2M | 2019 |
| 31. | Ethan School District Gymnasium Addition / Ethan, SD | 2.5M | 2019 |
| 32. | Highmore K-12 School / Highmore, SD | 2.9M | 2018 |
| 33. | White Lake K-12 School / White Lake, SD | 6.5M | 2018 |
| 34. | Scotland Gymnasium & Locker Room Addition / Scotland, SD | 2.2M | 2018 |
| 35. | Wagner Tech Center Remodel / Wagner, SD | .4M | 2018 |
| 36. | Mitchell Performing Arts Center / Mitchell, SD | 15.3M | 2017 |
| 37. | Bridgewater/Emery School Gymnasium Addition / Emery, SD | 4.5M | 2017 |
| 38. | Bridgewater/Emery Track & Field Addition / Bridgewater | 1.8M | 2017 |
| 39. | Wolsey-Wessington Gym & Admin. Office Addition / Wolsey, SD | 4.5M | 2017 |
| 40. | Hanson School Classroom Addition / Alexandria, SD | 2.8M | 2017 |
| 41. | Wagner School 4th Grade Remodel / Wagner, SD | .7M | 2017 |
| 42. | Eureka School District / Eureka, SD | 5.4M | 2016 |

Mitchell High School Performing Arts



LOCATION Mitchell, SD
PROJECT YEAR 2017
PROJECT COST \$15.6M
PROJECT BUDGET \$12.0M
SIZE 65,400 SF

DELIVERY METHOD
Arch./Bid/Build

ARCHITECT
Formerly, MSH Architects
(Schemmer Architects)

CLIENT REFERENCE
Joe Childs, Superintendent
P: (605) 995.3010



Chamberlain Elementary School, Theater & Gym Addition



LOCATION Chamberlain, SD
PROJECT YEAR 2017
PROJECT COST \$15.6M
PROJECT BUDGET \$12.0M
SIZE 65,400 SF

DELIVERY METHOD
CMAR

ARCHITECT
CMBA Architects

CLIENT REFERENCE
Justin Zajic, Superintendent
P: (605) 234.4477



Mitchell Technical College Trades Center



LOCATION Mitchell, SD
PROJECT YEAR 2013
PROJECT COST \$18.5M
PROJECT BUDGET \$18.5M
SIZE 147,000 SF

DELIVERY METHOD
CMAR

ARCHITECT
Puetz Design+Build &
Architecture Inc.

CLIENT REFERENCE
Mark Wilson, President
P: (605) 995.3025



Mitchell Carrier Technical Academy Renovation

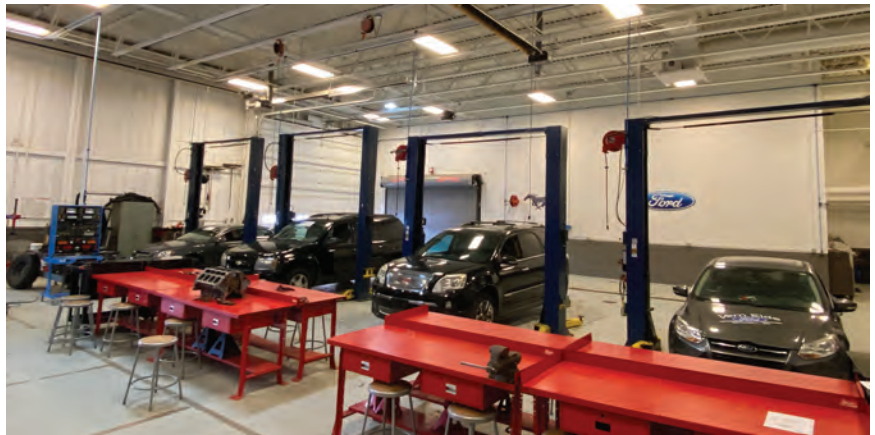


LOCATION Mitchell, SD
PROJECT YEAR 2015
PROJECT COST \$.75M
PROJECT BUDGET \$.75M

DELIVERY METHOD
CMAR

ARCHITECT
Puetz Design+Build

CLIENT REFERENCE
Joe Childs, Superintendent
P: (605) 995.3010



Menno School Addition & Remodel



LOCATION Menno, SD
PROJECT YEAR 2019
PROJECT COST \$3.3M
PROJECT BUDGET \$3.25M
SIZE 20,497 SF

DELIVERY METHOD
CMAR

ARCHITECT
Puetz Design+Build

CLIENT REFERENCE
Dale Weiss, Business Manager
P: (605) 387-5161



Andes Central Middle and High School Addition & Renovation



LOCATION Lake Andes, SD

PROJECT YEAR 2019

PROJECT COST \$13.2M

PROJECT BUDGET \$13.2M

SIZE 56,628 New SF

10,281 Remodeled SF

DELIVERY METHOD

CMAR

ARCHITECT

TSP Architects

CLIENT REFERENCE

Debra Lucas, Superintendent

(Retired)

P: (605) 469.5227



SPECIALIZED EXPERTISE, CAPABILITIES, AND TECHNICAL COMPETENCE

Estimation: Puetz

Design+Build's combined 174 years of estimating staff experience, customized estimating software, and decades of project cost data allows Puetz Design+Build to estimate projects accurately and early in the project design. Clients appreciate knowing the project design and the budget are in sync to meet their project expectations.

software which allows the architects, engineers, and the construction manager to holistically review integrated models and data with stakeholders during pre-construction to better control project outcomes. With clash detection and model coordination, we can better anticipate and reduce potential clash and interference problems before construction.

