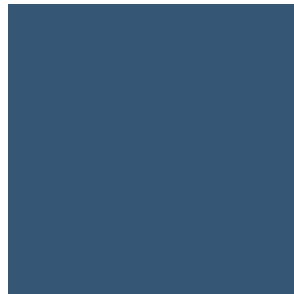


Proposal to provide CMA Services

Ramsey Public Works and Fleet Maintenance Facility

City of Ramsey, MN



Building enduring relationships and strong communities

August 9, 2019



KRAUS-ANDERSON®



Kraus-Anderson Construction Company
501 South Eighth Street, Minneapolis, MN 55404

August 9, 2019

Grant Riemer, Public Works Superintendent
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Mr. Riemer:

Kraus-Anderson (KA) is excited to be your Construction Manager as Adviser partner in the upcoming construction of a new Public Works and Fleet Maintenance Facility for the City of Ramsey. KA is an established firm with proven preconstruction and construction management services and processes in place. We have an experienced project team that brings recent and relevant public sector and public works/maintenance facility experience to your project. We can immediately engage in your process and work collaboratively with you to provide the data and tools to make well-informed decisions, while delivering a successful project on-time, on-schedule, and safely.

Our team, expertise, and proposed approach provides the following advantages in achieving your goals and objectives:

- **Similar Project Expertise:** KA has constructed 28 public works/fleet maintenance facilities including St. Croix County Highway Campus, Washington County Public Works North Shop, and Wright County Highway Facility. We have first-hand experience understanding the unique requirements of this type of building and coordinating with public entities and cities to develop a successful project plan.
- **Engaged, Transparent, and Collaborative CMA Partner:** With a #19 CMA ranking in the nation by *Building Design+Construction*, and 96% of our projects delivered in CM format, KA is a true team partner. We will act as an extension of your staff. We will work with an open-book, transparent, and collaborative process with the City of Ramsey, City Council, Public Works committee, and the Architect.
- **Exceptional Team:** Our project management team brings relevant and recent public works and vehicle maintenance facility experience with city processes, planning, budgeting, procurement and bidding, scheduling, and safety. Value-added team members include our technical support team and community engagement coordinator, Megan Barnett-Livgard.
- **Solid Preconstruction Process:** We recognize the value in comprehensively planning your project before construction begins. Our team's knowledgeable contributions in system design, life cycle cost analysis, and constructability will guide the success of your project.
- **Safety is our Top Priority every Day:** KA's outstanding safety record of 0.47 EMR is in the top tier of the construction industry nationwide. We maintain and enforce a vigorous, proactive, site-specific safety program that includes ongoing jobsite inspections, continuous training, and motivational efforts to develop safety awareness among all our employees and project stakeholders.

We are excited to partner with you and to build an enduring relationship based on trust and shared goals. We will deliver a project that successfully supports the community you serve. If you have any questions or require further information, please contact me at 612-747-5357 | mark.kotten@krausanderson.com.

Very truly yours,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

Mark Kotten, Construction Executive | Public Sector

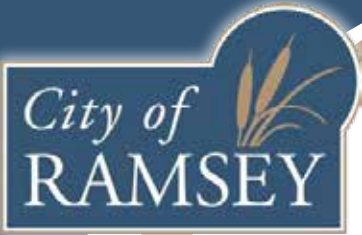
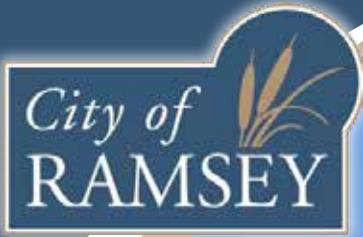


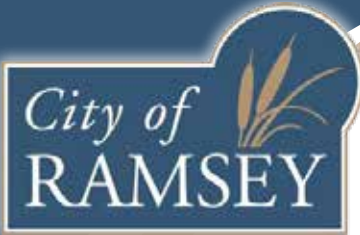
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B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT





B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

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: Grant Riemer, Public Works Superintendent, City of Ramsey

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

SUBMITTED BY: Kraus-Anderson[®] Construction Company

NAME: Mark Kotten

ADDRESS:

PRINCIPAL OFFICE: Kraus-Anderson Construction Company, 501 South Eighth Street, Minneapolis, MN 55404

Corporation

Partnership

Individual

Joint Venture

Other

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? Started in 1897 as J.L. Robinson Company = 122 years

ADDITIONS AND DELETIONS:

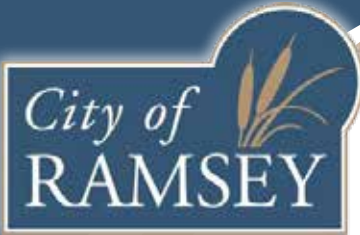
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should 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.

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B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

§ 1.2 How many years has your organization been in business under its present business name? Since 1930 = 89 years

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

In 1930, the company name was changed from J.L. Robinson to Kraus-Anderson Company.
In 1937, Kraus-Anderson Company was changed to Kraus-Anderson Incorporated.
In 1961, the name was changed to Kraus-Anderson of Minneapolis, Inc.
In 1979, the name was changed to Kraus-Anderson Construction Company

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

§ 1.3.1 Date of incorporation: 1937

§ 1.3.2 State of incorporation: Minnesota

§ 1.3.3 President's name: Alan A. Gerhardt

§ 1.3.4 Vice-president's name(s)

The following are Vice Presidents/Officers of the Company:

Alan A. Gerhardt, President, Chief Operating Officer	Robert T. Fitzgerald, VP, Dir. of Operations
Philip F. Boelter, Executive VP	Ross M. Wilmes, VP, Dir. of Operations
Daniel W. Engelsma, Executive VP	Daniel E. Markham, Dir. of Operations
Richard J. Jacobson, Executive VP	Camille Helou, VP
John T. Haydon, VP, Dir. of Marketing and Bus. Dev.	H. John Huenink, VP
John A. Campobasso, VP, Dir. of Marketing	William A. Jarvis, VP
Douglas E. Jandro, VP, Bus. Development	James D. Beckwith, VP
David E. Lenss, VP, Preconstruction Services	David H. Rollins, VP
Terrance P. Hart, VP, Dir. of Operations	John P. Solberg, VP
Craig W. Francois, VP, Dir. of Operations	Richard R. Brostrom, VP
Thomas L. Roepke, VP, Dir. of Operations	Robert Carter, VP
Nicholas W. Leimer, VP, Dir. of Operations	Douglas E. Jaeger, VP

§ 1.3.5 Secretary's name: Rosemary A. Manthe

§ 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)

Not applicable.

