

RFP 24-003 REQUEST FOR PROPOSAL

NEW CITY HALL BUILDING



CROSSLAND
CONSTRUCTION COMPANY, INC.

PREPARED FOR:
City of Republic, Missouri
4221 South Wilson's Creek Blvd.
Republic, MO 65738

PREPARED BY:
Jeff Groven, VP Springfield
902 W. Battlefield Rd.
Springfield, MO 65807
417-370-3084

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**Jeff Groven**

Vice President of
Springfield Division
902 W. Battlefield Rd.
Springfield, MO 65807
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EXECUTIVE SUMMARY

City of Republic,

Thank you again for the opportunity to submit on your project. Within the proposal you will find our fees, schedule, and information on how we plan to proceed throughout your project. Below you will find key reasons why we are qualified for your project.

Local Proximity: Crossland Construction's headquarters is approximately 8 miles from your project. Our team lives in the area and can be on your project ASAP if needed. We have extensive experience working in the Republic/Springfield area and are excited to work so close to home.

Municipal Experience: At Crossland, we're proud to have built over 50 municipal projects. We also have extensive experience in providing admin and office spaces for our clients. We are familiar working with cities and the requirements that make those projects a success.

A Community Builder: We understand the importance of investing our time and talents in our communities, and being fair with our customers and partners. This down-to-earth, customer-focused approach guides every project we build. We are proud that nearly 60% of our business is generated by repeat clients. Simply put, we love what we do and we look forward to turning your vision into reality.

Real Builders: The Crossland team is known for a hands-on, boots-on-the-ground approach. We take pride in not only managing your project but also putting work in place. Our self-perform capabilities keep us competitive and allow us to deliver quality projects, on time and within budget. Our knowledge and field experience undoubtedly add value.

If you have any questions, please do not hesitate to contact me. We look forward to hearing from you soon.

Sincerely,

Jeff Groven

Vice President of the Springfield Division

ATTACHMENT B - RFP 24-003**OFFER AND FEE SCHEDULE**

The undersigned has thoroughly examined the entire foregoing Request for Proposal entitled “RFP 003- Proposal for CMAR Services – New City Hall Building” (“the RFP”) and certifies that he/she has read and understands all of the terms and conditions therein, and of doing business with the City in response to the RFP. In placing the signature affixed hereto below, the undersigned certifies that he/she is acting on behalf of the CMAR submitting a Proposal, and that his/her signature placed hereon is binding on the CMAR to the fullest extent allowed by law.

The CMAR agrees to provide the services as required under the RFP and consistent with the Proposal submitted, as accepted by the City. The CMAR further agrees to provide such services within the firm time frame(s) set forth in the Schedule of Completion [see RFP, Section 3(III)(b)] submitted with the Proposal, and at the rates and fees specified in the Fee Schedule [see RFP, Section 3(III)(c)] submitted with the Proposal.

By submitting the Proposal in response to the RFP, the CMAR, and each person signing on behalf of the CMAR, under penalty of perjury, certifies to the best of their knowledge and belief, that:

1. The CMAR has established the price terms in this Proposal independently without collusion, consultation, communication, or agreement with any other CMAR as to any matter relating to such price terms; and
2. The CMAR has made no attempt, and will not in the future make any attempt, to induce any other person, partnership, or corporation to submit or not to submit a proposal for the purpose of restricting competition.
3. The CMAR certifies that this Proposal is in all respects fair and without collusion or fraud, and that no elected official or other member, officer or employee or person whose salary is payable in whole or in part by the City is directly or indirectly interested therein, or in any portion of the profits thereof.

Company Name: Crossland Construction Company, Inc.

Printed/Typed Name of Signer: Jeffery Groven

Authorized Signature: 

Company Mailing Address: 902 W Battlefield Rd.
Springfield, MO 65807

Contact Telephone Number: 417-370-3084

Contact E-mail Address: jgroven@crossland.com

Date Submitted: 10/25/2024

CMR Proposal Allocation Matrix

| Overhead & Profit: | CM Fee | Pre-Con Services | General Conditions | Owner Direct Costs | Cost of Work |
|---------------------------------------|--------|------------------|--------------------|--------------------|--------------|
| Home Office Overhead | X | | | | |
| Contract Preparation / Legal Expenses | X | | | | |
| Profit | X | | | | |

| Preconstruction: | CM Fee | Pre-Con Services | General Conditions | Owner Direct Costs | Cost of Work |
|--------------------------|--------|------------------|--------------------|--------------------|--------------|
| Preconstruction Services | | X | | | |

