



**Harrah Board of Education Special Meeting
Thursday, December 1, 2022 6:00 PM
Administration Building, Conference Room
20665 Walker Steet
Harrah, Oklahoma 73045**

Agenda

1. Call to Order/Roll Call to Establish a Quorum
2. The board will hear presentations regarding construction management services for a future bond. (No action at this time.)
3. The Board will vote to adjourn.

Posted this 1st day of May, 2024 at 12:00 p.m., at the front entrance of the School Administration Building, 20665 Walker Street, Harrah, Oklahoma.

Leslie Hobaugh, Minutes Clerk



HARRAH PUBLIC SCHOOLS

INTERVIEW FOR CONSTRUCTION MANAGEMENT

AT-RISK SERVICES:

2022 BOND ISSUE | DECEMBER 1, 2022



BOLDT[®]

INTRODUCTIONS

ONE TEAM. ONE VISION. ONE RESULT.



TONY YANDA
Senior Director of
Commercial
Construction

**6 years experience
w/ Harrah Public
Schools*



TYLER BOLT
Project Executive

**Experience w/
Harrah Public
Schools*



**MITCH
JOHNSON**
Project Manager

**Currently working
with Harrah Public
Schools*



**RANDY
ENGLAND**
General
Superintendent

**Experience with
Harrah Public
Schools*



**TONY
CUMMINGS**
Superintendent

**Experience with
Harrah Public
Schools*



**MIKE
HUTCHERSON**
Superintendent

**Harrah resident and
proud parent of two
Harrah Public
Schools students*



MATT ROGERS
Preconstruction

BOLDT

WHY BOLDT

AT BOLDT, WE PUT PEOPLE, STAKEHOLDERS, AND EMPLOYEES AT THE CENTER OF OUR PRACTICE AND PROCESS.

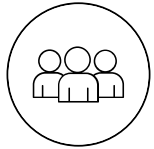
- ✓ Experienced team to help you achieve your masterplan vision
- ✓ Understanding Harrah Public School's needs & expectations
- ✓ Construction experts
- ✓ Capacity and availability
- ✓ A better safety approach
- ✓ Cultural value alignment
- ✓ Local influence and community commitment
- ✓ No surprises

WE TRULY BELIEVE THAT TOGETHER, WE CAN HELP YOU DELIVER A “BEST-IN-CLASS” PROJECT THAT REALIZES THE HIGHEST PERFORMANCE VALUE FOR YOUR CAPITAL AND OPERATING BUDGET.



BOLDT

WE ARE BOLDT



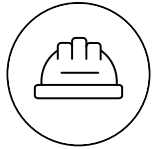
3,500+
employees



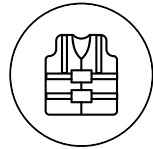
40+ YEARS
Providing CM Services



\$1.3BN
annual construction volume



.66
Current EMR (2022)



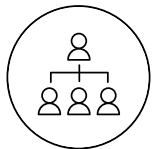
10M+
Workforce Hours Without a
Lost-Time Accident (LTA)



