

CITY OF RAMSEY PUBLIC WORKS AND FLEET MAINTENANCE FACILITY

Construction Manager

August 9, 2019



Nearly a Century of Building Value For Our Clients

Bradbury Stamm

Construction Since 1923

#342 TOP 400 CONTRACTORS 2019
Engineering News-Record



WOMEN OWNED



TOP 400
Albuquerque Journal

August 9, 2019

City of Ramsey
Attn: Grant Riemer
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Proposal for Construction Management Services City of Ramsey Public Works Campus

Dear Selection Committee,

We enthusiastically present our proposal for the Ramsey Public Works and Fleet Maintenance Facility project. We have extensive experience with public works, vehicle maintenance and warehouse projects. Our experienced team looks forward to working with you to maximize our effectiveness and value during the planning and construction stages of this project.

Who We Are. With Bradbury Stamm Construction Winkelman, LLC (BSCW), you get a local partner with the strength and best practices of a proven maintenance facility specialist. Since 1969, our St. Cloud office has come to be known for construction services that work towards the betterment of our clients and our communities. Through our merger with Bradbury Stamm Construction, we are now the 342nd largest contractor in the US and have a bonding capacity of \$500,000,000.

Committed to Serve. We are proud to present a local team of exceptional construction professionals for this project. Our proposed project manager, estimators, and site superintendent have the capacity to begin the project immediately and are committed to your long term success.

Experience and Working History/References. Our Winkelman Office has been successful for decades due to a consistent focus on overall client satisfaction. Over 85% of our work comes from repeat clients. We continue to hold ourselves to a higher standard in order to improve the construction experience and we welcome you contacting our references. We look forward to discussing how we can effectively provide value to the City of Ramsey throughout the preconstruction and construction process.

As most of us are aware, today's busy market creates challenges finding the appropriate subcontractors, suppliers and labor pool to construct such a project. At BSCW, we're proud of the team we employ and relationships we have built with our vendors, proving to be more than effective in helping us continue to provide projects on time and on budget, and with the highest level of quality.

Thank you for considering BSCW, for your project and for your review of our proposal. We are excited to work with you on this important project as we strive to exceed your expectations.



Jay Vogel, LEED AP
Sr. VP, Regional Manager
Cell: 320.248.2686 | jvogel@bradburystamm.com



Mike Schoenecker
VP, Principal-in-Charge
Cell: 320.266.0640 | MSchoenecker@bradburystamm.com

We acknowledge the receipt of Addendum No. 1 on July 30, 2019.

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1. PROPOSAL SUBMISSION REQUIREMENTS

Bradbury Stamm Construction Since 1923



A. Any firm submitting a proposal must attend the mandatory pre-proposal meeting as outlined later in the RFP.

Understood. Bradbury Stamm attended the pre-proposal meeting.

B. A completed AIA Document A305 Contractor Qualifications Statement.

Please refer to the end of this section for our AIA A305 Contractor Qualifications Statement.

C. Please describe your firm, including its history, the size and makeup of staffing and an indication of the persons who will be responsible for managing Phase 1 and Phase 2 services including managing the development of plans and specifications, cost estimating, value engineering, and reviewing alternate methodologies to meet design intent. Indicate all staffing proposed to work on this project.

FIRM OVERVIEW

Our Winkelman office was originally founded by Don Winkelman, Sr. and his sons in 1969, providing services in Central Minnesota as a contractor focused on commercial and institutional construction.

In 1983, two of the company's long-term employees, Duane Schultz and Keith Schupp (shown right), purchased and began to grow the business. Over the years the Winkelman office built upon its knowledge and reputation to become a regional full-service construction company offering



Construction Management, General Contractor and Design/Build

services. Projects include governmental facilities, maintenance facilities, auto dealerships, churches, educational facilities, health care and recreational facilities, multi-family units, manufacturing facilities, assisted living centers, office complexes, and historic renovations.

In 2017, the firm transitioned to the Bradbury Stamm family of companies. This transition brings enhanced financial stability, a strong focus on the future, and specialized safety.

We continue to balance our individualized approach on each project with nation-leading management techniques, tools and resources. Bradbury Stamm is able to attract the best talent allowing us the ability to build the most complicated projects. We work on a wide variety of projects ranging in scope up to \$90M. We have the flexibility and commitment to take the same professional approach no matter the type of project or its size.

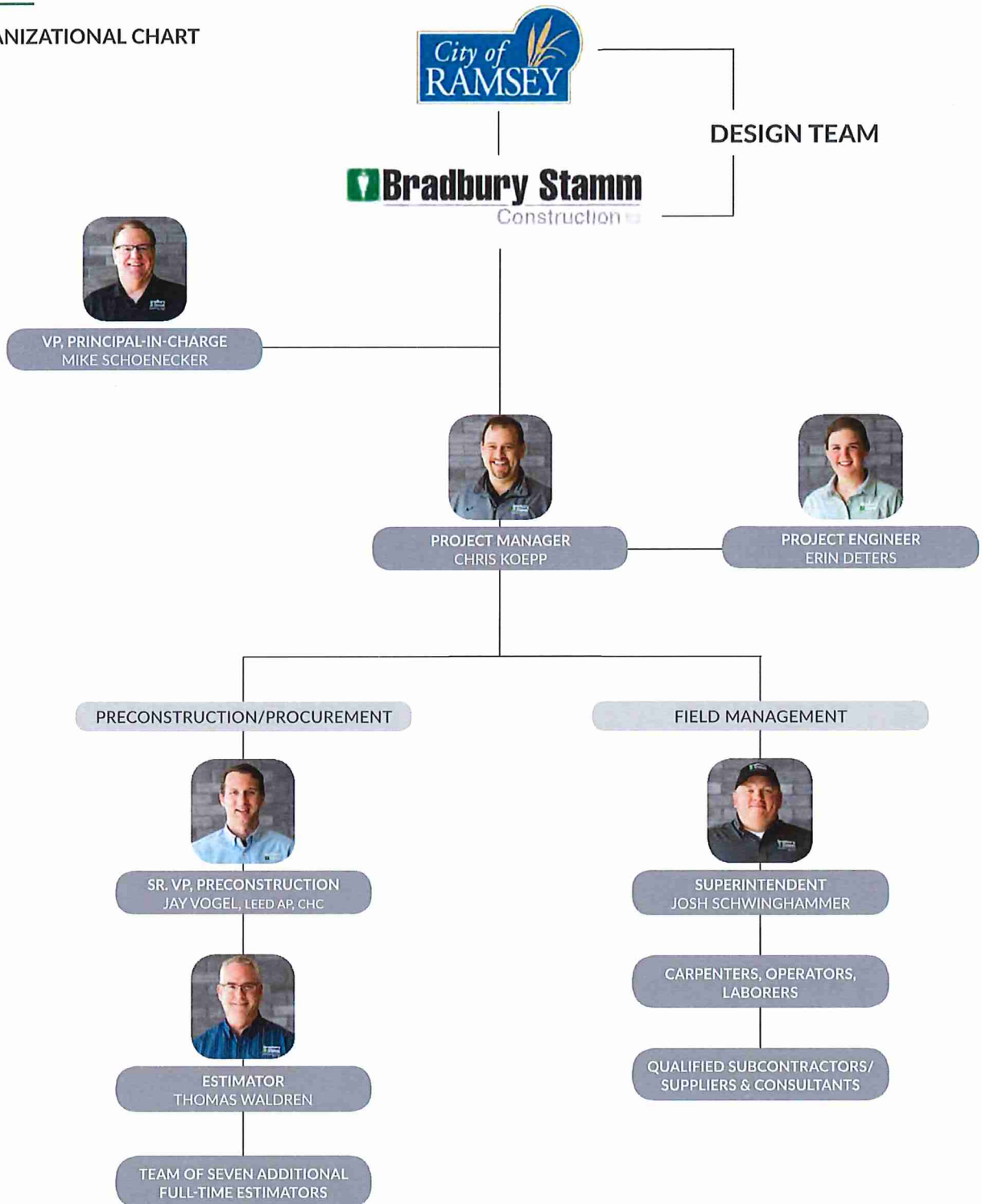
- ✓ Established 1923
- ✓ Established in MN 1969
- ✓ Employees: 200+
- ✓ EMR Rate: 0.81
- ✓ Women Owned
- ✓ #342 on Top 400 Contractors 2019, *Engineering News Record*
- ✓ Certificate of Commendation for Excellent Safety Record, *Associated General Contractors*
- ✓ Bonding Capacity \$500M
- ✓ Dun and Bradstreet Rating: 4A2 - Good \$10-\$50M

YOUR TEAM

We are proud to present an experienced team of construction professionals with significant relevant project experience for the Ramsey Public Works and Fleet Maintenance Facility project.

