



# EBERT FOUNDATIONS

News To Build Your Business On.

Fall 2008

## INSIDE

- Cold Weather Construction.....2
- Price of Building Materials.....2
- Ebert's Secret to Building on Time...3
- Current Projects.....3
- Project Manager Scott Bursch...4
- What's Happening at Ebert.....4



**BUILD  
WITH CONFIDENCE  
BUILD WITH EBERT**

## What Most Contractors Won't Tell You

At Ebert Construction, we know that choosing a contractor for your building project is one of the most critical parts of the construction process. You base your decision on a number of factors, including your faith in the reputation, experience and ability of your contractor. Yet, what most contractors won't tell you when you hire them is that they subcontract out a majority of the project's work to professionals you don't know. Sometimes, they might even hire subs they've never worked with before. Suddenly, the careful screening process you've used to select your contractor seems rather pointless.

We're proud of the fact that at Ebert Construction, we're one of the few general contractors in the Twin Cities that has the ability to self-perform many phases of your project with our own on-site, full-time crews. Our experienced craftsmen include a carpentry crew, cement crew, a steel erection crew, and concrete block and brick crew, many of whom are qualified to perform multiple

tasks at the same job site. Because many of our crew members have been with Ebert for more than two decades, you know you're getting the skill and expertise of seasoned pros.

When we do supplement our crew with outside subcontractors, we only use pros who are pre-qualified and trustworthy, and with whom we've established a prior relationship. Our longevity in the industry has allowed us to establish and maintain relationships with the best in the business. What's more, the expertise of our in-house crew allows us to oversee our subcontractor's work and ensure all jobs are completed to our highest quality standards.

In the end, what they won't tell you, we will – whether using our own crews or supplementing our team with superior subcontractors, at Ebert Construction, we control the quality of your project, ensuring your complete satisfaction.

EBERT QUALITY CONTROL

## Is The Sky Really Falling?

Dear Friends,



Remember the fable about Chicken Little? Circumstances around him led him to believe that disaster was looming. The truth is he drove himself into a frenzy over nothing. Unfortunately, today's economy has produced a glut of "Chicken Little's." For example, dire

predictions about skyrocketing oil prices sent the market into a panic. Yet in actuality, oil prices have been declining. The same holds true for new construction. Labor costs and real estate prices have actually decreased.

And that means that now is a great time to build. At Ebert Construction, we're excited about the opportunities this economy presents to our clients, especially those who don't buy into the "Chicken Little" mind set. The smart ones recognize it's not the sky, but the cost of construction that's falling.

Sincerely,

Gregory R. Ebert, President, Ebert Construction



Contact Brad at p: 763.498.7844 f: 763.498.9951 [www.ebertconst.com](http://www.ebertconst.com)



## Tips for Cold Weather Construction

### The Price of Building Materials

These days, it seems like the price of everything has gone way up.

Fortunately, level costs for labor and decreasing costs for real estate have made overall construction costs go down. Still, if the prices fell on even some of the following building materials, just think how much less your building project could be.

### Gas

#### 3rd Quarter 2007

\$2.75/gal reg., \$2.86/gal diesel

#### 3rd Quarter 2008

\$3.74/gal reg., \$4.21/gal diesel

% Increase: 26.5%

### Asphalt

#### 3rd Quarter 2007

\$274.89/ton

#### 3rd Quarter 2008

\$327.64/ton

% Increase: 16.09 %

### Structural Steel

#### 3rd Quarter 2007

\$39.70/cwt

#### 3rd Quarter 2008

\$46.87/cwt

% Increase: 15.3%

### Rebar

#### 3rd Quarter 2007

\$35/lb.

#### 3rd Quarter 2008

\$39.01/lb.

% Increase: 11.5%

Baby, it's cold outside, but that doesn't mean that the building season has to end. With the proper equipment and planning, the increased costs associated with wintertime construction can be greatly reduced.

There are a variety of cold weather construction practices that ensure that winter doesn't "freeze up" your progress or your budget.



**Enclosures** – Enclosures or shelters allow you to control the environment inside your work zone, keeping the ground from freezing and ensuring maximized productivity and minimal interruption due to the cold.

**Straw** – A little planning goes a long way to get a jump on an early spring start. Before winter freeze-up, keep frost depth to a minimum by covering your site with a layer of straw to serve as insulation so that spring

excavation can start as early as possible, e.g. March as opposed to April. After excavation, using insulation blankets help protect footings after they've been placed so that frost can't get to them.

**Concrete Additives** – It is essential to protect concrete during placement and curing when temperatures drop below freezing. Concrete additives work to make the material more efficient and prevent damage from the cold.

**Block** – For buildings with interior columns, it is more economical to add a few courses of block to lower the elevation of interior pad footings than it is to heat a structure for the entire winter.



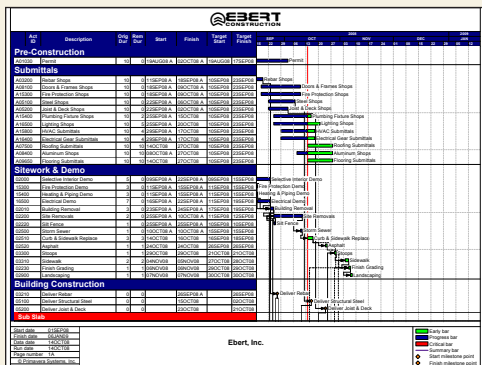
**Heating Equipment** – Ground heaters, thawers and blankets all work to keep your building project up and running in the winter. However, it's important to remember that heat stratifies in a building, so make sure that heat is cycling and mixing to ensure the ground remains thawed. It is far more economical to push the heat down with fans than to add BTU's with more heaters.

