



# TRANSITIONING TO CONSTRUCTION

SCHOOL DISTRICT OF JEFFERSON



**Findorff**  
BUILDING & BEYOND

FEBRUARY 26, 2024

- 
- A photograph of a modern classroom. A male teacher in a green shirt is standing and pointing towards a screen in the background. Several students are seated at round tables, some looking at the teacher. The room has large windows and a high ceiling with exposed ductwork. A red diagonal line runs across the left side of the image.
- » *About Findorff*
  - » *Project Overview & Project Teams*
  - » *Keys to Success: Construction at SDoJ*
  - » *Questions*

# AGENDA



# ABOUT FINDORFF

# ABOUT FINDORFF

- » #18 education contractor in the US by *Building Design & Construction*
- » Over 130 years in business
- » 90% of work in occupied space
- » 84% repeat clients
- » \$1.25B in annual revenue



# COMMITMENT TO EDUCATION

- » \$2B in recent construction
- » 24% of annual revenues were in education
- » 62 District clients throughout the state
- » 350+ staff with school construction experience
- » 250+ student and staff engagement activities in the last 5 years



» STEM

» STEAM

» IEP

» OT/PT

» FACE

» ES

» MS

» HS

» ELL

» ...and many  
more

» BOE

» AP

» PLTW

» 1:1

# EDUCATION TERMINOLOGY

- » PPE      Personal Protective Equipment
- » HVAC     Heating, Ventilating & Air Conditioning
- » MEP      Mechanical, Electrical & Plumbing
- » FF&E     Furniture, Fixtures & Equipment
- » RFI       Request for Information
- » RFP       Request for Proposal
- » CB        Construction Bulletin

# CONSTRUCTION TERMINOLOGY

|                  |                                                      |
|------------------|------------------------------------------------------|
| » Contingency    | Dollars held for unpredictable circumstances         |
| » Soft Costs     | Non-construction costs such as fees, furniture, etc. |
| » Grade          | Bottom of a structure, which is normally earth       |
| » Slab on Grade  | Concrete slab directly supported by the grade        |
| » Joists         | Length of steel supporting the structure             |
| » Columns        | Upright pillar made of stone, concrete or steel      |
| » Substructure   | Building portion below the grade                     |
| » Superstructure | Building portion above the grade/foundations         |

# CONSTRUCTION TERMINOLOGY



# PROJECT OVERVIEW

# Findorff

- » Construction Management
- » Local Workforce
- » Student & Community Engagement
- » Managing Changes, Schedule, Budget



**JON WINCH**  
*Project Manager*



**DAVE RITTER**  
*Project Superintendent  
High School*



**EDUARDO MARQUEZ**  
*Project Superintendent  
West / Sullivan*



**ADAM BUDDA**  
*Project Superintendent  
East*



**PROJECT ENGINEER**  
*West / Sullivan*



**PROJECT ENGINEER**  
*High School*

## PROJECT TEAM



- » Finalizing Design
- » Documents
- » Verifying Design Intent
- » Site Reviews



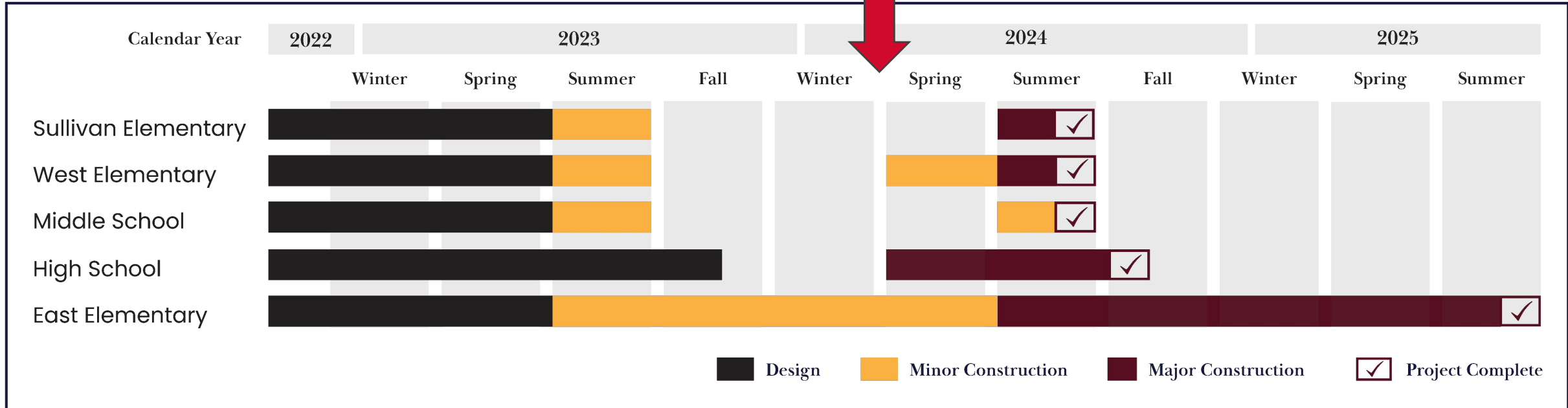
**ABIE KHATCHADOURIAN**  
*Senior Project Manager*



