

NOTICE OF MEETING



CITY OF BRANSON

CAPITAL IMPROVEMENT COMMITTEE

Committee Meeting – Thursday, June 30, 2016 – 9:00 a.m.
Municipal Court Room – Branson City Hall – 110 W. Maddux

AGENDA

- 1) Call to Order.
- 2) Roll Call.
- 3) Discussion of Consultant Selection Construction Management Firm.
[Memo] [Olsson Associates Proposal] [Killian Proposal]
- 4) Update on Change Orders.
- 5) Update Project Status.
- 6) Adjourn.

Where Values are the Difference

JUNE: SAFETY

Maintaining an environment free from harm.

For more information please visit www.bransonmo.gov or contact:

Lisa Westfall, City Clerk, 417-337-8522

Posted: June 28, 2016

By: _____ At: _____

Page 1 of 1

Where Values are the Difference
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For more information please visit www.bransonmo.gov or contact:
Lisa Westfall, City Clerk, 417-337-8522

To: Capital Improvements Committee
FROM: David Miller, City Engineer
DATE: June 14, 2016
SUBJ: Firm Selection for Highway 76 Construction Phase Management

Now that the planning and design for Highway 76 Revitalization Phase 1A has been accomplished, the Highway 76 Project will move into the actual implementation and construction phase. At this point, the City needs to retain a Highway 76 project construction management firm. This construction phase manager will provide inspections, design evaluations, submittal review, value engineering, construction observation, activity coordination and other professional services during the multi-year construction phase for the improvement project.

The City has assigned a staff program manager to act as the City's owner's representative to lead the collective group of the CFS consultant design team, construction contractor(s), and the construction phase manager in a collaborative effort to meet the City's goals and wisely spend public funds. The construction phase management firm that is selected will report directly to the City's program manager.

In accordance with the City's policies and ordinance on the selection of professional firms, staff prepared a request for qualifications (RFQ) to provide services as the construction phase management firm for the project. The required services that were described in the request for qualifications included:

- Provide an on-site team of experienced professionals and construction observers necessary to perform the duties.
- Provide "reach-back" engineering expertise in the firm's home office(s) to assist with the review of design documents, review of shop drawings and submittals, to ensure regulatory compliance, provide value engineering, provide cost estimating and scheduling services, periodic site visits, and other services to support the on-site team.
- Provide on-site construction office space, administrative services and other support materials and services for the on-site team to be negotiated in the final contract.

One of the initial criteria that city staff identified was the need to have a local presence. The construction management firm will need to respond quickly to any issues that may arise on the project and if the firm was based several hundred miles away, it could be problematic. With that in mind, staff analyzed all of the qualifications on file with the city and identified nine companies that have an office within 40 miles of Branson. Next, these firms were reviewed for staff size with the goal of identifying firms that have ample staff to handle all aspects of the construction management. A cut-off point of 50 employees was selected resulting in the request for qualifications being sent to seven companies.

Actual proposals were received from two companies:

Olsson Associates

Killian Construction

The criteria used to evaluate the options were (in order of importance):

Approach to construction management - High

Other information or ideas - High

History of work on similar projects - High

How on-site and reach-back services are utilized - High

Qualifications of individuals - Medium

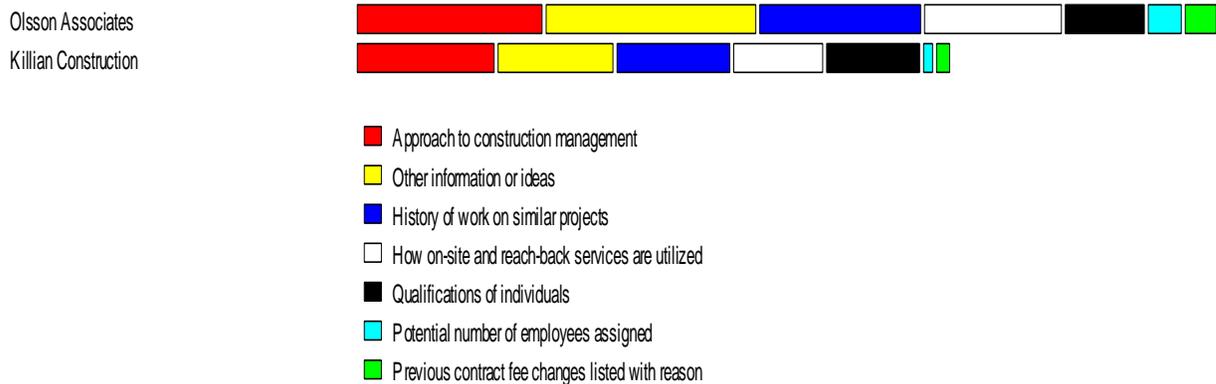
Potential number of employees assigned - Low

Previous contract fee changes listed with reason - Low

The question of "Construction Management Firm Selection" was evaluated by means of a decision table.

	Approach to construction management	Other information or ideas	History of work on similar projects	How on-site and reach-back services are utilized	Qualifications of individuals	Potential number of employees assigned	Previous contract fee changes listed with reason	Summary
Olsson Associates	Excellent	Excellent	Good	Good	Good	Excellent	Excellent	Excellent
Killian Construction	Good	Good	Good	Fair	Excellent	Fair	Fair	Good

Relative strengths of the various choices in each of the factors is illustrated in the following graph:



Staff would recommend that Olsson Associate be considered for this project.

In the past, the Capital Improvements Committee has found it helpful to understand some of the thought process that staff used during the proposal reviews. The information is provided below for the firms. This is not intended to influence the committee’s decision and individual reviews, but simply to provide some additional information.

APPROACH TO CONSTRUCTION MANAGEMENT

OLSSON ASSOCIATES:

- Listed every item that was suggested in the RFQ as a service they will provide such as document reviews, value engineering, monitoring permits, etc.
- They will open an office in Branson and call-in their support team on an as-needed basis
- Included a communication liaison to emphasize the importance of communications

KILLIAN CONSTRUCTION:

- Listed every item that was suggested in the RFQ as a service they will provide such as value engineering and reviewing the construction schedules.
- Included a lengthy list of all the steps needed to manage a construction project

OTHER INFORMATION OR IDEAS

OLSSON ASSOCIATES:

- Will be opening an office in Branson for this project
- Have retained Jerry Adams as their Communications Liaison who is Branson’s former (retired) Communication Director and Public Information Officer

- Will provide in-house, on-site testing
- Specifically mentioned a working relationship with the MoDOT Area Engineer
- Have the availability of a drone to monitor and display progress
- Have a subconsultant with experience with gondolas for knowledgeable consultation and feedback on that possible project
- Has experience in monetizing utility duct banks

KILLIAN CONSTRUCTION:

- Will provide a Safety Director and emphasized that safety is a priority
- Stated that they will schedule third-party inspections

HISTORY OF WORK ON SIMILAR PROJECTS

OLSSON ASSOCIATES:

- Listed several large-scale projects. The description of their role on the Grand Island project and the Joplin project were construction observation and inspections
- Their scope of work on the \$2.3 billion US 290 project in Houston was exactly the same role they would provide in Branson and Todd Chandler was the Construction Manager

KILLIAN CONSTRUCTION:

- Indicated that Tom Gammon managed the construction of the Bass Pro's Sportsman's Park
- The other two large projects described were where they acted as the general contractor which is a different role than anticipated in Branson

HOW ON-SITE AND REACH-BACK SERVICES ARE UTILIZED

OLSSON ASSOCIATES:

- Provided a very detailed organization chart that listed the names and roles of the 23 individuals on their reach-back team.
- Have assigned Mike Yost specifically as the reach-back manager

KILLIAN CONSTRUCTION:

- Stated that they have long-lasting relationships with many architectural and engineering firms that they can reach out to for additional back fill services if required
- Additional staff will be added as work load increases.

QUALIFICATIONS OF INDIVIDUALS

OLSSON ASSOCIATES:

- Todd Chandler, is the designated construction phase manager, has 10 years of experience, and will reside in Branson and managed the \$2.3 billion US 290 project in Houston
- Jessie Howald, the designated construction observation technician, is a retired MoDOT employee with 36 years of experience and lives in Taney County.
- Bob Caulfield, the construction observation technician, has 20 years of experience

KILLIAN CONSTRUCTION:

- The 68 year old firm has constructed and managed many of Branson's iconic developments and has knowledge of the area and relationships with the city and MoDOT
- They have won 18 top awards from The Builders and Contractors Association.
- Tom Gammon has 35 years of experience but is currently the Project Executive for the Ballparks of America project in Branson
- Mark Stock has 28 years of experience with MoDOT and most recently as construction inspector

POTENTIAL NUMBER OF EMPLOYEES ASSIGNED

OLSSON ASSOCIATES:

- Has 1,000+ employees firm-wide, with a civil team of 280+ staff and 40+ special inspection / construction observation people
- Has 44 engineers/technicians in their Springfield/Joplin office (provided a listing of roles)
- They employ two former MoDOT employees including a former District Engineer

KILLIAN CONSTRUCTION:

- Has 50 construction professionals on staff

PREVIOUS CONTRACT FEE CHANGES LISTED WITH REASON

OLSSON ASSOCIATES:

- Listed six projects including the cost changes and the reasons for those changes

KILLIAN CONSTRUCTION:

- Listed two project including the cost changes and the reasons for those changes however they were acting as the general contractor on those projects and not specifically as the construction manager

MISCELLANEOUS OBSERVATIONS

OLSSON ASSOCIATES:

- Total revenue is 90% repeat clients which shows client satisfaction is high

KILLIAN CONSTRUCTION:

- They are a nationally recognized general contracting organization with annual revenues in excess of \$100 million



QUALIFICATIONS FOR A
NEW SPIRIT OF 76
CONSTRUCTION PHASE MANAGER

JUNE 10, 2016

BRANSON





June 10, 2016

Mr. David H. Miller, PE, City Engineer
City of Branson
110 W. Maddux, Suite 310
Branson, MO 65616

Re: Statement of Qualifications for Construction Phase Manager for New Spirit of 76 Project, Branson, Missouri

Dear Mr. Miller and Selection Committee Members:

The City of Branson has undertaken one of the largest public infrastructure projects in its history, and Olsson Associates (Olsson) is the right partner at the right time to represent the City of Branson in this unprecedented endeavor.