- **Project Manager Chris Koepp** will oversee the daily management of the project and will be responsible for its success. He will be your primary point of contact from preconstruction through warranty and beyond.
- During preconstruction, Chris will work closely with **Sr. VP/Preconstruction Manager Jay Vogel**, **Estimator Thomas Waldren** and our team of estimators to provide cost estimating, value engineering and alternative methodologies to meet design intent.
- Chris will be supported in his project management efforts by **Project Engineer Erin Deters**. Our field management efforts will be overseen by **Superintendent Josh Schwinghammer**. Josh will be the first person on site and the last to leave each day. He will be in constant communication with your team.
- **Principal-In-Charge Mike Schoenecker**, will oversee the success of the project for the City of Ramsey.
- This core team will be supported by our local team of 27 of the top professionals in the region and the full resources of Bradbury Stamm Construction.
- Please refer to the following page for an Organizational Chart and the following pages for key team member resumes.

ORGANIZATIONAL CHART





MICHAEL SCHOENECKER
 VICE PRESIDENT, PROJECT MANAGER

As Principal-In-Charge, Mike provides project overview, serves as a project consultant and acts as a liaison between the client and Bradbury Stamm's staff making certain all projects are properly staffed and all contractual issues are addressed. Mike also leads the marketing and business development efforts of Bradbury Stamm. Mike will provide direction for the pre-planning, design, estimates, bids, value engineering, and scheduling.

HISTORY

Mike joined Winkelman in January of 2004 as Vice President of Construction Management Services. He previously served as Vice President and Midwest Development Officer for 3D/International and as a Partner and Vice President of E&V Consultants and Construction Managers in Minneapolis.

RELEVANT PROJECT EXPERIENCE

Sherburne County Public Works Facility
 Becker, MN

Benton County Public Works Facility
 Foley, MN

Sauk Rapids Public Works Facility
 Sauk Rapids, MN

Benton County Public Works Cold Storage Facility
 Foley, MN

Steele County Law Enforcement Center
 Owatonna, MN

Sartell Police Department
 Sartell, MN

Mille Lacs County Jail
 Milica, MN

Lonsdale Library
 Lonsdale, MN

Sartell City Hall
 Sartell, MN

Sartell—St. Stephen Public Schools
 Sartell, MN

Morris Area Schools Bus Garage
 Morris, MN

Coldspring 1MW Solar Project
 Cold Spring, MN

Prairie Potato 1MW Solar Project
 Rice, MN

Royalton Schools
 Royalton, MN

New London-Spicer Schools
 New London, MN

Freeborn Bank Restoration
 Albert Lea, MN

Benton County Office Space Needs Assessment
 Foley, MN

Stoney Point Meadows
 Cedar Rapids, IA

South Junior High School
 St. Cloud, MN

Annandale Elementary School
 Annandale, MN

Autumn Glen
 Coon Rapids MN

Kingsley Shores
 Lakeville, MN

EXPERIENCE

Years of Experience: 30+
 Years with Bradbury Stamm: 15

EDUCATION

B.A.
 University of Minnesota Morris

Completed Work Towards MBA
 University of St. Thomas

PROFESSIONAL AFFILIATIONS

Co-chair Sartell School's
 "Choose Yes for Success"
 Campaign

Served on three School Facility
 Task Forces

Sartell Economic Development
 Commission—Board Member

Salvation Army—Board Member

Minnesota Construction
 Association—Past Board
 Member

Quiet Oaks Hospice House—
 Charter Board Member

Good Shepherd Nursing Home
 Foundation— Past Bd. Member/
 Chair

St. Cloud Area YMCA—Past
 President



CHRIS KOOPP PROJECT MANAGER

Chris works closely with the Superintendent as well as all architects, engineers and trade contractors involved in each project to ensure that scheduling and budget requirements are adhered to. Chris is also responsible for reviewing bids, supervising contract administration, coordinating design requests, supervising field engineering support, providing planning and scheduling services, preparing project status reports, budgeting with cash flow projections and supervising all material and equipment requirements.

RELEVANT PROJECT EXPERIENCE

- Country Chevrolet**
Annandale, MN
- Morris Area Schools Bus Garage**
Morris, MN
- Kennedy Community School Addition**
St. Joseph, MN
- Annandale PK-5 School**
Annandale, MN
- Discovery Church Education/Youth Add.**
Sauk Rapids, MN
- Fulton Brewery Cooler Expansion**
Minneapolis, MN
- Metro Bus Training Center**
St. Cloud, MN
- Beaver Island Brewery**
St. Cloud, MN
- Abounding Joy Lutheran Church**
St. Cloud, MN
- Health Partners Clinic**
St. Cloud, MN
- Germain Professional Center**
St. Cloud, MN
- Louis Industries**
Paynesville, MN
- Virrig Manufacturing**
Rice, MN



Sartell High School
Sartell, MN
\$89.5M | 292,408sf



Royalton Schools
Royalton, MN
\$26.0M | 60,000sf



Morris Area High/Middle School Deferred Maint.
Morris, MN
\$19.0M | 155,000sf



Whitefish at the Lakes
Crosslake, MN
\$13.8M | 110,793sf

Arlington Townhomes
St. Cloud, MN

Arlington Business Center
St. Cloud, MN

Core Treatment
Sartell, MN

Watab Creek Park Shelter
Sartell, MN

Ethanol Plant
Little Falls, MN

St. Cloud Children's Home
St. Cloud, MN

EXPERIENCE

Years of Experience: 22
Years with Bradbury Stamm: 7

EDUCATION

BS in Construction Engineering
North Dakota State University

REFERENCES

Jon Ellerbusch, formerly at Royalton Schools, now at North Branch Schools
651.674.1009 | jellerbusch@isd138.org

Jeff Schwiebert, Sartell Schools
320.656.3715 | jeff.schwiebert@sartell.k12.mn.us

Art Cotant, Discovery Church
320.251.5767 | art@discoverychurchmn.com



JAY VOGEL, LEED AP, CHC
SR. VP, PRECONSTRUCTION

Jay has an exemplary track record for providing accurate cost estimates in all stages of design through construction. Jay has been in the construction industry for more than 20 years, where he has provided estimates for hundreds of projects of all sizes. Jay is responsible for establishing a project budget, participating in programming and design meetings, updating estimates, contributing value engineering input, establishing cost controls and recommending vendor bid awards. He will be supported by our team of seven additional full-time estimators.