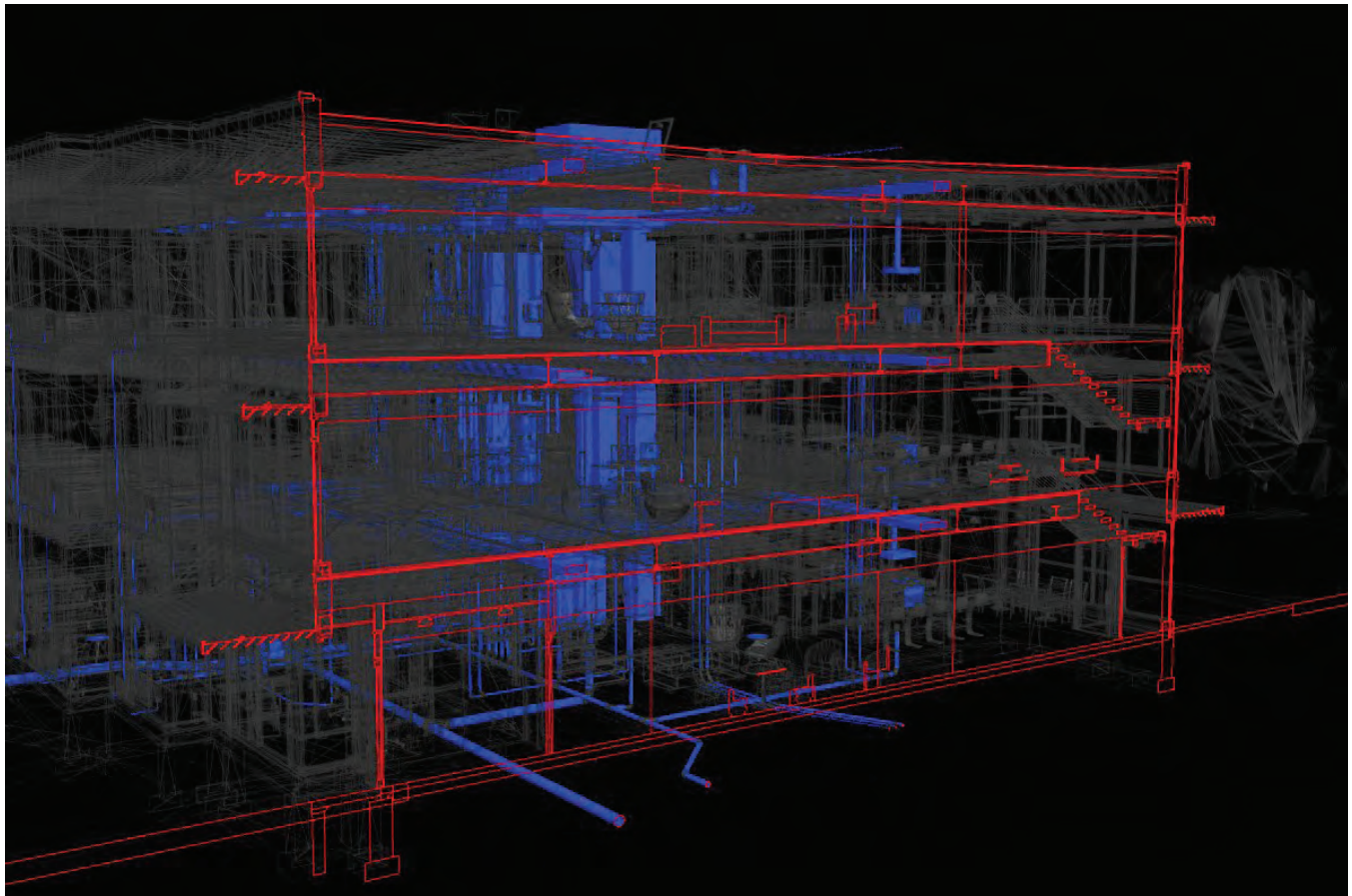
us robust project management tools with the right blend of usability, power, and flexibility, so we can manage projects more efficiently and effectively. We can stay informed and control project work, schedules, and finances, keep project teams aligned, and be more productive through integration with familiar Microsoft Office system programs.

Navisworks Manage®: BIM Conflict Recognition Software

Puetz Design+Build uses Navisworks Manage® project review

Critical Path, Pull Scheduling and Three Week Look Ahead Schedules: Microsoft Office Project Standard 2019 gives

In addition to a full project critical path schedule, Puetz Design+Build uses Pull Scheduling with our Three Week Look



NAVISWORKS MANAGE: System & Structure Conflict Analysis on DWU Residence Hall



Ahead Schedule. The three week schedule is initially drawn up by the on-site superintendent and the project manager in preparation for the weekly job site meeting. This schedule is then used with the contractors attending the meeting to ask where efficiencies can be gained and where coordination or schedules need to be adjusted.

Pull scheduling creates buy in with the contractors and it requires the foreman on site to think about the task to be accomplished in the next three

weeks and how much time will be required to complete those tasks.

Procore is a document and communication sharing software that integrates the entire project team. All parties involved in the project are invited to join and access this program online to stay up-to-date with plan reviews, Request for Information (RFI's), plan changes, meeting agendas and minutes, schedules, safety updates, punch list items, and much more.

Beyond the sharing of communication, updates automatically populate to all users and the entities assigned the task at hand show up in green with their time lines for task completion. If the task deadline is getting close, the user name shows up in yellow and then switches to red when the deadline expires. This software creates accountability as every user will now know who specifically has not completed their task.

Maintaining a transparent structure for estimating and bidding, and methods used to ensure qualified, cost competitive sub-contracted work.

Puetz Design+Build's cost estimates are as detailed as the plans and specifications that the estimate is based on. Puetz Design+Build will show every division of construction total cost and then a breakout of materials and labor within each of the applicable divisions and sub division categories. Below

is an example of a portion of an estimate, Division 3 concrete, through Division 8 doors and windows. The far right column shows changes from the previous estimate to highlight changes.