Olsson's history with Branson, provides our firm with a unique understanding of the expectations of city staff members, citizens, and visitors. In 1984, Olsson's staff members, formerly Scott Consulting Engineers, began serving Branson when the city annexed property west of U.S. 65. Olsson became Branson's contracted city engineer for a decade during a time of explosive growth. During this period of time, we became part of the fabric of your community through our active memberships with the Branson/Lakes Area Chamber of Commerce, CVB, Hollister Chamber of Commerce, and Taney County Partnership, in addition to attendance at City Council meetings. **Olsson continues to remain vested in this community** and understands the critical importance of the New Spirit of 76 project. Highway 76 is the life-blood for the City of Branson, its businesses, and residents.

Construction phase management is what Olsson does every day, all day long, and has for the past 60 years for communities similar in size to Branson. **It's in our DNA; it's who we are, it's what we do.** We understand the elements that drive a successful project – a thorough understanding of the project requirements and schedule; adherence to quality control measures and milestones; consistent communication; flexibility to accommodate change; top-notch project management coordination; and a willingness to go above and beyond. This is why **90 percent of Olsson's total revenue in 2015 came from repeat clients. Our clients know and trust us – and Branson can too.**

Olsson recognizes that the New Spirit of 76 project is a tremendous investment in the future of Branson and stands ready to provide all resources required to transform "the strip" to meet the future needs of its citizens and visitors. Balancing, enhancing, and preserving those elements that are unique to Branson are critical to maintaining the city's identity - an identity that numerous visitors travel far distances to experience. Ultimately, our intimate historical knowledge, along with our first-hand experience and understanding of the importance of minimal interruption to utility services, businesses, and tourists, best suits the City of Branson.

Olsson is **YOUR LOCAL**, full-service engineering firm with nearby offices in Springfield, Joplin, and Kansas City. With 1,000+ employees firm-wide, Olsson has the ability to provide all of the requested consulting disciplines **IN-HOUSE via ONE point-of-contact**. We have 44 engineers, technicians, scientists and surveyors in our Springfield/Joplin office, poised to execute the consulting work. That said, **Olsson is prepared to invest in opening an office in Branson, specifically to provide better consulting and communication services for your exciting project. Furthermore, Todd Chandler, PE, Olsson's On-Site Construction Phase Manager, will reside in Branson to provide constant oversight of this project.** He has demonstrated outstanding program management experience with projects of this size, as you will see highlighted in Houston's \$2.3 billion transportation project and Joplin's CDBG-DR Infrastructure project on page 7.

To further promote successful project coordination, Olsson has added Jerry Adams, Branson's former Director of Communications to our project team, to ensure proper dissemination of information to all affected stakeholders. Because the scope is large and many of the issues are complex, we believe Mr. Adams' prior experience will allow for a seamless integration.

Each member of the assembled team as shown in the Olsson Organization Chart has read and agrees to every item listed in the "Construction Phase Manager Scope of Services" section of the RFQ.

The Olsson team will be a collaborative partner throughout the duration of the project. We will work cooperatively with you and the stakeholders to ensure continuous progress until the project is successfully completed. Our construction phase management team will include professionals dedicated to budget and schedule controls to deliver just that! Simply put, the Olsson team has the experience, the expertise, and the resources to be your valuable partner in this remarkable project.

Sincerely,

Ron Mersch | Springfield Office Leader

550 St. Louis Street
Springfield, MO 65806

John S. Olsson, PE | Senior Vice President

TEL 417.890.8802
FAX 417.890.8805

www.olssonassociates.com



NAME, NUMBER, & QUALIFICATIONS

Olsson's staff has a 45+ year history in Taney County of successfully completing a wide range of projects and 60 years of experience serving municipalities similar to the City of Branson - thus, making us the perfect partner. **We are LOCAL** and our extensive expertise in land development and site planning, traffic and transportation engineering, construction phase management, and automation and technology implementation presents a combination of services and personnel that can meet each of your demands and needs.

Currently, our firm employs 1,000+ engineers, engineers-in-training, planners, surveyors, scientists, technicians, and support staff who offer a full suite of traditional engineering services, as well as highly-specialized niche services **ALL IN-HOUSE**. Our civil team has approximately 280+ staff members including civil engineers, transportation engineers, structural engineers, geotechnical/foundation engineers, water resource engineers, landscape architects, and planners.

In addition, 40+ special inspection/construction observation technicians are available. Our ability to utilize resources from our other 26 offices around the Midwest results in a cost savings for our clients. This broad and deep bench strength will allow Olsson to serve you better. It expands our technical expertise and our geographic reach. It allows us to leverage our technical expertise to avoid surprises and

SPRINGFIELD/JOPLIN STAFFING CAPABILITIES:

Service Category	Total Staff
Administrative Staff Members	8
CADD Technicians	6
Civil Engineers	4
Land Surveyors	5
Landscape Architects	2
Sanitary Engineers	4
Transportation Engineers	3
Technician/Analyst	4
Water Resources Engineers	2
Construction Inspectors	5
Transportation Technical Manager	1
TOTAL EMPLOYEES	44

OLSSON'S FIRMWIDE STAFFING CAPABILITIES:

SERVICE CATEGORY	Total Staff
Administrative	184
Biologist	19
CADD Technician	102
Civil Engineer	118
Construction Inspector/Manager	42
Electrical Engineer	25
Environmental Engineer	9
Environmental Scientist	32
Foundation/Geotechnical Engineer	11
Geologist	9
Hydrologist	4
Land Surveyor	74
Landscape Architect	20
Mechanical Engineer	7
Other Employees	61
Planner: Urban/Regional	7
Sanitary Engineer	11
Structural Engineer	23
Technician/Analyst	151
Transportation Engineer	61
Water Resources Engineer	33
TOTAL EMPLOYEES	1,003

be highly efficient. If you have a question about a project, you don't have to call multiple consultants. You can make one call and Olsson can coordinate internally.

MODOT FAMILIARITY/ CAPABILITY

Olsson's familiarity and established relationship with MoDOT will be a tremendous asset to the City of Branson, when any required coordination becomes necessary.

Olsson Associates is committed to providing adequate resources to properly support the required scope of services.

Our firm has provided consulting services for 200+ projects through MoDOT, and our staff hold all of the required MoDOT certifications. Olsson is listed on MoDOT's Approved Consultant Prequalification List, as being prequalified,

READY TO SERVE YOU

1,000+
Firm Members

280+
Civil Team Members

40+
Construction / Special Inspectors

60+
Transportation Engineers

17
Landscape Architects

26
Offices in Midwest

current, and in good standing. Furthermore, we have worked on countless projects that required MoDOT coordination. We also employ two former MoDOT employees, including one who served as a district engineer for more than 20 years. These employees have a unique insight into MoDOT policies and procedures and know the MoDOT staff members. Lastly, our staff already has an established working relationship with Beth Schaller, PE, MoDOT's Area Engineering for Stone and Taney Counties.

Our established relationship with MoDOT will allow quicker project start-up and efficient completion. Our staff members are already familiar with MoDOT's funding process, standards, and procedures. We also know MoDOT staff members and how to work together to best accomplish projects.

Each of our offices employs staff members with broad ranges of engineering and sciences backgrounds. This is especially beneficial when working under statewide continuous contracts, as we can provide MoDOT with experienced and knowledgeable staff specific to civil and structural engineering. This offers you project team members that can be on-site within hours, which enables your project to remain on track, on time, and on budget.