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

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

Not applicable.

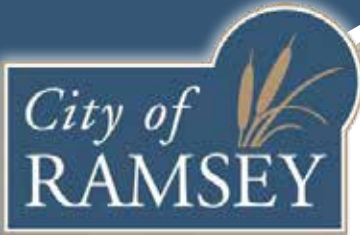
§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

Not applicable.

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B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

§ 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.

We are currently licensed or registered to work in the following states. We have the experience and qualifications, however, to become registered and licensed in any state of the nation.

Arizona	Indiana	Nebraska	Oregon
Arkansas	Iowa	Nevada	Pennsylvania
California	Kansas	New Hampshire	South Carolina
Colorado	Kentucky	New Jersey	South Dakota
Connecticut	Massachusetts	New Mexico	Tennessee
Delaware	Maryland	New York	Texas
Florida	Minnesota	North Carolina	Washington
Georgia	Missouri	North Dakota	West Virginia
Idaho	Mississippi	Ohio	Wisconsin
Illinois	Montana	Oklahoma	Wyoming

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

We are a Minnesota corporation licensed and/or qualified as a foreign corporation as listed in 2.1 above.

§ 3 EXPERIENCE

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

We are capable of performing with our own forces the concrete, masonry, rough and finish carpentry, and general labor work.

§ 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?

Kraus-Anderson Construction Company has never defaulted on or failed to complete a contract.

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

No.

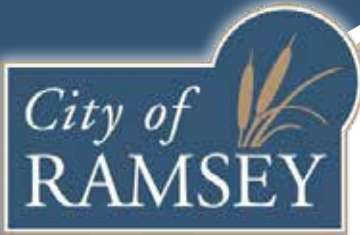
§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

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.





B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

§ 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.

See attached list of major construction projects in progress.

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

\$1,340,367,401

§ 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.

See attached list of major projects completed in the past five years.

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

2014 – 2018 = \$674,000,000

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

We have the personnel resources to deliver all required services on this project.

§ 4 REFERENCES

§ 4.1 Trade References:

Metropolitan Mechanical
7450 Flying Cloud Drive
Eden Prairie, MN 55344
Kristin Schultes
President
952-941-7010

Harris Mechanical
909 Montreal Circle
St. Paul, MN 55102
Darrel Bugel
Senior Vice President
651-602-6500

Parsons Electric Co.
5960 Main Street Northeast
Minneapolis, MN 55432
Joel Moryn
President
763-571-8000

Custom Drywall
488 Atwater Circle
St. Paul, MN 55103
Craig Pudas
Project Manager/Estimator
651-488-0533

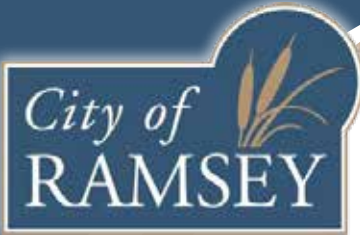
Hunt Electric Corporation
7900 Chicago Avenue South
Bloomington, MN 55420
Lamont Herman
Vice President
651-643-6526

§ 4.2 Bank References:

U.S. Bank National Association
Commercial Real Estate Finance
BC-MN-H03A
800 Nicollet Mall, 3rd Floor
Minneapolis, MN 55402
Attn: Patricia Gnetz, Senior Vice President
Phone: 612-303-3590, Fax: 612-303-2270

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B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Travelers Casualty and Surety Company of America

§ 4.3.2 Name and address of agent:

David Radcliffe, Account Executive Officer
Travelers Casualty and Surety Company of America
385 Washington Street, MC9275-SB04B
St. Paul, MN 55102
651-310-4403

§ 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:

(Paragraph deleted)

Our audited financial statement as prepared by Grant Thornton LLP for the fiscal year ending December 31, 2018, is summarized below. Kraus-Anderson Construction Company's financial summary is provided to you confidentially. As a condition of receiving this information, you agree to treat any information concerning Kraus-Anderson Construction Company given to you now or in the future as confidential. You agree not to disclose any Proprietary Information to any competitor or supplier of Kraus-Anderson or to any other person for any purpose without the proper written consent from Kraus-Anderson Construction Company. Your obligation to maintain confidentiality of and not wrongfully use this information is unconditional.

Kraus-Anderson Construction Company is a privately held corporation and thus any questions pertaining to the Company or the financial statement should be directed to Logan Carter, Controller, at 612-255-2364.

Current Assets	\$248,417,259
Net Property & Equipment	\$12,612,840
Other Assets	\$8,434,599
TOTAL ASSETS	\$269,464,698

Current Liabilities	\$151,296,246
Deferred Liabilities	\$11,788,574
Stockholders Equity	\$106,379,878
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$269,464,698

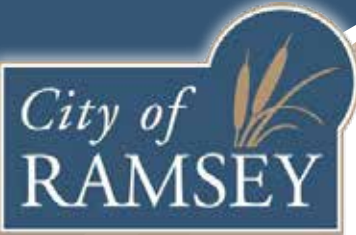
§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

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

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

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B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

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

Kraus-Anderson Construction Company will act as guarantor of the contract.