| Project Management & Supervision: | CM Fee | Pre-Con Services | General Conditions | Owner Direct Costs | Cost of Work |
|---|--------|------------------|--------------------|--------------------|--------------|
| Superintendent(s) and Assistant Superintendent(s) | | | X | | |
| Field Office Support Staff | | | X | | |
| Project Management & Estimating | | | X | | |
| Field Office Engineer | | | X | | |
| Project Coordinator / Expeditor | | | X | | |
| Project Accounting | | | X | | |
| Project Executive / Operations Management | | | X | | |
| Quality Assurance / Quality Control | | | X | | |
| Safety Inspections / Manager | | | X | | |
| Scheduling | | | X | | |
| Purchasing and Procurement | | | X | | |
| Postage & Shipping Expenses | | | X | | |
| Jobsite Office and Furnishings | | | X | | |
| Temporary Phone, Internet, Communications | | | X | | |
| Jobsite Office Supplies | | | X | | |
| Jobsite Computers, Copiers, Fax, Servers, etc. | | | X | | |
| Travel, Mileage, Fuel, Lodging, etc. | | | X | | |
| Superintendent Truck and Fuel | | | X | | |
| Collaboration Technology & Tools | | | X | | |
| CMR Staff Background Checks and ID Badges | | | X | | |

| Permits, Bonds and Insurance (excluding any for Subcontractors): | CM Fee | Pre-Con Services | General Conditions | Owner Direct Costs | Cost of Work |
|--|--------|------------------|--------------------|--------------------|--------------|
| General Building Permit | | | | X | |
| Trade Permits, Tap and Meter Fees | | | | | X |
| Builder's Risk Insurance | | | | | X |
| General Liability Insurance | | | | | X |
| Subcontractor Bonds/Default Protection | | | | | X |
| Security, Payment & Performance Bonds | | | | | X |

| General Requirements: | CM Fee | Pre-Con Services | General Conditions | Owner Direct Costs | Cost of Work |
|---|--------|------------------|--------------------|--------------------|------------------------|
| Printing and Reproduction of Plans and Specifications | | | X (for CMR use) | | X (for Contractor Use) |
| Printing and Reproduction of Shop Drawings | | | | | X |
| Construction Testing and Special Inspections (unless specifically identified as by the Contractor) | | | | X | |
| Geotechnical Investigation, Borings, and Report | | | | X | |
| Boundary and Topographic Survey | | | | X | |
| Surveying as required for Building Layout | | | | | X |
| Commissioning | | | | | X |
| Temporary Toilets/Sanitary Measures | | | | | X |
| Preconstruction and Progress Photos | | | X | | |
| General Safety Expenses and Supplies (including: PPE for staff and visitors, first aid, safety program administration and training, signage, temporary fire protection) | | | X | | |
| Drug Testing (CMR staff/employees) | | | X | | |
| Storage Trailers | | | X | | |
| Small Tools & Consumables | | | | | X |
| CMR Mobilization & Demobilization | | | X | | |
| Drinking Water & Supplies (site and offices) | | | X | | |
| As-built & Record Document Preparation | | | X | | |
| Job/Office Drayage | | | X | | |
| Temporary Utilities Installation and Service Charges | | | | | X |
| Permanent Utilities Installation and Service Charges | | | | X | |
| Temporary Lighting, Heating and Cooling | | | | | X |
| Temporary Fencing and Barriers | | | | | X |
| Temporary Railings, Barricades, Fall Protection | | | | | X |
| Jobsite Daily Cleaning | | | | | X |
| Jobsite Final Cleaning | | | | | X |
| Project Sign | | | | | X |
| Material Hoisting and Scaffolding | | | | | X |
| Equipment Rental | | | | | X |
| Security and/or Security Services | | | | | X |
| SWPPP Measures | | | | | X |
| Temporary Protection (in-place work/adjacent structures) | | | | | X |
| Temporary Weather Protection/Enclosures | | | | | X |
| Temporary Entries and Truck Washes | | | | | X |
| Street Cleaning | | | | | X |
| Traffic Control Measures | | | | | X |
| Temporary Roads & Walkways (install & maintenance) | | | | | X |
| Temporary Partitions & Covered Floor Openings | | | | | X |
| Temporary Laydown (prep and restoration) | | | | | X |
| Dumpsters (site and field offices) | | | | | X |