RELEVANT PROJECT EXPERIENCE

Benton County Public Works Facility
 Foley, MN

Sherburne County Public Works Facility
 Becker, MN

Watab Park Shelter
 Sartell, MN

Val Smith Park
 Sartell, MN

Metro Bus Training Center
 St. Cloud, MN

Morris Area Schools Bus Garage
 Morris, MN

Jackson County Services Building
 Jackson, MN

Knife River
 Otsego, MN

FedEx
 Waite Park, MN

Mille Lacs County Jail
 Milaca, MN

GATR Truck Center
 Elk River, MN

St. Cloud Subaru
 St. Cloud, MN

Nuss Truck Group
 St. Cloud, MN

Brandl Motors
 Little Falls, MN

Trail's Maintenance Facility
 Albert Lea, MN

Elk River School District Maintenance Facility
 Elk River, MN

Bauerly Brother Maintenance Building
 Sauk Rapids, MN

M & P Utilities Maintenance Facility
 Maple Lake, MN

City of Belle Plaine Aquatic Center
 Belle Plaine, MN

Country Chevrolet
 Annandale, MN

Peter's Body Shop
 St. Cloud, MN

Gilleland Chevrolet
 St. Cloud, MN

Virnig Manufacturing
 Rice, MN

Sartell-St. Stephen High School
 Sartell, MN

Freeborn Bank Historic Renovation
 Albert Lea, MN

Stoney Point Meadows
 Cedar Rapids, IA

Morris Area Schools
 Morris, MN

Royalton Schools
 Royalton, MN

EXPERIENCE

Years of Experience: 24
 Years with Bradbury Stamm: 21

EDUCATION

BS in Industrial Technology with an emphasis in Construction Management
Bemidji State University

CERTIFICATIONS

USGBC - LEED Accredited Professional

Certified Healthcare Constructor (CHC)

AFFILIATIONS

Construction Management Advisory Board at Bemidji State University

OTHER

Volunteer - Diocese of St. Cloud/Office of Marriage & Family

NFP Advisory Board - Diocese of St. Cloud/Office of Marriage & Family

REFERENCES

Jeff Schwiebert, Sartell-St. Stephen Public Schools
 320.656.3701 | jeff.schwiebert@sartell.k12.mn.us

Paul Carlson, New London-Spicer Schools
 320.354.2252 | carlsonp@nls.k12.mn.us



JOSH SCHWINGHAMMER SUPERINTENDENT

Josh joined our Winkelman Office in 1999 as an estimator and project technician and became a project superintendent in 2004. Josh has proven himself an excellent communicator with all parties involved in his projects. His attention to detail and focus on progress documentation makes him a key to your project's success, and a leader that will ensure superior quality and service from site preparation to closeout. Josh will do whatever it takes to make a successful project.

RELEVANT PROJECT EXPERIENCE

Sherburne County Maintenance Facility
Becker, MN

Trail's Maintenance Facility
Albert Lea, MN

Sherburne County Highway Maintenance Facility
Big Lake, MN

Bauerly Brothers Maintenance Building
Sauk Rapids, MN

Morris Area Schools Bus Garage
Morris, MN

Country Chevrolet
Annandale, MN

Peter's Body Shop
St. Cloud, MN

Gilleland Chevrolet
St. Cloud, MN

Knife River
Otsego, MN

Sartell-St. Stephen Schools
Sartell, MN

St. Cloud School District Office
St. Cloud, MN

Bernick's Arena
Sartell, MN

Knife River Corporate Office Renovation
Sauk Rapids, MN

Sauk Rapids American Legion
Sauk Rapids, MN

Health North
Sartell, MN

ING Bank
St. Cloud, MN

St. Joseph Catholic Church
Pierz, MN

Sherman Nursery
Charles City, IA

American Freightliners
Multiple Locations

Midway Iron
St. Cloud, MN

C&L Distributing Group
Sauk Rapids, MN

Virnig Manufacturing
Rive, MN

New London-Spicer High/Elementary Add. & Ren.
New London, MN

Morris Area High/Middle School Deferred Maint.
Morris, MN

EXPERIENCE

Years of Experience: 22
Years with Bradbury Stamm: 19

EDUCATION

Architectural Construction
Technology
St. Cloud Technical College

CERTIFICATIONS

Project Management
Estimating

REFERENCES

Steve Wruck, Sartell-St. Stephen Schools
320.656.3721 | wruck@sartell.k12.mn.us

Rick Lahn, Morris Area Schools ISD 2769
320.589.4840 | rlahn@morris.k12.mn.us

Mike DeVetter, DeVetter Design Group
612.805.8493

D. A list of projects your firm has constructed or managed that are similar in scope and complexity to this project. Please indicate if your firm acted as a general contractor or as a construction manager. If you acted as the construction manager, please describe what specific services you provided the owner of the project(s) and how you were able to administer project time frames and project budget limits.

Bradbury Stamm has the experience needed for the Ramsey Public Works and Fleet Maintenance Facility. The following summarizes our recent, relevant experience with public works and maintenance facilities.



- CM
- Public Works
- Fleet Maint.

SHERBURNE COUNTY MAINTENANCE FACILITY

Becker, MN | \$9.3M | 72,317sf

The Sherburne County Maintenance Facility is a 72,317 square foot state-of-the-art public works facility incorporating in-floor radiant heat and a computerized heating and cooling system. This building features 41,800 square feet of warm storage with a drive-thru wash bay; an 18,730 square foot maintenance shop with an overhead bridge crane, welding room and sign shop; 4,903 square feet of mezzanine storage and 8,000 square feet of office space. The exterior shell of the complex features precast wall panels with a generous number of side windows plus an EPDM roofing system with more than thirty, large skylights for natural daylighting. In addition to the primary complex, the 20 acre site supports a fuel island, two cold storage buildings and two salt sheds.



"[Bradbury Stamm] acted as Construction Manager for the project and managed to complete the project under budget and return almost half of the contingency fund to the County. The facility is now fully operational and will serve the County well for years to come. It is a facility that Sherburne County is happy with and proud to show off."

John M. Menter, P.E, Public Works Director, Sherburne County Public Works



- CM
- Public Works
- Fleet Maint.

BENTON COUNTY PUBLIC WORKS FACILITY

Foley, MN | \$2.3M | 33,000sf

The Benton County Public Works Facility is a 33,000 square foot public works facility and salt storage building which utilizes in-floor radiant heat and a computerized heating and cooling system. This building features 23,000 square feet of warm storage with a drive-thru wash bay; a 5,200 square foot maintenance shop with an overhead bridge crane, welding room and sign shop; 3,200 square feet of mezzanine storage and 2,650 square feet of office space. The exterior shell of the complex features precast wall panels and an EPDM roofing system.



“During the design process, [Bradbury Stamm] staff worked with County staff and our architect to design a functional, efficient building that kept within the resources available. [Bradbury Stamm] then organized and carried out the bidding process, working again to keep costs within the budget... It was completed within the timeframe we expected and within the budget provided, with few change orders occurring during construction.”

Montgomery Headley, County Administrator, Benton County, MN

Vehicle Shop



NUSS TRUCK CENTER

St. Cloud, MN | \$2.2M | 21,800sf

Nuss Truck Group's St. Cloud large truck sales and service facility is a 21,800 square foot fully insulated steel frame/ steel building that includes in-floor radiant heat systems for the service and parts areas which is fed by waste oil-fired burners. The service area covers 13,500 square feet containing 11 service bays, 5-ton and 10-ton overhead cranes, a state of the art lube pit and a wash bay.



The office/display area covers over 6,000 square feet on two floors. By utilizing a portion of the second level over the office area and adding a mezzanine in the parts area, over 6,400 square feet of parts storage area is available.

Vehicle Shop



ST. CLOUD SUBARU

St. Cloud, MN

The project consisted of the conversion of an old Toys 'R' Us into a Subaru Dealership. The new St. Cloud Subaru dealership in St. Cloud, MN is the largest eco-friendly dealership in Minnesota. Their eco-friendly features include motion sensor parking lot lights, ENERGY STAR equipment, LED lighting and more. They also utilized programmable thermostats, fast-track garage doors, daylighting, low-flow water fixtures, construction waste recycling and on-going operational waste management.

