


RYAN


A Scale of Two Cities

Project Bluejay (Bondurant) and Krause Gateway Center (Des Moines)




**iowa
better
concrete
conference**

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WE BUILD STORIES



Agenda

1. Ryan Introductions
2. Project Bluejay
3. Krause Gateway Center
4. Q&A

RYAN | About Ryan – Midwest Profile

2019 CONSTRUCTION VOLUME
\$206M

CORE VALUES
INTEGRITY FUN
RESPECT STEWARDSHIP
EXCELLENCE SAFETY
FAMILY

2019 SELF PERFORMED WORK VOLUME
\$20M

TOTAL NUMBER OF MIDWEST PROJECTS & CONSTRUCTION VOLUME FROM 2013 - 2019

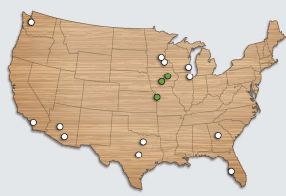
740 PROJECTS

\$903,792,229

1ST MIDWEST OFFICE
CEDAR RAPIDS 1990

CONCRETE
DEMOLITION
INTERIOR FINISHES
ROUGH CARPENTRY


CURRENT NUMBER OF MIDWEST EMPLOYEES **263**




ATLANTA
AUSTIN
CEDAR RAPIDS
CHICAGO
DALLAS/FORT WORTH
DES MOINES
KANSAS CITY
MILWAUKEE

MINNEAPOLIS
PHOENIX
ROCHESTER
SAN DIEGO
SEATTLE
TAMPA
TUSCON


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Jordan Stokes
Self Performed Work Project Manager



Nick Aldrich
Senior Project Manager



Dan Goldsworth
Senior Superintendent



Mark Stinocher
Concrete Superintendent

Project Bluejay



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Project Bluejay

- Longest concrete pumping was 900' off of the pump. 750' slick line and 150' rubber
- SOG and SOMD simultaneously typically 900-1000 yds on deck, 1400-1600 on ground
- Winter conditions challenges to overcome
- Sequencing changes due to Amazon early access dates
- Achieving these pours with a rotating man-power team as they all traveled
- Mesh install crew, install 50,000 to 60,000 sq ft per day.



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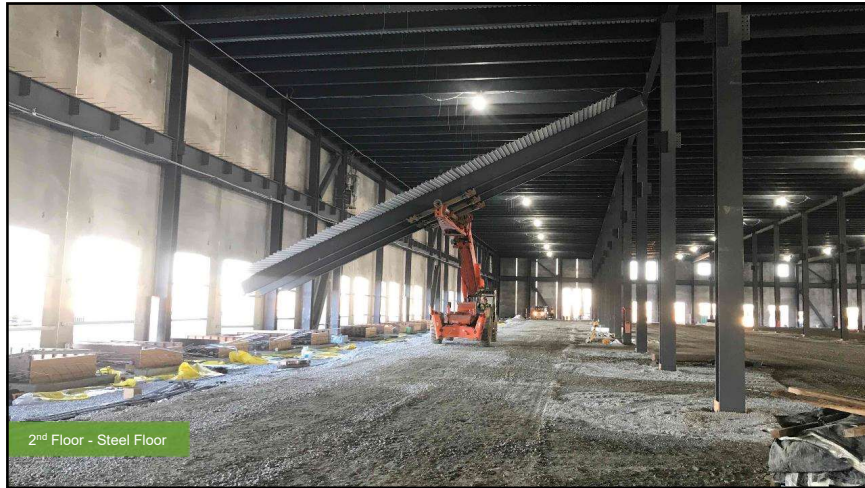
Lewis
CONSTRUCTION, INC.