Puetz Design+Build will share the quotes that other contractors provide us while market testing project cost estimates. Puetz Design+Build will remain entirely open book through out the entire pre-construction and construction process including

the CMAR contingency, general conditions, and our fee. Puetz Design+Build will reduce the CMAR contingency incrementally as low bid contractor selections are made. Contractor selection occurs by means of the public bidding process.

| | | | | |
|---|-----------|------------|--------------|--------------|
| DIVISION 3 - CONCRETE | | | | |
| Footings | 220 cy | \$ 67,100 | \$ 305.00 | \$ (20,740) |
| Walls | 501 cy | \$ 225,450 | \$ 450.00 | \$ (178,632) |
| SOG - Basement | 6932 sf | \$ 34,660 | \$ 5.00 | \$ (34,660) |
| SOG - 1st Floor | 1950 sf | \$ 7,800 | \$ 4.00 | \$ 37,600 |
| SOG - Stoops | 120 sf | \$ 1,200 | \$ 10.00 | |
| Steps on Grade | 250 lfn | \$ 7,875 | \$ 31.50 | \$ (7,875) |
| Landings on Grade | 100 sf | \$ 1,085 | \$ 10.85 | \$ (1,085) |
| Composite Slab - 1st & 2nd Floor | 13495 sf | \$ 40,748 | \$ 3.02 | \$ (20,928) |
| Equipment Pads | 1 ls | \$ 5,000 | \$ 5,000.00 | |
| Pan Stair Assemblies | 252 sf | \$ 16,380 | \$ 65.00 | |
| Stair Landing Assemblies | 396 sf | \$ 15,840 | \$ 40.00 | |
| Structural Precast Core Floor w/ Topping | 1800 sf | \$ - | \$ - | \$ 26,100 |
| Precast Wall Panels and Trims | 1 ls | \$ 85,000 | \$ 85,000.00 | |
| DIVISION 4 - MASONRY | | | | |
| CMU - Party Wall | 3698 sf | \$ 44,376 | \$ 12.00 | |
| CMU - Elevator Shaft | 1456 sf | \$ 17,472 | \$ 12.00 | |
| Brick Veneers | 5725 sf | \$ 100,188 | \$ 17.50 | |
| DIVISION 5 - METALS | | | | |
| Structural Steel | 110 Ton | \$ 297,000 | \$ 2,700.00 | \$ (67,500) |
| Metal Joists | 11.25 Ton | \$ 27,000 | \$ 2,400.00 | |
| Composite Deck & Misc Metals | 13495 sf | \$ 43,184 | \$ 3.20 | \$ (21,696) |
| Roof Deck | 10600 sf | \$ 25,652 | \$ 2.42 | |
| Wall Rails | 200 lf | \$ 5,880 | \$ 29.40 | |
| Guard Rail - Wire | 184 lf | \$ 17,480 | \$ 95.00 | |
| Roof Ladder | 1 ls | \$ 1,200 | \$ 1,200.00 | |
| DIVISION 6 - ROUGH AND FINISH CARPENTRY | | | | |
| Solid Surface Window Stools | 200 lf | \$ 6,360 | \$ 31.80 | |
| DIVISION 7 - THERMAL & MOISTURE PROTECTION | | | | |
| Membrane Waterproofing | 8700 sf | \$ 9,570 | \$ 1.10 | \$ (9,570) |
| RINS - Foundation | 5800 sf | \$ 6,670 | \$ 1.15 | \$ (5,127) |
| RINS - Exterior Wall | 7070 sf | Div 9 | | |
| Membrane Roofing | 10600 sf | \$ 79,500 | \$ 7.50 | |
| Air Infiltration Barrier | 9120 sf | \$ 2,736 | \$ 0.30 | |
| Joint Sealants | 1 ls | \$ 25,000 | \$ 25,000.00 | |
| DIVISION 8 - DOORS & WINDOWS | | | | |
| HM Frames, HM Doors, Wood Doors & Hardware | 55 opng | \$ 96,821 | \$ 1,760.38 | \$ (27,083) |
| Electronic Access Points | 2 ea | \$ 2,600 | \$ 1,300.00 | |
| Coiling Counter Doors | 2 ea | \$ 3,808 | \$ 1,904.00 | |
| Aluminum Entrance Doors | 4 pr | \$ 12,800 | \$ 3,200.00 | |
| Auto Openers | 2 pr | \$ 6,000 | \$ 3,000.00 | |
| Interior Entrance Assemblies | 336 sf | \$ 10,416 | \$ 31.00 | |

Guaranteed Maximum Price

Puetz Design+Build is flexible with clients as to when we deliver the Guaranteed Maximum Price (GMP). We have provided the GMP to clients as early as 100% Design Developments or as late as after bids have occurred and the qualified low bid contractors have been determined. The main difference between these two options or a blend of the two is the amount of construction management contingency we hold within the GMP. The less defined the plans are, the more contingency Puetz Design+Build holds until the plans are more defined. Then as the plans are further detailed the contingency is given back to the client. Also, no contingency is ever used without the knowledge of the client.

It is this contingency that helps to cover unknown conditions that the plans haven't detailed if the GMP is provided prior to 100% construction documents. A smaller CMAR contingency

will be held through some of the major portions of the construction phase of the project and as these major portions of the project are completed, the remainder of the contingency will be released to the owner. Anytime the CMAR uses any part of the contingency, the owner and architect will be informed.

The contingency will be part of the GMP so ultimately it is Puetz Design+Build's responsibility to maintain this GMP unless the owner or architect dramatically change the scope of the project.

Typically we see the owner and architect holding a separate errors and omissions and owner contingency. The owner's contingency would be for items that the owner adds to the project after construction has started. Once the GMP is given by Puetz Design+Build, there are no change orders to the GMP on behalf of the construction manager with the exception of unforeseen conditions and

scope change. This typically averages less than .5%.

When Puetz Design+Build is the construction manager on the project we see on average 2% or less for Architecture/Engineering errors/omissions and owner driven change orders. This is partially because of our thorough review of plans and specifications prior to the bid.

Also with our own mechanical, electrical, plumbing, and fire suppression contractor consultants on board to assist us with our market based cost estimates, we are able to catch the majority of potential design or constructability related issues in advance.