ORGANIZATIONAL CHART



**PROGRAM
MANAGER**
Jim Martin

PRINCIPAL-IN-CHARGE
John Olsson, PE

CLIENT MANAGER
Ron Mersch

CONSTRUCTION PHASE MANAGERS

ON-SITE TEAM
Todd Chandler, PE

REACH-BACK TEAM
Mike Yost, PE

**ADMINISTRATIVE
ASSISTANT**
Local Hire - TBD

**CONSTRUCTION PHASE
QUALITY CONTROL
MANAGER**
Dallas Carlisle

FIELD SERVICES TEAM
Construction Observation
Construction Observer(s)
Surveying
Land Surveying
Testing
Geotechnical
Materials

**COMMUNICATIONS
MANAGER**
Jerry Adams

BUSINESS & TOURISM IMPACT
City of Branson
Communications Director
Tourism Impact
Chamber of Commerce
Media
Signage
Special Events
Local Police, Fire, Ambulance
Business Impact
Local Businesses
Special Events
Periodic Program Updates

REACH-BACK TEAM ENGINEERING

CIVIL

- PUBLIC – Jerry Jesky, PE
- PRIVATE – Jared Rasmussen, PE

STRUCTURAL – Adam Christensen, PE

MECHANICAL/ELECTRICAL – Cory Wilson, PE

TRAFFIC – Todd Fredericksen, PE, PTOE

TRANSPORTATION – Jamie Fain, PE

UTILITIES

- PUBLIC WATER & SEWER – Jerry Jesky, PE
- PRIVATE ELECTRICAL – Ken Fairchild, PE

ENVIRONMENTAL – Ed Hubert, CHMM

FIBER – Steve Ingracia, PE

ARCHITECTURE

ARCHITECTURE (As Needed– Local Hire TBD)

LANDSCAPE ARCHITECTURE – OHH, Ken Boone

SPECIAL SERVICES/EXPERTISE

CONSTRUCTABILITY REVIEW MANAGER - Larry Blakenship, PE

PUBLIC SPACES – OHH, Shannon Gordon, RLA, ASLA

PEDESTRIAN TRAFFIC/WALKWAYS – Jane Earnhart, RLA, ASLA

LIGHTING – Illuminating Concepts, Michael Shulman

SIGNAGE/WAYFINDING – OHH, Korey Schulz, RLA, ASLA

COST ESTIMATION – Jackie Cox

COST ACCOUNTING – Todd Chandler, PE

SCHEDULING – Todd Chandler, PE

DRONE OBSERVATION – Mike Laird, PLS

SURVEYING – Rod Neff, PLS

GONDOLA – Eco Transit, Roger Gardner

BLUE=ON-SITE TEAM

GREEN=REACH BACK TEAM
(WITH PERIODICT SITE-VISITS)



KEY TEAM MEMBERS

TODD CHANDLER, PE



Construction Phase Manager for On-Site Team

Todd is the “master of organization” for complex, multi-faceted projects.

He has 10 years of experience in the areas of program management and construction management, particularly with major highway and site development projects. Todd has been working as the Program Manager for the Joint Engineering Team (JET), a consortium of firms including Olsson Associates (prime consultant), TranSystems, Tri-State Engineering, and CJW Transportation Consultants. In this role, he has been responsible for coordination of all phases of infrastructure projects in Joplin, Missouri totaling more than \$80 million. Prior to joining Olsson Associates, Todd served as the Construction Manager for a major highway reconstruction project in Houston, Texas totaling nearly \$3 billion in total project costs. In this role, he was responsible for value engineering, constructability reviews, RFI coordination, shop drawing review coordination, change order coordination and processing, conflict resolution between design consultants, contractors, and utility companies, as well as facilitating weekly progress meetings to discuss the contractor’s upcoming schedule, identify potential issues based on upcoming work, and coordinating with the appropriate utility companies. Todd’s proven track record of successfully coordinating major infrastructure projects with multiple consultants, contractors, and other key personnel will be instrumental in making this project a success for the City of Branson including all of the businesses and residents that depend on the 76 Corridor for their livelihood. Todd will reside locally in Branson.

MIKE YOST, PE



Construction Phase Manager for Reach-Back Team

As a cornerstone, 23-year veteran of Olsson Associates, Mike leads our firm’s Municipal Services Practice Group and

is a natural fit to serve as the Construction Phase Manager for the Reach-Back Team. His 35 years of experience in civil, municipal, and public infrastructure engineering projects, coupled with his thorough understanding of Branson’s needs and comprehensive familiarity with Olsson’s resources and expertise, makes Mike the perfect choice for this role. His technical strength is unsurpassed in producing plans and specifications, performing construction administration, and providing program management. Mike excels at coordinating large-scale, multidisciplinary engineering projects. Mike has senior leadership access to all of Olsson’s reach-back resources.

RON MERSCH Client Manager



Ron leads Olsson’s Springfield and Joplin offices and is intimately familiar with Branson. He brings nearly 12 years of city management and economic development

expertise to this project. His background work as Client Manager brings a responsive nature to requests from our clients, while also looking out for best practices for those within the Olsson organization working on our clients’ projects. He brings a unique perspective from both his public and private job experiences to supply you the client the needed information and quick response to questions or concerns.

JOHN OLSSON, PE



Principal-in-Charge

John is a Senior Vice President for Olsson Associates. In this capacity he is part of the firm-wide leadership

team that serves the infrastructure needs of municipal, county, and state governments. John’s most important roles when acting as a Principal-In-Charge are to ensure that all necessary firm resources are made available to deliver a quality project and to ensure that our client is receiving excellent and above-expectation service. For this Branson project, John will provide full support to our Construction Phase Managers for the On-Site and Reach-Back Teams, Todd Chandler and Mike Yost, respectively. He will also be available for frequent communications directly with the City’s Program Manager and other

city representatives as desired. Finally, John will be personally “stand-in” for either Todd or Mike as a point-of-contact should either be temporarily unavailable.

LARRY BLANKENSHIP, PE



Constructability Review Manager

Larry is a former 28-year public works veteran of the City of Overland Park, Kansas, and will review

project plans for their constructability. He has diverse experience as a leader in design, construction, and management of municipal capital improvement projects. During his tenure as manager of the Engineering Department’s Capital Improvements, Larry developed innovative techniques to improve the materials and methods used to construct the city’s infrastructure.

DALLAS CARLISLE Quality



Control Manager

Dallas is a NICET Level IV construction engineering technologist and has experience spanning over 50 years in public and

private sectors involving civil and architectural projects. His areas of involvement include roadway grading, storm, sanitary sewer, water main installations, and heavy highway and bridge construction. Previous activities also included managing construction materials laboratories, involving the sampling and testing of construction materials.

JESSIE HOWALD Construction



Observation Technician

Branson will not find a better construction and materials testing inspector who knows more about

Branson and its terrain than Jessie. Jessie lives in Taney County and is a former 36-year veteran of MoDOT. Jessie began his career as a construction inspector and designer with District 3. He remained at District 3 for 20 years, providing design and special inspection services. After that time, Jessie was promoted to Senior Construction Inspector



for District 8. His responsibilities include tracking all materials and material inspection reports; tracking contractor payroll information; performing daily inspection and developing inspection reports; and computing final quantities on projects.

BOB CAULFIELD *Construction Observation Technician*



Bob has more than 20 years of experience in construction inspection and oversight services. His past

experience suits this project perfectly, which includes inspection of transportation projects including roadway, water, sanitary sewer, storm sewer, as well as water and sewer line testing to assure city compliance.

JERRY ADAMS

Communications Manager



Jerry Adams served as the City of Branson's first Public Information Director from 1994 to 2012,

during one of the largest economic growth periods in the city's history. His department was the primary point of contact for local, regional and national media inquiries about this unique city. His responsibilities included the preparation of media releases, as well as being the on-camera and radio voice of the city for most news stories. In addition to providing information to the media and general public, Public Information served as a departmental resource to the community. Jerry worked with other city departments to plan special events, brochures, web site material and other information about city government. He established a Citizens' Service Request Line that allowed residents to make one call to receive answers to questions or concerns and to get action on perceived code violations and other issues that affect the health, safety and appearance of the community. In addition, Jerry created and conducted a bi-annual seven-week Branson Citizens Academy where residents toured each city department and learned the purpose and operation of that department.

PROJECT EXPERIENCE

**ANTELOPE VALLEY COMMUNITY REVITALIZATION PROJECT
Lincoln, Nebraska**

The City of Lincoln, Lower Platte South Natural Resources District, and the University of Nebraska worked together on the Antelope Valley Revitalization Project, a \$275 million project extending along Antelope Creek from the downtown area north to Salt Creek. The project addressed three major components: community revitalization, flood control, and transportation.

Extensive public involvement efforts were made to engage public participation through individual and group meetings, with presentations at public meetings and before the City Council. Olsson worked with numerous

public and private utility companies to verify limits of existing services, determine optimal routings for relocated utilities, and address whether any utilities not involved in the project needed upgrades while construction crews were there.

Revitalization and Flood Control: The project involved a 600-square-block area in central Lincoln to provide flood control and enhance public spaces, while making it easier for freight trains and motorists to get around. Much of this area was located within a floodplain, and the Federal Emergency Management Agency (FEMA) would not allow new development to occur until a floodway for large storm events was designed and constructed. This project was closely coordinated with the U.S. Army Corps of Engineers (USACE).

The flood control portion of the project was a two-mile open waterway and linear park. The focal point to the linear park was a three-block area within the downtown referred to as Union

Plaza. The design team coordinated the park plans with the engineering and architectural plans for the roadway, bridge, and hydrology of the channel. The proposed channel design now meets USACE's requirements, and was approved by USACE and the Citizen's Committee of Joint Antelope Valley Authority.

Each block was designed to encourage activities and attract downtown visitors. The first block, between O and P streets, featured a large water wall. The sounds of cascading water masked O Street's traffic noise; its



impressive appearance now signals to visitors that they are about to enter a special place. The second block aims to attract events and festivals. Large events will be encouraged to set up along 21st, P and Q streets.

The mid-level plaza offers interactive water features during warm months and ice-skating during the winter. An amphitheater nestled into the grassy slope between Q and R Streets provides comfortable seating or musical and theatrical performances. Behind the stage, a large pool slows water along a waterway before the water flows away over a small drop structure. Union Plaza offers an opportunity to create community gathering places, provide flood control, and enable community development.