**CARA MARTINI**  
*Project Specialist*

# PROJECT TEAM

**YOU ARE  
FINALLY HERE!**



**SCHEDULE**

# CONSTRUCTION PLANS

- » Multi-phased approach to construction
- » Continuous communication with administration/principals
- » Bus traffic and parent drop-off/pick-up will not be impacted
- » Detailed phasing and site plans

## EAST ELEMENTARY MILESTONES

- |                 |                                              |
|-----------------|----------------------------------------------|
| » February 2024 | Sitework Starts                              |
| » March 2024    | Minor Construction Starts                    |
| » June 2024     | Major Construction Starts (5-6 phases total) |
| » August 2025   | Construction Complete                        |

## HIGH SCHOOL MILESTONES

- |                             |                       |
|-----------------------------|-----------------------|
| » March 2024                | Sitework Starts       |
| » March 2024 (Spring Break) | Construction Starts   |
| » October 2024              | Construction Complete |

A photograph of a modern vocational training workshop. Several students are working on various pieces of industrial machinery, including a large white machine in the center and a smaller one on the left. The workshop has a high ceiling with exposed pipes and fluorescent lighting. A red diagonal line runs across the image, separating the photo from a dark grey background on the right. On the right background, the text "KEYS TO SUCCESS" is written in large, white, sans-serif capital letters.

# KEYS TO SUCCESS



**DO NOT ENTER**

**CONSTRUCTION  
ZONE**

**Findorff**

**CONSTRUCTION  
VEHICLES**



**Findorff**  
BUILDERS SINCE 1890

**SAFETY**



**WHAT'S WRONG HERE?**

# CONSTRUCTION SITE ATTIRE



**HARD HAT** *provided by Findorff*



**SAFETY GLASSES** *provided by Findorff*



**HIGH-VIS VEST** *provided by Findorff*



**STURDY SHOES OR WORK BOOTS**

- No open toe shoes, no exposed feet (sandals, flip flops, ballet flats, etc.)
- No high heels



**LONG PANTS & SLEEVED SHIRT**

Exceptions for a groundbreaking ceremony:

Only sturdy shoes or work boots required

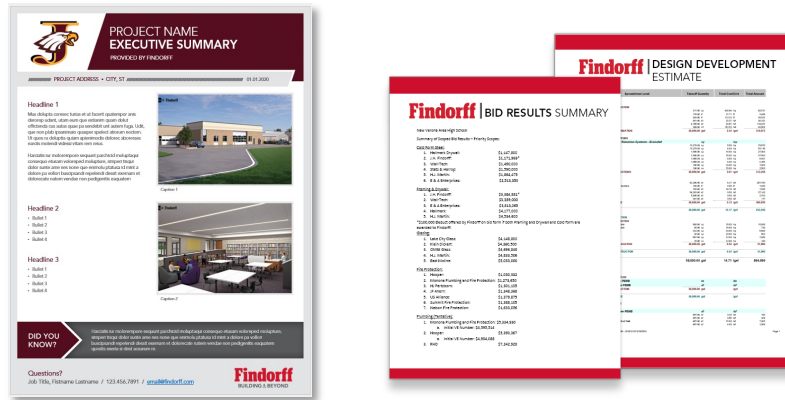
For questions, please contact your Findorff  
Project Manager or Project Superintendent.