Example Estimate with Value Analysis Options Provided

| | | | | | | |
|-----|---|-----------------|---------------|--------------------|-----------|--|
| 11 | Removal of piped storm sewer, look at utilizing drainage ditch | \$ (35,000.00) | -35,000.00 | Approved | 1/27/2015 | |
| 15 | Asphalt removed in portions at north parking (half of north lot) | \$ (170,000.00) | -170,000.00 | Approved | 1/27/2015 | Add alternate |
| 16 | Pool | \$ - | | | | |
| 16a | Filters | \$ (100,000.00) | -100,000.00 | Approved | 1/27/2015 | |
| 16b | Play Features (we have \$100,000 budgeted at this time) | \$ - | | | | |
| 17 | Storefront vs. Curtain wall use in entry areas (CWA, CWG, CWH, CWJ) | \$ (135,723.00) | -135,723.00 | Approved | 1/27/2015 | |
| 20e | Interior D2-D3 Change to Precast | \$ 22,819.00 | 22,819.00 | Approved | 1/27/2015 | |
| 20f | Change panels D3-H3 to non-insulated (Gage) | \$ (25,000.00) | -25,000.00 | Approved | 2/16/2015 | |
| 21 | Ceiling Types | \$ - | | | | |
| 21a | Change to Eclipse in front of Racquetball | \$ (34,675.00) | -34,675.00 | Approved | 1/27/2015 | |
| 21b | Change to Halcyon at front reception | \$ (30,000.00) | -30,000.00 | Approved | 1/27/2015 | |
| 21c | Change ceiling to Patternz Panel Suspension System (paint structure above) | \$ 5,000.00 | 5,000.00 | Approved | 1/27/2015 | Add Alternate |
| 22 | Floor coverings - sealed concrete in common areas | \$ (63,405.00) | -40,400.00 | Approved 2/16/15 | 1/27/2015 | Keep Tile in front main entrance & change back to pc |
| 22a | Change CT budget per Elizabeth | \$ (36,000.00) | -36,000.00 | Approved | 1/27/2015 | |
| 24 | Mechanical design | \$ - | | | | |
| 24a | Air to Air RTU in Gym | \$ (89,000.00) | -89,000.00 | Approved | 1/27/2015 | |
| 24c | Non condensing boiler | \$ (20,000.00) | -20,000.00 | Approved | 1/27/2015 | |
| 24d | Move exterior ducts inside | \$ (35,000.00) | -35,000.00 | Approved | 1/27/2015 | |
| 24e | Ductwork Changes | \$ (20,000.00) | -20,000.00 | Approved | 1/27/2015 | |
| 26 | Retractable bleachers in pool | \$ 18,000.00 | 18,000.00 | Approved | 1/27/2015 | |
| 27a | Update Locker Quantity with Metal KD (including P Lam) 253 - 314 Add | \$ 18,325.00 | | TBD | 2/15/2015 | Added 61 lockers |
| 27b | Lockers Fully welded change to KD | \$ - | | Included in 27a | 1/27/2015 | Checking into local supplier of lockers. Looking at mi |
| 27c | Locker budget per revised locker plan - 2-13-15 | \$ 50,000.00 | 50,000.00 | Revise pricing TBD | 2/16/2015 | |
| 27d | Precast colors - This is to go to white | \$ (35,000.00) | -35,000.00 | Approved 2/16/15 | 1/27/2015 | Add Alternate |
| 27e | Precast colors - This is to go to gray (this is an additional over the white) | \$ (20,000.00) | -20,000.00 | Approved 2/16/15 | 1/27/2015 | Add Alternate |
| 28 | Electrical Systems | \$ (230,000.00) | -230,000.00 | Approved 2/16/15 | 1/27/2015 | Look into Lighting in Gym for cut sheet comare flour |
| 28a | Aluminum Feeders | \$ - | | | | |
| 28b | Don't specify copper bussing on panels, switchboard, etc. | \$ - | | | | |
| 28c | Can we do a separate service for the chiller? | \$ - | | | | |
| 28d | Design engineer performs the coordination Arc Flash study | \$ - | | | | |
| 28f | Can we keep the light fixture package to \$3 / sf or less? | \$ - | | | | |
| | Total Project VE Options | -\$2,182,652.00 | | | | |
| | Total Selected VE Options | | -1,859,889.00 | | | |

PROJECT APPROACH TO PRE-CON & CONSTRUCTION

Schematic Design:

The CMAR role at this stage is to review existing plans, create a preliminary estimate of cost, start recommending value analysis ideas that may include site layout, drainage, detention, bearing wall selections, HVAC systems, specialty systems, and a preliminary design and construction schedule or potential phasing options.

1

Construction Documents (CD)

Plans showing how the entire building, all of its systems and materials are located, installed, and built.

Document Review

As plans develop from additional details, a review of those details occurs at 50% and 75% completion of construction documents with the owner. Final review will be at 100% completion of drawings as the final walk through of the plans and specifications. Puetz Design+Build has found that a thorough review of these plans to the level of outlet elevations, casework elevations, light switch review, individual room model views, locations of fire alarms, sewer clean outs, etc, helps prevent client change orders once the project construction begins.

3

Recommendation of Low Bid Qualified Contractors

After reviewing the low bids, Puetz Design+Build interviews contractors and has them fill out the AIA contractor qualification statement to make sure they can financially and logistically perform the work according to the quality standards, timeliness, and safety requirements. Puetz will then recommend the construction team to the client.

5

Design Development (DD)

Puetz as the CMAR will revise the schematic estimate, participate and advise on material, construction details, and system selections as it pertains to price, schedule, lead times, and constructability. Puetz will begin working with consulting contractors on major items in the project such as precast, steel, masonry, concrete, roofing, electrical, mechanical, plumbing, controls, and any specialty materials or equipment. From detailed takeoffs from ourselves and each of the contractor consultants, Puetz will update the schematic estimate to a very accurate estimate within 7% +/-.

This is also the point where Puetz Design+Build's review can save clients 5% or more with recommendations on alternate materials, structural designs, drainage systems, scheduling, phasing, and more.

The school district and Puetz Design+Build will mutually agree to a time frame for a guaranteed maximum price (GMP) sometime between 100% Design Development Document completion and after bids have been opened. There are pro's and cons as to when the GMP occurs and further discussion is beneficial for this decision.

2

Bid Preparation

At 100% CD or before depending on phasing schedules, plans and specifications will be published publicly and bids will be opened approximately 3 to 4 weeks later.

Any savings from bids compared to the GMP will be returned to the client. Puetz Design+Build's local and regional relationships with contractors helps to draw top qualified, competitive bids for the greatest project value.

4

Superintendent Oversight

7

Once construction starts, a Puetz Design+Build superintendent is on the job site daily whenever work is being performed making sure contractors are performing at a rate that assures expected completion dates, aligns to the project schedule, and always meets or exceeds the highest quality and safety standards.