§ 6 SIGNATURE

§ 6.1 Dated at this 17th day of July 2019

Name of Organization: Kraus-Anderson Construction Company

By: Terrance P. Hart

Title: Vice President, Director of Operations

§ 6.2

Mr. Terrance P. Hart 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 17th day of July 2019

Notary Public: Luci Antoinette Honea

My Commission Expires: January 31, 2022



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B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

**Kraus-Anderson Construction Company
3.4 Major Projects in Process - Over \$1,000,000**

JUNE 2019

PROJECT	OWNER	ARCHITECT	AMOUNT	% COMPLETE	DATE OF COMPLETION
University Enterprise Laboratories , St. Paul, MN 19,600 s.f. addition with 16 laboratories	University Enterprise Laboratories Real Estate Holdings Minneapolis, MN	Alliance Minneapolis	\$6,575,999	97%	06/14/19
Winner Regional Healthcare , Winner, SD 27,967 s.f. addition and 6,384 s.f. renovation	Winner Regional Healthcare Winner, SD	Wold Architects St. Paul, MN	\$16,131,047	91%	06/25/19
Mount Olivet West Campus - Phase 2 , Victoria, MN Phase 2: addition of existing worship facility	Mount Olivet Lutheran Church Minneapolis, MN	CREO Design Collaborative Minneapolis, MN	\$12,608,330	95%	06/28/19
Riverwood Healthcare - Ambulatory Service , Aitkin, MN 19,000 s.f. clinic addition and 27,000 s.f. clinic remodel	Riverwood Healthcare Aitkin, MN	HDR Architects Minneapolis, MN	\$12,587,828	93%	06/28/19
US Bank Amenity Center , Minneapolis, MN Build out of 31st floor, a portion of 30th floor, and the mezzanine above 31st floor	Piedmont 800 Nicollet Ave., LLC Minneapolis, MN	ESG Architects Minneapolis, MN	\$5,612,079	91%	06/28/19
Carver City Hall , Carver, MN 10,000 s.f., 2-story office building with kitchen and multi-purpose room	City of Carver Carver, MN	Wold Architects St. Paul, MN	\$4,397,228	87%	06/30/19
Grant County , Elbow Lake, MN 18,000 s.f. new social office complex	Elbow Lake, MN EDA Elbow Lake, MN	JLG Architects Grand Forks, MN	\$4,850,000	97%	06/30/19
Ironclad Hotel and Apartments , Minneapolis, MN New hotel and apartments	TimeShare Systems, Inc. (Kharbada Family) Minneapolis, MN	Collage Architects, LLC St. Paul, MN	\$72,726,456	96%	06/30/19
Landmark by the Rivers , La Crosse, WI 251,735 s.f., 3-story mixed-use development, which includes 77 apartment units, 127 indoor parking spaces, and 44 additional outdoor parking spaces	JJAWC La Crosse, WI	Dimension IV Madison Design Group Madison, WI	\$30,700,136	63%	06/30/19
Ridgeview Sibley Medical Center , Arlington, MN Emergency room expansion and remodel	Ridgeview Sibley Medical Center Arlington, MN	BWBR Architects St. Paul, MN	\$5,896,563	90%	06/30/19
Bismarck Surgical , Bismarck, ND 36,600 s.f. new ambulatory surgery center	57 North Investors, LLP Bismarck, ND	Sperides Reiners Architects Bloomington, MN	\$12,000,000	87%	07/02/19
Hatton - Eielson Schools , Hatton, ND 23,500 s.f. addition	Hatton - Eielson Public School Hatton, ND	ICON Architectural Group Grand Forks, ND	\$6,052,812	66%	07/15/19
St. Croix Highway Department , Baldwin, WI 130,000 s.f. highway maintenance facility, 49,500 s.f. cold storage metal building, and 24,000 s.f. salt storage building	St. Croix County Hammond, WI	CBS Squared Chippewa Falls, WI	\$23,500,000	89%	07/19/19
Cedar Manor , St. Louis Park, MN Addition and renovation	St. Louis Park Schools St. Louis Park, MN	Cunningham Group Minneapolis, MN	\$8,400,000	61%	07/30/19
FirstLight Health System , Mora, MN Two-story addition and a one-story addition to existing hospital	FirstLight Health System Mora, MN	DSGW Architects Duluth, MN	\$39,372,995	78%	07/30/19
United Hospital District - Emergency Services Blue Earth, MN 10,180 s.f. Emergency Services remodel	United Hospital District Blue Earth, MN	BWBR Architects St. Paul, MN	\$5,578,304	33%	07/31/19
Roseville Area Schools - Elementary Schools Renovations and Additions , Maplewood and Roseville, MN Additions and renovations to Birchhall Elementary School and Central Park Elementary School located in Roseville, MN and Edgerton Elementary School located in Maplewood, MN	Roseville Area Schools Roseville, MN	LSE Architects Minneapolis, MN	\$13,624,529	33%	08/03/19
Wayzata Elementary School #9 , Plymouth, MN 105,000 s.f., 2-story new elementary school and site improvements	Wayzata School District Wayzata, MN	Wold Architects St. Paul, MN	\$28,409,952	71%	08/12/19
Sauk Centre High School , Sauk Centre, MN Locker room and secure entrance upgrades	Sauk Centre Public Schools Sauk Centre, MN	Architectural Resources Duluth, MN	\$2,490,000	11%	08/15/19
Bluff View Elementary School , Lake City, MN 32,000 s.f. addition which includes: gym, cafeteria, kitchen, and 6 classrooms	Lake City Public Schools Lake City, MN	MLA Architects St. Paul, MN	\$12,000,000	52%	08/20/19
River Falls Montessori School , River Falls, WI 27,599 s.f. partial building demolition, addition, and interior renovation	School District of River Falls River Falls, WI	Ayres Associates River Falls, WI	\$9,103,539	0%	08/28/19
Hopkins City Hall , Hopkins, MN City Hall remodel	City of Hopkins Hopkins, MN	Wold Architects St. Paul, MN	\$3,203,971	24%	08/30/19
Noble Elementary School , Golden Valley, MN 62,700 s.f. mechanical, electrical, and roofing upgrades	Robbinsdale Area Schools New Hope, MN	LSE Architects Minneapolis, MN	\$2,752,000	5%	08/30/19
Cooper Elementary School , Superior, WI 100,000 s.f., 2-story new elementary school	School District of Superior Superior, WI	LHB Architects Duluth, MN	\$20,900,816	97%	08/31/19
Wyoming Elementary School , Wyoming, MN 58,624 s.f. HVAC, new secured entrance and offices, and sitework	Forest Lake Area Schools Forest Lake, MN	Martin Pevzner Engineering Bloomington, MN	\$7,033,685	11%	08/31/19
Linwood Elementary School , Wyoming, MN 65,000 s.f. building demolition, addition, interior remodel, HVAC upgrades, and sitework	Forest Lake Area Schools Forest Lake, MN	Wold Architects St. Paul, MN	\$12,941,617	47%	09/01/19
Little Canada Elementary School , Little Canada, MN 78,000 s.f. additions and renovations	Roseville Area Schools Roseville, MN	Krech, O'Brien, Mueller & Associates Inver Grove, MN	\$13,428,000	43%	09/01/19
Valley View Middle School , Edina, MN 124,810 s.f. mechanical and electrical systems replacement, re-roofing, and interior modifications	Edina Public Schools Edina, MN	Wold Architects St. Paul, MN	\$12,500,000	61%	09/03/19
Gundersen Health System - Tomah Clinic , Tomah, WI 77,000 s.f. new medical office building	Gundersen Health System La Crosse, WI	HSR Associates La Crosse, WI	\$22,092,007	90%	09/06/19
Spring Lake Park High School , Spring Lake Park, MN Turf field installation, concessions and restroom additions	Spring Lake Park Schools Spring Lake Park, MN	Wold Architects St. Paul, MN	\$2,180,000	1%	09/06/19
St. Croix Valley Recreation Center , Stillwater, MN 159,909 interior renovation of two hockey rinks and dome/turf field enlargement	City of Stillwater Stillwater, MN	HDR Architects Minneapolis	\$2,856,297	26%	09/15/19
Westonka High School , Minnetrista, MN 74,000 s.f., 2-story, 3 station fieldhouse and 600 seat auditorium addition to high school	Westonka Public Schools Minnetrista, MN	Wold Architects St. Paul, MN	\$22,950,000	97%	09/29/19
Inland Lake Elementary School , St. Paul, MN Multiple additions	Mounds View Public Schools Shoreview, MN	Wold Architects St. Paul, MN	\$5,018,433	37%	09/30/19

