



SCHWISOW

construction

42nd Edition

Your Partner in Progress for Over 35 Years



Schwisow Construction, Inc. currently is working on projects for Farmers Cooperative, Merge Manufacturing LLC and Thunderstone Manufacturing. Read more about these projects inside the newsletter.

THE TIME IS NOW

Fluctuating prices, supply chain delays extend construction times

Whether you're in the idea phase or ready to hire a contractor to erect your next building, the time to get started is now. The Associated General Contractors of America (AGC) continually produces economic information for the construction industry, and according to their Construction Inflation Alert, the industry has experienced an uneven recovery since the start of the pandemic.

Figure 1 compares construction inputs and bid prices from June 2020 to June 2021. Input prices refer to the price of materials and services used in construction. Bid prices refer to the increase in price contractors' charge to erect five nonresidential buildings. July marked the sixth-straight month of double-digit input price

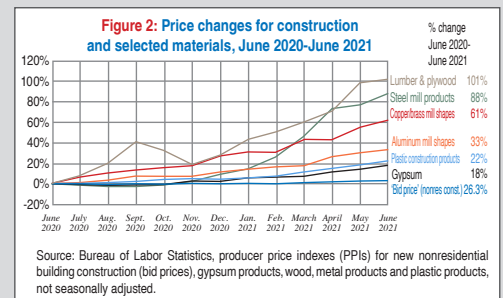
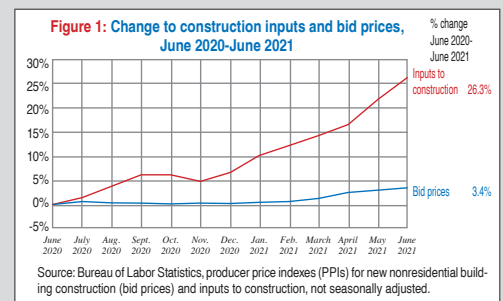
increases, according to AGC Chief Economist Ken Simonson.

Since a contractor or subcontractor often submits a proposal up to a year ahead of time, they would be paying an increase of 26% of materials, which can easily wipe out any profit from a project.

While the prices of lumber and COMEX copper are decreasing – but fluctuating – the numbers are still increasingly above prepandemic levels. The Producer Price Index (PPI) for six of the most widely used materials are shown in Figure 2. This notes increases from June 2020 to June 2021, meaning contractors with more purchases in any of these material classes have likely experienced higher increases in costs.

Not only have costs increased, but with an uncertain supply chain, contractors have unknown delivery times.

In AGC's Construction Inflation Alert, contractors reported being told they can't get bar joists for 11 to 12 months. Roofing contractors also are being told lead times range from four to six months for fasteners and other essential items. With delays at every stage of



the supply chain, Schwisow Construction, Inc. President Randy Harre said companies need to be thinking even farther in advance when it comes to erecting a building.

“Clients should realize that something they normally would think to be a yearlong process is now about two years,” he said. “If you want construction to start in 2022, you need to start now.”

As suppliers increase productivity and capacity, the cost of materials will eventually decline. One of the challenges hindering suppliers is the skilled labor shortage. And while this isn't new, the demand for labor is expected to increase as time goes on.

“If you want construction to start in 2022, you need to start now.”
– Randy Harre, Schwisow Construction Inc., president

Schwisow Construction, Inc. looks to wrap up work at Merge Manufacturing LLC this September.



Merge Manufacturing LLC nears completion

As Merge Manufacturing LLC expands its workforce and capabilities, it's also working with Schwisow Construction, Inc. to erect a new T-shaped building near 25th Street and Saltillo Road.

Merge Manufacturing's new building should enable them to use a crane system to load some of their bigger items directly onto trucks, which can access the location from a recessed dock. Nearly 90% of the structure will be for manufacturing, while the rest will be office space.

"It's been good working with Schwisow," said Kory Barmore, Merge's president of manufacturing. "Randy Harre knows the steel building world inside and out; so any questions we have, he answers readily."

