

OPUS DB³™ DELIVERS BEST TOTAL VALUE & COST SAVINGS



In a dynamic, ever-changing business environment, organizations need a construction partner they can trust, one with a proven record of delivering value with a high-quality, cost-effective building. With deep expertise in the design-build method, Opus is that partner. Project after project, Opus has proven the benefits of its method, delivering innovative and efficient buildings on time and on budget, regardless of size.

Working as a fully-integrated, in-house team to meet aggressive schedules and establish a guaranteed maximum price early, without shortcutting or compromising the full design process, Opus delivers the high-quality buildings with enduring value that clients need. Additionally, the Opus team has proven they can meet the aggressive schedules that can be crucial to a project.

Delivering Quality & Speed, No Matter the Scope

Having completed buildings of all scale and size, Opus understands that today's businesses require custom, efficient and innovative spaces that meet their specific needs. When ConAgra Foods needed to consolidate multiple Midwest distribution facilities into one massive, centralized

We believe that the ROI is superior to the alternatives we had. The team at Opus embraced the project like they were building it for themselves. It's the largest building ConAgra has ever had built, and it was completed on time and under budget using Opus' design-build approach, which gave us one point of contact and allowed for seamless integration with subcontractors and overall master schedule planning.

**Craig Weiss
Vice President
Supply Chain, Programs & Logistics
ConAgra Foods**

location, they turned to Opus – a trusted, long-time partner – to deliver a 1.5 million square foot facility, ConAgra’s largest building ever built.

ConAgra Foods engaged Opus in a fast search for a location that met their needs for size, interstate access, rail service and future expansion – leading to a 300-acre site in Frankfort, Ind. Opus provided development services to secure the site, and then led the design and construction of the significant structure and systems.

By January 2015 – just six months into construction – the structure was fully enclosed and the interior build out began on schedule. Then, in June 2015, just 55 weeks after construction began, ConAgra’s new facility was fully operational – six weeks ahead of schedule. ConAgra moved into

their new facility 16 months after selecting the site and became operational the following month.

Delivering this facility for ConAgra involved thoughtful and skillful collaboration by the entire project team, **resulting in an incredibly successful outcome that will satisfy ConAgra’s requirements for maximum efficiency and competitive differentiation and empower their mission** of making the food people love.

Cost Savings With Design-Build

In the highly-specialized and competitive financial services world, functioning smoothly and efficiently is important. At the foundation of an efficient and collaborative organization is the space in

In all my experience with Opus and all the projects they’ve done for us as a design-builder, they take great pride in ownership. It’s clear to me that they are a leader, and I haven’t experienced many that are as good as Opus.

John Lewandowski
Sr. Director
Corporate Real Estate
ConAgra Foods

which it operates. A Twin Cities-based client needed to consolidate multiple metro offices and more than 1,700 employees into one corporate campus. The space needed to highlight their company culture, facilitate collaboration and appeal to current and potential employees — all on budget. Using its integrated design-build process, **Opus worked closely with the client from pre-**

ConAgra Foods Distribution Center *by the Numbers*

- 1.6 million total square feet – enough to house 27 football fields
- 125 dock doors
- 10 rail dock doors
- 850+ trailer parking spaces
- 144,000 pallet positions
- 15,000 square feet of office space
- 1.65 million square feet of exterior roller compacted concrete paving





TIs of All Sizes

Opus has deep expertise in office design and construction. In addition to the 359,00-square-foot tenant improvement (TI) at Plymouth Corporate Center (bottom), Opus completed a 16,000-square-foot TI for Van Trust Real Estate, LLC, (top) in Kansas City. Van Trust wanted an office for every employee to eliminate hierarchies based on office versus cubicle. Additionally, Van Trust needed an appealing aesthetic and social space for client and employee gatherings. Opus delivered glass-walled offices and gathering and entertaining spaces that can stretch to accommodate large crowds.

construction to completion, providing real-time construction cost and schedule scenarios to allow the client to save money without sacrificing quality. This early collaboration revealed

opportunities to reconfigure and reuse space and materials, helping the bottom line and enhancing functionality.

Opus completed these tenant improvements in only six months.

and cost savings – no matter how large the project.

Opus' model offers the certainty of outcome crucial to client success. Clients can count on the guaranteed maximum price to calculate projections for their company's future. With a single point of responsibility managing all parties on the client's behalf, Opus not only manages risk, but takes it on for the client.

With a single point of responsibility, earliest commitment to the guaranteed maximum price and extensive relevant project experience, Opus' model provides clients with a certainty of outcome.

Our primary goal was to create a high-quality working environment for our team members. Bringing together six office locations in one campus environment will help reinforce our company culture, facilitate collaboration and provide an attractive environment for current and potential employees. Opus is an essential partner in ensuring we achieve these objectives on time and within our budget.

Tenant Client
Executive Vice President
Corporate Operations

Best Total Value From Design-Build

While each client's goals vary greatly, every Opus project focuses on delivering client needs with maximum value.

The integrated team of professionals at Opus employs a unique approach to design-build that focuses intently on client-centric collaboration for customized project solutions, resulting in faster schedules. This approach has been proven to increase speed



Opus Delivers Headquarters in Record Time

Opus was able to commit to our rigid deadline when no one else could. Their integrated approach allowed them to fast-track the project so we could move into our new 200,000-square-foot headquarters in nine months.

Tim Barton
Executive Chairman & President
Freightquote



Amidst fast growth, Freightquote needed a construction firm that could meet their non-negotiable move-in deadline for a 200,000-square-foot headquarters office in suburban Kansas City, Mo.

Although others in the commercial real estate industry claimed it wasn't possible, Opus Design Build, L.L.C., committed to the tight timeline. Opus' deep office experience and unique design-build approach enabled the team to develop, design and build a state-of-the-art office space that met the company's growing business needs and vision.

Despite uncharacteristically severe winter and spring weather, including two blizzards and 17 days of rain delay, Opus' integrated approach allowed them to move forward on construction of the main structure while the interior design was being finalized, resulting in completion on time in just 290 days.

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