Concrete Summary

Bollards	40.50
Column	169.00
Curb	269.50
Footing	6,328.50
Interior Piers	9005.50
Interior SOG	15,990.00
Paving	17,802.50
Retaining Walls	252.00
SOMD	33,816.00
Stem Walls	1,814.00
Stoops	34.50
Walks	3,388.00
TOTAL:	88,910.00



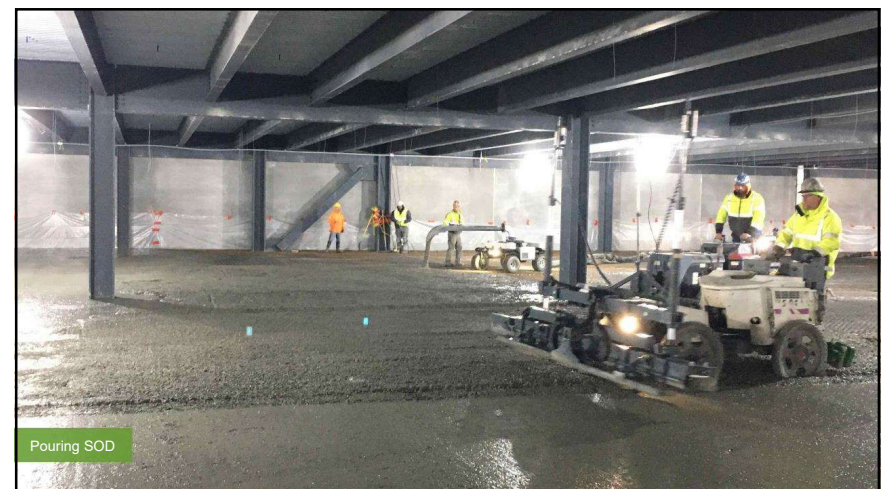


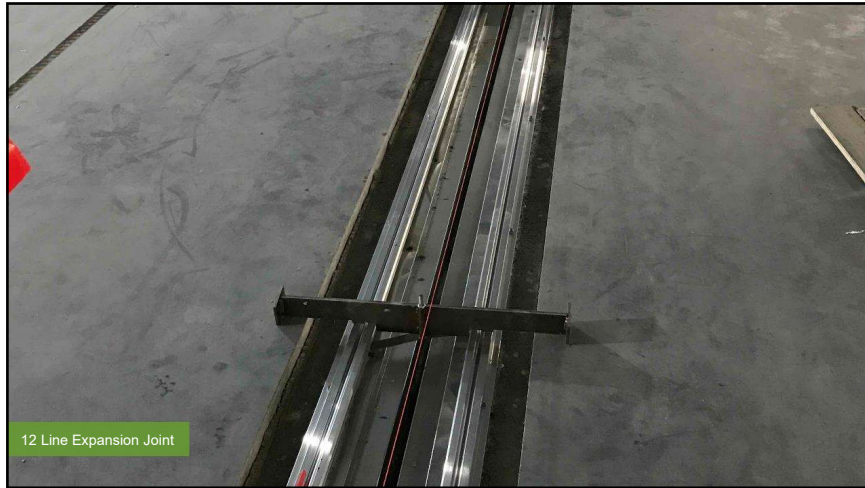


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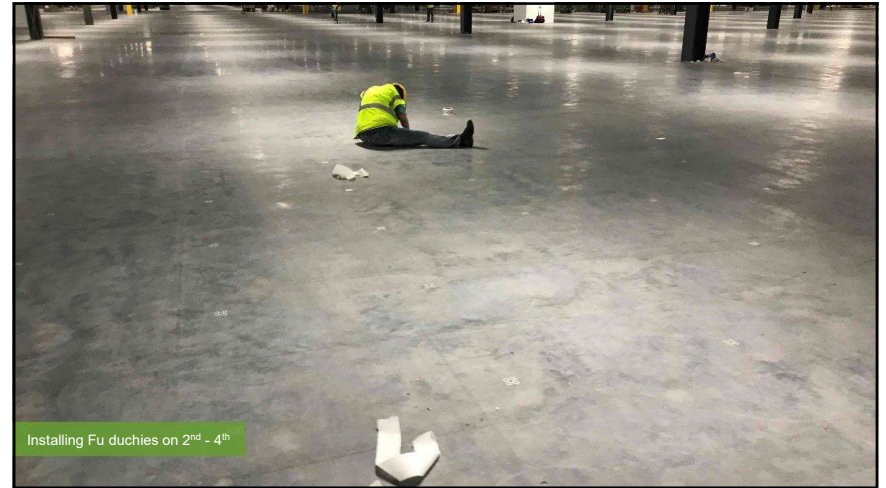
Fun Facts