The building also will be home to Merge's affiliate company, SiteScapes, an outdoor furnishing manufacturer. With formal meeting rooms, both businesses look forward to having their operations in modern facility.

Fast facts

- Building use:** Manufacturing and office space
- Project start:** June 2021
- Project completion (est.):** September 2021
- Project size:** 37,500 square feet
- Schwisow project manager:** Randy Cades
- VP products:** Panel Rib Wall System with translucent Wallite panels, SSR System
- Building features:** Crane system, recessed dock, horizontal wall panels, high R-value roof at office area



Schwisow Construction, Inc. employees start working on the north addition for Farmer's Cooperative. **Inset:** The addition will create a new grain trading area and classroom for the Dorchester, Neb., facility.

New professional look for Farmers Cooperative underway

Schwisow Construction, Inc. is in the midst of a two-phase project at Farmers Cooperative in Dorchester.

The first phase, which was completed in June, focused on converting an existing training room into a conference room and additional offices. Farmers Cooperative employees will use this area as a temporary workspace while Schwisow completes the next stage.

The second phase of the project consists of three subphases, the first of which involves building a 1,400-square-foot addition, a grain trading area, and a large classroom and kitchen.

"During the first subphase, we cut through a concrete storm shelter to open up access to the new addition," Project Manager

Mark Hansen said.

Once the first subphase is complete in September, crews will focus on the 5,200-square-foot north addition to expand the office area and create a new front entrance. This work will include updated finishes to match the north and west expansions, along with a remodel of the remaining office space.

"From the remodel to the additions, we're looking forward to the efficiencies that will be gained, as well as the new professional look of our corporate headquarters," said Allan Zumpfe, Farmers Cooperative's president and CEO.

About 40 people will work in the Dorchester office once it's completed in May 2022.

From repairs to additions

SCHWISOW completes work for Thunderstone Manufacturing



Fast facts

Building use: Manufacturing, dock and warehouse addition

Project start: June 2021

Project completion (est.): Fall 2021

Project size: 9,800 square feet

Schwisow project manager: Eric Wilcox

Building features: Skewed dock system, insulated panels on exterior

After buying a vacant building to operate Thunderstone Manufacturing, Timpte Inc.'s personnel noticed the facility needed a few repairs. That led them to Schwisow Construction, Inc. who originally constructed the building.

"That was really how we got our relationship with Schwisow started," said Jeff Thompson, Timpte's executive vice president. "They do good work; they're very responsive; and we like the end product."

With a need for more space after centralizing their aftermarket parts distribution,

Schwisow is completing a 9,800-square-foot warehouse addition for Thunderstone.

"Our business is really strong, and we need the space," Thompson said. "Our employees are anxious to have it done."

Site work and demo started at the end of June, while footings began in July. Schwisow is expected to complete the project this fall.

VP continually rolling out top-of-the-line products

As a Varco Pruden builder, Schwisow Construction, Inc. has access to some of the industry's top products. Schwisow's latest

projects will feature two top-of-the-line VP products, the WideBay Trussed Purlin and the open web Truss Beam frame.

WideBay Trussed Purlin

An effective structural option to standard purlins or bar joists, the advanced WideBay Trussed Purlin gives builders flexibility while providing up to 60 feet of space between columns. This system is ideal for projects requiring an open layout interior space.

WideBay Trussed Purlins can be used with VP's structural framing designs, and are available in 30", 34" and 40" depth options. With a G-30 galvanized finish and acrylic coating, the WideBay Trussed Purlins will keep their structural appearance, maintenance-free, for the long term.

When it comes to roofing, the WideBay Trussed Purlin is designed to work with VP's SSR, SLR II, ThermoDeck and ThermoLift roof systems. Not only that, but the system supports metal roofs or EPDM when using VP's Deck-Frame system. Using a 5 foot on-center spacing on a 60-foot span, the WideBay Trussed Purlins will accommodate roof snow loads up to 40 pounds per square foot, although adjusting the spacing and span can increase that amount.



The WideBay Trussed Purlin is optimal for bays spanning up to 60 feet.