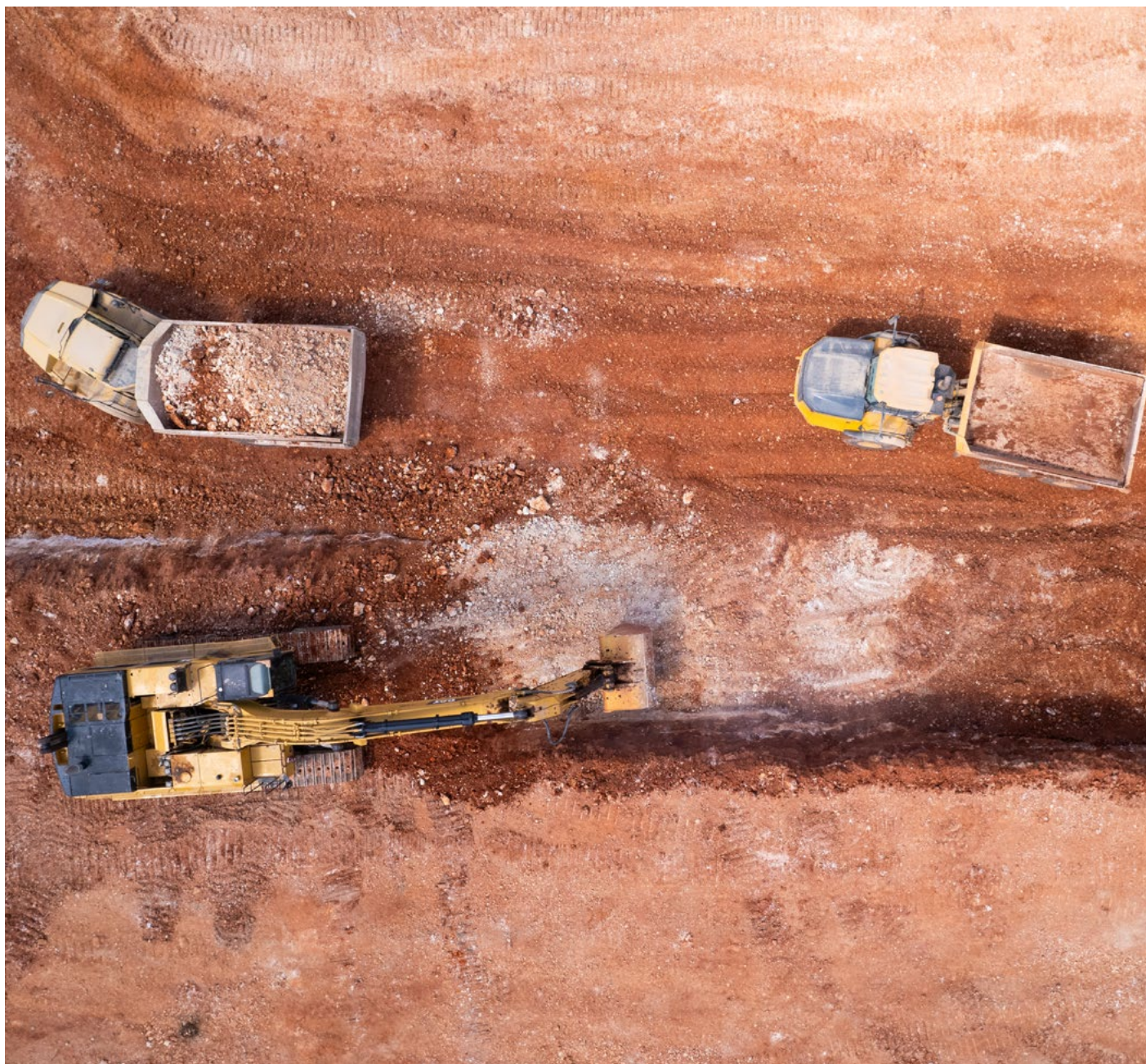
FEES

Below you will find our estimated construction costs.

- A** GC Pre-Construction Services Fee (lump sum): **\$9,800.00**
- B** Architecture + Engineering Fee (percent) with BKD Architecture: **5.5%**
- C** Civil Engineering Fee (lump sum) with OWN Inc.: **\$20,000.00**
- D** CM (Construction Manager) Fee: **3.25%**
- E** General Conditions per Matrix (lump sum monthly): **\$26,500.00 per month**

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[illegible]



SCHEDULE NARRATIVE

The attached schedule is a high-level overview based on the verbiage provided within this RFP. This master schedule will serve as a working document, consistently updated and presented throughout the pre-construction and construction phases to maintain alignment with project goals.

Crossland management employees are trained in Master Scheduling software, ensuring that each critical target and task—such as procurement timelines, material lead times, and construction milestones—is strategically planned. Our typical Crossland master schedule captures every step from procurement through to project completion, with logic-driven connections that link procurement lead times directly to corresponding tasks within the construction schedule. This approach enables efficient, timely project progression and responsiveness to evolving project needs.

COLLABORATING FROM THE START.



We know that a successful project requires open and honest communication and collaboration from the start.

Our approach to reviewing and developing design and construction documents with the Owner and design consultant is multi-faceted, comprehensive, and hands-on. We focus on making sure everyone is aligned with project goals. Throughout the process, we actively engage in constructive collaboration, addressing challenges and leveraging our expertise. Here is a breakdown of our approach.

1. Hands-On Approach and Constructibility:

- We adopt a hands-on approach, actively participating in the design and construction document development process.
- Our team is deeply involved in constructibility assessments to identify and address any challenges early in the project.

2. Involvement in Meetings:

We actively participate in all meetings with the Owner and design consultant throughout various stages of the project.