Punch List & Certification of Substantial Completion

9

3 weeks prior to scheduled substantial completion and occupancy, a punch list will occur with the CMAR Superintendent, quality control / warranty manager, Architect, & Client representative. This punch list will be distributed within one week of it being completed and reviewed. Puetz and its subcontractors will have 2 weeks to complete all punch list items. Any outstanding punch list items not completed at substantial completion need to be documented with tracking numbers associated with them so that within a week of product arrival, the item is installed.

Puetz Signs Sub-Contracts & Construction Mobilization/Construction Start

Pre-construction meeting with Architect, Engineers, Client, and Sub-Contractors to review schedule, safety, and quality expectations.

On-Site Project Meetings

Superintendent leads weekly meetings with the contractors, client representatives, and architect to review the critical path schedule, three week look ahead schedule, site organization, material deliveries, personnel requirements for the different trades, the rolling punch list, safety, and any other concerns.

Project Manager

Reviews shop drawing details, safety, scheduling, quality and administers that construction is occurring according to plans and specifications. The project manager also reviews monthly pay applications and lien waivers from subcontractors prior to submitting application for payment to the client.

Final Completion and One Year Warranty Period Starts

14 days after substantial completion/occupancy.

Quality Control / Warranty Manager

By having a manager specifically designated for follow up on quality and warranty related items, clients receive faster responses and corrective action on issues that arise in the building before and after substantial completion.

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APPROACH TO SAFE, TIMELY, AND QUALITY CONSTRUCTION



Safety is of the utmost concern for Puetz Design+Build as a whole, but especially for our on-site superintendents. All Puetz Design+Build projects have a project specific safety plan and we'd be happy to share an example of one of our project safety plans upon your request. All contractor safety and health plans must be submitted to us, prior to a subcontract being signed and any work beginning. Our job sites are hard hat required projects and we fine our

contractors who don't comply on a per missing hard hat basis. Safety is discussed with all contractors weekly when reviewing construction activities in the three week look ahead schedule. Specific project tasks are talked about in depth to plan for having the proper safety equipment on-site before it is needed. Each morning our on-site superintendent will reinforce the safety mechanisms needed for the day especially when overhead work or work at heights is occurring.

All OSHA safety apparatuses and guidelines are required to be used and followed on Puetz Design+Build job sites. All community and school based safety requirements will be followed by all employees and contractors on site.

Quality: Puetz Design+Build, as Construction Manager at Risk, is responsible for overseeing the timely quality construction of all the qualified contractors involved with the construction project based upon the stamped plans and specifications.

A Puetz Design+Build superintendent is on the job daily when work is being performed making sure contractors are performing at a rate that assures expected completion dates, aligning to the project schedule, and always meeting or exceeding the highest quality standards.

Pre-installation meetings between the on-site superintendent and the contractor prior to construction work occurring with a particular trade help to prevent problems before they become an issue. These

meetings also confirm the quality standards that Puetz Design+Build demands and the owner expects.

Puetz Design+Build's quality control process is one that maintains your budget and construction schedule, while keeping a constant eye on the quality our clients deserve.

A huge part of our quality assurance is keeping a positive team focus. Puetz Design+Build is committed to a positive working environment from the very first day of the pre-construction phase of the project, to the final project completion.

At Puetz Design+Build we truly live our values and that is to treat everyone with fairness, decency and respect. Most important to accomplishing the

values that we live by is communicating in a high quality way. The greatest teams have the greatest communication. We communicate in person, but we also do our best to document communication in all forms and distribute to all members of the team in order to keep the team working together.

We ultimately are working to make this project the best project for the client, and the only way to do that is by communicating well as a team with the client. The following pages include some specific techniques that help ensure quality communication and construction.





Post-Installation Meetings give our superintendents the tool to review a contractor's final work before the contractor leaves the job site for an extended period of time. These meetings are scheduled into the three-week look-ahead schedule so all contractors are aware of these meetings and understand their work will be inspected during installation, but also all the detailed information discussed in the pre-installation meetings and within the plans and specifications are met before the contractor leaves the job site for an extended period of time.

Puetz Design+Build's Rolling Punch The rolling punch list documents issues as they happen so prior to a contractor

leaving the job site they must fix any poor quality or improper construction that has occurred. This process reduces the number of items to address on the final punch list expediting owner occupancy and final project completion.

Warranty / Quality Control Manager: By having a manager specifically designated to assist with quality control and responsible for warranty work, clients receive faster responses and corrective action on issues that arise in the building after substantial completion. If there is an issue that is due to the improper construction of the project, no matter which contractor was responsible for the original construction, our warranty /

quality control manager will track down solutions, contractors, materials and determine the time lines to correct the issue at hand.

Our warranty / quality control manager attends contractor pre-installation meetings on critical material and system installations as well as the final building punch list walk-through and owner training to ensure quality. This allows the client to get to know our warranty manager and it allows the warranty manager to be very familiar with the project.

EXAMPLE OF HANDLING PROJECT CONSTRAINTS

DWU Dakota Hall: In the second week of October 2017, Theresa Kriese, vice president of DWU brought forth a major challenge to design, manage, and construct a 114 bed residence hall in nine and a half months or by August 4th, 2018. At that time a needs assessment had not been completed and the site had not been determined. Below are a few examples of the challenges and the innovative ideas that solved those challenges.

Design and Construction Time Frames: For a project like this, you would typically figure 4 to 6 months in construction documents not to mention the entire design and bidding process. A reasonable time frame for construction would be 8 to 9 months. Puetz Design+Build overcame the design time issues by having two people work in the same model, a separate person writing specifications and multiple others working on construction details and system selection. These individuals worked side by side with project managers and operations staff, purchasing agents and superintendents to make sure that their selections could be ordered, shipped and constructed in the required time frames.

Construction started in January: With a critical path schedule drawn up almost immediately after programming and initial schematic designs were agreed to, it was determined that two bid phases were required. The first bid phase would be for site and footings / foundations, The second bid phase would be for the remainder. By early November the first schematic designs had been created, adjusted and the site was selected. The site was then blanketed. Site fence was erected and a site mobilization plan was created by our operations staff.

