

# Letter of Interest

November 14, 2014

Missouri Department of Transportation  
Central Office  
105 W. Capital Avenue  
Jefferson City, MO 65102  
Attn: Kenny Voss, P.E.

**Re: LPA On-Call Professional Services**

Dear Mr. Voss,

Kwame Building Group, Inc. (KWAME) is pleased to submit this letter of interest to provide Missouri's Local Program (LPA) with On-Call Services in support of their request for on-call professional services.

KWAME provides Construction Management services exclusively. One hundred percent of our resources are dedicated to the best interest of clients in delivering high quality projects on time and within established budgets. We are not compromised by offering design and construction services with Construction Management as an afterthought.

Construction Inspection Services from KWAME means that LPA will receive project leadership and advice, uncolored by any conflicting interests, on such crucial matters as:

- Project scheduling and coordination
- The optimum use of available funds
- Control of the project's scope of work
- The optimum use of the design and construction firms' skills and resources
- The avoidance of delays, changes and disputes
- Enhancement of the project's design and construction quality
- The optimum flexibility in contracting and procurement

KWAME is one of the nation's preeminent providers of construction management services as evidenced by our status on the Engineering News-Record's Top 100 Construction Managers-for-Fee list. KWAME was selected as RCGA's "Top 50 Companies in the St. Louis Region." KWAME's public and private sector projects include trailways, streets, interstate highways, bridges, educational facilities, major airports nationwide, light-rail systems, hospitals, wastewater treatment facilities and government facilities.

KWAME is an employee-owned firm providing value engineering, project planning, scheduling, DBE compliance, inspections, tracking and other project management services as an independent advocate for owners and developers. As a pure project and construction management firm, KWAME represents the best interest of the Owner by saving construction project time and money. By doing this, KWAME ensures on-time design, less litigation, and on-budget project delivery. To meet the Owner's needs, KWAME provides that highest level of customer services and expertise - which builds long lasting relationships.

### **M/W/DBE Participation**

As a Disadvantage Business Enterprise (DBE) firm certified by the Missouri Department of Transportation KWAME is fully aware of the importance of a diverse business community and workforce play in the success and competitiveness of our region. KWAME has always maintained a commitment to M/W/DBE success, diversity within our own workforce, as well as diversity among our teaming partners. Beyond our status as a minority owned business, we are extremely proud of the fact that 75% of our firm's workforce is minority and/or female. Providing opportunities for minority and female professional - construction managers, engineers, architects, and attorneys - has always been at the foundation of our mission.

KWAME, through our not-for-profit organization, has extended our commitment to our support of diversity beyond our business community and into our greater community. The Kwame Foundation has endowed well over \$600,000 in academic scholarships established to allow minority students to pursue higher education at some of the nation's finest colleges and universities. As testament to this commitment, KWAME was recently recognized as one of the Top 48 supporters of Schools of Engineering at Historically Black Colleges and Universities - in the company of many Fortune 500 firms.

Our track record in meeting or exceeding diversity goals for projects on which KWAME is part of the leadership team is unblemished. Be it the \$1.05 Billion Expansion Program at Lambert-St. Louis International Airport, the \$350 Million Busch Stadium Project for the Saint Louis Cardinals, or the Missouri Department of Transportation's New Interstate 64 Project, KWAME has proven the ability to take an active role in ensuring the inclusion and success of a diverse range of consultants and contractors.

Headquartered in St. Louis, Missouri, KWAME also has offices located in Atlanta, Austin, Dallas, Houston, New Orleans, Oklahoma City, Phoenix, Pittsburgh and Seattle. Currently, KWAME employs 50 Construction Managers, Engineers, Architects and administrative staff

Experience : KWAME

committed to providing our client's with the highest level of technical, professional management services.

Sincerely,

**KWAME BUILDING GROUP, INC.**

A handwritten signature in black ink, appearing to read "J. Randall", written over a large, faint circular watermark or logo.

Joshua Randall  
President

*delivers total value*

## **KWAME COMMITMENT**

Kwame Building Group is one of the nation's leading pure construction management/owner's representative firms, dedicated to ensuring our client's best interest at every stage of a project.