- These meetings provide a platform for effective communication, ensuring all stakeholders are on the same page regarding project objectives, design considerations, and budget constraints.

3. Design Review at Certain Stages:

- Design reviews are conducted at critical stages of the project, allowing us to provide valuable input and ensure that the design aligns with the project's scope and objectives.
- Our goal is to identify and resolve potential issues early in the design phase to minimize disruptions or obstacles during construction.

4. Budget Development and Alignment:

- We collaborate closely with the Owner and design consultant to develop budgets at key milestones in the design process.
- Ensuring that budgets align with the client's expectations and project requirements is a top priority.

5. Value Engineering (VE):

- In the event that budgets deviate significantly, we initiate Value Engineering (VE) processes.
- VE involves a detailed analysis to identify cost-saving opportunities without compromising the project's functionality or quality.
- This proactive approach helps bring budgets back in line and ensures financial feasibility.

6. Expert Feedback and Knowledge Utilization:

- Throughout the entire process, we provide feedback based on our extensive expertise and knowledge of the market.
- Historical data from estimating processes is leveraged to inform decisions and ensure realistic budgeting and scheduling.

7. Diversified Approach - Not Limited to CMAR:

- While we engage in Construction Manager at Risk (CMAR) projects, our approach is not limited to this. We actively participate in hard bid work, showcasing versatility in our project delivery methods.

DELIVERING THE BEST VALUE TO OUR CLIENTS.



**Crossland Construction:
Your Trusted Partner in
Pre-Construction Services,
Ensuring High-Quality
Results and Strong Client
Relationships.**

PRE-CONSTRUCTION SERVICES

Constructibility Reviews

Crossland offers specialized constructibility and peer reviews, ensuring top-quality assessments for owners and architects. Our process identifies plan and specification issues, reducing change orders and RFI's during construction, resulting in more accurate subcontractor bids. Our dedicated team, including estimators, project managers, superintendents, safety personnel, and representatives from various trades, conducts comprehensive reviews. This collaborative approach guarantees a thorough evaluation of design documents, fostering agreement on expected outcomes. Our approach involves a detailed, page-by-page examination of the design documents with all stakeholders present. These reviews prove highly effective in refining the overall plan and gaining consensus from all parties involved. Importantly, these reviews take place before bidding, allowing Crossland to involve interested subcontractors in the review process, even if their work isn't guaranteed.

Value Analysis

Crossland utilizes our history of self-performed work and construction knowledge of similar facilities to assist the owner and design team in the value analysis. We first find the best product and material options with application, installation, and execution in mind during this stage. Then we present any alternative solutions to you, recording your selections and their impact on the budget and schedule. We believe it is our responsibility to provide complete value analysis through the entire pre-construction phase. We will continue to provide ideas and cost saving opportunities. We will make you aware of all available savings opportunities.

Maintenance Review

Crossland will coordinate with the facility's maintenance requirements by actively engaging in review meetings during the Design Development Phase of the project. We carefully assess the project's specific maintenance needs, collaborate with stakeholders, and integrate their input into the project plans to ensure that the final concepts align with your maintenance standards and will facilitate efficient ongoing maintenance operations. The project superintendent will conduct operations and maintenance training sessions with designated district personnel prior to project completion. This ensures that the end-users are familiar with the systems and equipment and can effectively operate and maintain them.

Estimating + Budget Adherence

Crossland Construction excels in budget management and will collaborate with you and the architect to implement cost-saving strategies when unforeseen expenses arise. We maintain a comprehensive historical cost database, allowing us to draw from a wealth of information for accurate cost estimation. We will provide real-time cost forecasts and valuable insights. Our estimating team, led by the Pre-Construction Manager, ensures cost efficiency based on construction document components. The Project Manager oversees Trade Contractor pricing, methods, material research, and value engineering. Construction Management allows for us to coordinate with your design team from day one which results in precise budget control.

SEAMLESS PROJECT MANAGEMENT.



Comprehensive Project Management: Bid Package Development, Long Lead Time Item Handling, Subcontractor Engagement, and Design Review Support.

Measures & Methods for Estimating Costs:

During the design/document phases (SD, DD, and CD), Crossland employs the following estimating and cost control measures:

Preliminary Cost Estimates (SD):

- Conducts initial cost estimates based on schematic designs.
- Provides ballpark figures to guide early decision-making.

Refined Estimates (DD):

- Refines cost estimates during design development.
- Incorporates more detailed design information to improve accuracy.

Detailed Cost Projections (CD):

- Provides comprehensive cost projections in the construction documents.
- Itemizes costs for materials, labor, equipment, and other project expenses.

Value Engineering and Cost-Saving Alternatives:

- Explores value engineering options to optimize project costs while maintaining design integrity.
- Identifies cost-saving alternatives without compromising quality.

