Jim Yechout
Senior Superintendent
Mortenson Construction

Jim Yechout is an experienced Senior Superintendent with nearly 15 years of experience in the construction industry. A Nebraska native, he received his B.S. in Construction Engineering Technologies and began his career with The Weitz Company based out of Des Moines, IA, before joining the Mortenson team in 2012.

Specializing in the sports and entertainment sector, Jim has had the opportunity to work on several high profile projects across the Midwest. Most recently he was on the $110-million renovation of Northwestern University’s Welsh-Ryan Arena in Illinois. For his role in the extensive preplanning, coordination and collaboration and use of technology on the project he was nominated by his peers, and recognized as a Top 30 Tech Powered Superintendents of 2019 by PlanGrid.

Jim is part of the on-site team and has already made the move to Rapid City. An avid outdoorsman, he looks forward to spending the next two years in the Black Hills.

Mortenson Construction
Founded in 1954, Mortenson has operations across North America with offices in Chicago, Denver, Fargo, Iowa City, Milwaukee, Minneapolis (headquarters), Phoenix, Portland, San Antonio, Seattle, Washington, D.C., and in Canada. Over the last 10 years they have been a top 3 sports builder with over 170 projects valued at $11 Billion.

Mortenson is working on the project as the CMAR (construction-manager-at-risk), which new to the City of Rapid City, is a model used for many sports arena projects. This model includes the contractor in design discussions allowing them to vet the feasibility of ideas given the local construction and materials market. This also allows them to ensure the project stays within budget and means that if the project goes over budget after the price guarantee (GMP), Mortenson, not the city, will be responsible for cost overruns.
The project is currently moving from estimate numbers to real ones as early bid packets have been issued. As the pricing comes in, Mortenson moves closer to their Guaranteed Maximum Price (GMP) deadline and the project itself getting underway.

Operationally, the Civic Center Administration has been focused on the best ways to serve our patrons during construction and ultimately the opening of the expansion.

Part of that has been reviewing the current parking and the effects construction will have not only on a day to day basis but more importantly when we have multiple large events. Plans are being made for an extended parking plan that would include shuttle services, public service announcements, and off-site parking for employees. Additionally, we are also reviewing proposed sidewalk closures, crosswalk changes, egress and ingress. As plans become solidified they will be communicated through our social media channels, press releases, and website.

With the project set to get underway in late October/early November we are currently preparing for a ground breaking ceremony on November 16th.

“We’d like to express our heartfelt thanks to the voters of Rapid City for making their voices heard on this important topic. This expansion is going to better serve our community, allow our events to grow and open the door to new opportunities.”
-Craig Baltzer, Rushmore Plaza Civic Center Executive Director

**CONSTRUCTION TIME LINE**

**Construction Docs & Bidding**

The construction document phase produces drawings with much more detail, which are used for the construction of the project. These drawings typically include specifications for construction details and materials. Once the CDs are completed, the architects send them to contractors for pricing or bidding as well as to the building department for required permit approvals.

- **STATUS: IN PROCESS**

**Construction Site Prep**

During this phase, the Project Team will set up on site offices, fencing will go up, and ground prep will begins.

- **STATUS: IN PROCESS**
  - Project Team On Site
  - Construction Offices Set Up
  - Fencing Setup - Late October
  - Utility Relocates - Late October
  - Site Clearing - Early November

**Ground Breaking**

Heavy excavation work and underground utility work begins. Official Ground Breaking Ceremony held during this time frame.

- **STATUS: Mid November - Early January**

**Foundations/Steel**

Piles and foundation work begins followed by structural steel.

- **STATUS: Mid January - Late March**

**Enclosure**

This stage of construction will be the longest.

- **STATUS: April 2020 - March 2021**