- Started on Oct. 16, 2019
- Substantial complete Sep. 29, 2020
- First SOD. Pour 4th. Floor 3-11 To last Interior Pour 5-16
- 67 Calendar days 3,000,000 SF.
- CSI Partnered with Norwalk Concrete.
- 10 Foot Candle of light required for all pours

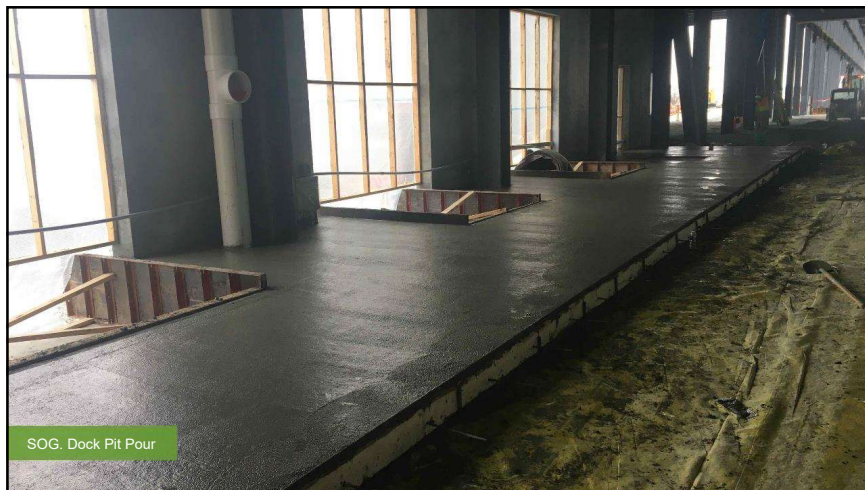




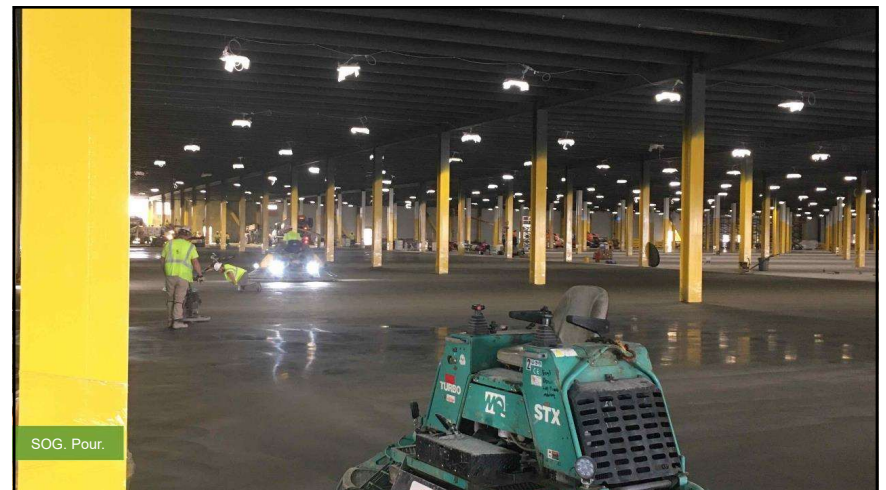
12 Line Expansion Joint



Installing Fu duchies on 2nd - 4th



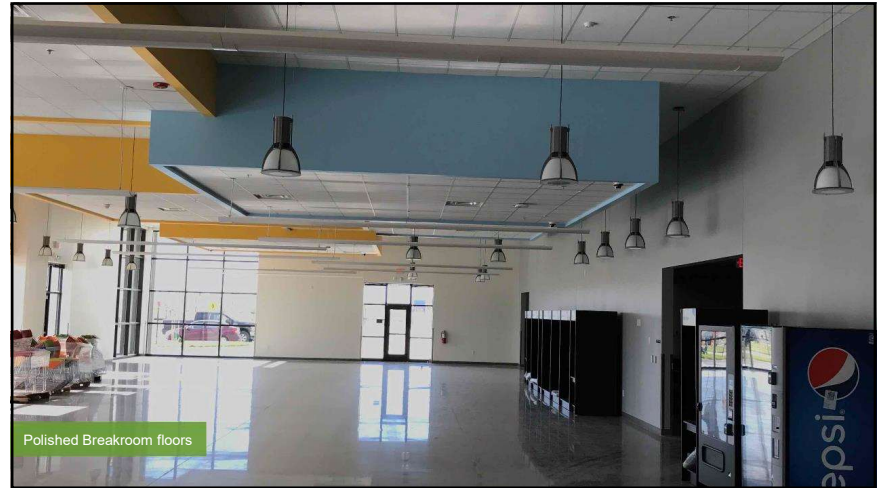
SOG. Dock Pit Pour



SOG. Pour.



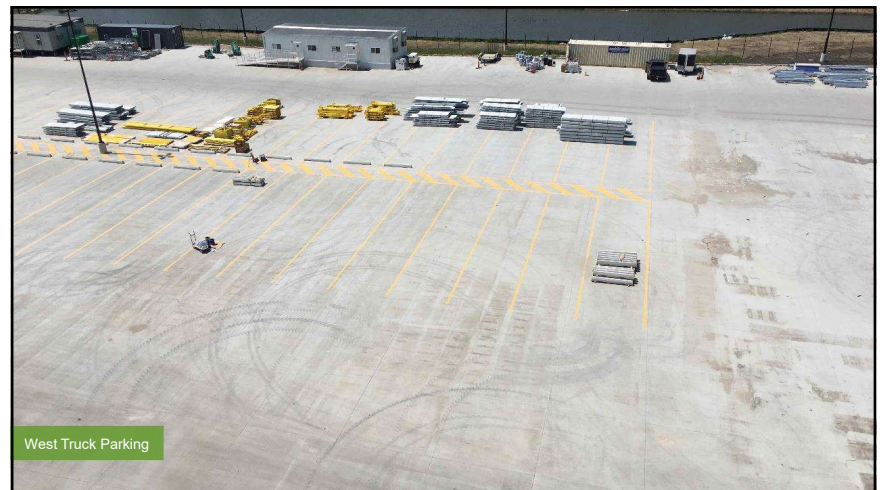
Diamond Dowels