Vehicle Shop



BRANDL MOTORS

Little Falls, MN

The new, 30,000-square-foot facility is capable of showcasing nearly 50 cars indoors and numerous vehicles across their vast parking and display area outdoors. The building also features several service improvements including a service drive area, a detailing shop, 11 service bays, and a 15-ton hoist for servicing heavy duty trucks. The exterior consists of block wall construction with a EPDM roofing system.

Public Works

Fleet Maint.



THIEF RIVER FALLS ELECTRIC UTILITY MAINTENANCE FACILITY

Thief River Falls, MN

New 23,736sf facility with 4,800sf of cold storage. It includes a six person maintenance/workshop area, precast mezzanine, drive-thru wash bay, warm vehicle storage with in-floor heat and office.

ADDITIONAL MAINTENANCE FACILITIES & DEALERSHIPS

SUZUKI DEALERSHIP

St. Cloud, MN

GILLELAND CHEVROLET

St. Cloud, MN

LUBE ZONE

Carnesville, GA

BRANCH MOTORS

North Branch, MN

LUBE ZONE

Laredo, TX

COUNTRY CHEVROLET

Annandale, MN

GOODYEAR TIRE

St. Cloud, MN

PETER'S BODY SHOP

St. Cloud, MN

TRAIL'S MAINTENANCE FACILITY

Albert Lea, MN

GOULD BROTHER'S CHEVROLET

Monticello, MN

HOGLUND BUS COMPANY

Monticello, MN

SCHULTE TRANSMISSION

Waite Park, MN

PCI CONSTRUCTION

Rogers, MN

ELK RIVER SCHOOL DISTRICT MAINTENANCE FACILITY

Elk River, MN

ADDITIONAL MAINTENANCE FACILITIES & DEALERSHIPS (CONTINUED)

STEARNS COUNTY MAINTENANCE FACILITY

Sauk Centre, MN

SHERBURNE COUNTY HIGHWAY MAINTENANCE FACILITY

Big Lake, MN

MORRISON COUNTY HIGHWAY GARAGE

Pierz, MN

M.A.T.E.S. MAINTENANCE SHOP

Camp Ripley, MN

BAUERLY BROTHERS MAINTENANCE BUILDING

Sauk Rapids, MN

EAST CENTRAL ENERGY MAINTENANCE BUILDING

Braham, MN

MINNESOTA POWER & LIGHT MAINTENANCE FACILITY

Little Falls, MN

M & P UTILITIES MAINTENANCE FACILITY

Maple Lake, MN

NASH FINCH MAINTENANCE BUILDING

St. Cloud, MN

NATIONAL GUARD ARMORY REPAIR CAMP

Ripley, MN

ORGANIZATIONAL MAINTENANCE SHOP CAMP

Ripley, MN

BERT'S TRANSMISSION

St. Cloud, MN

ONAMIA BUS GARAGE

Onamia, MN

CAMBRIDGE BUS GARAGE

Cambridge, MN

CLEAR LAKE GARAGE

Clear Lake, MN

E. Given the project will be publicly bid to the subcontracting community, please describe methods you have used on other publicly bid projects to ensure that the bids received on this project come from qualified subcontractors.

PROCUREMENT OF BIDS

Pre-qualification of bidders prior to bid day will focus on reputable and qualified trade contractors and suppliers who are known to the Construction Manager, Architect or Owner. After bid submission and prior to awarding the contract, the trade contractor will be pre-qualified based on previous experience, customer references, professional referrals, financial stability, insurance compliance, project schedule, performance compliance and acceptance of contract documents and stipulations.

We will package the bid divisions in a manner conducive to attracting as many local contractors as possible. We will personally call and invite local contractors to bid the project. We understand the importance of local involvement from a political perspective as well as for the convenience of warranty and maintenance issues.

Bradbury Stamm will conduct pre-bid meetings, intended to present the project in general terms and explain the construction management bid package process to trade contractors. During this meeting

we will also outline our expectations relating to staffing needs and schedule adherence so there is no misunderstanding if they are selected. Once the project scope is defined, we will consider the size and complexity of the project to determine the appropriate number of bid packages to administer. We will take into consideration the pool of qualified trade contractors when developing the bid package definitions in order to accommodate as many local contractors as possible.

The team will start the process early in preconstruction to assemble the contract packages that will be used during the bidding process. Building the contract packages early establishes complete packages with inclusive scope notes that subcontractors and suppliers will use during the bidding process in order to submit thorough and accurate pricing.

Through the project schedule, we will schedule for the delivery of materials when needed and coordinate those deliveries to avoid delays.

We typically would try to create 35-45 bid divisions for a project the size as proposed. We then attempt to solicit three to five bidders for each bid division. This will create a contractor pool of 150 to 200 contractors.

RECEIVING AND EVALUATING BIDS

Bradbury Stamm will carefully follow all public procurement regulations for the selection of all subcontractors and suppliers. Upon receipt of all proposals, we will meet as a group to open and review together as part of our open book process. We will be checking for conformity and completeness of the proposal and review each bid package. During the meeting, we will be tabulating and tracking the subcontractor evaluations in a matrix. At the completion of the group meeting, we will have a first pass of the subcontractor evaluation and a rough order of magnitude for the project pricing. After the meeting, we will continue to evaluate the received proposals for completeness of bid and understanding of the scope of work. At the conclusion of the evaluations, we will select a subcontractor for each scope of work as our recommendation for award.

BID AND AWARD ADMINISTRATION

The trade contractor's bid will be closely reviewed for compliance with construction documents and schedules. Each trade contractor will be interviewed regarding his approach and commitment to the job prior to executing a contract.

Once the bids are received, reviewed and tallied, Bradbury Stamm will prepare an itemized Schedule of Values (cost summary). This schedule identifies each section of work to be performed and the selected trade contractor/material supplier. From the completed Schedule of Values, an anticipated cash flow analysis is prepared including material and contractor's costs which will enable the Owner to anticipate monthly progress payments. Weekly contractor meetings will provide us an opportunity to track project costs and schedules to ensure they are being maintained within the defined parameters.

The Construction Manager will internally review the cost summary on a weekly basis and provide monthly itemized reports to the Owner along with monthly application for payments and a documented progress report for approval and payment. The Architect receives a copy of the monthly summary of costs and payment application for review and comment prior to payment disbursement.

F. Provide evidence of general liability, business, automobile insurance and workers' compensation.

Please refer to the following page for our Certificate of Insurance which outlines our coverage.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/15/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER IMA, Inc. - Colorado Division 1705 17th Street Suite 100 Denver, CO 80202	1-303-534-4567 CONTACT NAME: PHONE (A/C. No. Ext): E-MAIL ADDRESS: denaccounttechs@imacorp.com	FAX (A/C. No): <table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: LIBERTY MUT FIRE INS CO</td> <td></td> <td>23035</td> </tr> <tr> <td>INSURER B: LIBERTY INS CORP</td> <td></td> <td>42404</td> </tr> <tr> <td>INSURER C: EMPLOYERS INS OF WAUSAU (Liberty Mutual)</td> <td></td> <td>21458</td> </tr> <tr> <td>INSURER D: INDIAN HARBOR INS CO (XL Environmental)</td> <td></td> <td>36940</td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: LIBERTY MUT FIRE INS CO		23035	INSURER B: LIBERTY INS CORP		42404	INSURER C: EMPLOYERS INS OF WAUSAU (Liberty Mutual)		21458	INSURER D: INDIAN HARBOR INS CO (XL Environmental)		36940	INSURER E:			INSURER F:		
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INSURER E:																							
INSURER F:																							
INSURED Winkelman Building Company, LLC 340 Highway 10 S St Cloud, MN 56304																							

COVERAGES	CERTIFICATE NUMBER: 56741976	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded: \$5,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			TB2Z91466584039	05/01/19	05/01/20	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			AS2Z91466584029	05/01/19	05/01/20	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$			TH7Z91466584049	05/01/19	05/01/20	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WCCZ91466584019	05/01/19	05/01/20	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER For Information Only Attn: Michelle King 7110 2nd Street NW Albuquerque, NM 87107 USA	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

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SUPPLEMENT TO CERTIFICATE OF INSURANCE

DATE
07/15/2019

NAME OF INSURED: Winkelman Building Company, LLC

Additional Description of Operations/Remarks from Page 1:

Additional Information:

Contractor's Pollution/Professional Liability: Policy#CEO744690603
Effective Dates: 05/01/2019-05/01/2020 Insurer D: See Above
\$3,000,000 Pollution Limit, \$50,000 Deductible
\$1,000,000 Professional Limit; \$50,000 Deductible
\$1,000,000 Protective Loss Coverage; \$50,000 Deductible

G. Provide three references from clients for whom you have built similar projects and performed the role of construction manager.