Budget Reviews and Monitoring:

- Conducts regular budget reviews to track expenditures against estimates.
- Monitors cost trends and identifies potential deviations.

These measures ensure proactive cost management throughout the design phases, aligning project costs with objectives and preventing budget overruns.

Bid Package Development

The participation of subcontractors is crucial for the success of your project, and we are committed to working closely with them. **Our bid and trade packages are tailored to suit the specific requirements of your project, ensuring clarity and precision while avoiding scope and trade gaps and complying with state and local regulations.** We recognize the value that local subs can bring to a project and strive to provide opportunities for their participation. When creating our packages and advertising for local sub-participation, we keep this in mind, ensuring that the project benefits from the expertise and knowledge of the local community.

Scheduling - Ensuring Timely Completion

To ensure timely completion, we conduct a thorough analysis of project requirements, develop a detailed project plan, and employ efficient resource allocation. We prioritize streamlined communication with stakeholders and employ risk management strategies. These tools enable us to track progress, manage modifications, and ensure adherence to specifications. To manage and control the construction process, we utilize project management software for real-time progress monitoring. Experienced on-site supervisors ensure safety compliance and address issues promptly. Our comprehensive QA/QC program includes inspections and testing for quality assurance. By prioritizing communication, resource management, risk mitigation, and quality control, we ensure timely completion and successful project delivery.

UNDERSTANDING YOUR NEEDS AS THE CLIENT



We understand that this project is as much yours as it is ours. We are ready to collaborate to make this process as seamless as possible.

Bid and Award Phase Services

We diligently assess and determine the bid packages and early purchase requirements for your project, considering the potential for design-assist opportunities. Our goal is to optimize the procurement process and enhance collaboration between the design and construction teams. We recognize the importance of accelerating the project schedule and maximizing efficiency. To achieve this, we adopt a strategic approach by breaking down bid packages into smaller, more manageable segments. This allows us to initiate the bidding process for specific trades at an early stage, promoting timely progress and minimizing potential bottlenecks.

Design Review + Support

The most critical aspect of the pre-construction phase on any project is open and consistent communication among all parties involved. Our goal is to establish ourselves as team players, allowing you to participate with us and the design team. We will have weekly progress meetings using various communication methods such as video conferencing, conference calls, or in-person meetings. Crossland and your design team will collaborate with you to minimize issues, create an efficient budget, schedule, and priorities through pre-construction value analysis, ensuring cost-effectiveness. Design reviews and support meetings will be integrated with constructibility reviews for a comprehensive evaluation. Our goal is communication, and we welcome you to join our weekly meetings and be a part of the process from day one.

Ordering Materials with Long Lead Times

Another crucial element of the project involves the early identification of long lead time items. As the CM overseeing this project, our commitment is to proactively recognize and tackle potential challenges associated with these items. This matter will be a key focus during our constructibility reviews and design review meetings, with active participation from all stakeholders.

Crossland will actively contribute suggestions, drawing from insights gathered from subcontractors and vendors, in order to propose alternatives that can circumvent the need for long lead time items. In cases where such alternatives are not feasible within the project's timeline, we will take the necessary steps to address them effectively. With our extensive experience in constructing various facilities, particularly on large-scale projects with tight schedules, we are confident in our ability to manage this issue adeptly when it arises. **We are able to draw upon our stockpile of switchgear and our own concrete batch plant in Arkansas to mitigate longer lead times.**

Solicitation of Subcontractors and Suppliers

The participation of subcontractors is crucial for the success of your project, and we are committed to working closely with them. Our bid and trade packages are tailored to suit the specific requirements of your project, ensuring clarity and precision while avoiding scope and trade gaps and complying with state and local regulations. **We recognize the value that local subs can bring to a project and strive to provide opportunities for their participation. When creating our packages and advertising for local sub-participation, we keep this in mind, ensuring that the project benefits from the expertise and knowledge of the local community.**

VETTING OUR SUBCONTRACTORS



Our subcontractor relationships are very important to us. We want what is best for your project, timeline, and budget.

Pre-Screening:

We conduct an initial review of subcontractor portfolios, past projects, and references to ensure alignment with project scope and expectations.

Experience Verification:

We assess the subcontractor's experience in similar project types, evaluating their ability to meet technical, schedule, and quality requirements.

Safety Records Evaluation:

We thoroughly review subcontractor safety records, ensuring compliance with OSHA standards and company-specific safety policies.

Financial Stability Check:

We perform financial assessments to verify the subcontractor's ability to manage project demands, materials, and labor without financial strain.

Licensing and Certification Review:

We ensure all subcontractors hold valid licenses, certifications, and insurance, confirming they meet all legal and regulatory standards.

Capacity and Resource Availability:

We verify that subcontractors have the necessary workforce, equipment, and time capacity to handle the project without compromising quality or timelines.

Reputation and References:

We check references from past clients and projects to validate subcontractor reliability, professionalism, and commitment to deadlines.