COLD WEATHER CONSTRUCTION

# Ebert's Secret to Completing Jobs on Time

Nothing is more frustrating than delays, holdups and setbacks that interfere with your project's completion. Whether it's the weather or a supplier who's dropped the ball, postponements can cost you money, impact your business and try your patience. That's why, unlike other contractors, Ebert Construction, tracks your project in not one, but two ways, anticipating any problems and making sure to find the most time-saving solutions.

## Critical Path Schedule



A Critical Path Schedule is a sequence of project activities that determine the overall duration of the project. First, your project manager considers all project activities, the time needed to complete each, and the interdependency between each activity. It's then determined the earliest and latest each activity can start and finish without delaying the project. A project can also have several, parallel, near critical paths of shorter duration.

With input from vendors and contractors who provide timeline estimates, we update your Critical Path Schedule on a bi-monthly basis throughout the course of your project. Any delay of an activity or factors such as inclement weather can affect the planned project completion date. That's why your Ebert PM uses Critical Path Scheduling to keep a close eye on your project's timeline.

## Four-Week Look-Ahead Schedule

Known as the "No Bull" schedule, the Four-Week Look-Ahead Schedule is compiled weekly by the job site superintendent and foremen from all subcontractors—the pros who know the realistic ins and outs of the job and can schedule it accordingly. Because the foremen and subs meet every week to review and/or revise the schedule, they are accountable to one another for completion of their weekly tasks and complying with the agreed upon

timetable. Once all parties have finalized this schedule, it is back loaded into the Critical Path Schedule, ensuring that every base is covered.

By diligently maintaining and adhering to these two scheduling practices, Ebert Construction has established itself as an industry leader in on-time project completion. Best of all, we find that our customer's appreciate the continuous, up-to-date reports on how their project is progressing, allowing them to remain involved and informed every step of the way.

## Current Ebert Projects

**Scenic Heights Elementary**  
Phase I & Phase II  
Minnetonka, MN

**Saint Mary's LaSalle Hall**  
Minneapolis, MN

**Clear Springs Elementary**  
Minnetonka, MN

**Highland Elementary**  
Deferred Maintenance  
Edina, MN

**Pearson/Sweeney Elementary**  
Shakopee, MN

**Matoska Park**  
White Bear Lake, MN

**Armstrong High School**  
HVAC Renovation  
Plymouth, MN

**Indigo Acres**  
Montrose, MN

**Acorn Mini Storage**  
Shakopee, Inver Grove Heights,  
Lowry & Minneapolis, MN

**Prior Lake Self Storage**  
Prior Lake, MN

**Quarry Point Park Athletic Complex**  
Apple Valley, MN

**Richfield Central School Building**  
HVAC Upgrades  
Richfield, MN

**Hennepin Technology College**  
Science Remodel  
Brooklyn Park & Eden Prairie, MN

**Minnetonka Middle School**  
East Pool Addition/Renovation  
Minnetonka, MN

**Minnetonka Middle School**  
East Entry Addition/Renovation  
Minnetonka, MN

COMPLETING JOBS ON TIME

# Ebert Online

Visit us virtually at our website, [www.berbconst.com](http://www.berbconst.com) where you can tour our project gallery, learn about Ebert services, and even research employment opportunities.



23350 COUNTY ROAD 10  
CORCORAN, MN 55357-9775

PRESORTED STANDARD  
U.S. POSTAGE  
**PAID**  
PERMIT NO. 30101  
MINNEAPOLIS, MN



Check out commercial sites or lots available at [www.berbconst.com](http://www.berbconst.com)

PROJECT MANAGER  
4



## EBERT FOUNDATIONS

Fall 2008

### Inside Ebert Construction

#### Project Manager Scott Bursch



With over two decades of professional experience in construction, Scott Bursch joined Ebert in 2004. However, his love of building originated in his childhood, when his parents remodeled and built several houses and Scott was an enthusiastic member of the family “crew.”

In college, Scott studied architecture, receiving his Associates Degree from North Hennepin Community College. He spent his early career working for various construction professionals before coming to Ebert.

“Ebert is one of the few contractors who self-perform their own work,” says Scott. “They’re attentive to detail and are very proactive.”

Scott has established a reputation as the area’s “go-to guy” for self-storage customers, many of whom have built all their facilities with Scott for more than a decade.

#### Announcements—What’s Happening at Ebert?

- Ebert Construction is proud to have been chosen to build the new municipal liquor store in Apple Valley. The store, located at 157th St. and Pilot Knob Rd, will use a geothermal system instead of natural gas or oil. Geothermal



- (“geo” for earth; “thermal” for heat) is a money-saving, eco-friendly alternative that works with the earth’s temperature to cool and heat the structure. The building is set to open in time for the holiday season.
- As an industry leader, Ebert Construction is dedicated to contributing to our community by promoting business growth within our area. As such, we are proud members of the I-94 Chamber of Commerce, as well as the Wright County Economic Development Partnership.



Contact Brad at p: 763.498.7844 f: 763.498.9951 [www.berbconst.com](http://www.berbconst.com)