Polished Breakroom floors



Front Entry

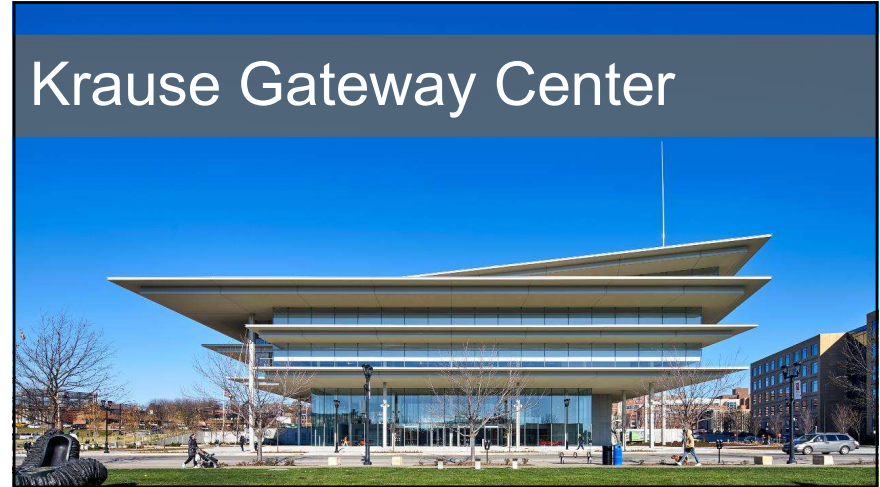


West Truck Parking

Questions



Krause Gateway Center



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Krause Gateway Center

- Broke ground in 2015; Completed in 2018
- 6-story building; 164,000 SF
- 225-stall 2-story underground parking
- Designed by internationally renowned architect Renzo Piano Building Workshop (Genoa/Paris/New York)
- Architect-of-Record: OPN Architects
- Over 55 design consultants and subcontractors