Bidding Process:

We follow a detailed, transparent bidding process, ensuring competitive pricing while maintaining quality and value for the project.

Site Visits and Interviews:

Where applicable, we conduct in-person interviews and site visits to further evaluate subcontractors' operations and project management capabilities.

Continuous Performance Monitoring:

Once qualified and selected, we maintain oversight with continuous performance reviews throughout the project to ensure standards are upheld.

WHERE PLANS AND DESIGNS COME TO LIFE.



The construction phase of a project is a crucial stage where the plans and designs come to life.

CONSTRUCTION SERVICES

We take great care to ensure that the construction management phase runs smoothly, efficiently, and on schedule. One way we achieve this is by involving the entire project team throughout this phase. This collaborative approach enables us to identify and resolve any potential issues early on, minimizing delays and disruptions during the construction phase. . We guarantee a smooth transition to the operational phase and continued support after project completion.

Schedule Adherence

Crossland relies on the Critical Path Method (CPM) for efficient schedule tracking. This method involves creating a detailed list of project activities, estimating their durations, and identifying dependencies. CPM calculates the longest path of activities to project completion, helping us pinpoint critical tasks that impact project timelines.

With this information, our managers prioritize tasks and make strategic decisions to ensure on-time project completion. Crossland is well-known for consistently delivering projects on schedule and within budget, earning the trust of our clients.

Cost Control + Change Orders

Proactively setting projects for success, we manage costs by anticipating challenges and proposing solutions. As an extension of the architect and owner, Crossland secures the contingency fund, solicits subcontractor change order estimates, and rigorously reviews prices for fairness, ensuring transparency and efficiency. *Here's an overview of our approach:*

- **Thorough Estimation:** We begin with a detailed and accurate cost estimation process, considering all project requirements and specifications.
- **Budget Allocation:** We allocate budgets for different project components, taking into account labor, materials, equipment, and contingency allowances.
- **Regular Cost Tracking:** Throughout the project, we diligently track costs, comparing actual expenditures against the budgeted amounts.
- **Cost Reporting:** We provide regular cost reports to clients, highlighting any deviations from the budget and explaining the reasons behind them.
- **Value Engineering:** We actively seek opportunities for value engineering, analyzing potential cost-saving measures without compromising quality or functionality.

Change Order Log Incorporation:

- **Centralized Documentation:** We maintain a centralized Change Order Log that serves as a repository for all change order-related information and documentation.
- **Detailed Recording:** The Change Order Log captures the essential details of each change order, including its reference number, description, cost impact, and approval status.
- **Accessibility and Review:** The Change Order Log is regularly reviewed and accessible to all relevant stakeholders, ensuring transparency and accountability throughout the project.

WHERE PLANS AND DESIGNS COME TO LIFE.



The construction phase of a project is a crucial stage where the plans and designs come to life.

Establishing Guaranteed Maximum Price

Our commitment to establishing a GMP lies in our meticulous planning, thorough cost analysis, collaborative approach, and value engineering practices. By following this comprehensive process, we ensure that our clients receive a transparent and reliable GMP that aligns with their project goals and budgetary requirements.

Constructing Staging / Logistics Analysis

Our approach includes detailed planning, coordination, and leveraging technology. We understand the importance of optimizing project efficiency while minimizing disruptions. Here's how we go about it:

Site Evaluation: We conduct a thorough evaluation of the construction site, taking into account size, layout, and any specific constraints or challenges. This evaluation helps us identify potential staging areas and determine the most efficient utilization of the site.

Project Phasing: We carefully analyze the project's scope and sequencing requirements. Based on this analysis, we divide the project into logical phases, considering dependencies and interdependencies between different construction activities. This allows us to plan for effective staging and prioritize tasks accordingly.

Staging Plan Development: We develop a comprehensive staging plan that outlines the placement of construction equipment, materials, and personnel at each phase of the project. This plan takes into consideration factors such as access points, storage areas, and traffic flow to minimize disruptions and optimize efficiency.

Logistics Analysis: We conduct a detailed logistics analysis to determine the most efficient transportation routes, delivery schedules, and material handling processes. This analysis helps us identify potential bottlenecks or inefficiencies and develop strategies to mitigate them. We leverage technology and data-driven solutions to streamline logistics, such as utilizing just-in-time delivery methods or implementing advanced tracking systems.

Collaboration and Communication: Effective collaboration and communication are essential throughout the construction staging and logistics analysis process. We work closely with subcontractors, suppliers, and other stakeholders to ensure alignment and coordination. Regular meetings and updates help us address any challenges or modifications needed to optimize the staging plan and logistics.

CREATING LASTING RELATIONSHIPS.



**Our late founder,
Ivan Crossland Sr.,
took pride in making
sure his clients were
taken care of for life.
We hold those same
values 47 years later.**

On-Site Supervision

Field supervision is a critical aspect of ensuring successful construction project execution at Crossland. Our on-site team plays a vital role in overseeing and coordinating on-site activities to ensure adherence to project plans, specifications, and safety protocols.