BONDING
\$1BN Aggregate



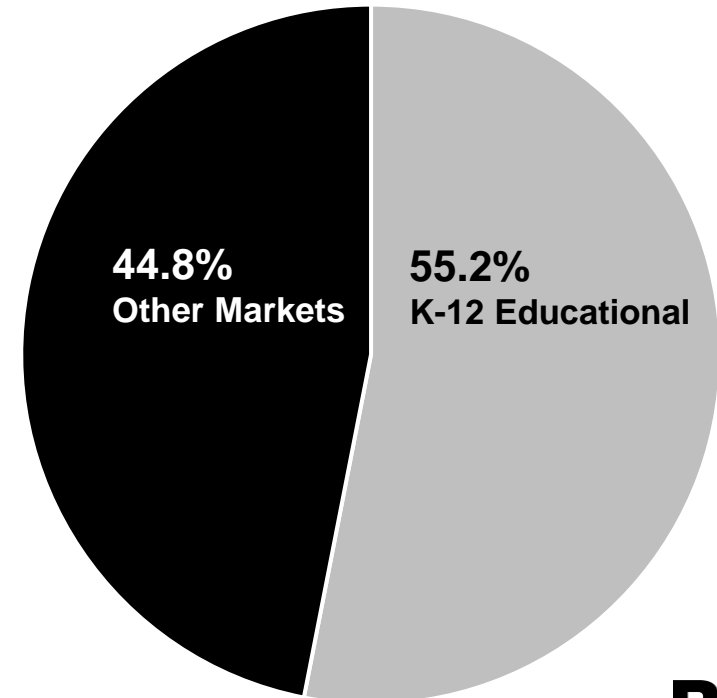
17 LOCATIONS



4TH GENERATION
family and employee-owned



133 YEARS
in business



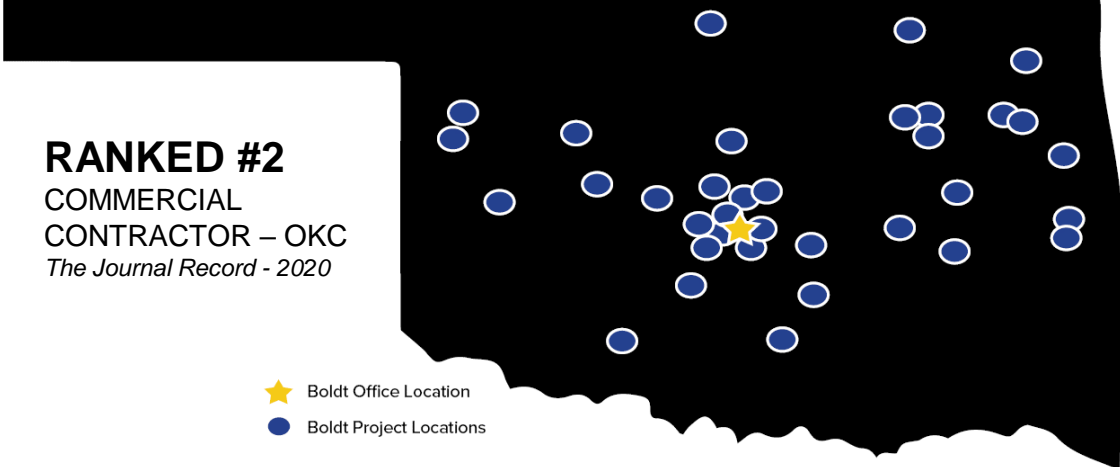


TOTAL VOLUME OF PROJECTS IN OKLAHOMA

38+ YEARS
OF SERVING IN
OKLAHOMA

35+
PROJECT
LOCATIONS

4,800+
PROJECTS
COMPLETED
(In the last 38 years)



“Honesty, fairness, hard work, performance and the love of construction is what we value”

-Oscar Boldt

NOTABLE PROJECTS

475+ CM AT-RISK PROJECTS SUCCESSFULLY COMPLETED



HARRAH PUBLIC SCHOOLS - MULTI-SPORT COMPLEX



HARRAH PUBLIC SCHOOLS - EVANS FIELD

COMMITTED TO COMMUNITIES

- Boldt participates in different mentoring programs such as Junior Achievement. The students interact with various industry experts that help them explore different career paths in the construction industry and inspire young people to succeed.
- We teamed with major construction partners to raise funds to create a memorial at Plaza Towers Elementary School and to add security systems to Moore High School.
- 131 Thanks – In celebration of our 131 years, Boldt gave 131 employees \$500 each to donate to charities of their choice. This initiative allowed employees to help, in a small way, those organizations directly in our communities.
- Boldt gives 10% of profits back to charitable organizations and earlier this year, we introduced Volunteer Time Off (VTO). As a company, we believe volunteering in the communities where we live, and work is valuable to the recipients of the volunteer efforts and those who volunteer.



Boldt's 2022 school supply drive for Harrah Public Schools

SINCE 1984 BOLDT HAS BEEN A PROUD COMMUNITY PARTNER OF MANY OUTSTANDING ORGANIZATIONS:

- Junior Achievement of Oklahoma
- Oklahoma Department of Career Tech
- United Way of Central Oklahoma
- Murrah building search and recovery efforts
- Regional Food Bank of Oklahoma
- CASA of Oklahoma City
- American Heart Association – Oklahoma City
- The Boys and Girls Club of Oklahoma County
- Ronald McDonald House
- Catholic Charities
- OKC Crisis Nursery
- Oklahoma City Memorial
- Leukemia & Lymphoma Society
- ReMerge OKC
- OSU-OKC Center Social Innovation
- Allied Arts



"Eastern Oklahoma County's news leader"

CHOCTAW TIMES

Volume 8, No. 33 Wednesday, June 21, 2017 50 cents

Boldt donates CPR kit to Harrah

By John Martin
Staff Writer

American Heart Association presented a CPR Training Kit to Harrah Schools that has the capacity to train 10 students at a time in the fundamentals of dealing with potential heart problems.

Not only is Boldt Construction Co. building safe rooms to accommodate every student in Harrah Schools, but Monday night at the regular meeting of the Harrah School Board, the firm made a donation to HHS Principal Kenneth Riddle that will take safety in the school to a whole new level.

Jodi Osborn of the

See HARRAH, Page 9A

Joe Roberts, left of Boldt Construction presents a CPR kit to Harrah High School Principal Kenneth Riddle at Monday's school board meeting.

included Chelsi Macom, MS science to HS algebra; Sara Schremp, CR special ed to CR regular ed. Support personnel approved by the board in-
cluded Chelsi Macom, MS science to HS algebra; Sara Schremp, CR special ed to CR regular ed. Support personnel approved by the board in-
some parents would soon learn that their kids get to see whether the meal is paid for or not. "I agree with your policy but I think we have to
the task Monday night to come up with plans to add two more safe rooms at Virginia Smith, which is already at capacity for the new safe room zone.



BUILDING THE STRUCTURES THAT BUILD COMMUNITIES

KEEPING STUDENTS SAFE IS NOT JUST OUR MISSION IS OUR TOP PRIORITY.



Tony Yanda joins the Journal Record for a discussion about school safety.



OPPORTUNITY TO ELEVATE COMMUNITIES AND FACILITIES THAT HAVE AN IMPACT ON THE STUDENT'S EDUCATIONAL SUCCESS.