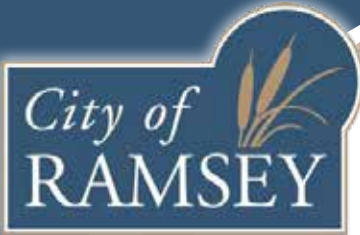


B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

Kraus-Anderson Construction Company
3.4 Major Projects in Process - Over \$1,000,000

JUNE 2019

PROJECT	OWNER	ARCHITECT	AMOUNT	% COMPLETE	DATE OF COMPLETION
North Branch Middle School, North Branch, MN <i>Deferred maintenance and alterations</i>	North Branch Schools North Branch, MN	ATS&R Architects Minneapolis, MN	\$10,427,813	48%	10/01/19
Wayzata East Middle School, Plymouth, MN <i>20,000 s.f. Media Center remodel, fitness center addition, and performance stage renovation</i>	Wayzata School District Wayzata, MN	Wold Architects St. Paul, MN	\$6,000,000	4%	10/01/19
River Falls High School, River Falls, WI <i>27,000 s.f. remodel</i>	School District of River Falls River Falls, WI	Ayres Associates River Falls, WI	\$8,092,860	24%	10/07/19
Regions Hospital - Pharmacy, St. Paul, MN <i>Pharmacy relocation</i>	Regions Hospital St. Paul, MN	HGA Architects Minneapolis, MN	\$1,368,939	0%	10/11/19
Carlson Wagonlit Travel, Minnetonka, MN <i>83,000 s.f. build out of floors 6-9</i>	Carlson Wagonlit Travel Minnetonka, MN	Unispace Minneapolis, MN	\$5,868,513	0%	10/31/19
Cooper High School, New Hope, MN <i>180,000 s.f. mechanical and electrical deferred maintenance, renovation to theater, new entry, and Administration remodel</i>	Robbinsdale Area Schools New Hope, MN	LSE Architects Minneapolis, MN	\$7,701,000	6%	11/01/19
Richfield Parkway, Richfield, MN <i>Roadway for the City of Richfield</i>	Chamberlain Apartments, LLC Minneapolis, MN	Westwood Prof. Services, Inc. Minnetonka, MN	\$1,138,700	80%	11/15/19
Bel Air Elementary School, New Brighton, MN <i>12,380 s.f. two classroom/resource area additions and cafeteria expansion</i>	Mounds View Public Schools Shoreview, MN	Wold Architects St. Paul, MN	\$8,650,130	16%	12/27/19
Blue Earth County Government Center, Mankato, MN <i>24,840 s.f., 3-story addition and renovation to the Government Center and demolition and construction of a new 344-stall parking ramp</i>	Blue Earth County Mankato, MN	ISG Architects Mankato, MN	\$21,700,000	64%	12/31/19
Cambia Hills - Psychiatric Residential Health Facility East Bethel, MN <i>62,640 s.f. 60-bed new children's psychiatric mental health treatment facility</i>	Cambia Hills Duluth, MN	TKDA Duluth, MN	\$19,835,186	14%	12/31/19
Infinity of Milwaukee, West Allis, WI <i>31,726 s.f. new car dealership</i>	Lupient Automotive Group Golden Valley, MN	Gries Architectural Group Neenah, WI	\$6,241,195	2%	12/31/19
Minneapolis Convention Center - Terrazzo Replacement, Minneapolis, MN <i>130,000 s.f. new terrazzo replacement of the main floor of the Convention Center</i>	Minneapolis Convention Center Minneapolis, MN	Alliance Minneapolis, MN	\$4,500,000	41%	12/31/19
Rochester Public Transit - Bus Garage, Rochester, MN <i>Phase 6: 41,844 s.f. bus garage addition</i>	City of Rochester Rochester, MN	TSP Rochester, MN	\$4,770,640	5%	12/31/19
Rocky Branch Elementary School, River Falls, WI <i>7,200 s.f. new classroom, living room additions, and interior kitchen finishes, and restroom remodel</i>	School District of River Falls River Falls, WI	Ayres Associates River Falls, WI	\$4,696,712	12%	12/31/19
Turtle Lake Elementary School, Shoreview, MN <i>Interior remodel, multiple additions, new parking lot, and revised bus drop off</i>	Mounds View Public Schools Shoreview, MN	Wold Architects St. Paul, MN	\$7,644,272	25%	12/31/19
Scheels, Eden Prairie, MN <i>Phase 6: 41,844 s.f. new retail sporting goods store</i>	Scheels All Sports, Inc. Fargo, ND	R.L. Engbreitson Fargo, ND	\$57,876,108	36%	01/21/20