By the first week of January, the first phase bids were in and site mobilization started the second week of January. With the second phase bids expected the third week of January, it was critical that bids came in where the estimate was showing. Prior to plans going out for the second phase of bidding it was determined that there was a bust in the estimate. The bust was coming from the exterior material selection of Brick, EIFs and Nichiha Panels. Other options had to be considered. After the Puetz Team including architecture, management and operations staff came together to discuss options, a decision to bring the James Hardie board representative in was determined. After a number of meetings, it was agreed to by the client to get rid of the EIFs and Nichiha panels and go with the metal look James Hardie Board panels in two different colors. The change minimized the number of contractors working on the exterior of the building and shortened the project duration which decreased the cost of material, labor, and general conditions. This team based creative thinking enabled the project to be completed on budget, and on time for early student move in.

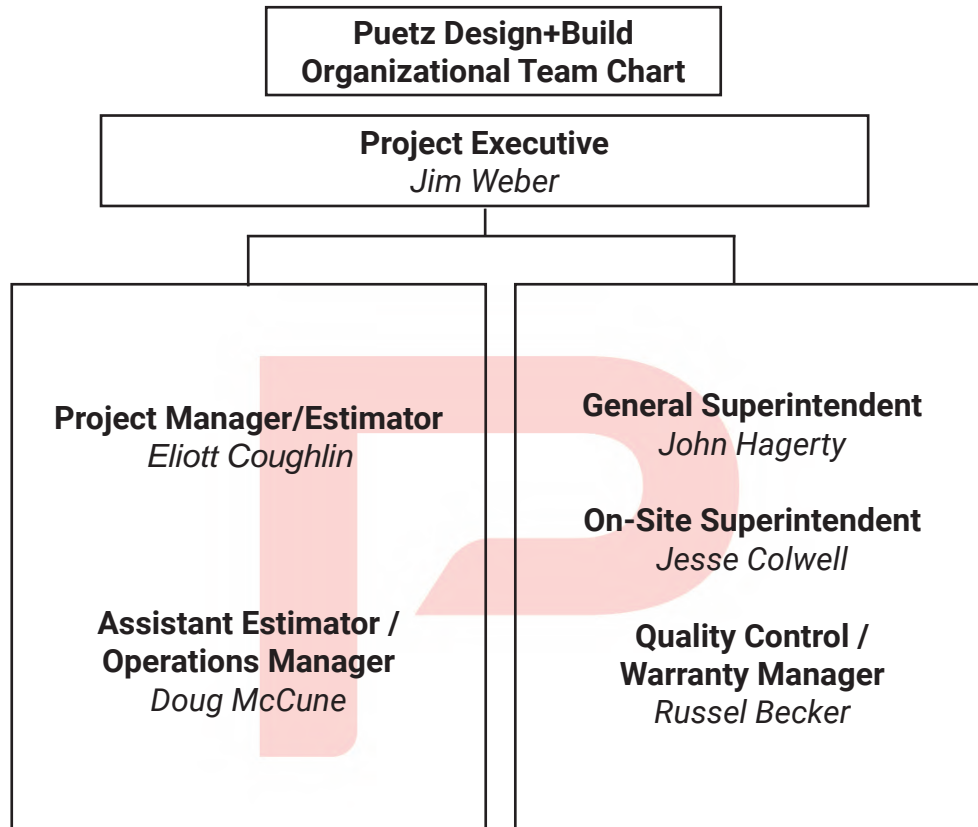


RESOURCES AVAILABLE: PROJECT TEAM



HURON SCHOOL DISTRICT 2-2

MULTI-BUILDING ADDITION & RENOVATION





JIM WEBER, PARTNER & PROJECT EXECUTIVE

Jim started working at Puetz Design+Build in September of 1995. He came to Puetz Design+Build with several years experience in the construction industry specifically in purchasing and resource management. Jim's role for the first 22 years with Puetz Design+Build included material purchasing manager and also field operations manager where he oversaw Puetz Design+Build's on-site superintendents, project schedules, subcontractors, job site materials, and field employees for Puetz Design+Build's building projects. Jim's current role as Business Development Manager and partner of Puetz Design+Build will see him bringing 25 years of experience to the client for the entire design, management, and construction process.



QUALIFICATIONS

South Dakota State University
Bachelors of Business & Economics

RESPONSIBILITIES

Contract review, Pre-construction coordination, note taker, pre-construction schedule, overall responsibility holder for timeliness, quality, and safety of the project.

PROFESSIONAL REFERENCES

Jim Bridge, Hanson Supt. 605-239-4387 / Kelly Glodt, Pierre Supt. 605-773-7300 / Jason Bailey, Bridgewater Emery Supt. 605-999-7228



PROJECTS

- Wagner School Track, Field, and Locker
Wagner, SD
- Bridgewater Emery School Addition/
Football Stadium, Field & Track
Bridgewater & Emery, SD
- Hanson School Additions & Renovations,
Alexandria, SD
- Parkston School Track, Field, and
Grandstand, Parkston, SD
- Andes Central High School Lake Andes, SD
- Kennedy Elementary School
Pierre School District, Pierre, SD
- Ethan School Addition & Renovation Ethan, SD
- Wolsey Wessington School Additions
& Renovations, Wolsey, SD
- Parkston Wrestling Room / Multipurpose
Gym, Parkston, SD





ELLIOTT COUGHLIN, PROJECT MANAGER / ASSISTANT ESTIMATOR

Elliott joined Puetz Design + Build in 2016 after graduating with his construction management degree. Elliott started as an assistant superintendent and progressed quickly into the superintendent role with great success. In 2019, Elliott was promoted to the project manager/estimator role. Examples of projects Elliott has been either the superintendent or the project manager for include Chamberlain Elementary School, TriValley Elementary School in Crooks, Wagner School Theatre Renovation, East River Electric Cooperative Service Center in Madison, Hughes County Abstract Office in Pierre and the Iverson Chrysler & Ford Dealership in Huron, South Dakota.