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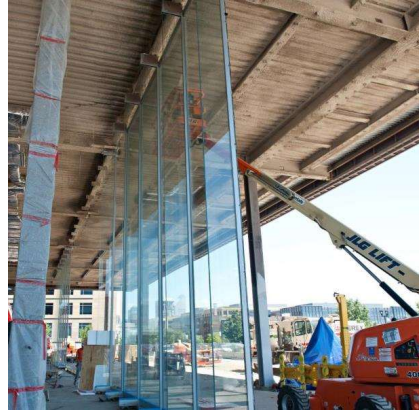
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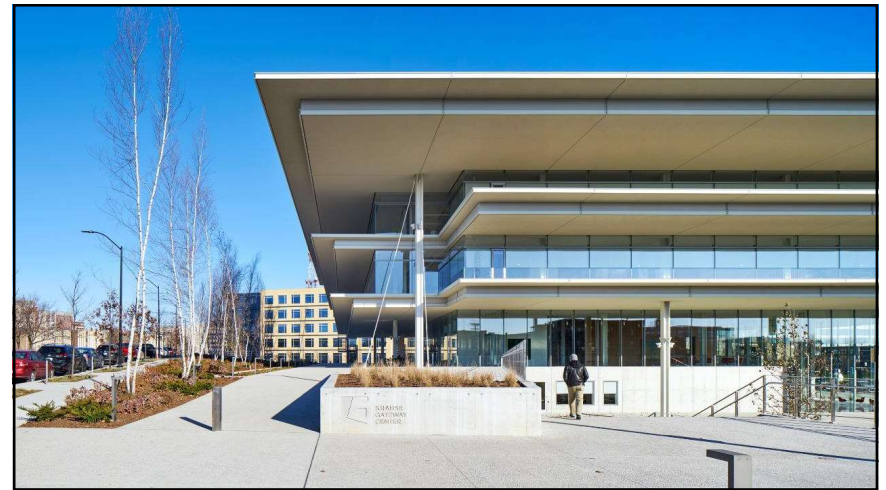
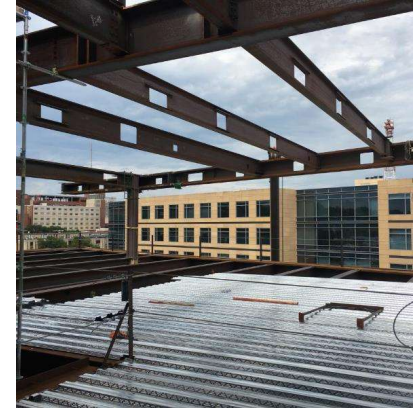
Krause Gateway Center

- Natural, abundant light throughout the building
- Collaborative work environments
- Outdoor meeting space
- Rooftop plaza sized for over 700 people
- Green Roof with native prairie plants
- Fitness room and adjoining locker room
- Game room
- Art collection

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Krause Gateway Center

- Over 65,000 cubic yards of material has been excavated from the site
- Over 4,000 tons of Structural Steel
- 1,400 Steel Penetrations
- 29' tall x 4' wide glass panels
- 100' tall mast on top of the building
- LEED Certification (Registered)



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Self Performed Work

- Normally run around 100 skilled tradesman in the field – between Carpenters, Finishers, and Laborers – this last year we peaked our skilled trade labor at 223
- Concrete
- Carpentry
- Structural and Finish Demo of Existing Spaces

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KGC – Concrete Scope

- Foundations
 - Columns
 - Grade Beams
 - Pile Caps
 - Foundation Walls – 32'-0" tall in parking garage
- Architectural Finished Concrete walls – similar to precast finish
- Slab on Grade
- Mild Reinforced concrete decks (parking ramp area)
- Slab on Metal Deck (building levels)
- Topping slabs on all levels
- Exterior Site concrete
 - Sidewalks
 - Exposed aggregate with a ground finish