University of Minnesota - Andrew Boss Laboratory of Meat Science, St. Paul, MN <i>Phase 3: 14,283 s.f. demo and remove existing mechanical and electrical systems and replace with new and lower level and level two remodeling</i>	University of Minnesota Minneapolis, MN	BWB/R Architects St. Paul, MN	\$8,147,600	12%	02/03/20
Cuyuna Regional Medical Center, Crosby, MN <i>New clinic, expansion, and renovation</i>	Cuyuna Regional Medical Center Crosby, MN	HDR Architects Minneapolis, MN	\$1,796,920	35%	02/28/20
Regions Hospital - SICU Finish Upgrades, St. Paul, MN <i>SICU finish upgrades</i>	Regions Hospital St. Paul, MN	Pope Architects St. Paul, MN	\$2,367,462	1%	02/28/20
Ziegler/CAT - Willmar Service Center, Willmar, MN <i>52,000 s.f. office, retail showroom, warehouse and service facility with a 7,800 s.f. cold storage building</i>	Ziegler Bloomington, LLC Bloomington, MN	CNH Architects Apple Valley, MN	\$10,443,570	0%	02/28/20
Regions Hospital - Birth Center, St. Paul, MN <i>New birth center building</i>	Regions Hospital St. Paul, MN	BWB/R Architects St. Paul, MN	\$62,160,726	25%	03/15/20
Regions Hospital - MRI Suite, St. Paul, MN <i>MRI Suite remodel</i>	Regions Hospital St. Paul, MN	Pope Architects St. Paul, MN	\$2,488,510	0%	04/20/20
Gundersen Health System - Winona MOB, Winona, MN <i>Conversion of existing K-Mart building into medical office</i>	Gundersen Health System La Crosse, WI	HSR Associates La Crosse, WI	\$17,106,731	19%	04/30/20
Nuevas Fronteras Elementary School, St. Paul Park, MN <i>150,000 s.f. 3 phase remodel of existing school with additions</i>	South Washington County Schools Cottage Grove, MN	Architects Rego + Youngquist St. Louis Park, MN	\$18,629,947	74%	05/01/20
Chamberlain Apartments, Richfield, MN <i>New three-building apartment complex with one level of underground parking in each and a total of 283-units</i>	Chamberlain Apartments, LLC Minneapolis, MN	UrbanWorks Architecture, LLC Minneapolis, MN	\$40,829,424	53%	05/11/20
Lake Vermilion North Lodging, Soudan, MN <i>Rack removal, utilities, roads, parking, 8 camper cabins, sanitation building, toilets, wood shed, kiosk, and landscaping</i>	Minnesota Department of Natural Resources St. Paul, MN	Minnesota Department of Natural Resources St. Paul, MN	\$6,018,210	2%	05/14/20
South Central College, North Mankato, MN <i>56,500 s.f. STEM and healthcare renovation</i>	Minnesota State St. Paul, MN South Central College North Mankato, MN	DLR Group Minneapolis, MN	\$7,811,550	1%	05/15/20
Frost Lake Elementary School, St. Paul, MN <i>Addition and extensive remodel</i>	St. Paul Public Schools St. Paul, MN	U+B Architecture & Design Minneapolis, MN	\$15,903,000	24%	05/31/20
Hutchinson Health - Inpatient Care, Hutchinson, MN <i>17,000 s.f. Inpatient Care addition to the existing hospital and new Central Utility Plant</i>	Hutchinson Health Hutchinson, MN	Wold Architects St. Paul, MN	\$8,242,434	3%	06/15/20
Shell Lake Elementary School, Shell Lake, WI <i>50,000 s.f. classroom and gym additions</i>	School District of Shell Lake Shell Lake, MN	LHB Architects Duluth, MN	\$14,887,120	5%	06/30/20
Meyer Middle School, River Falls, WI <i>Mechanical renovation and exterior improvements</i>	School District of River Falls River Falls, WI	Ayres Associates River Falls, WI	\$7,457,305	7%	08/24/20
Mounds View High School, Arden Hills, MN <i>140,675 s.f. one station gym addition with overhead track, two classroom additions, general renovations with MEP upgrades</i>	Mounds View Public Schools Shoreview, MN	Wold Architects St. Paul, MN	\$43,995,829	3%	08/28/20