Traffic & Transportation: Traffic engineering and transportation planning were major components of the study. Our efforts, in conjunction with the prime consultant, Parsons Brinckerhoff, included assembly and review of existing and projected traffic data, one-



on-one meetings with major stakeholders, operational analysis, safety analysis, travel demand forecasting, and identification and evaluation of alternative roadway concepts. Many complex transportation issues, including discontinuity of existing roadway, pedestrian safety, safety of at-grade rail crossing, and various neighborhood concerns were identified. Other issues presented by the study included conflict between vehicular traffic and freight rail services provided by the Burlington Northern, Union Pacific, and Omaha, Lincoln, and Beatrice Railroads, and the potential of severe flooding along a reduced capacity conduit of Antelope Creek in this location. The study provided solutions that eliminated four major at-grade railroad crossings and consolidated railroad operations into a single corridor. Utility relocations and public engagement were other aspects of the work.

REFERENCE: City of Lincoln, Roger Figard, PE, City Engineer, Phone: 402.441.7567

ORIGINAL CONTRACT: \$400,000

FINAL CONTRACT: \$13.3 Million

EXPLANATION OF INCREASE/DECREASE: Original only for conceptual level design; final for all services, including construction phase services



SOUTH LOCUST STREET IMPROVEMENTS AND INTERCHANGE Grand Island, Nebraska

Olsson Associates was retained by the City of Grand Island and Hall County to provide program management, engineering design, and construction phase services for a series of street improvement projects, including a new interchange at South Locust Street and Interstate 80 and improvements to existing South Locust Street from the new interchange into the community.

A primary objective for the urban portion of the roadway was to beautify the area, yet minimize the impact upon the adjacent businesses. An extensive public involvement process was implemented at the start of the project to solicit input and feedback from the city and area stakeholders throughout the design and construction process. Public meetings were supplemented with one-on-one meetings with local business owners. With the cooperation of the Business Improvement District, the City of Grand Island, and other key stakeholders, Olsson developed the project to allow access to local businesses and properties throughout construction. Olsson coordinated the interchange work with the Nebraska Department of Roads (NDOR) to design the interchange to accommodate the future widening of Interstate 80 to six lanes. The projects also included conducting a bridge design, developing a landscaping theme (the pedestrian lighting design consisted of European-style luminaire), and performing construction staking and observation, and material testing. The projects spanned seven miles and were built in phases that lasted approximately 10 years from initial planning work until the I-80 interchange was opened to traffic.

REFERENCE: City of Grand Island, Terry Brown, PE, City Engineer, Phone: 308.385.5444

ORIGINAL CONTRACT: \$2.1 Million

FINAL CONTRACT: \$2.2 Million

EXPLANATION OF INCREASE/DECREASE: Additional Construction Phase Services

NOLAND ROAD CORRIDOR Independence, Missouri

The Noland Road business corridor in Independence, Missouri is an aging corridor that has dealt with significant aesthetic deterioration in recent decades. In response to growing concerns, Olsson/OHH guided the formation of a Community Improvement District (CID), meeting with property owners to gain support and momentum for the district to improve the quality, character, and business environment on Noland Road. Olsson/OHH also formed the CID, meeting



with property owners to gain support and momentum for the district. The CID will fund future planning activities, formation of overlay district(s) and accompanying design guideline standards. Currently, a full corridor plan is being completed for the four mile corridor. Additionally, corridor improvements like bridge enhancements, streetscape, gateways, and public improvements are being designed.

REFERENCE: Noland Road CID Board of Directors, Gerald Winship, Chairman, Phone: 816.809.2922

ORIGINAL CONTRACT: \$100,000

FINAL CONTRACT: \$500,000 (current)

EXPLANATION OF INCREASE/DECREASE: Increase in scope and implementation of plan

WEST HAYMARKET INFRASTRUCTURE DESIGN Lincoln, Nebraska

In 2010, citizens of Lincoln voted to pass a bond issue to support the West Haymarket redevelopment project. This project consisted of redeveloping 400 acres of blighted and underutilized ground west of the Haymarket Business District to create a signature destination complete with a 16,000 seat arena, hotels, a community plaza, retail and office space, and upscale residential units.

Olsson Associates, as part of the Lincoln Haymarket Infrastructure (LHI) Team, was selected to provide comprehensive leadership, engineering and planning, and construction phase services. Olsson also provided overall program management for all of the engineering design services, which included continual coordination with stakeholders, teaming partners, contractors, and City of Lincoln staff members, and managed all work performed by the six team members of the LHI team.

The West Haymarket project is the third largest infrastructure project in the City of Lincoln's history, and, per capita, ranked as one of the



largest construction projects in the country at \$340 million when it kicked off in 2010. The vision of the West Haymarket largely came from a group of private sector business leaders, called Vision 2015. This group, in conjunction with community support, and the creation of a unique governance structure, enabled the West Haymarket project to come to fruition, and during a time when the country was in a recession. This aggressive approach to “project creation” benefited the entire community through positive economic impacts such as job creation and sales tax revenues, and through positive social impacts such as creating a destination where families can come together through recreation, entertainment, and cultural activities.

The project included streets and utilities, stormwater management, and environmental mitigation, a fiber optics network, development of way-finding and guide signage for the new district and design for the site grading, improvements to “M” and “N” Streets, a pedestrian grade separation, a double roundabout at Salt Creek Roadway, streetscape and historic canopy restoration, and the design of the entire infrastructure in the “core area.” The project also included a series of three six-story parking garages in the West Haymarket area of Lincoln.

REFERENCE: City of Lincoln, Roger Figard, PE, City Engineer, Phone: 402.441.7567

ORIGINAL CONTRACT: \$2.9 Million

FINAL CONTRACT: \$11.3 Million

EXPLANATION OF INCREASE/DECREASE:

Original only for conceptual level design; final for all services, including construction phase services

US 290 PROGRAM MANAGEMENT CONSULTANT, TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) HOUSTON DISTRICT Houston, Texas

Todd Chandler served as the Construction Manager for Segments 6, 7, 8, 9, and 10A on this traditional design-bid-build \$2.3 billion program (including right-of-way, construction, utilities, etc). In this role, Todd provided support to TxDOT’s Area Office for various construction phase program management and administrative services. He assisted the



program manager with the summary progress reports; processed shop drawing and submittal reviews; handled construction issue resolution and responded to requests for information (RFI); performed traffic control revisions and reviews; and performed design verification and change order processing, reviews and recommendations. In addition, he served as the supervisor for several inspectors working on the US 290 Corridor.

REFERENCE: Texas Department of Transportation, Jesse Garcia, PE, Phone: 713.934.5900

ORIGINAL CONTRACT: \$150 Million (Engineering Services)

FINAL CONTRACT: Currently in Progress
EXPLANATION OF INCREASE/DECREASE: N/A

CDBG-DR-2 INFRASTRUCTURE IMPROVEMENTS Joplin, Missouri

The City of Joplin, Missouri, received funds from the Department of Housing and Urban Development (HUD) through the Community Development Block Grant – Disaster Recovery Program (CDBG-DR-2) to design and construct public infrastructure projects within the area affected by the tornado of May 22, 2011. The funds currently available are being used to design and construct projects that will repair, replace, renovate, and/or reconstruct public infrastructure, primarily including projects such as roadway improvements including streetscape, stormwater and sanitary sewer facilities, curb and gutter, and sidewalks.

Olsson is currently leading and working as part of the Joint Engineering Team (JET) team to provide professional engineering services for these CDBG-DR-2 projects. Services being provided include performing engineering services in the areas of stormwater, sidewalks, curb and gutter, and utility relocations; streets; trails; surveying; environmental clearances; construction management; and special inspections. The JET team is tasked with preparing all necessary design and construction documents related to all areas previously stated, including separate bid documents, for each identified project. In addition, the JET team is tasked with public





involvement, utility coordination, right of way negotiation and coordination, bidding procurement, construction inspection, and materials testing.

Our scope has been expanded to also include identifying and tracking CDBG-DR-2 fund expenditure. Federal regulations require monitoring specific reconstruction efforts and benefits, such as low and moderate income (LMI) and slum and blight (S&B). As a result, time and expenditure of each consultant must be tracked accordingly, i.e., costs associated with work performed in an LMI area must be tracked separately from work performed in designated S&B. Olsson's familiarity with federally funded projects and listed requirements has greatly enhanced our ability to perform these services. In addition, Olsson is tracking each project individually, be it streets, sidewalk, curb and gutter, stormwater, or sanitary sewer in order to meet the federal requirements associated with this program. These infrastructure projects will further enhance overall neighborhood continuity and visual impact to achieve the objective of developing an inviting and sustainable environment. Green infrastructure concepts are being incorporated into the design features, where appropriate.

Estimated Construction Cost: \$140 Million

REFERENCE: City of Joplin, Troy Bolander, Director of Planning, Development and Neighborhood Services, Phone: 417.624.0820 ext. 510

ORIGINAL CONTRACT: \$12 Million

FINAL CONTRACT: Currently in Progress

EXPLANATION OF INCREASE/DECREASE: N/A

Additional projects are available upon request.