THE NEXT GENERATION OF STUDENTS AND EDUCATORS DESERVE FACILITIES THAT ALLOW THEM TO PUT THEIR BEST EFFORTS FORWARD EACH DAY.



EDUCATIONAL FACILITY CONSTRUCTION PROJECTS CALL FOR MORE THAN JUST A BUILDER. THEY NEED A TRUE PARTNER.

EVANS FIELD IMPROVEMENTS

EVANS FIELD SITE PLAN

EVANS FIELD HOME BLEACHERS AND PRESSBOX

NO TAX RATE INCREASE

EVANS FIELD VISITOR BLEACHERS

BOND ITEMS FOR OCTOBER 13, 2015 PROPOSAL

1. VIRGINIA SMITH GYMNASIUM	\$627,200**
2. CLARA REYNOLDS SAFE ROOM	\$112,000**
3. HIGH SCHOOL 40 CLASSROOM ADDITION & SAFE ROOM	\$3,430,000**
4. BRIDGE SCHOOL 10 CLASSROOM ADDITION & SAFE ROOM	\$1,188,000**
5. JUNIOR HIGH IMPROVEMENTS	\$999,000**
6. MULTI-SPORT BUILDING	\$3,396,100**
7. HVAC REPLACEMENT PROJECTS	\$709,000**
8. HVAC REPLACEMENT PROJECTS	\$709,000**
9. SECURITY CAMERA ALLOWANCE	\$100,000**
10. TRANSPORTATION	\$100,000**
11. AG IMPROVEMENTS	\$100,000**
12. AG IMPROVEMENTS	\$100,000**
TOTAL COST OF ALL BOND PROJECTS	\$16,788,300

GRAND TOTAL COST OF BOND IS \$16,788,300. GRAND TOTAL COST OF BOND IS \$16,788,300. GRAND TOTAL COST OF BOND IS \$16,788,300.

HARRAH SCHOOL BOND 2015

VOTE

ON

OCTOBER 13TH, 2015

NO TAX RATE INCREASE

VOTE

OCT 13

RENAISSANCE ARCHITECTS

Expect MOORE

MOORE PUBLIC SCHOOLS 2015 BOND ISSUE

TUESDAY, OCTOBER 13

7AM - 7PM | REGULAR POLLING SITES

Frequently Asked Questions

1. How was the project selected for the bond issue?

2. How will the bond revenue be used?

3. How much of the bond issue is for general fund?

4. How much of the bond issue is for capital projects?

5. How much of the bond issue is for debt service?

6. How much of the bond issue is for debt service?

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9. How much of the bond issue is for debt service?

10. How much of the bond issue is for debt service?

Expect MOORE

2015 MOORE PUBLIC SCHOOLS BOND ISSUE • NEWSLETTER

Expect Moore

MOORE PUBLIC SCHOOLS 1500 SE 4th Moore, Oklahoma 73140

PROPOSITION NO. 1

High School Projects

PROPOSITION NO. 2

Elementary Projects

Child Nutrition Program

Administrative Service Center

New Transportation Vehicles and Equipment

BOND SUPPORT

- SUPPORT AND COLLABORATION**
 - We begin with a kickoff meeting with the district to assess the bond program's priorities and to ensure it meets the district's needs and goals.
 - Study options by addressing facility needs throughout the district.
 - Explore different possibilities to create an impact that will benefit HPS students, teachers and staff.
- STEWARDS OF PUBLIC FUNDS**
 - Being mindful of taxpayer dollars is of the utmost importance.
 - Our Target Value Design (TVD) process will include estimating each component of the project to ensure cost certainty.
 - We will provide accurate costs to reassure the public, that what they see if what they will get.
 - We will work collaborative, from start to finish.
- COMMUNICATION / ENGAGEMENT**
 - Communication plan to inform voters of benefits of the bond, using promotional materials to help the community visualize your proposed facility improvements (social media, video, voter campaigns, signage, brochures, newspapers).
 - We offer the services of our PR team, and they will help share HPS story with the community, allowing taxpayers to see the real needs and understand the possible solutions.
 - Digital media strategies can be utilized for sharing bond information by the school district.

- ✓ Boldt has experience collaborating with school districts looking to pass a bond. We respond based on our client's needs. Whether it means sharing information behind the scenes or standing front and center with the community and allowing them to ask us questions directly.
- ✓ The Boldt team is well-versed in school bond issues, and has completed hundreds of additions, renovations, and K-12 projects over the past years.
- ✓ We know how to build momentum for future success, and we can help answer questions about construction costs, schedules, and student safety.

BOLDT HAS EXPERIENCE PARTNERING WITH PUBLIC SCHOOL DISTRICTS TO CULTIVATE EARLY COMMUNITY AWARENESS AND ADVANCE REFERENDUMS FOR APPROVAL WITH STRATEGIC AND ENERGETIC SUPPORT. THESE IMPROVEMENTS WILL POSITIVELY SHAPE AND IMPACT THE DISTRICT'S CHILDREN, STAFF, AND FAMILIES OF TODAY AND GENERATIONS TO COME.



EXPERIENCE WITH SIMILAR BONDS



**HARRAH
PUBLIC
SCHOOLS**

Since 2015, Boldt has successfully completed 6 bond projects totaling \$16 million for Harrah Public School. In October, Boldt is returning to renovate the district's auditorium.