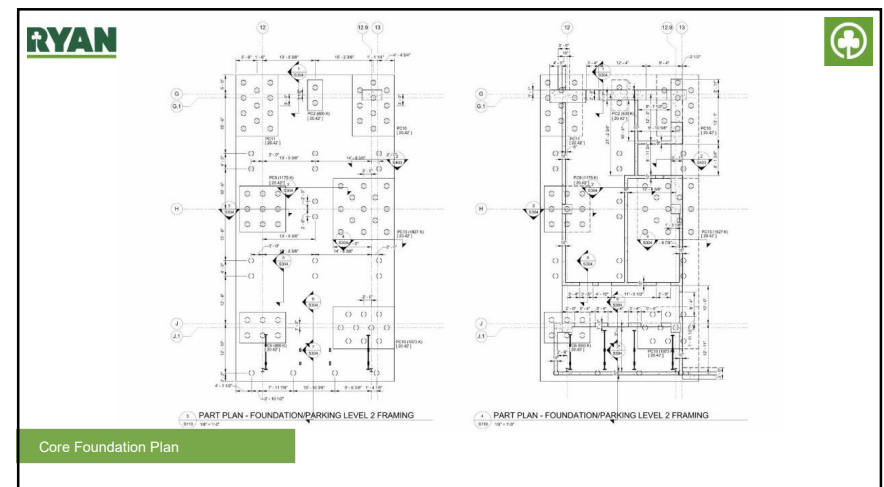
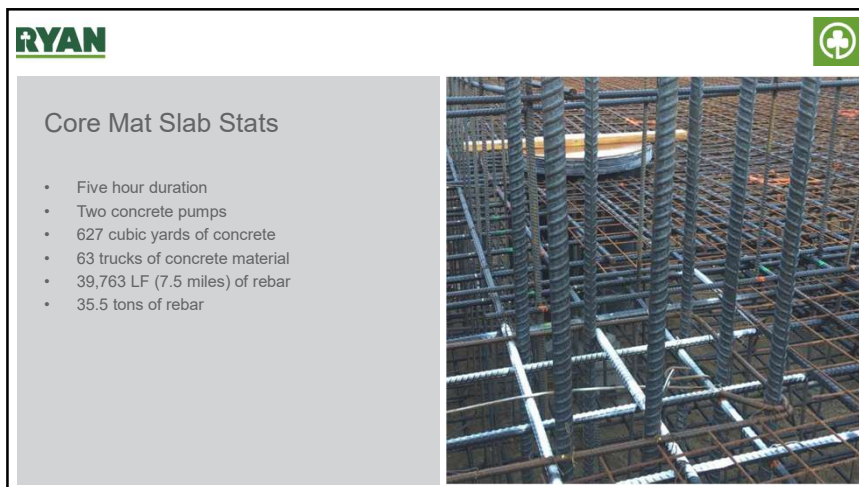
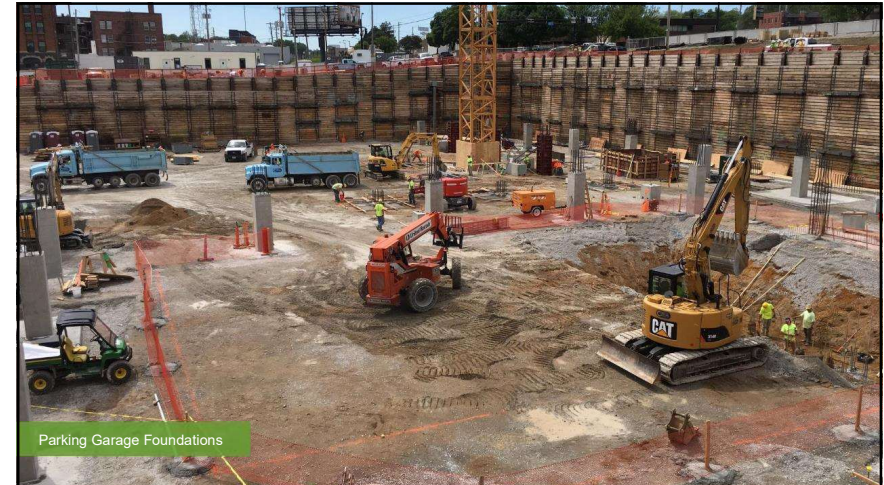
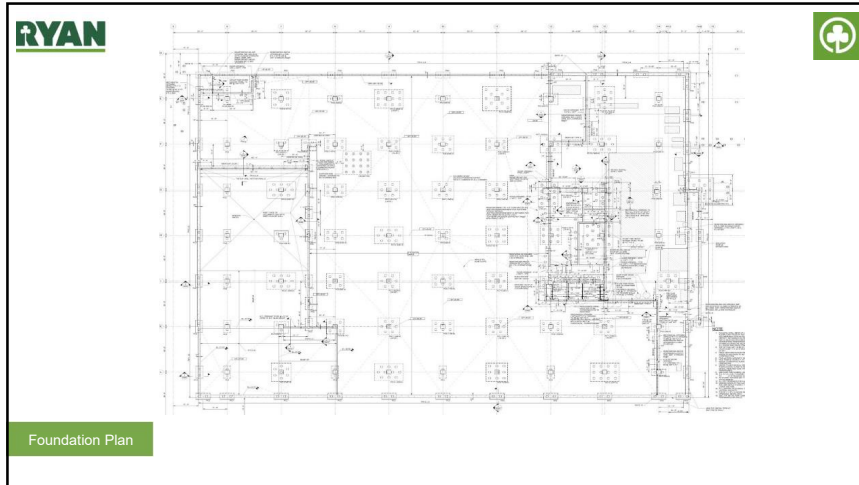
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Challenges