APPROACH TO CONSTRUCTION PHASE MANAGEMENT

Olsson has secured office space in the Branson Financial Center specifically to better serve the needs of your project. This will provide space for Branson's Program Manager and

Olsson's Construction Phase Manager for On-Site Team, Todd Chandler, PE, who will also work in this project office in Branson. Todd will have the full support of Olsson's 1,000+ engineers, landscape architects, planners, scientists, surveyors, inspectors, and technicians, hereafter referred to as the "reach-back" team.

Dallas Carlisle will serve as Quality Control Manager, and his responsibilities will include construction observation and quality control. If necessary, Olsson can utilize local support on an as-needed basis since construction activity will vary during the 8-year period as staffing becomes difficult due to seasonality.

Supporting Todd locally will be Jerry Adams, who will serve as Communications Manager and will assist with public relations and communications for business owners, residents, and tourists. Jerry will work closely with Branson's Communication Director.

Olsson will also hire a local person to serve as the construction phase manager administrative assistant.

Mike Yost, with 35 years of municipal engineering experience, will assist with managing the reach-back team. He will be involved with claims or investigations that may arise and warrant senior perspective. Mike will visit your project site when needed, based on the complexity of each individual phase.

Olsson's Construction Phase Management team is displayed on the organization chart shown previously. This organization chart specifically lists the technical leaders for each engineering and design discipline.

PRE-CONSTRUCTION PHASE

Olsson will provide design review services, making use of our vast, multi-disciplinary reach-back team. During our design review process, the Olsson team will make value engineering suggestions and coordinate changes whenever possible. Olsson will be your ideal partner because we will bring suggested design changes forward in a collaborative manner, closely coordinating with the CFS design team and Branson's Program Manager, always mindful of what is best for the City.

In 2014, Olsson acquired the Kansas Center landscape architecture and urban planning firm Ochsner Hare & Hare (OHH). OHH specializes in destination and entertainment projects that include wayfinding. OHH's contribution to the reach-back team on your project will be invaluable.

Olsson Associates will foresee and address problems BEFORE they become problems.

The Olsson team's pre-construction phase services will include the following:

- Reviewing design documents for constructability.
- Providing value engineering.
- Monitoring and coordinating permit requirements.

COMMUNICATION

Jerry Adam's role as Communications Manager will be extremely important. As a known and respected Branson professional, his duties will include liaison with business owners affected by construction on such issues as the following:

- Public notification of anticipated work activities
- Traffic control
- Access management
- Dust and noise control disruption of utility service
- Signage
- Special events coordination

Other communication services by the Olsson team will include the following:

- Website that is tied to current Spirit of 76 website for all construction-related information
- First responders are informed of street closures.
- Assist with news releases.
- Assist with social media.
- Coordinate community-wide special events.
- Ensure proper signage for tourism guidance and business activity.



The Olsson team will conduct weekly progress meetings through the duration of the New Spirit of 76 Project.

CONSTRUCTION PHASE

Olsson will have a full-service construction phase management team in place in Branson, supported by our 44-person Springfield/Joplin office and the aforementioned reach-back team.

In coordination with Branson's Program Manager, Todd will be responsible for tracking the project's overall budget and schedule. Project scheduling software, such as Smartsheet or Microsoft Project, will be used for monitoring the status of each phase of design and construction. Todd is an experienced professional civil engineer; therefore, he will be available to be "first engineer on scene" when construction challenges, such as unforeseen conditions, arise. Todd will also be responsible for record keeping as indicated in the Request for Qualifications (RFQ).

The Olsson team will manage a SharePoint (or similar) site for document management, including Requests for Information (RFIs), shop drawings, materials testing reports, and meeting minutes.

Quality Control Manager Dallas Carlisle will be responsible for overseeing construction observation and materials testing. **Olsson has the capability to perform material testing in-house and on-site, which is more efficient and streamlines accountability.** In addition to the aforementioned project office, Olsson can provide a job trailer onsite for materials testing, if desired.

The Olsson team's construction phase services will also include the following:

- Provide full-time observation and quality control.



- Track RFIs, shop drawings, and materials testing reports.
- Keep daily activity logs and weekly progress reports, including schedule updates.
- Monitor safety procedures.
- Keep photographic documentation
- Review and process contractor pay applications.
- Conduct and prepare minutes of regular construction progress meetings.
- Utilize reach-back design services.
- Manage project close-out.
- Assist with record drawings.

Because of the vast experience and resources of the Olsson team, we will also be a valuable partner for identifying problems before they occur, and helping develop solutions. Specifically, the Olsson team will complete the following:

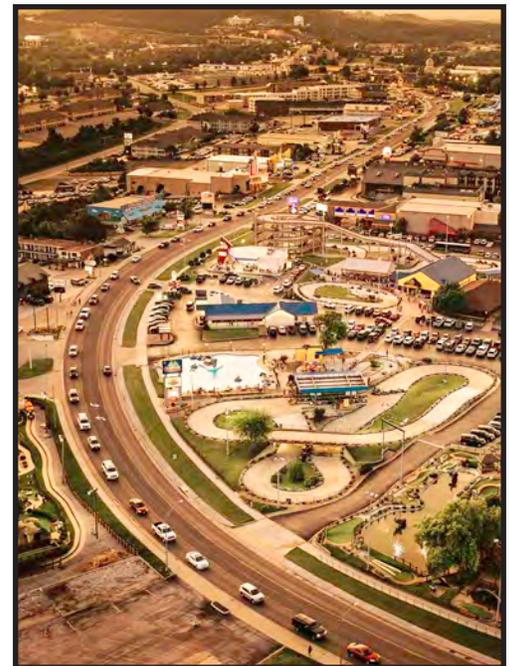
- Provide on-site problem resolution.
- Analyze claims and make recommendations.
- Analyze delays, if needed, and make recommendations.
- Conduct investigations, if needed.

PROGRAM MANAGEMENT PLAN

The Olsson team will create a Program Management Plan that will include a contact list with personnel working on the project, project schedules, response times for various processes such as shop drawing submittals and Requests for Information (RFIs), and standardized forms to be used for submittals and project related questions. This document will be distributed to contractors, members of the design team, and other personnel working on the project. This will be a living document that will be reviewed and updated throughout the project. Persons working on the project will have access to the latest copy of the Program Management Plan to ensure the proper procedures are being followed.

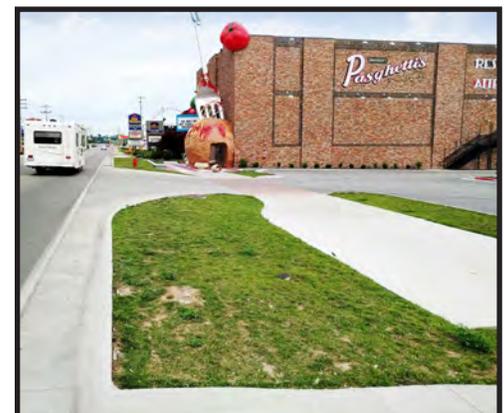
As part of this Program Management Plan, Olsson will include a Quality Management Plan which will outline items that will be reviewed as part of each submittal when performing constructability reviews. This plan will include a sign-off sheet showing who is responsible for

the review, when the review was completed, and include a checklist showing items that were reviewed including comments that need to be addressed. To expedite the constructability review process, comments will be provided directly on the construction documents electronically using Bluebeam software and shared with the impacted parties in real time so that comments can be addressed while the review process is ongoing. This will help streamline the review process and also allow comments to be provided in one location eliminating the need for multiple paper copies saving both time and printing costs for the entire program.



OTHER INFORMATION

Olsson is more than an engineering firm; we also have landscape architects and urban planners -- more specifically, we acquired the





Olsson Construction Phase Manager As:
A Facilitator For Win-Win-Win Success

Not As:
A Watchdog, A Boss, A Heavy-Hand,
A Manager, or An Enforcer

years, we are active members of the Branson Chamber of Commerce, the Hollister Chamber of Commerce, and the Taney County Economic Partnership. Communities the size of Branson are exactly the type of community Olsson is built upon. We have the resources of a large, regional firm; yet we will provide the personalized service you deserve.

The following additional qualifications also make the Olsson team the ideal

access for **parking garages on-side streets**, so that not all traffic has to use the strip, which will be extremely important during construction.

- While not specifically requested, Olsson has the necessary resources to integrate **Sustainable Design in Infrastructure** into the project. Working with any one of our six credentialed ISI (Institute for Sustainable Infrastructure) professionals, we are able to create guidelines and best practices to ensure high levels of sustainability can be achieved at various milestones. Within this process is utilization of the **Envision rating system**, as one example. Envision helps infrastructure owners and designers engage more meaningfully with members of the public and other stakeholder groups. Its comprehensive scope helps ensure that all appropriate aspects of a project are considered, while its plain language descriptions increase public understanding of challenging concepts. It can be used as standalone or in parallel with USGBC LEED.

Kansas City firm Ochsner Hare & Hare (OHH) in late 2014. We understand and can assist Branson with creating a “sense of place” and “wayfinding.” The Olsson reach-back team includes specialists with experience in corridor development, and entertainment and destination projects.

Olsson has previous, successful experience providing comprehensive program management for large-scale urban redevelopment projects. Olsson has a great track record for getting these complex projects successfully completed. We understand the challenges of coordinating water and sewer utilities, dry utilities, and property access, all while accommodating vehicle and pedestrian traffic.