Rendering by CMBA Architects



QUALIFICATIONS

South Dakota State University,
Brookings, SD
Bachelor of Science, Construction Management,
Minor in Business Management

CERTIFICATIONS **OSHA 30 HOUR**

RESPONSIBILITIES

Estimating and project management for the duration of the project. Collection of all market based costs from sub consultants. Collection and tracking of value analysis options and alternate options. Creation and tracking of any change order procedures, review of shop drawings, critical path schedule, and weekly schedules.

PROFESSIONAL REFERENCES

Justin Zajic, Superintendent of Chamberlain School District, 605-234-4477; Lory DuFrain, Wagner Business Manager, 605-384-3677; Karen Ward, Hughes County Abstract Manager, 605-224-4244

PROJECTS

- Chamberlain Elementary School
Chamberlain, SD
- TriValley Elementary School
Crooks, SD
- Wagner School Theatre Renovation
Wagner, SD
- Wolsey Wessington School District
Gymnasium Addition, Wolsey, SD
- Iverson Chrysler & Ford Dealership
Huron, SD
- Huron Arena Handrail Renovation
Huron, SD



DOUG McCUNE, PARTNER & OPERATIONS MANAGER

Doug has over 23 years of experience in the construction industry quickly working his way up from project laborer to now operations manager. Doug previously worked for Gill Haugan and Henry Carlson as a foreman and superintendent on major Sioux Falls projects such as the Minnehaha County Jail, Minnehaha County Law Enforcement Center, Sanford Family Wellness Center, Marmen Energy as well as other major state projects such as being the superintendent for the USD Wellness Center. Doug will be highly involved in the creation of the critical path schedule as well as assisting the on-site superintendent with contractor oversight, quality control, and resource allocation and planning.



QUALIFICATIONS

University of South Dakota, Vermillion, SD
Bachelors of Science Double Major in
Biology & Chemistry

CERTIFICATIONS

OSHA 30 HOUR

RESPONSIBILITIES

Assist in formulating value analysis options, estimating constructibility of design, critical path schedule design with superintendents. Doug also reviews the three week look ahead schedule with superintendents, and provides superintendent support for sub contractor related communication. Man power analysis needs for both Puetz Design+Build field personnel and subcontractor personnel.

PROFESSIONAL REFERENCES

Theresa Kriese, DWU Executive Vice President,
605-995-2621 / Mark Smith SEA Engineers,
605-334-0188 / Catherine Dekkenga JLG Architect,
605-251-7547

PROJECTS

- Chamberlain Elementary School
Chamberlain, SD
- Bridgewater & Emery, SD
- Mitchell High School, Mitchell, SD
- Menno School Addition and Renovation
- Tri-Valley Elementary School, Crooks, SD
- Eureka School K-12 Addition, Eureka, SD
- Corsica / Stickney High School and Elementary
School Addition and Renovation
- Mitchell High School Performing Arts & CTE
Addition and Renovation



JOHN HAGERTY, GENERAL SUPERINTENDENT

John has over 24 years experience in the construction industry, 16 of those years with Puetz Design+Build. John was the assistant superintendent on the 48,000 square foot, 4-story, Glenda K. Corrigan Health Science Center on the campus of Dakota Wesleyan University. He works well with clients, architects, engineers, and subcontractors. Most recently John was the superintendent for the \$20 million Tri-Valley Elementary School, the \$13 million Andes Central High School/Middle School Addition, and prior to that, he was the superintendent on the Dakota Wesleyan Black Box Theatre and the DWU Sports and Wellness Center. John is extremely organized and always monitoring the scheduling to determine the three week look ahead schedule within the parameters of the critical path schedule.



QUALIFICATIONS

South East Technical College, Sioux Falls, SD
 Associates Degree in Architecture
 Engineering Technology

CERTIFICATIONS

OSHA 30 HOUR

RESPONSIBILITIES

Focus will be on assisting the on-site superintendent with quality, safety, scheduling contractors, weekly job site meetings, pre-installation meetings, post installation meetings, safety meetings, and much more.



PROFESSIONAL REFERENCES

Debra Lucas, Andes Central Superintendent, 605-487-7655; Louis Schoenfelder, DWU Facility Director, 605-995-2191 / Mark Smith SEA Engineers, 605-334-0188



PROJECTS

- Tri-Valley Elementary School, Crooks, SD
- Andes Central High / Middle School Lake Andes, SD
- Dakota Wesleyan University & Avera Sports & Wellness Complex, Health Sciences Center, and Black Box Theatre Mitchell, SD



JESSE COLWELL, ON-SITE SUPERINTENDENT

With Puetz Design + Build since 1997, Jesse's years of construction industry experience include working as a wall framer, carpenter and on-site superintendent. His calm, proactive attitude and outstanding construction detail knowledge allows for effective communication with owners, architects, engineers and contractors. Jesse's efficiency in construction management reap significant benefits for the client by completing projects early and managing the contingency and change process so that money is often returned to the client at the end of the job. It's an extra step our clients appreciate.



QUALIFICATIONS

Mitchell Technical College,
Mitchell, SD, Associate Degree of Applied Science
Architecture Design & Building Construction

CERTIFICATIONS

OSHA 30 HOUR

RESPONSIBILITIES

Focus will be on overseeing work at all times, monitoring quality, safety, schedules, contractors, shop drawing review, weekly job site meetings, pre-installation meetings, post installation meetings, safety meetings, field verification testing of soils, concrete, and welding. Jesse will be dedicating 100% of his time to this project during construction.



PROFESSIONAL REFERENCES

Fr. Kevin Odell, 605-421-8553, Former Priest at St. Therese Catholic Church and St. Nicholas Catholic Church and Education Facility / Charles Burke III, President of BankWest, 605-224-7391



PROJECTS

- BankWest Training Office, Mitchell, SD
- Mitchell High School: Site Work, Underground Rough Ins, and Footing, Mitchell, SD
- St. Nicholas Church Classroom Addition, Tea, SD
- St. Therese Catholic Church Gather Hall Addition Sioux Falls, SD
- BankWest North Branch Bank, Mitchell, SD



RUSS BECKER, QUALITY CONTROL / WARRANTY MANAGER

Russ joined Puetz Design+Build in 2018. Russ has over 35 years in construction and mechanical system experience. By having a manager specifically designated for follow up on warranty work, clients receive faster responses and corrective action on issues that arise in the building after substantial completion. If there is an issue that is due to the improper construction of the project, no matter which contractor was responsible for the original construction, our warranty manager will track down solutions, contractors, materials and determine the time lines to correct the issue at hand. Our warranty manager attends contractor pre-installation meetings on critical material and system installations as well as the final building punch list walk through and owner training. This allows the client to get to know this gentleman and it allows the warranty manager to be very familiar with the project.