Superintendents job tasks include:

- Facilitate informative and productive subcontractor meeting
- Host daily pre-task meetings
- Organize pre-installation meetings with subs
- Jobsite walk-throughs
- Review work put in place
- Direct traffic when supplies are delivered
- Communicate any changes to the plan + schedule
- Build and share 3-6 week look ahead schedules

Manage subs, trades, etc.

Quality Control

Monitoring Quality Control is led by our on-site superintendent and quality control inspectors and ensures a thorough assessment of craftsmanship and material installations, contributing to project quality.

- Craftsmanship/workmanship assessment involves regular on-site inspections throughout construction.
- Detailed review of materials installation in accordance with approved submittals and shop drawings.

Key Personnel:

On-Site Superintendent and Quality Control Inspectors

- Conduct on-site inspections.
- Verify craftsmanship and adherence to approved submittals.

Project Manager:

- Oversee overall quality assurance.
- Coordinate with trade contractors for compliance.

Design Team Representatives:

- Collaborate to ensure alignment with design intent.
- Verify materials per approved submittals.

We firmly believe that ensuring quality control involves the owner as well. We extend an invitation for you to visit the job site and participate in our meetings. Your feedback and discerning eye for quality are as invaluable to us as they are to our team. By collaborating closely to achieve a high-quality product and sharing a commitment to excellence, we ensure that everyone's objectives are met satisfactorily.

Site Control + Safety

To ensure a safe and efficient work environment, we plan ahead and create a shared plan. We also create a site-specific logistics plan to identify hazards and minimize interference. Our superintendent is responsible for site safety, communicating disruptions, planned activities, and holding weekly safety toolbox talks. We have an EMR of 0.41 which is well below the industry average of 1.0.

CROSSLAND

BUILDING *go much* **MORE.**

THREE WAYS OUR IN-HOUSE CAPABILITIES WILL BENEFIT YOUR PROJECT.

Real Builders is not just a slogan.
It's a guarantee that we will *always*
deliver exceptional results.



STEEL
ERECTION



CONCRETE



EARTHWORK



CARPENTRY

How our self-performance capabilities add value to our clients

We're known for a hands-on, boots-on-the-ground approach, and we take pride in not only managing projects but also putting work in place. Our self-perform capabilities keep us competitive and allow us to deliver quality projects, on time, and in budget. Utilizing self-perform teams is not right for every project, however our **knowledge** and **field experience** undoubtedly **adds value**.

1 SAVES TIME AND MONEY

Having **accurate costs** up-front in the building process is vital to keeping your project in budget. Our field experience, combined with our long history of CM work, keeps us competitive and guarantees the best building for your construction dollar. Our trade-specific experience also allows for **accurate, efficient, and dependable schedules**. If a subcontractor falls behind or falls through, we can supplement with our crews, always keeping your schedule on track.

4 MILLION

square feet of **Concrete** poured per year

2 SETS QUALITY AND SAFETY STANDARDS

There are a lot of moving parts on a construction site. Having a builder who knows how to put the work in place goes a long way. We will make sure that everyone who steps foot on your project **meets our quality and safety standards**. Easily put, we know how to do it ourselves, and we know how to do it right—we will settle for nothing less.

1.2 MILLION

cubic yards of **Dirt** moved per year

3 OVERCOMES CHALLENGES

We work with design firms upfront to help **identify** and **avoid potential obstacles** before construction even begins. However, undoubtedly there will be hurdles. Having a builder's perspective when those challenges arise is important. Our team is known for making the impossible, possible. If there is a challenge rest assured—we will tackle it! We are ready to self-perform on your next project!

2.7 MILLION

square feet and 5K tons of **Steel** hung



SITE UTILITIES



PREFAB SYSTEMS



DEMOLITION



GEOTECH

PARTNERS FOR LIFE



We are committed to taking care of your project from here and beyond.

Commissioning Process:

Pre-construction Phase: The commissioning process begins during the pre-construction phase by developing a cost-effective design that aligns with the owner's project requirements and can be seamlessly integrated into the construction schedule.

Construction Phase: A commissioning plan will be implemented during the construction phase to ensure that all subcontractors, manufacturers, and suppliers meet the project requirements. This involves rigorous testing, verification, and documentation to ensure that all systems and components function as intended.

Operations and Maintenance Training: The project superintendent will conduct operations and maintenance training sessions with designated district personnel prior to project completion. This ensures that the end-users are familiar with the systems and equipment and can effectively operate and maintain them.

Final Commissioning Report: Upon project completion, the project manager will provide the owner with a final commissioning report. This report will include comprehensive documentation of all commissioning activities, as well as full operations and maintenance documentation and warranty information for the installed systems and equipment.