Olsson has virtually every engineering and design discipline that could be expected to be needed for your project - except building architecture - in-house. This will provide efficiency and convenience to you, plus there is more accountability when all services are provided by one firm. If the need for building architecture arises, we will hire local, reputable firms that Branson prefers on a case by case, as needed basis.

Olsson is a fully vested member of the Branson community. In addition to providing municipal engineering services for the city for over 40

partner for your project:

- Olsson employs a licensed **UAV (Drone)** operator. We will periodically use this technology for aerial viewing to monitor and display the progress of the project.



- We are aware that the proposed project with American Gondola is close to being a reality. Therefore, the Olsson **reach-back team will include the gondola engineering firm, Eco-Transit**. The principal at Eco-Transit is aware of the Branson project but is not in any way a stakeholder. This means the firm can provide feedback and consultation that is in the city’s best interest.
- Also regarding the Gondola project, the Olsson team will **coordinate with American Gondola** to provide access and utility service for the Gondola terminals.
- Olsson has experience helping municipalities **“monetize”** their utility ducts, thereby generating an additional source of revenue.
- Olsson will assist with planning to provide

Highway 76 is the life-blood to Branson. Olsson is your partner to transforming this thoroughfare to the next level.



Killian Construction Company is a sixty eight (68) year old firm founded in 1948 by Robert Killian. From that time until 1992, the company grew from a well-respected self-performing residential development and construction firm, to one of the largest local commercial building firms in Southwest Missouri. Twenty four years ago, in 1992, William F. (Bill) Killian, President of the firm, purchased the company from his family and transitioned the company into A nationally recognized general contracting organization with annual revenues well in excess of 100 million dollars. Bill is a true visionary that believes in utilizing superior construction techniques and technology to achieve owner, architect and subcontractor satisfaction. Killian Construction is currently licensed, authorized and has conducted business in over 26 states. Killian Construction has over 50 construction professionals on staff which allows it to offer a full range of construction services. Our services include Construction Management, Construction Management at risk, General Contracting and Design-Build services. Killian Construction has received numerous awards and accolades over the past years including eighteen (18) top awards from The Association of Builders and Contractors Association. Has been listed in the top 400 United States construction firms, as listed by ENR, and has also been listed in the top 25 hospitality construction firms in the United States by ENR. Killian is fully insured and bonded. We are exceedingly proud of every completed project. We endeavor to build long term relationships built on a foundation of trust and integrity. Today Bill Killian serves as President, with Chad Clay serving as CEO. Kevin Hardy is the Executive Vice President of Construction, Dale Helle is the Director of Finance, and Duane Prewitt is the Senior Vice President of Estimating and Preconstruction Services.

KEY MANAGEMENT PERSONNEL

William F. Killian has over 30 years of experience in the construction industry. In 1994 Bill became owner of Killian Construction and as president of the company. He leads the marketing and developing of the company in to a stronger nationally known company. He depends strongly upon his team of department managers so all have a role in the success of the firm. Bill is very active in the local community in Southwest Missouri. He has been active in the Branson Market since the early 1990's and is a stake holder in the success of the New Spirit of 76 Project.

Kevin Hardy joined Killian Construction Co. as a consulting arrangement but this turned into an opportunity to build a world class construction company. As such Kevin is now the Executive Vice President of Operations. He has over 24 years of experience leading the strategic direction, long-term planning and normal daily operations of several major U.S. construction organizations. He holds an Associate of Science degree in Construction Technology from Oklahoma State University, a Healthcare Construction certificate from the American Society for Healthcare Engineering and a Team Leader Instruction certificate from Bovis Lend Lease. Kevin is a highly qualified construction executive, motivator and trainer who meshes with the Killian team philosophy quite well.

Duane Prewitt is a graduate of Missouri State University with a degree in Construction Management. Duane has worked all areas of the Killian Construction from Project Management to his current position of Sr. VP of Estimating/Preconstruction. He has led this company into some of the most exciting projects from The Chateau on the Lake to Branson Landing and is currently working Hyde Coachella Valley Resort in Coachella, CA. He is a member of the MSU Advisory Committee for the Construction Management Department and National Association of Industrial Technology. In 2003 he was presented with the award for the Outstanding Technologist from the National Association of Industrial Technology.

Tom Gammon joined Killian Construction Co. in 2013 with more than 35 years of construction experience. As Vice President of Operations, Tom is responsible for the leadership, guidance and quality of the project team and is the primary client liaison during all aspects of design and construction phases of a project. He is financially responsible for a magnitude of projects in maintaining cost controls for clients, subcontractors and our own firm. He manages and trains Project Managers and Superintendents, along with constantly monitoring their abilities on each project. He ensures the project is procured from a business, as well as technical aspect, to accomplish the project goals He sets and maintains controls and procedures for manpower, equipment, safety and scheduling for timely completion of all projects. He establishes and maintains good relations with our clients for long term relationships. Tom has completed several projects in Branson on Highway 76 and is currently the Project Executive for the Ballparks of America.

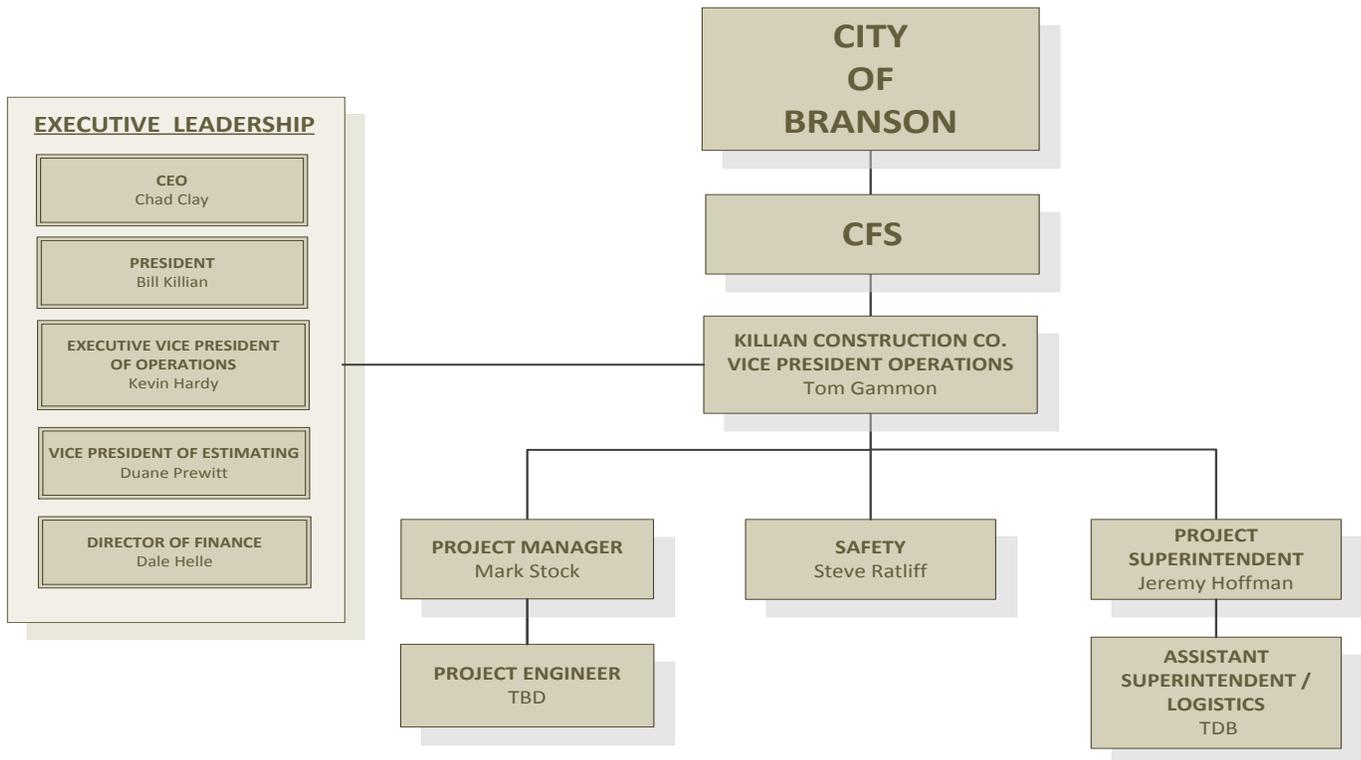
Mark Stock joined Killian Construction Co. in 2016 with more than 20 years as a Civil Engineer. Mark is a graduate of University of Missouri at Rolla with a Bachelor of Science degree in Civil Engineering. Mark has a professional engineering license in the State of Missouri. Mark was employed with MoDOT for 28 years and just retired from this position. His most current position with the MoDOT was Construction Inspector in Kansas City. He was responsible for materials, inspections, and documentation of several urban state highway the construction projects. His duties included insuring contractors were complying with the specifications, traffic control, safety, special provision and standard plans. This involved not just the contract administration duties, he also performed the inspection, layout and final plan preparation for multiple projects which at times were complicated and/or critical structures.

Jeremy Hoffman joined Killian Construction Co. in 2012 as an assistant superintendent and is now a superintendent. Jeremy graduated from Kansas State University in Manhattan, Kansas with a major in Construction Science and Management. As a Project Superintendent, Jeremy is responsible for assigning and scheduling subcontractors, ordering appropriate materials for the jobsite. He also assists with establishing survey control points, elevation working heights and making sure all lay-out is according to plans. Jeremy also assists the project manager in making sure that the quality of work is acceptable to the client. He monitors and reports any cost overruns, reviews drawings with project management for any problems that may arise during the course of construction. The Project Superintendent also documents any delays, weather conditions and decisions or agreements reached on a daily basis.