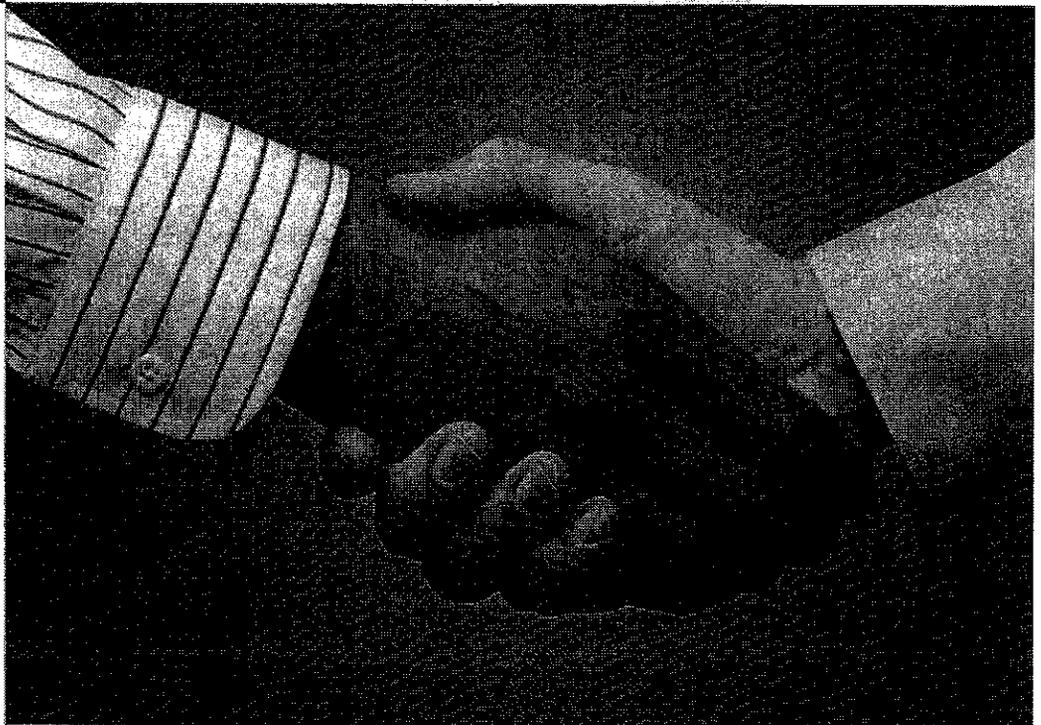
Every facet of our firm and each of our employees is focused on controlling cost, time and quality on construction projects and capital improvement programs.

KWAME delivers total value to our clients through superior customer service and state-of-the-art technologies. Our staff is committed to maintaining our client's trust and confidence, no matter what challenges the project may present.

Headquartered in St. Louis since 1991, KWAME provides management services for major public and private sector construction projects, including aviation, education, healthcare, justice and correctional facilities, transportation and water systems.

"KWAME STEPPED INTO THE WEST CAMPUS PROJECT AT A CRITICAL JUNCTURE TO PROVIDE OVERSIGHT OF A COMPLEX TASK LIST, PROVIDE PEER REVIEW AND COST ESTIMATING SERVICES, AND POSITION THE COLLEGE TO SUCCESSFULLY PLACE THE BID FOR CONSTRUCTION SERVICES. SINCE JOINING THE TEAM, NUMEROUS DESIGN AND PRECONSTRUCTION ISSUES HAVE BEEN IDENTIFIED AND RESOLVED."

CARLA S. CHANCE  
VICE CHANCELLOR FOR FINANCE AND  
BUSINESS SERVICES  
ST. LOUIS COMMUNITY COLLEGE





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KWAME HAS BEEN AN EXCELLENT PARTNER WITH AMBERT-ST. LOUIS INTERNATIONAL AIRPORT FOR YEARS. I HAVE PERSONALLY WORKED WITH KWAME OVER THE PAST FIFTEEN YEARS AND HAVE ALWAYS BEEN EXTREMELY PLEASED WITH THEIR WORK."

RICHARD T. BRADLEY, PE

CHIEF ENGINEER

PLANNING AND ENGINEERING

AMBERT-ST. LOUIS INTERNATIONAL AIRPORT

## KWAME APPROACH

As a pure construction management/owner's representative firm, KWAME's true alliance is with the project owner.

Our role is to ensure that every project is completed on time, within budget and with high quality workmanship. A leader in the discipline of construction management, KWAME uses state-of-the-art technologies and best practices throughout the planning, design and construction phases.

Whether a major capital improvement program or a single construction project, KWAME offers a comprehensive spectrum of management services designed to control cost, time and quality on each project.