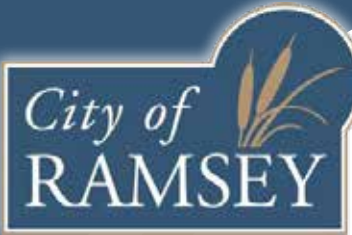
B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

**Kraus-Anderson Construction Company
3.4 Major Projects in Process - Over \$1,000,000**

JUNE 2019

PROJECT	OWNER	ARCHITECT	AMOUNT	% COMPLETE	DATE OF COMPLETION
North Branch Schools - District Education Center North Branch, MN <i>76,650 s.f. deferred maintenance and alterations</i>	North Branch Schools North Branch, MN	ATS&R Architects Minneapolis, MN	\$18,000,000	2%	08/28/20
Windom Elementary School , Windom, MN <i>77,090 s.f. new elementary school</i>	Windom Public Schools Windom, MN	ISG Architects Mankato, MN	\$19,951,156	5%	08/28/20
The Hotel at Viking Lakes , Eagan, MN <i>290,375 s.f., 13-story new hotel</i>	MVE Hotel LLC Eagan, MN	ESG Architects Minneapolis, MN	\$93,535,180	11%	09/01/20
Valley Middle School , Bloomington, MN <i>139,000 s.f. mechanical, electrical, and architectural renovations</i>	Bloomington Public Schools Bloomington, MN	Wold Architects St. Paul, MN	\$23,500,000	6%	09/30/20
North Branch High School , North Branch, MN <i>Gymnasium addition, new artificial turf field, and renovations and alterations</i>	North Branch Schools North Branch, MN	ATS&R Architects Minneapolis, MN	\$35,384,589	57%	10/01/20
240 Park Avenue Apartments , Minneapolis, MN <i>410,943 s.f., 17-story new apartment building</i>	240 Park Avenue South Short Hills, NJ	BKV Group Minneapolis, MN	\$70,891,988	0%	12/16/20
Edgewood Middle School , Mounds View, MN <i>50,000 s.f. multiple additions and 15,000 s.f. renovations</i>	Mounds View Public Schools Shoreview, MN	Wold Architects St. Paul, MN	\$23,104,600	14%	12/31/20
Greenwood Elementary School , River Falls, WI <i>12,000 s.f. gym and classroom addition and 10,000 s.f. interior remodel</i>	School District of River Falls River Falls, WI	Ayres Associates River Falls, WI	\$5,818,770	12%	12/31/20
Ironton High School , New Brighton, MN <i>77,706 s.f. multiple additions and interior remodeling</i>	Mounds View Public Schools Shoreview, MN	Wold Architects St. Paul, MN	\$26,394,498	6%	12/31/20
Roseville High School , Roseville, MN <i>200,500 s.f., 3-story new athletic turf fields, tennis courts, track, and field activities; parking lot, additions; and renovations</i>	Roseville Area Schools Roseville, MN	LSE Architects Minneapolis, MN	\$80,113,593	16%	08/31/21
St. Louis Park Middle School , St. Louis Park, MN <i>Addition and renovation</i>	St. Louis Park Schools St. Louis Park, MN	Cunningham Group Minneapolis, MN	\$21,200,000	6%	08/31/21
St. Louis Park High School , St. Louis Park, MN <i>Addition and renovation</i>	St. Louis Park Schools St. Louis Park, MN	Cunningham Group Minneapolis, MN	\$17,800,000	7%	04/29/22