Steve Ratliff joined Killian Construction Co. in 1985 as the Safety Director. Steve is responsible for the planning, implementation and monitoring of all project safety, accident, fire prevention and protection programs. Through a Job Hazard Analysis, hazards are identified and recommendations made for protective systems and personal protective equipment. In his tenure as the company Safety Director, Killian Construction Co. has received several safety awards including the Associated Builders and Contractors Gold and Platinum Awards and in 2001 received the ABC National Safety Excellence Award for Merit.



SPIRIT OF 76 – REQUEST FOR QUALIFICATIONS
BRANSON, MISSOURI
June 10, 2016



Spirit of 76 Construction Management Staffing Plan

The initial staff will set up the office and begin to Schedule and plan the project steps in the Pre-Bid, Pre-Construction and Construction Phases.

Initial Staff Shall Include

V.P. Operations is the executive in charge of this project. He will be part time but will support and direct the onsite team and work with the home office on “Back Fill issues”. Planning and follow up are the key roles for the Project Executive. He will always be available to discuss any issues with the City of Branson, and Engineer of Record.

Project Manager is the Overall Project Manager for the City, the key contact, and the spokesperson with the City, Property Owners and Stake Holders for the Construction Phase. Pre-Bid and Pre-Construction he will review the construction documents for clarity of scope, value engineering, suggestions, advise and make recommendations to the City and the Engineer of Record on bid scope.

Superintendent during Pre-Construction will review the documents for clarity, missing scope and value engineering suggestions prior to bidding. The Superintendent will with support from the main office build and overall schedule the work for inclusion into the bid documents. The superintendent will analyze the logistics of each phase of the work during the pre-bid time so bidders can be directed to staging and laydown areas. The Superintendent will be the lead point of Quality Control.

Project Engineer is the day to day processor of paper work, setting up the project files and record keeping activities, process questions on bids. Document meetings and assist the PM in analyzing completeness of bids.

Post Bid & Construction Phase

The Project Manager (PM), Project Engineer (PE), Superintendent (S), Assistant Superintendent (AS). (Additional Staff will be added as the work load increases) The Project Executive, Safety Director, Project Coordinator and Project Accountant are not on site but assist the team by working directly on the project from the main office.

Project Manager will work with the City and Engineer of Record to record and complete the contract or contracts with the awarded low bidder, establish and manage the administrative process with the Contractor(s) including but not limited to processing of Submittals, RFI's, Construction Change Directives, QA/QC Documentation, Traffic Control Plans, Daily Reports, Monthly Reports, Change Order Request, meeting schedules for progress meetings and pay application meetings. The Project Manager will continue his role and the project main point of contact with the City, Property Owners and Business Operators, planning and coordinating the work, traffic control, access management, dust, noise, signage and utility outages

Project Engineer assisting the Project Manager on the day to day processing of paper work, process submittals and shop drawings, process request for information, construction change directives, document the Three Phases of QA/QC, record and publish traffic control plans. Utilize Plan Grid, so Superintendents have full electronic access to Contract Documents, Document meetings and assist the PM in communicating with the Property Owners, Engineer of Record and the City of Branson.

Superintendent (S) will plan the work with the Scheduling consultant and Prime Contractors by leading Last Planner Pull session to build the schedule with Prime Contractors buy in and Participation. Set up QA/QC procedures with Prime Contractors and Establish Safety and Traffic Control Plans. He is the day to day construction supervisor, insuring Safety, Quality and Timing of the work with the various Prime Contractors. He insures traffic controls are in place and Business Owners and Operators businesses are accessible and works to build the overall project schedule and Utilize Plan Grid to evaluate and clarify the contractor's work through electronic access to Contract Documents, Submittals, RFI's, and Supplemental Instructions, and attach real time documentation of work progress and QA/QC inspections. This includes real time NOTICE of Non-Compliant Work to the Contractor, Engineer of Record and the City of Branson.

Assistant Superintendent (AS) is to work directly under the Senior Superintendent to cover night work for Safety, Traffic Control, Quality Control and inspection of the work for compliance with the contract documents.

Safety Director (SD) It should be noted that all of Killian Construction’s field Staff hold OSHA 30 hour certifications. Safety is our business day and night. Our Safety Director will help build the overall safety plan for the project and will participate in the review of all traffic control, pedestrian safety, and warranting signage. He will make periodic safety inspections of the ongoing work and issue I Auditor Safety Reports to the Staff evaluating Contractors, Safety, Traffic Control, and Signage and noting all necessary corrections. One of the Killian Construction core values is People first- Safety always.

Back Fill Support: With Killian Construction as the construction manager estimating and scheduling are major company strengths. Our main office support, through our experienced staff, is able to accurately estimate costs and we schedule every project that we build.

While we are not an engineering firm, Killian Construction evaluates Civil, Structural, Mechanical, Electrical, Environmental, Transportation, Traffic, Logistic, Architectural, Landscape, Lighting, and Signage issues on every project we construct and manage. Through our staff’s deep experience, we are able to analyze and offer suggestions and corrections for all of the disciplines above. We also have long lasting relationships with many Architectural and Engineering firms that we can reach out to for additional Back Fill Services if required.

Construction Management is our core business at Killian Construction. Planning projects, owner and stake hold coordination and communication, managing and supervising multiple contractors, managing and controlling costs, managing and reviewing submittals, holding progress and coordination meetings, publishing minutes of meetings for accountability, supervising the work, insuring safety and quality, processing payment applications, scheduling, project logistics, and managing closeout is Killian Construction.

Killian Construction Experience of Projects with Civil Sitework Construction

Project name: Branson Landing

**Location: Branson Landing Boulevard
Branson, Missouri**

Completed Construction Cost:	\$ 125,000,000 (increase scope was added to project)
Budgeted Construction Cost:	\$ 116,500,000

Brief Description of your contractual relationship and services:

Killian Construction Co. was General Contractor for this project which included new streets, sidewalks, lighting, traffic lights, signage, new parking lots and parking garages, total underground utilities including but not limited to sewer, water, fiber, electrical, storm water, new and relocations, installation of a seawall, and raising the elevation of land for the project.

Project name: Tiffany Greens Country Club

Location: Kansas City, Missouri

Completed Construction Cost: \$ 11,000,000
Budgeted Construction Cost: \$ 10,500,000

Brief Description of your contractual relationship and services:

Complete construction of an 18 Hole PGA golf course. Project included extensive construction of streets, sidewalks, traffic signals, parking lots and all underground utilities including sewer, water, storm, fiber, drainage, and electrical.

Other Branson Projects Completed by Killian Construction:

Andy Williams Moon River Theater and Infrastructure

Tony Orlando's Theater and Infrastructure

Jim Stafford's Theater and Infrastructure

Construction of Projects Managed by Killian Team Members

Project name: Bass Pro's Sportsman's Park

Location: Ft. Lauderdale, Florida

Tom Gammon served as Director of Construction for the Owner to develop and build a 54 acre development that included nearly 2 miles of new roads, signalization of intersections, light rail station, heavy rail coordination, streetscapes, intense landscaping, and pedestrian walk passage ways, Bass Pro Shops Outdoor World, International Game Fish Association Head Quarters and Museum, Islamorada Fish Company, Marriot Hotel, Ron Johns Surf Shop, Browed County Community College Satellite Campus and other Retail. Much of the project was completed after the major businesses were open; traffic both vehicular and pedestrian was successfully managed without major interruption to the open businesses.

Mr. Gammon has worked on numerous large scale development projects across the country including planning, building 38 Bass Pro Shops Outdoor World Developments.

Primrose Market Place Springfield, Missouri

Big Cedar Wilderness Club, Ridgedale, Missouri

Factory Merchant Mall Osage Beach, Missouri

Ripley's Believe it or Not Branson, Missouri

Hampton Inn Branson, Missouri

Bobby Vinton Theater, site work and infrastructure, Branson, Missouri

Construction Manager (CM) will provide the following services:

The key to success of the New Spirit of 76 Project is twofold: Planning & Communication

Preconstruction Phase

- ❖ Set out a master schedule and update it monthly for each phase of the street scape project.
 - Schedule will include
 - All major activities
 - Meetings with Property Owners before and after work in accomplished in along their right of way
 - Logistics
 - Traffic control
 - Milestones
 - Anticipated Normal Weather Days
 - Daily activities will be added to the master schedule after the prime contract is awarded. Daily activity impute is available from the prime contractors.
 - Monthly Schedule updates to be provided to the City and the Engineer of Record
 - Meet with Property Owners to understand each Owners Specific Needs to allow incorporation into Bid Documents
- ❖ Pre Bid Pre Construction
 - Consult with City and Engineer of Record to Break the Project Work (Bid Packages) into the most efficient packages
 - Water Line Relocation
 - Duct Bank, Electrical, Communications and Signalization
 - Right of Way and Promenade Improvements.
 - Work with City and Engineer of Record to set High Level Schedule Activities in Bid Packages
 - CM will review the plans and specifications for constructability and life cycle recommendation
 - Review Recommend possible locations for Staging and Laydown areas
 - Make Recommendations of Liquidated Damages and Completion Incentives
 - Property Owners Impacts and Relationships
 - Timing of work for each Property
 - QA/QC Processes and Requirements for each Package
 - Third Party and Jurisdictional Inspection Requirements
 - Traffic Control Requirements
 - Safety Plan
 - Compile Contract Deliverables with City and Engineer of Record into the bid form