**Findorff**



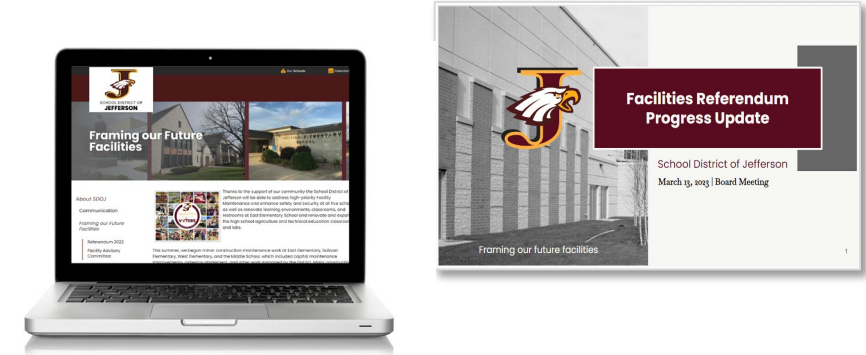
# CORE PLANNING TEAM

- » Details
- » Reports
- » Executive Summaries



# BOARD/ADMINISTRATION

- » Updates
- » Key talking points



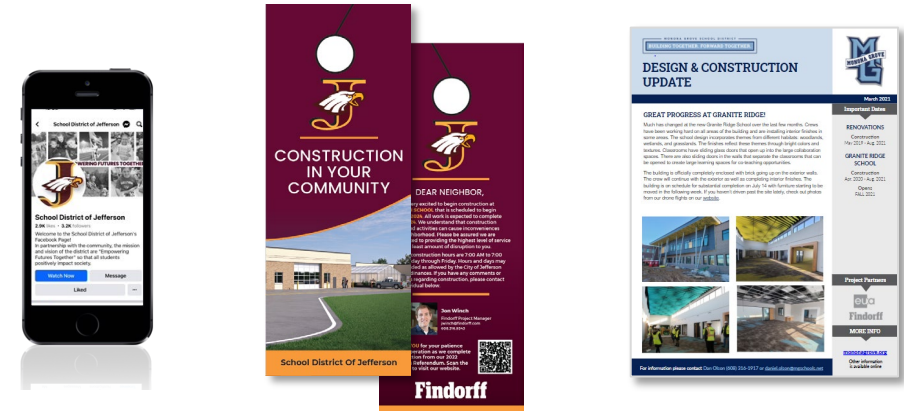
# STAFF, PARENTS, STUDENTS & VISITORS

- » School-specific highlights
- » Impacts
- » Safety/directional information



# COMMUNITY

- » High-level updates
- » Visuals

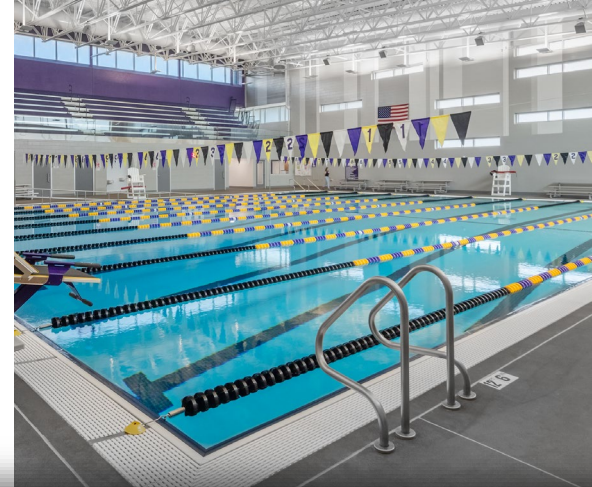


# COMMUNICATING WITH YOUR STAKEHOLDERS

# ENGAGING YOUR STAKEHOLDERS

- » Community outreach
- » Youth apprenticeship
- » Student engagement
- » Groundbreaking ceremony – June 2024
- » Project milestone events
- » Tours
- » Drone video
- » ...and more!





# THANK YOU

**Findorff**  
BUILDING & BEYOND