**MOORE
PUBLIC
SCHOOLS**

Over the past ten years, Boldt has successfully delivered 25 projects totaling over \$210 million.



**NORMAN
PUBLIC
SCHOOLS**

Over the past four years, Boldt has successfully delivered 11 projects totaling over \$26 million.



**OKLAHOMA CITY
PUBLIC
SCHOOLS**

Since 2004, Boldt has successfully completed 4 bond projects totaling \$81 million for Oklahoma City Public Schools.



**PIEDMONT
PUBLIC
SCHOOLS**

Completed in time for the 2012–2013 school year. Boldt utilized innovative lean construction techniques and compressed the project schedule from the typical 15-month duration to 12 months.



**BARTLESVILLE
PUBLIC
SCHOOLS**

Since 2008, Boldt has successfully completed 7 bond projects totaling \$11 million for Bartlesville Public Schools.



**BROKEN ARROW
PUBLIC
SCHOOLS**

Since 2011, Boldt has successfully completed 2 bond projects totaling \$37 million for Broken Arrow Public Schools.



**CHOCTAW-
NICOMA PARK
PUBLIC
SCHOOLS**

Since 2010, Boldt has successfully completed 3 bond projects totaling \$26 million for Broken Arrow Public Schools.

BOLDT / HARRAH PUBLIC SCHOOLS PROJECT EXPERIENCE



AUDITORIUM RENOVATION

58,000 SF | Fast-track renovation, performing selective interior demolition for a new layout, installing additional structural support for new HVAC system components.



EVANS STADIUM & FIELD IMPROVEMENTS

The stadium also features new home bleachers, increasing seating capacity to 1,400, new visitor bleachers providing 980 seats, and a new press box.



HARRAH HIGH SCHOOL SAFE ROOM & ADDITION

13,565 SF | FEMA-rated safe room addition that creates shelter for 633 students, faculty, administration.



HARRAH MIDDLE SCHOOL SAFE ROOM & ADDITION

16,226 SF | 10 classrooms, restrooms, teacher's workroom. Provides shelter for 631.



VIRGINIA SMITH & CLARA REYNOLDS ELEMENTARY SCHOOLS SAFE ROOMS

2,150 SF | FEMA-Rated safe room, addition connects to an existing gym, providing shelter for 405 students, faculty, staff and administration.



AGRICULTURAL BUILDING

Agricultural Barn.



MULTI-SPORT COMPLEX

15,812 SF | Located next to Evans Field, locker rooms for baseball, boy's soccer/track, girls' soccer, track and softball and a large weight room. The facility also houses concessions and restrooms for Evans stadium.

TOTAL VOLUME OF PAST HARRAH PUBLIC SCHOOLS PROJECTS

8	Years of trusted partnership
9	Projects successfully executed
\$46M	Total value of Harrah Public Schools Projects



2015 HARRAH PUBLIC SCHOOLS BOND RESULTS

SCOPE

- High school addition
- Middle school addition
- Clara Reynolds shelter
- Virginia Smith shelter
- Multi-sport complex
- Evans Field improvements
- AG improvements
- Roof replacements
- HVAC replacements
- Cameras

\$16,768,000

BOND BUDGET

\$14,087,046

CONSTRUCTION BUDGET

\$12,862,167

BOLDT COST

\$1,224,879

BOLDT SAVINGS

BOLDT

VALUE ADDED

SAVINGS REINVESTED BACK INTO HARRAH PUBLIC SCHOOLS

AUDITORIUM RENOVATION

CM AT-RISK
PROJECT
DELIVERY

BEST
VALUE
TO HPS

SAVING
TIME
AND
MONEY

VIRGINIA SMITH ELEMENTARY



2016 MOORE PUBLIC SCHOOLS BOND RESULTS

SCOPE

- High School Additions
- Middle School Additions
- Jr. High Gyms
- Field House
- Shelter Additions
- Ag Improvements

\$66,250,000	BOND BUDGET
\$53,920,630	CONSTRUCTION BUDGET
\$53,170,630	BOLDT COST
\$750,000	BOLDT SAVINGS



LESSONS LEARNED FROM SIMILAR BOND PROGRAMS

COMMUNICATION

Transparent, set expectations, decision making, address problems early, collaboration, face-to-face meetings, identify lines of authority.

FLEXIBLE BOND LANGUAGE

Allows for flexibility in the work.

CLEAR UNDERSTANDING OF BOND LANGUAGE

For better design and budget accuracy.

UNDERSTAND HPS STANDARDS

Ensure consistent across projects (doors & hardware, finishes, IT, A/V, CCTV, etc.)

EXISTING CONDITIONS

Field verification of existing structures & utilizes vital for renovation and addition budget accuracy.

CITY OF HARRAH

Collaborate with the city of Harrah on FEMA requirements, plan review, permitting, and inspections.

LESSONS LEARNED FROM SIMILAR BOND PROGRAMS (CONTINUED)

SELECTING “LOW BIDDER”

Could cost more time & money in the long run. Evaluate with HPS before award.

