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Wylees Charter School A Blueprint for Accelerated Construction Through Unified Execution

Executive Summary In just 7 weeks, a roughed-out, semi-built 50,000 sq. ft. former call center was converted into a fully operational middle school—opening on August 4, 2025, one week ahead of the Clark County School District’s official start date. This achievement exemplifies disciplined urgency, inter-agency coordination, and strategic execution. The following white paper outlines the framework, contributors, and operational principles that enabled this accelerated delivery, offering a replicable model for real estate owners and tenants pursuing aggressive timelines.

Project Overview

Attribute	Details
Project Name	Wylees Charter School
Location	Third floor, former Macy’s Department Store
Facility Size	50,000 sq. ft. (former Anthem B.C. call center)
Lease Executed	October 30, 2024
Permit Issued	May 22, 2025 (BD25-06316)
Completion Date	August 4, 2025
Owner	Boulevard Mall Ventures
General Contractor	E2W Construction
Architect	SCA Design
Structural Engineer	Empire Structural

Unified Execution: Key Contributors

Boulevard Mall Ownership

- Timo Kuusela’s direct engagement was a decisive factor in the project’s success. Timo’s leadership extended beyond approvals—he actively participated in coordination meetings, authorized early procurement strategies, and ensured internal alignment with external demands. His presence created a culture of urgency and accountability that permeated every layer of the project.”
- *Timo Kuusela*, General Manager & Vice President, authorized removal of over 100 call center cubicles and executed E2W Construction’s demolition contract prior to permit approval, with a focus on material salvage.
- Approved tenant improvement work up to rough inspection requirements ahead of permit issuance.
- Funded overtime, double shifts, and holiday labor to maintain schedule integrity.

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- “E2W’s role as expeditor was catalytic. From navigating agency bottlenecks to sequencing inspections with surgical precision, their team operated as both strategist and tactician. Whether it was securing weekend plan reviews or coordinating multi-agency approvals under compressed timelines, E2W consistently delivered solutions that kept momentum intact.”
- Led by Sam C. Rodina and Michael N. Mirolla.
- Coordinated 80-hour work weeks and managed dozens of subcontractors with precision.

Susan Russell, Expeditor

- Represented both ownership and general contractor.
- Facilitated direct coordination with Clark County Fire Department (CCFD) and Building Department (CCBD).
- Instrumental in securing the Temporary Certificate of Occupancy (TCO) on opening day.

SCA Design

- Expedited RFIs and submittals.
- Collaborated with County officials to streamline approvals.

Empire Structural

- Engineered reinforcement for third-floor multipurpose room.
- Upgraded second-floor grey beam to meet County structural requirements.

The Hiltz Group

- Molly Peckler and Mike Hiltz led site selection and lease negotiations.
- Maintained tenant communication throughout construction.

Clark County Fire Department

- Chief Billy Samuels and Officers Cedric and Dan conducted after-hours inspections, including weekends.
- Officer Cedric personally oversaw final fire alarm testing and battery evaluation.

Clark County Building Department

- Director Jim Gerren and Inspector El Williams ensured timely TCO issuance at 8:00 AM on August 4.

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Subcontractor Excellence Subcontractors demonstrated exceptional commitment to schedule and quality, working extended hours and holidays:

- GoPro Interiors
- EDS
- Silver State Building Systems
- Hearth and Home Specialties
- Focus Fire
- Sunrise Mechanical Systems
- Innovolt Electrical Services
- Steel Solutions
- Jay's Plumbing
- GPRS
- Scaffold Erectors
- Atomic Cleaners
- Emcore Services
- Fastsigns
- Sunrise Fencing
- Alcal Specialty Contracting
- Commercial Roofers
- Evolution Carpentry
- Western Elite
- Ventura Low Volt (assisted Sting Alarm on August 2–3)

Final Countdown: Fire Alarm Certification & TCO

July 29, 2025

- CCBD conducted final subcontractor inspections.

July 30 – August 3, 2025

- CCFD conducted two fire alarm inspections; both initially failed.
- Sting Alarm mobilized two teams August 2–3 for repairs and retesting.
- Officer Cedric oversaw final testing and battery evaluation.

August 3, 2025

- Fire alarm battery test passed at 9:30 PM.
- TCO issued at 8:00 AM on August 4, 2025.

Operational Framework for Accelerated Delivery

Owner Commitment

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- Fund overtime and early access.
- Ensure immediate availability of project funds.

General Contractor Accountability

- Partnered with a teamwork-minded subcontractor base that adhered to a strict schedule.
- Sufficient crew size to ensure all deadlines are met.

Expeditor Engagement

- Empower the expeditor with direct agency access.
- Prioritize the public-serving nature of the project.

Agency Cooperation

- Leadership must commit to overtime and weekend inspections.
- Treat project as a public priority.

Conclusion: A Replicable Model Wylees Charter School opened on time, fully permitted, and ready to serve—thanks to:

- Proactive ownership
- Relentless construction leadership
- Dedicated subcontractors
- Cooperative public agencies
- Strategic expediting

This model demonstrates that accelerated delivery is achievable when all parties align under a shared mission and disciplined execution.

X

A handwritten signature in black ink, appearing to read "Michael Mirolla", written over a horizontal line.

Michael Mirolla
Owner