- Working through constraints with the building itself. Overhangs made it difficult to complete "normal" concrete pours.
- Tasked with producing "perfect" cast-in-place walls with the visual characteristics of pre-cast based only on photos of past project.
- Site logistics –tight and highly visible site that takes up a small city block. It is always a challenge to make sure all work is coordinated.

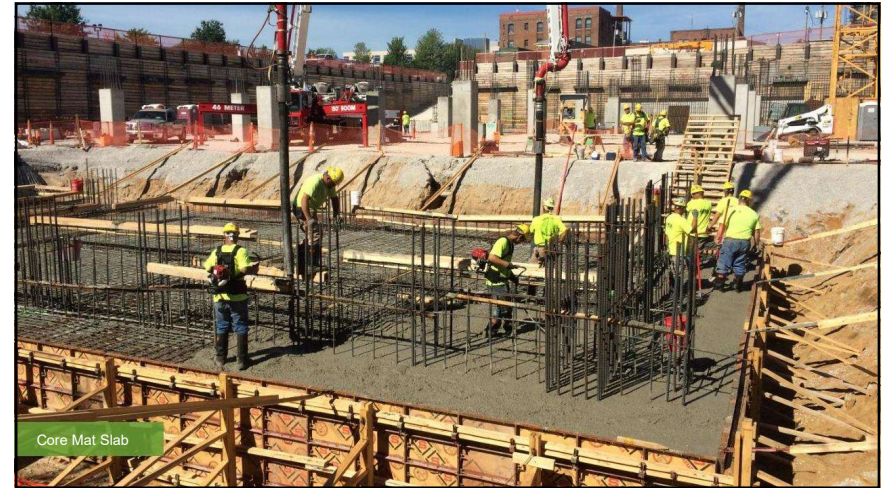
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FOUNDATIONS