- Review and Coordinate the Bid form with City and Engineer of Record to insure bidders are required to supply all the necessary information on the Bid form to clearly verify the bids for inclusions and exclusions.
- Work with City and Engineer of Record to draft the Pre Bid Announcement and Advertisement if needed
- Post Opening
 - In corporation with City and Engineer of Record
 - Analyze and Clarify Bids for Completeness
 - Hold Contractor Interviews for Clarifications (Typically 3 Low Bidders)
 - Write Recommendations of Award and review with City and Engineer of Record
 - With City and Engineer of Record make Recommendations to City for Award
- Award of Work
 - Send out Notice of Ward Letters
 - Prepare and Send out Contract
 - Conduct and Coordinate Contract Negotiations
 - Receive and Review Insurance Certificates and Bonds
 - Present Completed Contract to City for Signature
- Issues Notice to Proceed to City and Engineer of Record and City for Signature

Construction Management Phase

❖ Construction Planning

- Meet with property owners and keep them informed of the activities which will occur along their frontage.
- Plan and Schedule Pre Construction Meeting
 - Water Line Relocation
 - Locate Utilities
 - Selective Demo
 - Staking and Layout of Work
 - Duct Bank Electrical
 - Locate Utilities
 - Selective Demo
 - Staking and Layout of Work
 - Right of Way and Property Access Improvements
 - Locate Utilities
 - Staking and Layout of Work
 - Demo
 - Grading

- Lighting
- Concrete Curbs, Walks
- Signalization
- Paving
- Striping
- Signage
- Green Space
- Clean up
- Punch List
- Review QA/QC Plan Requirements for the Work.
 - Daily Reporting
- Receive Schedule of daily activities from Prime Contractors’
 - Daily Reporting
- Incorporate Prime Contractors Schedules into Master Schedule
- Submittals and Shop Drawings in Conjunction with City and Engineer of Record
 - Process Submittals
 - Process Shop Drawings
- Receive and Review Traffic Control Plans with the City of Branson, Engineer of Record, and MODOT.
 - Advise the Contractor of necessary adjustments and corrections
- Insure Utilities and Located and Clearly Marked with in 1 week of starting work in a given location
- Insure the Staking and Layout has been completed and existing Utilities
- Plan and set agenda for Pre Construction Conference
- Hold Pre Construction Conference in Conjunction with and Prime Contractors and Stake Holders
- Establish Bi-weekly Construction Progress Meeting Schedule
- Receive and Process Change Order Requests
 - Review for Contract Compliance
 - Review for Correct Quantities and Materials
- Issue Change Orders to Prime Contractors for Signature
- Issue Approve Change Orders to City for Signature
- Issue Change Orders to Prime Contractors
- ❖ Active Construction Phase
 - Hold pre activity conferences with property owners
 - Day Time Work

- Evening Work
 - Hold Pre Activity QA/QC Conferences with Prime Contractor, City and Engineer of Record and all Stake Holders
 - Assist the City with Planning and Participating in any Public Meetings, Press releases and Stake Holder communication.
 - Supervise Daily Activities
 - Review Safety
 - Layout and Staking
 - Review and Document Materials Used
 - Review Traffic Control Measures
 - Insure Inspections and Testing is complete
 - Review Testing Reports
 - Notify Prime Contractor, City of Branson, Engineer of Record and Stakeholders of deficient testing reports
 - Insure corrections are complete and retesting acceptable
 - Issue Daily Report of all Construction Activities
 - Photo Documentation of Progress
 - Document Trench Rock Quantities
 - Insure QA/QC protocols are being followed
 - Inspect First work in place
 - Follow up inspections for compliance to plans and specifications
 - Send notifications of Nonconforming Work
 - Schedule Third Party and Jurisdictional Inspections
 - Review all testing reports
 - Update Construction Schedule
 - Update Three Week Look Ahead Schedules.
 - Update Daily Weather Conditions
 - Receive and Process RFI's
 - Insure "AS-Builts" are being updated and recorded as work progresses.
 - Hold Bi-Weekly Construction Progress meetings
 - Coordination with Property Owner's adjoining work
 - Receive, Review and Approve Monthly Applications for Payment forward to City and Engineer of Record
- ❖ Close Out Phase
- Notify City of Substantial completion
 - Document and Distribute Punch List

- Document Punch List Completion
- Request Close Out Documents
- Receive and verify Close Out Packages from Prime Contractors
- Review As Builts against Notes and Documentation
 - Notify City and Engineer of Record and any Discrepancies
 - Notify Contractor of Corrections and Clarifications required for As Built Documents.
- Reconcile and Outstanding Unit Quantities
- Issue Final Change Order to Prime Contractor
- Receive Final Application for Payment at Substantial Completion



Project #	Project Name	Type/Phase	Budget	Contract Amt.	Contract Amt. to Date	% Complete	Contractor Arch/Eng	Total Change Order Amt	% change	Notice to Proceed	Anticipated Completion	Comments
UTILITIES												
SW1006	CCWWTP Interim Improvements	Design	\$300,000.00	\$238,500.00	\$38,000.00	16%	Black & Veatch			4/11/2016	12/31/2016	In progress
SW1206	Branson North Water Line (12") Phase 1	Design	\$303,000.00	\$85,540.00	\$78,245.00	91%	Rozell			9/5/2013	8/1/2016	Ph. 2 Water Line Final Plans approved by DNR
							Contract amendment for survey \$2,550			Cont. Amend \$20,000 for Design Ph. 2		
SW1206	Branson North Water Line (12") Phase 1	Construction	\$1,000,000.00	\$1,020,894.00	\$918,805.00	90%	Flat Creek Excavating			11/2/2015	3/31/2016	Punch List items
	Branson North Water Line (12") Phase 2	Construction	\$350,000.00									Bids Opened 6/28/16
WS1401	Lift Sta. 21 Equalization Basin	Construction	\$1,200,000.00	\$1,320,289.00	\$197,589.10	15%	Davis Structures			2/10/2016	10/15/2016	In progress
SW1202	Animal Safari Sewer	Construction	\$496,000.00	\$374,616.60			Flat Creek Excavating			6/27/2016	11/24/2016	In progress
BUILDINGS												
TRANSPORTATION												
EN1301	Hwy 76 Complete Street	Design/Master Plan	\$3,000,000.00	\$2,293,873.52	\$2,284,782.95	100%	Cook Flatt & Strobel			12/6/2012	12/31/2014	Concepts and Financing under review
							Contract Amend No. 1 - 697668.52					
		Phase 1 Design	\$5,400,000.00	\$5,268,217.00	\$3,741,768.09	71%						Phase 1a water line bids open 4/21/16
		Phase 1a Water Line		\$1,990,355.80			Boyce Excavating					Notice to Proceed to be issued 7/25/16
							Contract Amend No. 3 - 65,510 (Marketing)					
EN1201	Downtown Reconst. & Landscape	Construction Ph. 1		\$2,563,446.00	\$1,709,962.00	67%	D&E Plumbing			10/15/2014	6/1/2015	Liquidated damages in effect 6/1/15 - totaling \$165,500 as of 5/31/16
		Design Ph. 2		\$588,578.90	\$554,699.77	94%	CMT			12/19/2014		Design complete
							Cont. Amend No. 5 - 148,980					
		Construction Ph. 2		\$4,446,463.25			Carson-Mitchell, Inc.					Notice to Proceed to be issued 7/15/16
		Up the Hill		\$257,696.00	\$183,930.86	71%	CMT			1/21/2015		In progress
		Design Ph. 3		\$337,900.00	\$74,371.50	22%	Great River Eng			4/13/2016	5/1/2017	In progress
EN1601	Forsyth & Roark Traffic Signal Imp.	Construction	\$85,000.00	\$52,000.00			Mid-American Signal					Equipment ordered
EN1602	Gretna @ Roark Traffic Signal Imp.	Construction	\$53,000.00	\$49,368.00			Mid-American Signal					First reading of council 7/12/16
MISCELLANEOUS												
EN1203	Fuel System & Fuel Tank Replace	Construction	\$170,000.00	\$204,910.50	\$174,920.64		Broyles			6/17/2013	2/13/2014	Construction Complete. Holding retainage.
							Change Order No. 1 Risk Assessment \$62,216.50					
EN1508/FR	Roof Replacement City Hall & Fire #3	Construction	\$58,000.00	\$78,084.00			Cook Roofing			5/23/2016	8/22/2016	In progress
PR1603	Stockstill Tennis Ct. Imp. Phase 2	Construction	\$48,000.00	\$70,165.00		0%	McConnel Associates					Final reading of council 6/28/16

Upcoming 2016 Projects

Fire Sta. #1 Roof
Trail Improvements

30,000
65000

Branson Hills Parkway Sidewalk Imp.

60000

TRANSPORTATION PROJECTS

Project #	Project Name	Construction Budget	Change Order	Contract Amt. to Date	% change	Contractor	Arch/Eng



Notice to Proceed	Subst. Comp.	Comments