STAKEHOLDERS & HPS VENDORS INVOLVED EARLY

Principals, teachers, HPS staff & vendors early review of design. No Surprises.

EARLY DESIGN TEAM COLLABORATION

Strong collaborative team w/ open communication

COORDINATION OF BID PACKAGES

Appropriate timing across multiple projects. Ensure best value (dollars, schedule, manpower). Requires collaboration among CMs.

ALWAYS BE PROACTIVE

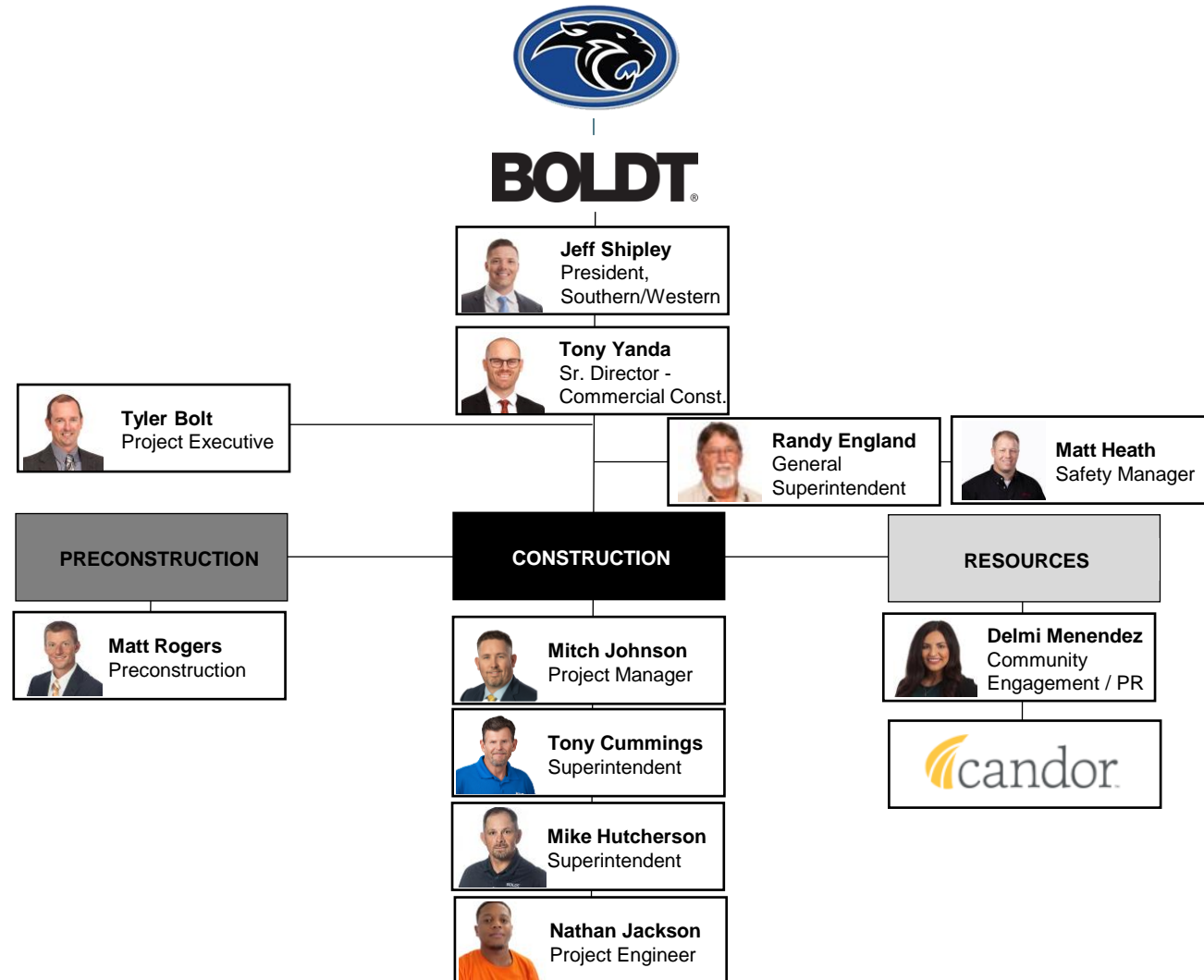
Bring solutions to a problem.

THRESHOLD FOR CONTINGENCY MODIFICATION

To help expedite work during construction.

TEAM ORGANIZATION

OUR TEAM IS AVAILABLE NOW AND WILL TAKE A PERSONALIZED APPROACH TO YOUR PROJECTS, FOCUSING ON YOUR GOALS AND MAXIMIZING OUR RESOURCES TO THEIR FULLEST EXTENT TO ENSURE BEST VALUE.