Punch List Process + Communicating with O/A

Crossland will achieve a smooth closeout punch list process by systematically identifying, documenting, and addressing all outstanding items. The project team will conduct thorough inspections to ensure all work meets the required standards and specifications. Detailed punch lists will be created and shared promptly with the owner and architect, ensuring transparency and collaboration. Regular updates and clear communication will be maintained to keep all parties informed of the progress and completion status of each item. By adhering to this structured approach, Crossland ensures that all punch list items are resolved efficiently and to the satisfaction of both the owner and the architect.

Warranty Work After Completion

As the project nears completion, we diligently oversee the final tasks, documentation, and quality checks. Our team ensures that all deliverables align with specifications and regulatory standards.

We're focused on building lasting connections, not just wrapping up one project. The Crossland team is here to have your back long after the work is done. If you run into any warranty issues, you can reach out to your contact person from the project team – that could be your Project Manager or Superintendent. They'll handle things quickly, bringing in extra help from subcontractors or suppliers if needed. Being your local General Contractor, Crossland is just a call, text, or email away for any issues that arise after completion.

Capacity to Meet Timelines and Deadlines

Our team is confident that we have the abilities and necessary resources to complete your project on time. We keep very detailed CPM schedules and are continually updating our 3-6 week look ahead schedules to meet milestones.

A typical week's management task list

WHAT IT'S LIKE WORKING WITH US.



Wyatt Gann

Senior Project Manager

Job Tasks

- Facilitate bi-weekly Owner-Architect-CM meetings
- Keep you up-to-date and in the loop at all times
- Give monthly project update reports
- Subcontractor Communication
- Budget Adherence
- Master Schedule Updates
- Material and Equipment Procurement Coordination
- Maintain Construction Document Management System
- Project Accounts Receivables/Payables Approval
- Maintain Punch List and Project Closeout Activities



Stan Ortmann

Project Superintendent

Job Tasks

- Facilitate an informative, productive subcontractor meeting
- Host daily pre-task meetings
- Use pre-installation meetings with subs
- Walk the jobsite
- Review work put in place
- Direct traffic when supplies are delivered
- Communicate any changes to the plan + schedule to leadership, staff, and community (when necessary)
- Build and share 3-6 week look ahead schedules
- Manage subs, trades, etc.

PROJECT CLOSE OUT



We finish strong by starting the closeout process *early*.

There are 3 Main Components of a project closeout:

01 Start the **Closeout Conversation Early**

- ✓ Certificate of Substantial Completion
- ✓ Completed Punchlist
- ✓ Design Team Approvals
- ✓ Inspection Certificates
- ✓ Certificate of Occupancy
- ✓ Lien Waivers
- ✓ Final Pay Applications
- ✓ Warranties
- ✓ Execute Final Commissioning

02 Organized **Documentation**

- ✓ Keep accurate drawings with all project changes
- ✓ Make sure subcontractors provide specifications
- ✓ Owner operations & maintenance (O&M) manuals
- ✓ Owner facility training (recorded, if required)
- ✓ Equipment startup
- ✓ Contact Lists
- ✓ Submit As-Built Drawings per BIM PDS and BIM Execution Plan

03 Completion of **Physical Work**



SCOPE OF WORK

We understand the full scope of work required for this project, bringing extensive experience in new builds, CMAR, and tie-in projects that align with the needs of both the owner and architect. Our team has successfully completed over 400 CMAR projects and over 150 Design-Build projects, showcasing our expertise across these delivery methods, which aligns well with the unique requirements of this project. This deep knowledge ensures we can provide tailored solutions and smooth collaboration. With proven success on similar projects, we are well-equipped to deliver a project that meets all objectives efficiently and effectively.

MATERIAL CHANGE

We have no material changes.

WE DON'T MEAN TO BRAG...

But we rank Top
in the Nation!

To be on any of the ENR (Engineering News Record) lists is an honor - they are well-known and respected across our industry. However, we know that numbers and rankings, well, are just numbers and rankings. It's the people behind the scenes that matter.

RANKED

55

BY ENR MAGAZINES
TOP 400 CONTRACTORS
IN THE NATION

TOP **15**

STEEL ERECTORS
RANKED BY METAL
CONSTRUCTION
NEWS MAGAZINE

CROSSLAND FACTS



500
PROJECTS
AVERAGE PER YEAR

1900+
EMPLOYEES

We're Growing!

\$5 BILLION
BONDING CAPACITY

11 OFFICE
LOCATIONS



MINORITY-
OWNED
COMPANY

CROSSLAND

CONSTRUCTION COMPANY, INC.

Columbus, KS | Rogers, AR | Tulsa, OK | Kansas City, MO | Oklahoma City, OK
Wichita, KS | Prosper, TX | Fort Worth, TX | Denver, CO | Springfield, MO | Omaha, NE

BUILDING *go much* **MORE.**