Below are references for projects where CM services were provided as well as those that have similar elements to those being proposed for your building.

Jeff Schwiebert, Superintendent
Sartell-St. Stephen Schools (CM)
Sartell, MN
320-656-3721
Jeff.schwiebert@sartell.k12.mn.us

Mark Borseth, Public Works Director
City of Thief River Falls
Thief River Falls, MN
218-681-8506
mborseth@citytrf.net

Monte Headley, County Administrator
Benton County
Foley, MN
320-968-5001
mheadley@co.benton.mn.us

H. Provide detail of your cost estimating process and identify what distinguishes your process as compared to other construction managers.

Our greatest strength lies in the amount of time we spend on a project prior to construction. By identifying items of concern early we can be proactive and provide solutions before they become issues. Therefore, we undertake an extensively thorough review of the project before it goes to bid. This reduces change orders and provides a more complete building project.

Bradbury Stamm's preconstruction process provides for early and aggressive budget estimating which provides our clients with accurate numbers they can use for decision making. Rather than value engineer a building, which usually means cutting items after a project comes in over budget, we prefer to maximize the budget by creating numerous building scenarios throughout the early design phase, incorporating pricing of multiple design elements, selection of varying building materials and establishing an aggressive schedule early in the process.

Processes at all stages of estimating from early budgetary estimates to final construction estimates include but are not limited to the following:

- Estimates derived and assembled are based on the unique aspects of each project.
- Detailed quantity take-offs of the project are assembled as estimates are prepared. The level of detail continually increases as plans are further developed.
- We will work with you and the Design Team to establish the project's budget goals early in the preconstruction phase and work throughout the project to achieve those goals.
- We will consult and regularly attend meetings with you and the Design Team regarding the selection of materials, methods and equipment.
- During budgeting stages we will identify opportunities for enhancing the value of the project at an equivalent cost and/or maintain value while reducing cost through alternate materials and methods. This

will take into account construction feasibility, availability of materials and labor, shipping and production lead-times, time requirements for construction and the cost of alternative designs or materials.

- We'll take time early in the preconstruction phase to review mechanical and electrical system equipment and fixtures that will be incorporated into these systems. Mechanical and electrical systems are a large part of any project and special attention to these systems early in the design phase is beneficial to determine initial costs of the systems and operating costs of those systems.
- With you and the Design Team we will review the construction documents and specifications as they are being prepared and make recommendations regarding alternatives that may be more effective or economical, yet still meet the requirements of the project.
- We will review estimates with you and the Design Team at predetermined timeframes during preconstruction to communicate budget status.
- We'll alert you and the Design Team whenever design details may adversely affect costs, constructability or schedules.
- The team will start the process early in preconstruction to assemble the contract packages that will be used during the bidding process. Building the contract packages early establishes complete packages with inclusive work scope notes that subcontractors and suppliers will use during the bidding process in order to submit thorough and accurate pricing.

Through constant coordination of the schedule and budget we assure our clients that their project will be completed on time and within their budget. *Please refer to the following page for our preliminary project schedule.*

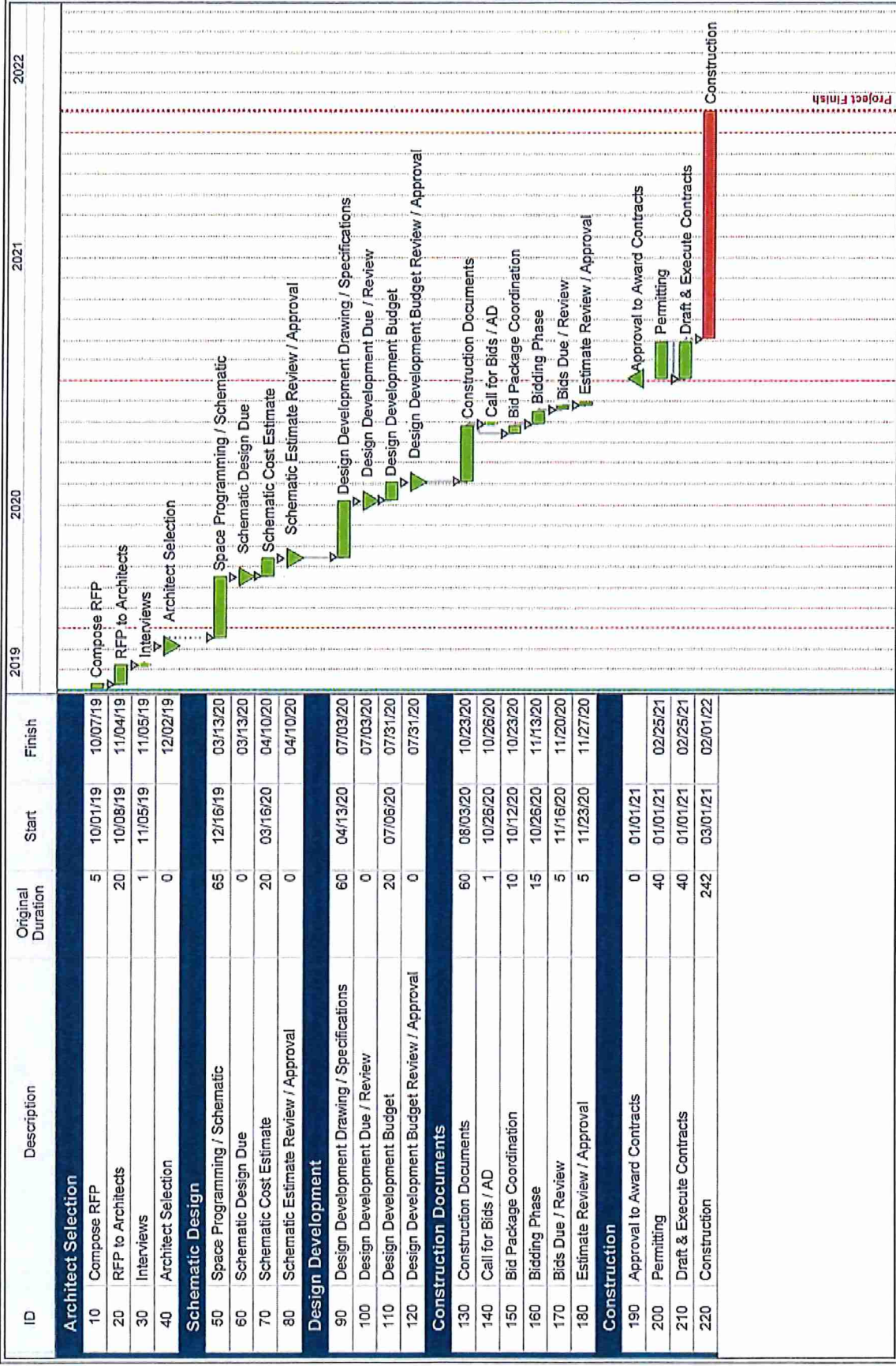
"I am writing this letter today to let you know how pleased I have been with the performance of your team, particularly Mike Schoenecker and [the Superintendent] throughout the predevelopment and construction of our project (The Meadows of Wadena) in Wadena, Minnesota . As I'm sure you are aware, the project is now substantially complete and I feel it is important that you know how well the project was carried out. I have worked with several different general contractors, ranging from large national firms to local firms, and I can say without any reservations that this project was as smooth as any I have been involved with.