### OWNER'S REPRESENTATION

As the owner's representative, it is KWAME's sole responsibility to ensure that the owner is delivered a product on-time and on budget that is of the highest quality. By implementing project management best practices, KWAME is able to manage project schedules, control costs, and uphold high standards of quality.

KWAME's owner's representative teams extend our client's staff with expertise in the areas of design and construction – implementing a framework in which all phases of the project are carried out effectively and efficiently.

### CONSTRUCTION MANAGEMENT

KWAME applies professional, effective construction management services to all phases of a construction project, from concept to close-out. We are the eyes and ears on the job, establishing reporting systems, managing system controls, evaluating



# True alliance is with the project owner

"KWAME HAS DONE AN EXCELLENT JOB OF KEEPING TRACK OF PROGRESS AND COSTS ON A VERY COMPLICATED DESIGN CONTRACT. THEY HELP ME MANAGE THE PROJECT BY MONITORING PROGRESS ON SEVERAL DESIGN PHASES."

BARRY ROLLE  
VICE PRESIDENT  
HDR ENGINEERING, INC.

## PROJECT CONTROLS

The project-specific controls system serves as the platform for monitoring project performance and expenditures. Working as an extension of our client's staff, we implement a controls system that meets the planning, tracking, reporting and control needs of the owner, other project entities and government authorities. And whenever possible, we link and blend the project controls system with existing client systems.

### PROJECT CONTROLS INCLUDE:

- Estimating
- Cost Control
- Scheduling
- Document Control

## VALUE ENGINEERING

Kwame's Value Engineering services are the most effective tools to achieve the required functions for minimizing cost and maximizing quality. We ensure that your project will meet the ultimate standards for performance, reliability, aesthetics and safety—all at the lowest total life-cycle cost. KWAME accomplishes this by assembling expert teams which offer the knowledge and experience appropriate for your unique project.

You will receive the highest level of competence from our Certified Value Specialists, engineers, technical and contract staff. Our resources also include established alliances with global engineering and architectural firms—including nationally recognized independent experts. Our value solution teams will provide you with continuous counsel on systems, materials, products and construction. In fact, to date, our leadership has resulted in over one billion dollars in savings for our clients. Below are lists of specific services and results that you should expect from KWAME:

### SERVICES:

- VALUE ENGINEERING STUDIES
- VALUE PLANNING STUDIES
- FUNCTIONAL ANALYSIS CONCEPT DEVELOPMENT
- CONSTRUCTABILITY REVIEWS
- DECISION-MAKING WORKSHOPS
- VALUE ANALYSIS STUDIES
- CAPITAL PROGRAM MANAGEMENT
- ALTERNATIVES EVALUATION WORKSHOPS
- INTEGRATED RISK MANAGEMENT

### RESULTS:

- ELIMINATES UNNECESSARY COSTS
- IMPROVES THE FOCUS ON VALUE
- ENSURES COMPATIBILITY BETWEEN CAPITAL DECISIONS AND PROGRAM REQUIREMENTS
- MAXIMIZES COST EFFECTIVENESS OF DECISIONS
- VALIDATES DECISIONS
- RESOLVES ISSUES
- PROVIDES BETTER DESIGN
- REDUCES CONSTRUCTION CLAIMS



## KWAME TEAM

We believe that *people — not companies — build projects*. So we cherish our many important relationships...with our clients...our employees...our team members... and our communities.

### OUR CLIENTS

Ever since we began our firm, our commitment has been to our clients, serving as an advocate for their best interests. We value our client relationships as the very core of our mission.

### OUR EMPLOYEES

The expertise and leadership of our employees has been the benchmark of our success. KWAME aggressively recruits, trains and promotes a diverse group of individuals, encouraging their leadership in the design and construction industry. We implement Total Quality Management (TQM) practices throughout our entire organization to ensure quality-driven construction projects.

### OUR TEAM

Whether we serve as the prime construction management contractor or a member of a joint venture team, we maintain open and positive relationships with all project team members.

### OUR COMMUNITIES

Finally, we are committed to the communities where we live and work. Employees at all levels, from top management to office staff, are involved in community activities and support community organizations.



"AS AN OWNER, I APPRECIATE THEIR OWNER REPRESENTATION APPROACH TO CONSTRUCTION MANAGEMENT AS COMPARED TO A CONTRACTOR APPROACH. THEY UNDERSTAND THE OWNER BETTER THAN SOMEONE WHO IS CONTRACT-ORIENTED."

DAVID STONE