PRECONSTRUCTION



OWNER AND A/E COLLABORATION



EARLY TRADE INVOLVEMENT



BID PACKAGES

- *Subcontractor Outreach / Bid Coverage*



EXPERIENCE IN K-12 MARKET

- *Identify Risk*



LABOR AND MATERIAL ESCALATION

- *Steel Tariffs*

- *Market Conditions*



KNOWLEDGE OF LOCAL TRADE MARKET

- *Manpower*

- *Skilled Labor*



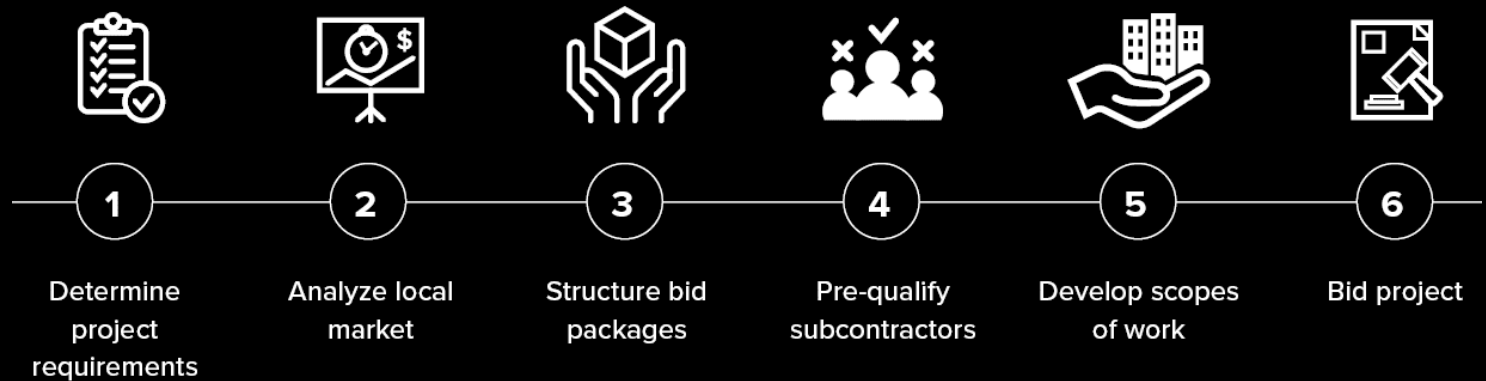
ASSISTANCE w/ BOND PASSAGE

- *Marketing & Public Relations Assistance*



BID PACKAGE STRATEGY

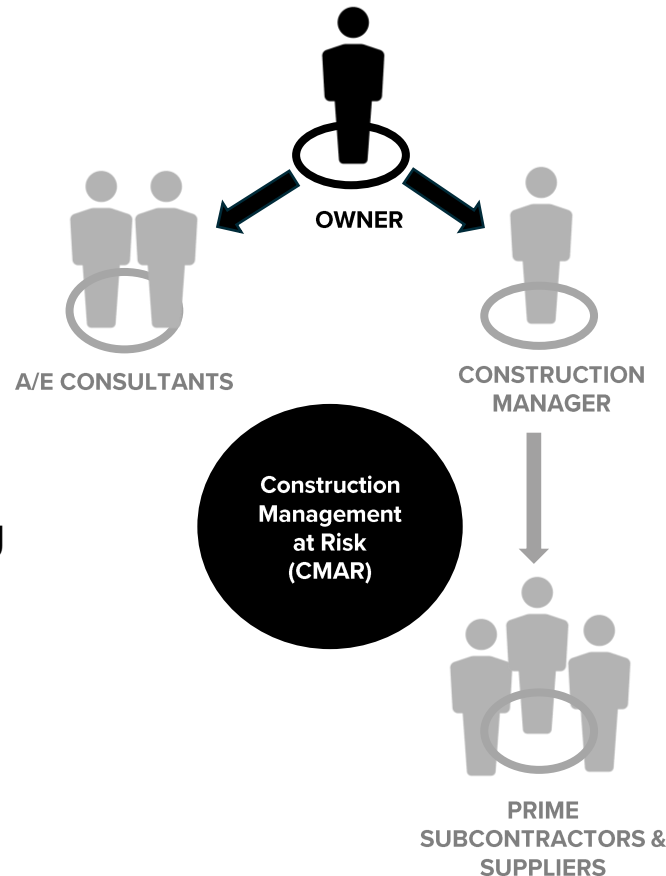
Our reputation in the Oklahoma communities affords us the ability to solicit and receive multiple bids for most of the trades associated with construction projects in the area. The benefit to you is fair market pricing for the project.



A BOLD APPROACH TO CM AT-RISK

TOTAL COORDINATION TO INCREASE EFFICIENCY, COLLABORATION AND COST SAVINGS

- Boldt is engaged early in the design process, offering design input expertise that adds value.
- The earlier in the design phase that we engaged, the greater the impact we have on both cost and schedule.
- Many of our largest and most complex projects are delivered with Boldt serving as Construction Manager with great results.



BENEFITS OF CM AT-RISK

- ✓ Collaborative effort from project inception
- ✓ Contractor and key subs are involved early in the design process, resulting in an accurate GMP and schedule
- ✓ Expertise to offer design input that adds value
- ✓ Reduces owner risks
- ✓ Open book competitive pricing
- ✓ Leverages our expertise to create innovative construction solutions

SUCCESSFULLY DELIVERED 475 PROJECTS TOTALING OVER \$6.4 BILLION.

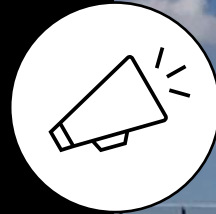
BOLDT

WORKING ON AN OCCUPIED CAMPUS

Evans Field, Harrah Public Schools

MINIMUM DISTURBANCES

Activities surrounding the site must proceed with minimum disturbance to students, teachers, administration, visitors, construction workers and subcontractors. We will incorporate such methods as adjusting hours of work, equipment placement, barriers and noise reduction solutions.