Mike Schoenecker has been a pleasure to work with since the beginning of the project. He has been very candid and transparent in discussions regarding budgets and costs, as well as providing insight and useful recommendations regarding the marketing of our senior housing product. This project was on a very tight budget due to the low-income profile of the Wadena market area and Mike went above and beyond to ensure this project could be completed...

I could go on and on, but needless to say, I'm a very happy client and I believe it is important that you know what a great team I had on this project. Although this was my first project with Winkelman (Bradbury Stamm), I expect to work with you and your team again in the future."



Paul Abzug, President/CEO
Housing Alternatives



ID	Description	Original Duration	Start	Finish
Architect Selection				
10	Compose RFP	5	10/01/19	10/07/19
20	RFP to Architects	20	10/08/19	11/04/19
30	Interviews	1	11/05/19	11/05/19
40	Architect Selection	0		12/02/19
Schematic Design				
50	Space Programming / Schematic	65	12/16/19	03/13/20
60	Schematic Design Due	0		03/13/20
70	Schematic Cost Estimate	20	03/16/20	04/10/20
80	Schematic Estimate Review / Approval	0		04/10/20
Design Development				
90	Design Development Drawing / Specifications	60	04/13/20	07/03/20
100	Design Development Due / Review	0		07/03/20
110	Design Development Budget	20	07/06/20	07/31/20
120	Design Development Budget Review / Approval	0		07/31/20
Construction Documents				
130	Construction Documents	60	08/03/20	10/23/20
140	Call for Bids / AD	1	10/26/20	10/26/20
150	Bid Package Coordination	10	10/12/20	10/23/20
160	Bidding Phase	15	10/26/20	11/13/20
170	Bids Due / Review	5	11/16/20	11/20/20
180	Estimate Review / Approval	5	11/23/20	11/27/20
Construction				
190	Approval to Award Contracts	0	01/01/21	
200	Permitting	40	01/01/21	02/25/21
210	Draft & Execute Contracts	40	01/01/21	02/25/21
220	Construction	242	03/01/21	02/01/22

Start Date: 10/01/19
 Finish Date: 02/01/22
 Data Date: 10/01/19
 Run Date: 08/08/19

City of Ramsey
 Public Works and Fleet Maintenance Building



I. Provide any additional information that will assist us in evaluating your firm and its ability to manage this construction project in a cost effective and timely manner.

We have extensive CMr/CMA experience dating back more than 35 years. Over 50% of our workload is typically Construction Management. Our thorough pre-construction process assures a more accurate budget as we become extensively involved with the engineers and architects during the design stage and we provide budgets at the schematic stage, construction document stage and design development stage, thereby providing accurate numbers while we move forward. As we prepare those estimates, we work directly with trade contractors to provide us with current pricing so we have realistic budget numbers. Since we have three local, full-time estimators on our staff, they are working with trade contractors on a daily basis, who are willing to provide us with preliminary numbers even though they know the project has to be competitively bid. We hold pre-bid meetings on-site with prospective bidders, outlining our expectations and removing any uncertainties that add additional cost. Our process also reduces change orders and contractor confrontations, thereby providing for a seamless project. Additionally we work hard to attract local contractors which can prove to be politically positive as well as make them immediately accessible for warranty and maintenance work.

We provide a full-time on-site construction superintendent, whose responsibility is to maintain quality workmanship and reject faulty materials. They also oversee site safety and hold all trade contractors accountable to maintaining the schedule and supplying adequate staffing. Together with the Project Manager they develop a three week rolling schedule so all trade contractors know when they are required on-site. They also hold weekly safety meetings and project team meetings to keep the project on track.

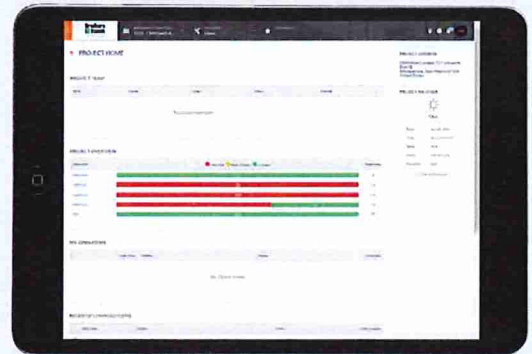
Through constant coordination of the schedule and budget we assure our clients that their project will be completed on time and within their budget. In a period of four months we were able to work with the architects to design, bid and build an addition onto the Sartell Middle School in time for the start of school and make the addition look like it was part of the original building. In Lake Benton we conducted demolition, new construction and a total building renovation while creating a whole new mechanical system in a period of 12 weeks over one summer; without delaying the start of school. And the stories go on.



COMMUNICATION SOFTWARE

Bradbury Stamm focuses on effective communication management throughout the project. The basis of our philosophy for effective communication is establishing clear and concise lines for information exchange between the project team. The Bradbury Stamm project team generates or oversees all project specific information including: preconstruction, scheduling, correspondence, clarifications, cost control issues, procurement, management of subcontractor issues, submittals, deliveries, payment applications, monthly reports, project close-out and turnover. The tool utilized to allow the Project Team to manage these functions efficiently is Procore. Procore is an easy to use, cloud-based, construction management tool that is accessible by every member of the project team on their computer, tablet or smart phone.

Each of our superintendents carries a portable tablet while on the site and uploads daily logs, construction photos, RFIs and daily correspondence in real time. This allows the management team, design professionals and the City of Ramsey to log into the project portal and see the daily progress from any location. In the same manner information can be disseminated to the project sites via Procore or regular email directly to the superintendent. This eliminates delays in communication and ensures the project team is communicating effectively.



BUILDING INFORMATION MODELING (BIM)

The Bradbury Stamm BIM Coordination process results in highly coordinated building systems which support increased productivity/quality during construction and ease of maintenance during the life of the facility. Bradbury Stamm has complete BIM capabilities, including modeling all aspects of the project from early design concepts through project completion.

Key Elements of the BIM Execution Plan for the Ramsey Public Works and Fleet Maintenance Facility project include:

- Ensuring a cohesive **BIM Execution Plan** across all team disciplines, including designers, contractors and end users so that information being created in the model efficient and usable by all team members.
- Develop and **Turnover 3D BIM As Builts** at the end of the project so that end users and building maintenance staff can easily find and service the new equipment. There are many emerging technologies that can be utilized in conjunction with the 3D BIM As Builts and we look forward to meeting with you and your facilities and maintenance staff to find the one that works best for them.



"We went through a rigorous BIM Coordination process and all RFI and Shop Drawing review and information was posted on the E-Builder site. Coordination and interaction between the Contractor, the Architect and Engineers and the Owner is critical on a project of this scale and complexity. THE BRADBURY STAMM STAFF WAS ON TOP OF THE ISSUES AND THINGS ALWAYS GOT RESOLVED IN A SCHEDULE SENSITIVE AND COST EFFECTIVE MANNER."