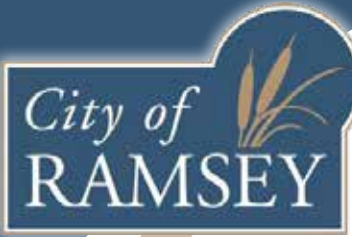


B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

KRAUS-ANDERSON CONSTRUCTION COMPANY 3.5 - Major Projects Last Five Years

PROJECT/CITY/STATE	DESCRIPTION	OWNER	ARCHITECT	AMOUNT	% BY KA FORCES	DATE OF COMPLETION
Winona State University - Education Village - Winona, MN	190,880 SF renovation including additions to the Wabasha Hall, Cathedral School, and Wabasha Recreation building	Minnesota State St. Paul, MN	Leo A Daly Minneapolis, MN	\$23,245,262	10%	05/09/19
North Dakota State University - Catherine Cater Residence Hall Fargo, ND	147,100 SF new residence hall	North Dakota State University Fargo, ND	Zerr Berg Architects Fargo, ND	\$34,539,511	0%	04/30/19
City of Rochester - Parking Ramp #6 Rochester, MN	New 631-car post tension parking ramp	City of Rochester Rochester, MN	Kass Wilson Architects Bloomington, MN	\$32,743,748	0%	03/21/19
Hilton Hotel and Apartments Rochester, MN	341,676 SF, 264 room new hotel	Legacy Fund I, LLC Rochester, MN	HGA Architects Rochester, MN	\$93,389,203	0%	03/01/19
Superior High School - Superior, WI	200,000 SF addition and 140,000 SF remodel	School District of Superior Superior, WI	LHB Architects Duluth, MN	\$59,812,747	2%	02/22/19
Minnesota Vikings - STEM Building and Parking Ramp - Eagan, MN	Core and shell building with 525-stall parking ramp	MN Development Company, LLC Eden Prairie, MN	Crawford Architects, LLC Kansas City, MO	\$25,534,444	1%	04/30/19
Orono Activity Center Long Lake, MN	30,000 SF activity center addition	Orono Public Schools Long Lake, MN	Wold Architects St. Paul, MN	\$27,390,000	0%	01/27/19
Hudson High School - Hudson, WI	400,000 SF addition and renovation	Hudson School District Hudson, WI	Bray Architects Milwaukee, WI	\$78,000,000	0%	11/30/18
Southview Middle School - Edina, MN	257,358 SF mechanical upgrades and interior renovations	Edina Public Schools Edina, MN	Wold Architects St. Paul, MN	\$16,650,000	0%	11/01/18
Avani Living - Rochester, MN	174,207 SF mixed-use development that includes a 5-story, 107-unit apartment complex called Avani Living with lower level underground parking and 30,000 SF Fresh Thyme Farmers Market 1st floor grocery store and future retail	Kahler Hospitality Group Rochester, MN	Kass Wilson Architects Bloomington, MN	\$25,581,431	0%	10/31/18
Westonka High School Minnetrista, MN	74,000 SF performing art center and field house addition	Westonka Public Schools Minnetrista, MN	Wold Architects St. Paul, MN	\$22,950,000	0%	09/29/18
Elliott Park Hotel - Minneapolis, MN	115,000 SF, 8-story, 168-room new hotel	WHM Property, LLC Yakima, WA	ESG Architects Minneapolis, MN	\$29,009,447	0%	09/21/18
Edgewood Education Center Brooklyn Park, MN	30,000 SF addition and 50,000 SF remodel	Intermediate District 287 Plymouth, MN	TSP Architects Rochester, MN	\$16,682,453	0%	08/31/18
Quora - Little Canada, MN	157,000 SF, 3-story special education school	Northeast Metro Intermediate School District 916 White Bear Lake, MN	LSE Architects Minneapolis, MN	\$43,000,000	0%	08/31/18
St. Anthony Park Elementary School St. Paul, MN	Renovation and addition to existing elementary school	St. Paul Public Schools St. Paul, MN	Cunningham Group Minneapolis, MN	\$26,230,281	0%	08/31/18
Waseca Public Schools - Waseca, MN	Renovations and additions at multiple sites	Waseca Public Schools Waseca, MN	Wold Architects St. Paul, MN	\$30,000,000	0%	08/31/18
Centerview Elementary School Blaine, MN	100,000 SF new elementary school	Spring Lake Park Schools Spring Lake Park, MN	Wold Architects St. Paul, MN	\$26,410,074	0%	08/30/18
Oltman Middle School Cottage Grove, MN	188,000 SF new middle school	South Washington County Schools Cottage Grove, MN	Architects Rego + Youngquist St. Louis Park, MN	\$53,000,000	0%	08/30/18
Gene Dillon Elementary School Bemidji, MN	120,000 SF new elementary school	Bemidji Public Schools Bemidji, MN	DLR Group Minneapolis, MN	\$26,000,000	0%	08/20/18
Central Cass School - Casselton, ND	32,000 SF Early Education Center; 53,000 SF gymnasium/theater replacement; interior renovations; and site improvements	Central Cass Schools Casselton, ND	Zerr Berg Architects Fargo, ND	\$26,230,280	0%	08/03/18
Guardian Angels - Otsego Riverview Landing - Otsego, MN	166,000 SF new senior living community	Guardian Angels Health Services, Inc. Elk River, MN	Pope Architects St. Paul, MN	\$21,680,478	0%	07/31/18
River East Special Education St. Paul, MN	71,100 SF new K-8 Special Education facility	St. Paul Public Schools St. Paul, MN	BWB Architects St. Paul, MN	\$20,892,401	0%	07/11/18
KA Block - HQ Apartments Minneapolis, MN	17-story, 306-unit post tensioned concrete apartment building	KA Block, LLC Minneapolis, MN	ESG Architects Minneapolis, MN	\$54,282,734	0%	07/05/18
Minnesota Vikings - TCO Medical Office Building Eagan, MN	New medical office building on the Minnesota Vikings Headquarters Campus	MN Development Company, LLC Eden Prairie, MN	Crawford Architects Kansas City, MO	\$28,377,878	0%	04/01/18
Minnesota Vikings - Headquarters Eagan, MN	Phase 1: headquarters building, indoor practice fields, outdoor practice fields, stadium, and sitework	MVZ Eagan Ventures Eden Prairie, MN	Crawford Architects Kansas City, MO	\$122,853,973	0%	03/01/18
Cologix - Fit Out Columbus, OH	fit out of 20,000 SF date center and 60,000 SF MEP space	Cologix Columbus, OH	RSP Architects Minneapolis, MN	\$19,658,920	1%	02/15/18
Edina High School - Edina, MN	155,000 SF athletic and classroom additions, 100,000 SF remodel of existing high school, and major sitework revisions	Edina Public Schools Edina, MN	Wold Architects St. Paul, MN	\$56,243,842	0%	01/08/18
Grand Portage - Casino and Pool Grand Portage, MN	Phase 2: 61,500 SF casino addition; renovation of existing casino into administration offices; pool addition; renovate conference center; and utility and site improvements	Grand Portage Band of Lake Superior Chippewa Grand Portage, MN	DSGW Architects Duluth, MN	\$24,573,654	5%	12/29/17
Mount Olivet Careview Home Minneapolis, MN	87,000 SF senior living facility addition and renovation	Mount Olivet Careview Home Minneapolis, MN	WAI Continuum St. Paul, MN	\$26,171,691	10%	12/01/17
KA Block - New Office Building Minneapolis, MN	95,000 SF, 5-story new corporate office building with combined area	KA Block, LLC Minneapolis, MN	Pope Architects St. Paul, MN	\$20,816,684	0%	10/12/17
University of Mary - McDowell Activity Center - Bismarck, ND	85,000 SF new fieldhouse and campus center	University of Mary Bismarck, ND	JLG Architects Bismarck, ND	\$17,949,381	5%	10/01/17
Cologix - Shell - Columbus, OH	158,640 SF new data center site development and shell	Communications Realty Investments Columbus JV, LLC Columbus, OH	RSP Architects Minneapolis, MN	\$28,618,380	1%	09/30/17