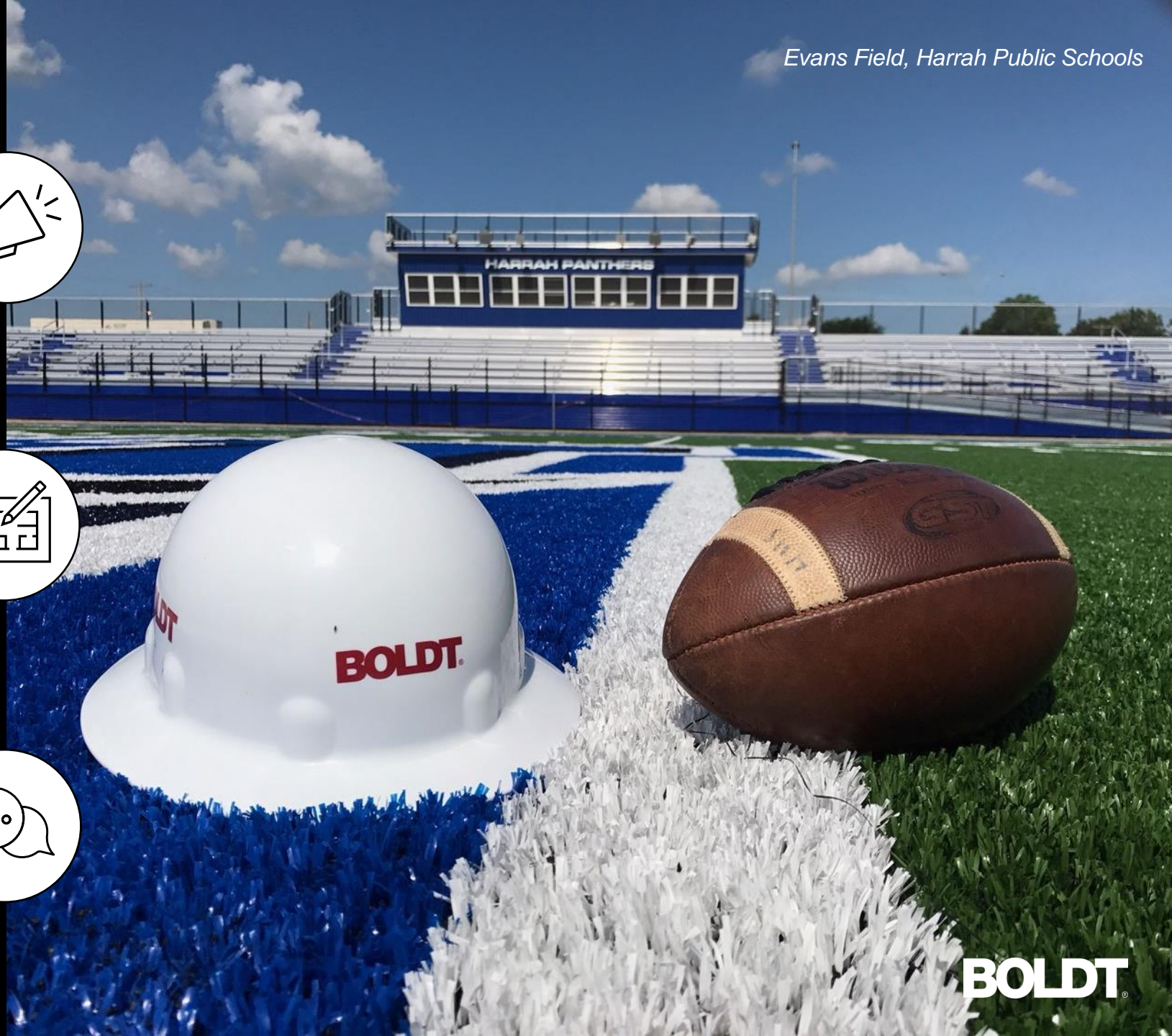
UTILIZATION PLANS

We'll provide a detailed site utilization plans that show how both pedestrian and vehicle traffic will be impacted, detail areas that will be designated for construction, and alternate routing.



COMMUNICATION

Our plan will be communicated well in advance of executing it so that proper notice and signage can be put in for students, teachers, administration, and visitors. Our knowledge and experience will help expedite this process and make the construction activities flow with everyday life.