Jon Anderson, FAIA, Jon Anderson Architecture
George I. Sanchez Collaborative Community School

J. Explain why your firm should be selected for this project.

Please consider BSCW for the Ramsey Public Works and Fleet Maintenance Facility for the following reasons:

- Past experience on similar relevant MN projects
- Comprehensive preconstruction process
- Senior level team members
- Collaboration with all team members
- Competitive fee structure
- Utilization of technology
- Safety record
- Focus on quality workmanship
- Record for and commitment to earning repeat clients
- Commitment to creating an enjoyable project experience for the City of Ramsey

K. Please note that an authorized representative of your firm who can be held accountable for all representations must sign each proposal. The applicant assurances form attached hereto as Exhibit B must be provided with your proposal.

Understood. Please refer to the following page for the completed Applicant Assurance Form.

L. Proposals may not be withdrawn for at least 60 days after the scheduled closing time for the receipt of proposals. The City of Ramsey reserves the right to reject any or all proposals, and to waive informalities.

Understood.

EXHIBIT B

Applicant Assurances

The applicant hereby assures and certifies:

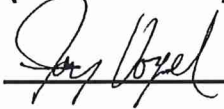
1. That the individual signing the assurance form on behalf of the individual partnership, company or corporation in the proposal possesses the legal authority to execute a contract for the proposed work.
2. That the firm(s) agree(s) to comply with all applicable federal, state, and local compliance requirements.
3. That the firm(s) is/are adequately insured to do business and perform the services proposed.

Bradbury Stamm Construction
Winkelman, LLC

OFFICIAL ADDRESS

340 Highway 10 South St., St. Cloud, MN 56304

(Name of Firm)



(Authorized Signature)

Sr. Vice President, Regional Manager

(Title)

August 9, 2019

(Date)

AIA[®] Document A305[™] – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: City of Ramsey

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

SUBMITTED BY: Bradbury Stamm Construction Winkelman, LLC

NAME: Jay Vogel

ADDRESS: 340 Highway 10 South, St. Cloud, MN 56304

PRINCIPAL OFFICE:

- Corporation
- Partnership
- Individual
- Joint Venture
- Other Limited Liability Company

NAME OF PROJECT: *(if applicable)* Ramsey Public Works and Fleet Maintenance Facility

TYPE OF WORK: *(file separate form for each Classification of Work)*

- General Construction
- HVAC
- Electrical
- Plumbing
- Other: *(Specify)*

§ 1 ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 50

§ 1.2 How many years has your organization been in business under its present business name? 2

§ 1.2.1 Under what other or former names has your organization operated?

Winkelman Building Company, LLC; Winkelman Enterprises; Winkelman Building Corporation

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation:

§ 1.3.2 State of incorporation:

§ 1.3.3 President's name:

§ 1.3.4 Vice-president's name(s)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1.3.5 Secretary's name:

§ 1.3.6 Treasurer's name:

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

Limited Liability Company

Established 1969

President: Cynthia K. Schultz

Sr. Vice President: Jay Vogel

Vice President: Andy Auger, Mike Schoenecker, Lawrence Peterson

§ 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Minnesota #BC725737

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

Minnesota

§ 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

None

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

Please see attached.

§ 3.4.1 State total worth of work in progress and under contract:

\$45,000,000

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

Please see attached.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

\$25,000,000

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

Please see attached.

§ 4 REFERENCES

§ 4.1 Trade References:

Please see attached.

§ 4.2 Bank References:

US Bank, Corey Hansen, 1015 W Saint Germain St., St. Cloud, MN 56301, (320) 259-8468

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Great American Insurance Company

§ 4.3.2 Name and address of agent:

David Mitchie, HUB International, (505) 262-9474

§ 5 FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Available upon request. Bradbury Stamm is financially stable. We maintain a \$500,000,000 bonding capacity and are a 4A2 Dun & Bradstreet rated company.

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

BFBA, 83 Scripps Drive, Suite 210, Sacramento, CA 95825, Date: 12/2018

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

No.

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsiary).

Bradbury Stamm Construction Winkelman, LLC is a wholly owned subsidiary of Bradbury Stamm Construction, Inc.

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes.

§ 6 SIGNATURE

§ 6.1 Dated at this 9th day of August 2019

Name of Organization: Bradbury Stamm Construction Winkelman, LLC

By: Jay Vogel

Title: Sr. Vice President

§ 6.2

M r. Jay Vogel being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 3rd day of May 2019

Notary Public:

My Commission Expires:

Additions and Deletions Report for AIA® Document A305™ – 1986

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 17:55:09 ET on 07/24/2019.

PAGE 1

SUBMITTED TO: City of Ramsey

...

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

...

SUBMITTED BY: Bradbury Stamm Construction Winkelman, LLC

...

NAME: Jay Vogel

...

ADDRESS: 340 Highway 10 South, St.Cloud, MN 56304

...

Other Limited Liability Company

...

NAME OF PROJECT: *(if applicable)* Ramsey Public Works and Fleet Maintenance Facility

...

General Construction

...

§ 1.1 How many years has your organization been in business as a Contractor? 50

...

§ 1.2 How many years has your organization been in business under its present business name? 2

...

Winkelman Building Company, LLC; Winkelman Enterprises; Winkelman Building Corporation

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User Notes:

(3B9ADA63)

PAGE 2

Limited Liability Company

Established 1969

President: Cynthia K. Schultz

Sr. Vice President: Jay Vogel

Vice President: Andy Auger, Mike Schoenecker, Lawrence Peterson

...

Minnesota #BC725737

...

Minnesota

...

None

...

No

...

No

...

No

PAGE 3

No

...

Please see attached.

...

\$45,000,000

...

Please see attached.

...

\$25,000,000

...

Please see attached.

...

Please see attached.

...

US Bank, Corey Hansen, 1015 W Saint Germain St., St. Cloud, MN 56301, (320) 259-8468

...

Great American Insurance Company

...

David Mitchie, HUB International, (505) 262-9474

...

Available upon request. Bradbury Stamm is financially stable. We maintain a \$500,000,000 bonding capacity and are a 4A2 Dun & Bradstreet rated company.

PAGE 4

BFBA, 83 Scripps Drive, Suite 210, Sacramento, CA 95825, Date: 12/2018

...

No.

...

Bradbury Stamm Construction Winkelman, LLC is a wholly owned subsidiary of Bradbury Stamm Construction, Inc.

...

Yes.

...

§ 6.1 Dated at this 9th day of August 2019

...

Name of Organization: Bradbury Stamm Construction Winkelman, LLC

...

By: Jay Vogel

...

Title: Sr. Vice President

...

Mr. Jay Vogel being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

...

Subscribed and sworn before me this 3rd day of May, 2019.

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jay Vogel, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 17:55:09 ET on 07/24/2019 under Order No. 2005826546 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A305™ - 1986, Contractor's Qualification Statement, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

BRADBURY STAMM CONSTRUCTION WINKELMAN, LLC
AIA DOCUMENT A305
MAJOR CONSTRUCTION PROJECTS IN PROGRESS

NAME OF PROJECT	OWNER	ARCHITECT	CONTRACT AMOUNT	% COMPLETE	SCHEDULED COMP DATE
SARTELL MIDDLE SCHOOL CONVERSION SARTELL, MN	ISD 748 SARTELL, MN	IIV MINNESOTA/CUNNINGHAM ST CLOUD, MN/MPLS, MN	10,000,000	5%	9/1/2020
SARTELL SCHOOLS SARTELL, MN	ISD 748 SARTELL, MN	IIV MINNESOTA/CUNNINGHAM ST CLOUD, MN/MPLS, MN	89,000,000	85%	9/1/2020
MORRIS SCHOOLS ADDITIONS/REMODELS MORRIS, MN	ISD #2769 MORRIS, MN	DEVETTER DESIGN GROUP MINNEAPOLIS, MN	19,300,000	50%	8/1/2020
WHITEFISH SENIOR LIVING CROSSLAKE, MN	WHITEFISH SENIOR LIVING, LLC ST CLOUD, MN	TROSSEN WRIGHT PLUTKOWSKI MINNEAPOLIS, MN	13,900,000	60%	1/31/2020
BEMIDJI CARNEGIE LIBRARY RENOVATION BEMIDJI, MN	CITY OF BEMIDJI BEMIDJI, MN	WIDSETH SMITH NOLTING BEMIDJI, MN	2,000,000	95%	8/31/2019
CITY OF BELLE PLAINE AQUATIC CENTER BELLE PLAINE, MN	CITY OF BELLE PLAINE BELLE PLAINE, MN	WATERS EDGE AQUATIC DESIGN LENEXA, KS	5,250,000	90%	8/15/2019
THIEF RIVER FALLS MAINTENANCE FACILITY THIEF RIVER FALLS, MN	CITY OF THIEF RIVER FALLS THIEF RIVER FALLS, MN	WIDSETH SMITH NOLTING BEMIDJI, MN	3,900,000	98%	7/31/2019