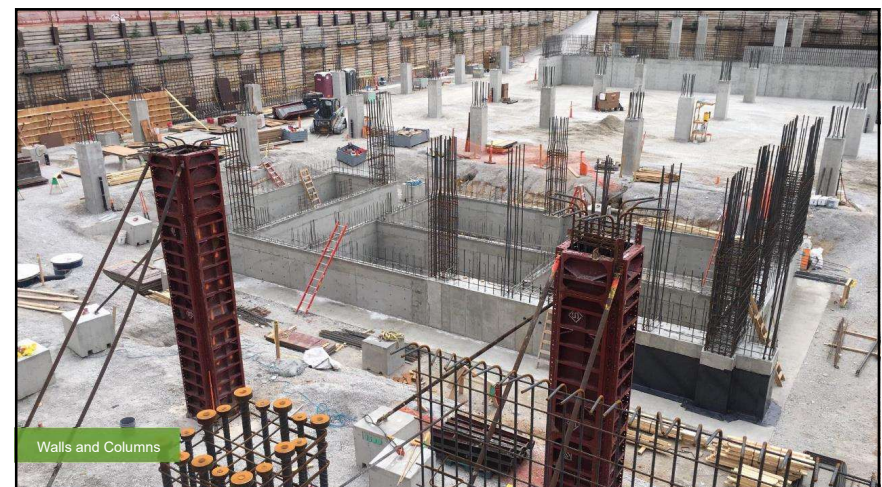
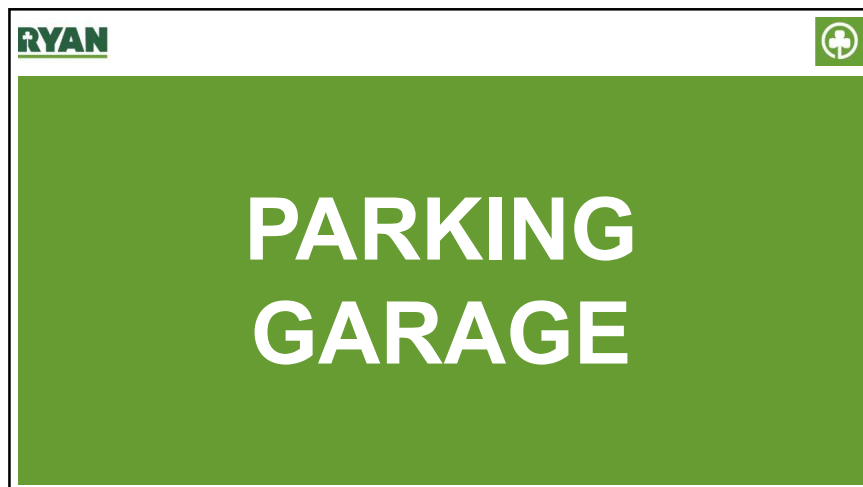




Core Mat Slab



Core Mat Slab



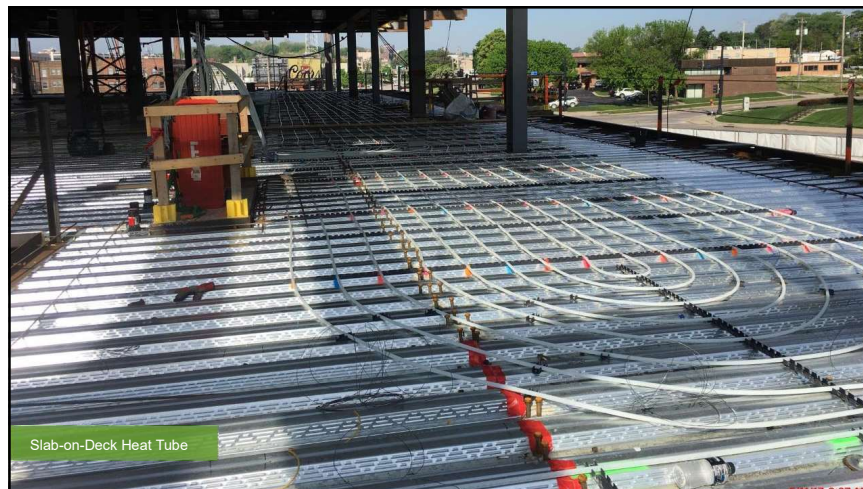
Walls and Columns



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BUILDING FLATWORK



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ARCHITECTURAL CONCRETE WALLS