Features:

- Optimal for bays spanning up to 60 feet
- Durable G-30 galvanized, with an acrylic coated finish
- Available in 30", 34" and 40" depth options
- No field welding needed
- Pre-marked bridging locations
- On average weighs 15-25% less than bar joist

Benefits:

- Larger spans to optimize interior space
- Attractive finish stays maintenance-free for the long term
- Quicker completion with bolted connections and reduced construction time
- Single-source from VP, ensuring correct design and fit

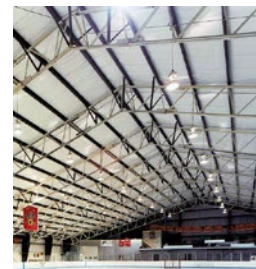
Open Web Truss Beam Frame

Whether it's a manufacturing facility or sports arena, the open web Truss Beam frame is a good choice for large column-free interior spaces. The 55 KSI steel, primary framing system includes open web rafters – meaning interior clear span spaces can reach more than 120 feet.

The many advantages of using the system include multiple design options for spacing, columns, rafters and footings. Not only do these reduce costs, but builders also can incorporate optimal materials and install HVAC ducts, wiring, sprinkler systems and lighting in the trusses.

VP's custom-concept approach with open web Truss Beam frames allows builders to use other VP framing systems, Continuous Truss or Continuous Beam, to provide economical solutions. It also can be used with block, tilt-up, conventional steel or wood framing systems.

Working with purlins, truss purlins and bar joists, Truss Beam frames are designed to accept wind and crane loads. Flush-mount, inset or outset girt placements can be unitized, and any width or eave height can be achieved.



Using open web Truss Beam frame help create large column-free interior spaces.

Features:

- Incorporate HVAC ducts, wiring, sprinkler systems and lighting into the trusses
- Provide column-free interiors 120 feet and greater
- Designed with straight or tapered columns, and straight or pitched bottom rafters
- Roof pitch as low as 1/4:12

Benefits:

- Install sprinklers, lights and ductwork within the web, providing better clearance and air circulation
- Attractive, architectural appearance
- Uses optimal material for sustainability goals
- Flexible floor space without interior columns
- Faster construction, faster occupancy and faster ROI

Purpose

Vision

Mission

Core Values

We form personal and professional partnerships with our employees, clients and communities.

We are a nationally recognized company serving our client partners wherever needed.

We build and maintain strategic partnerships.

We uphold the highest safety standards in our work environment.

We take great pride in our work and communication skills to deliver high quality service and products.

We continually advance our knowledge, experience, methods and resources.

Proven professionals driven by our commitment to safety, quality and integrity.

Here to serve you

- Doug Blum.....CEO
- Randy HarrePresident
- Don WilcoxDirector of Field Operations
- Mike Berry Estimator/Project Manager
- Andrew Blum.....Project Manager
- Beth HartmanAdministrative Accountant
- Eric Philippi..... Superintendent
- Eric Wilcox..... Superintendent
- Randy Cades..... Superintendent
- Mark Hansen Superintendent

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Blum joins SCHWISOW as a project manager

Andrew Blum gained his start with Schwisow as a part-time employee, and he assumed a new responsibility in August: project manager.

Now serving as a control point between owners and superintendents, Blum strives to keep everything running smoothly.

“It’s really important to maintain a good relationship with the owners – the people giving us their business – and meet their requests,” he said.

As a project manager, Blum also works with the company’s superintendents to ensure they have everything needed to stay on schedule. His first weeks on the job have involved training with longtime Project Manager/Estimator Mike Berry.

“It’s a lot more exciting being here full time; I feel like I’m learning more and retaining it,” Blum said.

After graduating from the University of Nebraska-Lincoln in December 2019, Blum used his degree in business administration



Andrew Blum, project manager

while working in the banking and mortgage industry for the past year and a half.

He’s now eager to apply his skill set as part of the Schwisow Construction, Inc. team.

“I’m excited to be out there and to make a good impression,” Blum said.