QUALIFICATIONS

Mitchell Technical Institute, Mitchell, SD
Associates Degree of Applied Science in
Architecture Design and Building
Construction

CERTIFICATIONS

OSHA 30 HOUR



RESPONSIBILITIES

Assisting with quality control with pre and post installation meetings, rolling punch list, and final building punch list and owner training. Responsible for following up with any construction related issue during the warranty time period.

PROFESSIONAL REFERENCES

Louis Schoenfelder, DWU Facility Director, 605-995-2191 / John Sieverding, Mitchell Technical Institute Facilities Director, 605-995-7210



PROJECTS

- Tri-Valley Elementary School
Crooks, SD
- Menno School Addition & Renovation
Menno, SD
- Andes Central High/Middle School
Addition, Lake Andes, SD
- White Lake new K-12 School
- Presho & Kennebec School Additions,
Lyman County School District

STATEMENT OF FINANCIAL STRENGTH

Bonding and Insurance Agent:

Gallagher / (Liberty Mutual). Dwight Vondra & Denise Allex

6300 S. Old Village Place, Suite 200, Sioux Falls, SD 57108 (605) 336-0940

Primary Bank: Bank West / Ryan Huber, Branch President

1920 N Sanborn Blvd, Mitchell, SD 57301 (605) 995-5059



Kirsten Magsalin

Senior Contract Surety Underwriter

1250 Northland Drive, Suite 130

Mendota Heights, MN 55120

(651) 365-7493

Kirsten.Magsalin@LibertyMutual.com

September 20, 2023

Re: Puetz Design + Build Inc.
800 North Kimball Street
Mitchell, SD 57301

To Whom It May Concern,

Liberty Mutual Insurance Company is the bonding company for Puetz Design + Build Inc. We consider Puetz Design + Build Inc to be a financially sound, well-qualified contractor.

Please let this letter serve as notice that Puetz Design + Build Inc has a surety line of credit that is in good standing. Liberty Mutual has approved bond requests and provided single bonds for Puetz Design + Build Inc up to \$50,000,000, with aggregate backlogs exceeding \$105,000,000. We are prepared to entertain projects of this size and larger depending on the underwriting circumstances at the time of the request. Liberty Mutual reserves the right to perform normal underwriting at the time of any bond request including, but not limited to, a review of contract documents, bond forms, project financing, and any other pertinent underwriting documents.

This letter is not an assumption of liability nor is it a bond. Any arrangement for bonds is a matter between Puetz Design + Build Inc and Liberty Mutual Insurance Company. We assume no liability to you or to any third parties if for any reason we do not supply said bond or bonds.

Liberty Mutual Insurance Company is licensed to transact business in all states and many international jurisdictions. Liberty Mutual has a rating of "A" and a financial size category of "XV" in the A.M. Best's Insurance Guide. If you have any questions related to the information expressed in this letter or need further information, please call me at (651) 365-7493.

Sincerely,

Kirsten Magsalin

Kirsten Magsalin
Liberty Mutual Surety

FAMILIARITY OF PROJECT AND PROJECT SITE



High School Addition and Renovation



Middle School Reroof



CTE HVAC Renovation

With our Mitchell office proximity to the site, our quality relationships with local contractors and suppliers, and our draw of other subcontractors from around the state and region, Puetz Design+Build can save the Huron School District time and resources in meeting the desired design and construction goals for each building being improved.

Within the last few years alone we have either completed or are in progress with similar projects in Martin, Menno, Presho, Kennebec, Corsica, Stickney, Lake Andes, Chamberlain, Bridgewater-Emery, Tri-Valley, Mitchell, and Dakota Wesleyan University.

Puetz Design+Build has significant design, management and construction experience working in Huron including a hand rail renovation project in the Huron Arena, multiple commercial remodel and addition projects for Premier Bank in the Huron

Mall, and as the construction manager for the Iverson Auto dealership.

With project team members living within 45 minutes from the high school, Puetz has a high level of familiarity and connectedness to the school district. Our team's close proximity to the site will ensure building quality, timeliness of construction schedules, and supervision of the build whenever work is occurring. No construction occurs without supervision, so having a superintendent who lives within 45 minutes of the school ensures consistent oversight whenever work is being performed.

A Locally Built Reputation:

Puetz Design+Build has had a consistent presence in the city of Huron providing architecture, construction management, and construction services. Dating back to the 1970's and sometimes before, Puetz has been building banks, retail facilities,

health clinics, churches, schools, and much more.

We owe a great debt of gratitude to the community of Huron, making our commitment to the school project even greater. With crews available in Pierre, Mitchell, and Sioux Falls, our team has the capacity to self-perform work ensuring bids on critical portions of the project. This is critically important as contractors are busy and getting bids in every division isn't always guaranteed in the current bidding environment.

Puetz has the ability to self-perform precast concrete, steel erection, rough and finish carpentry, specialties installation, and general construction package work. With over 70 years of experience and financial strength, we will stand with you if issues arise. We are committed to your goals and dreams and Puetz Design+Build will add the greatest value as your construction manager partner.

WHY SELECT PUETZ DESIGN + BUILD

What do we do better than our competition...

- **We Listen**.....To you the client and to your needs and wants
- **We Value**.....You, your staff, and students
- **We Balance**.....Your needs and wants with the budget
- **We Manage**.....A balance of beauty, budget, and functional space
- **We Guarantee**.....Your project for any defects in construction
- **We Are Close By**.....And we take great pride in our work because we know how impactful this project will be for your community.

With 20+ years of construction management experience and 70+ years of construction experience, we have the most qualified, innovative, and organized team to be the best construction manager for the Huron High School Addition and Remodel project.

Thank you for your consideration and the opportunity to work with the Huron School District.

Sincerely,



Mark Puetz
President and CEO