BRADBURY STAMM CONSTRUCTION WINKELMAN, LLC
AIA DOCUMENT A305
MAJOR PROJECTS COMPLETED IN THE LAST FIVE YEARS

NAME OF PROJECT	OWNER	ARCHITECT	CONTRACT AMOUNT	COMPLETION DATE	% WORK SELF PERFORMED
PRAIRIE POTATO SOLAR FARM RICE, MN	SCHLICHTING FARMS RICE, MN	POWER SYSTEMS ENGINEERING MINNEAPOLIS, MN	1,900,000.00	6/30/2019	0%
STONE POINT MEADOWS CEDAR RAPIDS, IA	STONE POINT MEADOWS, LLC CEDAR RAPIDS, IA	NELSON TREMAIN PARTNERSHIP MINNEAPOLIS, MN	14,750,000	3/31/2019	0%
24 NORTH LOFTS ST JOSEPH, MN	COLLEGEVILLE COMPANIES ST JOSEPH, MN	PATRICK WADDICK ARCHITECTS MINNEAPOLIS, MN	3,700,000	3/15/2019	0%
LUBEZONE CARNESVILLE, GA	LUBEZONE, INC ALBERT LEA, MN	OUTSOURCE ARCHITECTURE ST CLOUD, MN	1,600,000	9/30/2018	0%
NEW LONDON SPICER SCHOOLS NEW LONDON, MN	ISD 345 NEW LONDON, MN	DEVETTER DESIGN GROUP MINNEAPOLIS, MN	19,300,000	5/31/2018	0%
MICROBIOLOGICS EXPANSION ST CLOUD, MN	MICROBIOLOGICS, INC ST CLOUD, MN	NEGEN ASSOCIATES ST CLOUD, MN	6,200,000	2/15/2018	0%
THERMO TECH WINDOWS ADDITION SAUK RAPIDS, MN	FERKINHOFF BROTHERS, LLC ST CLOUD, MN	COLE GROUP ARCHITECTS ST CLOUD, MN	2,500,000	12/31/2017	0%
ARBOR GLEN SENIOR LIVING LAKE ELMO, MN	ARBOR GLEN SENIOR LIVING, LLC ST CLOUD, MN	AYRES ASSOCIATES RIVER FALLS, WI	11,600,000	11/1/2017	0%
WADENA ASSISTED LIVING WADENA, MN	HOUSING ALTERNATIVES, INC DEEPAVEN, MN	TROSSEN, WRIGHT, PLUTOWSKI MINNEAPOLIS, MN	4,400,000	11/1/2017	0%
NORTH JUNIOR HIGH ADDITION REMODEL ST CLOUD, MN	ISD 742 ST CLOUD, MN	IIV, P.C. ST CLOUD, MN	7,000,000	6/30/2016	0%
GATR TRUCK FACILITY ELK RIVER, MN	RAN PROPERTIES, LLC SAUK RAPIDS, MN	HMA ARCHITECTS ST CLOUD, MN	6,600,000	3/1/2016	0%
SKYLINE TERRACE APARTMENTS NEW ULM, MN	SKYLINE TERRACE, LLC ST CLOUD, MN	MAHLER AND ASSOCIATES ST CLOUD, MN	4,450,000	12/15/2015	0%
KENNEDY SCHOOL CLASSROOM ADDITION ST JOSEPH, MN	ISD 742 ST CLOUD, MN	IIV, P.C. ST CLOUD, MN	3,600,000	12/1/2015	0%
ST CLOUD SUBARU ST CLOUD, MN	SBX REAL ESTATE, LLC ST CLOUD, MN	HMA ARCHITECTS ST CLOUD, MN	2,300,000	11/1/2015	0%
BETHEL UNIVERSITY FITNESS CENTER ARDEN HILLS, MN	BETHEL UNIVERSITY ARDEN HILLS, MN	DLR GROUP MINNEAPOLIS, MN	8,500,000	10/1/2015	0%
FAMILY FARE FOODS DICKINSON, ND	SPARTAN NASH EDINA, MN	CUHACI & PETERSON ORLANDO, FL	7,700,000	1/31/2015	0%
AUTUMN GLEN SENIOR LIVING COON RAPIDS, MN	AUTUMN GLEN SENIOR LIVING, LLC ST CLOUD, MN	FRISBIE ARCHITECTS RIVER FALLS, MN	12,200,000	10/1/2014	0%



2. FEES



Bradbury Stamm Planning Session with Project Manager Chris Koepp

A. Please propose your construction management fee, a proposed general conditions amount by preconstruction service and potential construction services breakdown (with phase I-construction services being potential items like site work) and phase II construction services being the building (which the timing is pending).

Please refer to the following pages.

B. Please list items that are provided as part of general conditions and not included in the proposed construction management fee.

Please refer to the following pages.

C. Provide a separate fee, if any, for pre-construction services, which will include attending weekly design review meetings, providing a schematic design(SD) cost estimate, ongoing value analysis and overseeing preparation of bid documents and assisting with bidding and review of contractors.

Please refer to the following pages.

DATE: 08/09/19

PROJECT: City of Ramsey Public Works and Fleet Maintenance Facility

PRECONSTRUCTION/DESIGN PHASE - 15 months

Description	
BI - Monthly Meetings	
Project Principal	
Project Manager	
Pre-Construction Manager / Senior Estimator	
Estimator	
Mechanical/Electrical Coordination - Budgeting	
Architect Selection	
Project Principal	
Schematic Budget	
Project Principal	
Project Manager	
Pre-Construction Manager / Senior Estimator	
Estimator	
Design Development	
Project Principal	
Project Manager	
Pre-Construction Manager / Senior Estimator	
Estimator	
Construction Budget	
Project Principal	
Project Manager	
Pre-Construction Manager / Senior Estimator	
Estimator	
Bidding Phase	
Project Principal	
Project Manager	
Pre-Construction Manager / Senior Estimator	
Estimator	
TOTAL PRECONSTRUCTION/DESIGN PHASE	\$88,590
TOTAL PRECONSTRUCTION/DESIGN PHASE - DISCOUNTED	\$50,000

CONSTRUCTION PHASE - 12 MONTHS

Description	
Project Principal	
Project Manager	
Project Engineer	
Project Administration	
Superintendent	
Truck	
Fuel	
Cell Phone	
Safety Director	
TOTAL CONSTRUCTION PHASE	\$375,389
CONSTRUCTION MANAGEMENT FEE	\$225,000

FEE & COST INFORMATION TOTALS

PHASE I		
	PRE-CONSTRUCTION SERVICES	\$50,000
PHASE II		
	CONSTRUCTION SERVICES	\$375,389
	CMa FEE	<u>\$225,000</u>
PHASE II TOTAL		\$600,389
TOTAL CMa FEE - Phase I & Phase II		\$650,389

BASED ON CONSTRUCTION BUDGET OF \$15,000,000