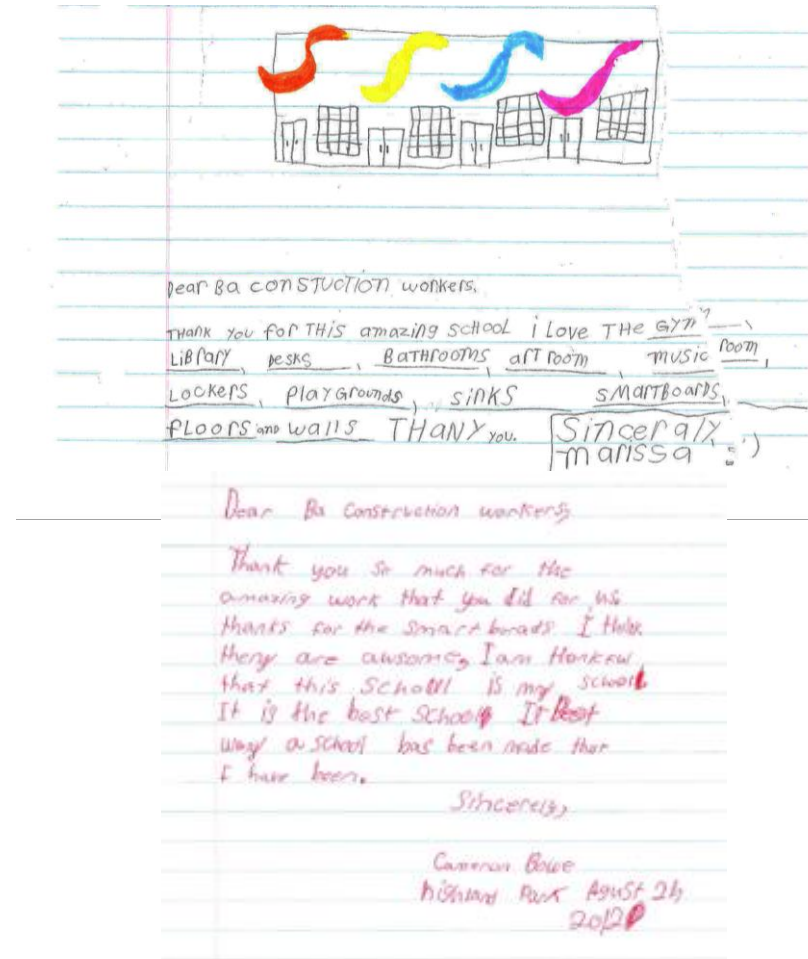
BOLDT

STUDENT / COMMUNITY ENGAGEMENT DURING THE CONSTRUCTION PROCESS

- TOWNHALL MEETINGS WITH STAKEHOLDERS
- LUNCH AND LEARNS
- PRESENTATIONS
- EVENTS
- GUIDED SITE TOURS
- GROUNDBREAKING
- KIDS STEEL SIGNING DAY
- CUSTOM MICROSITE TO SHARE PROJECT UPDATES
- GRAND OPENING / RIBBON CUTTING CEREMONY

STUDENT ENGAGEMENT

At the completion of the Broken Arrow Highland Park Elementary School, Boldt received letters of thanks from the students for the new facility.



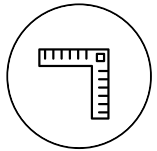
SHINE AWARD

Brandon Choate, Superintendent at Norman Public Schools was awarded the "Shine Award." This award is typically given to one student, but instead it was given to a student and Brandon for the excellent work on the new storm shelter addition.



THE POWER TO SELF-PERFORM

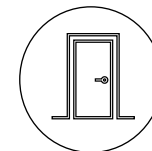
MORE CONTROL OVER QUALITY, SAFETY, TIMELINES AND BUDGET



**ROUGH AND FINISH
CARPENTRY**



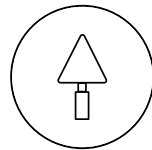
**CONCRETE
PLACEMENT AND
FOUNDATION**



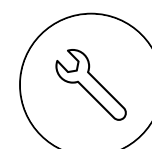
**DOORS AND
HARDWARE**



**MACHINERY
INSTALLATION AND
REMOVAL**



MASONRY



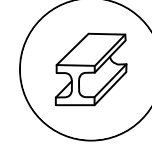
MILLWRIGHT WORK



MAINTENANCE WORK



**HEAVY EQUIPMENT
TRANSPORT AND
RIGGING**



**STEEL AND
PRECAST ERECTION**

BOLDT

MINIMIZING PUNCH LISTS AND HONORING WARRANTIES

<p>OUR APPROACH Managing the punch list and warranty is through our quality assurance program.</p>	<p>QUALITY ASSURANCE Boldt's quality assurance begins during the design process.</p>	<p>DESIGN PHASE During the design phase, interactive reviews of the project specifications occur with the project team.</p>	<p>CONSTRUCTABILITY AND ASSURANCE Project details are continuously analyzed during the design phase for constructability and assurance that desired performance can be achieved.</p>
<p>ZERO We strive for zero "punch list" items at project completion.</p>	<p>WARRANTY We approach warranty as an extension of the project – not a project outcome that is to be ignored.</p>	<p>PROJECT COMPLETION Our goal is "zero" warranty issues. If an issue develops, we take a proactive approach to become involved and to be sure the issue is properly addressed.</p>	<p>OUR COMMITMENT We pride ourselves on the commitment that we are only a phone call away.</p>

QUESTIONS?



A blue-tinted photograph of a gymnasium. The ceiling is high with many rectangular light fixtures. On the right wall, there is a large, dark silhouette of a tiger's head. On the floor, there is a large, dark logo that appears to be a stylized 'B' or similar symbol. The overall scene is dimly lit, with the blue tint dominating the color palette.

THANK YOU

We look forward to working with you!

BOLDT[®]