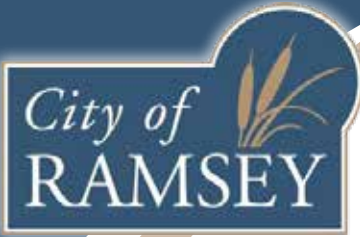


B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

KRAUS-ANDERSON CONSTRUCTION COMPANY 3.5 - Major Projects Last Five Years

PROJECT/CITY/STATE	DESCRIPTION	OWNER	ARCHITECT	AMOUNT	% BY KA FORCES	DATE OF COMPLETION
Park Nicollet TRIA Orthopedic Center East (CityPlace) - Woodbury, MN	94,000 SF orthopedic center that includes: acute injury clinic, physical therapy, hand therapy, orthopedic clinic, radiology, MRI, and surgery	Park Nicollet Health Services St. Louis Park, MN	RSP Architects Minneapolis, MN	\$32,040,588	0%	09/12/17
Carver Elementary School - Carver, MN	112,489 SF new elementary school	Eastern Carver County Schools Chaska, MN	Architects Rego + Youngquist St. Louis Park, MN	\$27,225,849	0%	09/08/17
Unity School District - Unity, WI	35,000 SF school additions and renovation including the gymnasium and auditorium	Unity School District Unity, WI	DSGW Architects Duluth, MN	\$18,484,601	0%	09/05/17
Brookview Elementary School Stillwater, MN	74,000 SF new elementary school	Stillwater Area Public Schools Stillwater, MN	BWBR Architects St. Paul, MN	\$18,694,140	0%	08/31/17
Cloquet Public Schools - Cloquet, MN	140,000 SF middle school addition to the high school with pool; districtwide security projects; addition and renovation to Churchill Elementary School and Washington Elementary School; and miscellaneous deferred maintenance upgrades	Cloquet Public Schools Cloquet, MN	Architects Rego + Youngquist St. Louis Park, MN	\$36,951,873	0%	08/31/17
Ellsworth Elementary School Ellsworth, WI	110,000 SF new elementary school	Ellsworth Community School District Ellsworth, WI	Ayres Associates River Falls, WI	\$27,263,328	2%	08/31/17
St. James High School, Northside Elementary School, and Armstrong High School - St. James, MN	Various additions and remodeling to existing buildings	St. James Public Schools St. James, MN	MLA Architects St. Paul, MN	\$23,860,713	0%	08/31/17
Waconia High School - Waconia, MN	125,000 SF, 2-story addition to high school	Waconia Public Schools Waconia, MN	LSE Architects Minneapolis, MN	\$33,482,077	0%	08/30/17
St. Peter High School - St. Peter, MN	185,000 SF new high school	St. Peter Public Schools St. Peter, MN	I&S Group Mankato, MN	\$44,835,247	0%	08/11/17
Pankalo Education Center Lake Elmo, MN	76,000 SF new K-8 Special Education School	Northeast Metro Intermediate School District 916 White Bear Lake, MN	BWBR Architects St. Paul, MN	\$21,652,227	0%	07/28/17
CityPlace - Phase 2 - Woodbury, MN	Phase 2: 95,940 SF retail shell space and build outs	Elion Aventura, FL	RSP Architects Minneapolis, MN	\$16,492,034	0%	06/01/17
Brookings Health System Brookings, SD	Hospital and medical office building addition and remodel	Brookings Health System Brookings, SD	HGA Architects Minneapolis, MN	\$40,907,527	0%	05/15/17
HealthPartners Neuroscience Center St. Paul, MN	4-story, 128,000 SF new Neuroscience MOB and 4-story, 640-stall new parking ramp	HealthPartners Bloomington, MN	BWBR Architects St. Paul, MN	\$51,570,812	0%	04/30/17
Wayzata High School - Plymouth, MN	171,000 SF addition to existing high school, which includes gymnasium, auditorium, and classrooms	Wayzata Public Schools Wayzata, MN	Wold Architects St. Paul, MN	\$79,686,005	0%	01/10/17
2700 University Avenue Apartments St. Paul, MN	345,482 SF, 248-unit, 5-story wood-framed apartment building with precast parking structure for 729 cars	2700 University FC LLP Indianapolis, IN	UrbanWorks Minneapolis, MN	\$38,079,244	0%	12/31/17
KA Block - Site and Building Demolition, Site Utilities, Parking Minneapolis, MN	Site and building demolition, site utilities, and below-grade parking	KA Block, LLC Minneapolis, MN	ESG Architects Minneapolis, MN	\$18,444,837	0%	11/01/16
Gray Wolf Peak Casino - Evaro, MT	34,000 SF new casino	S&K Gaming, LLC Polson, MT	LSE Architects Minneapolis, MN	\$15,192,925	0%	11/01/16
New Ulm High School - New Ulm, MN	169,255 SF, 2-story new high school and district office	New Ulm Public Schools New Ulm, MN	Wendel Minneapolis, MN	\$34,115,413	0%	10/15/16
Rochester Recreation Senior Center Rochester, MN	50,750 SF new Senior Center with pool and 9,275 SF new entrance	City of Rochester Rochester, MN	TSP Architects Rochester, MN	\$21,563,642	0%	09/30/16
Rough Rider Event Center Watford City, ND	240,000 SF new event center	City of Watford City Watford City, ND	JLG Architects Grand Forks, ND	\$92,218,994	0%	09/21/16
T3 Office Building Minneapolis, MN	266,000 SF, 7-story timber-framed office building	BIT T3 Investors (Hines) Minneapolis, MN	DLR Group Minneapolis, MN	\$32,326,525	0%	09/07/16
Laketown Elementary School Waconia, MN	85,000 SF new elementary school	Waconia Public Schools Waconia, MN	LSE Architects Minneapolis, MN	\$19,655,489	0%	09/01/16
Bear Cave Intermediate School Stewartville, MN	89,000 SF, 2-story new grade 3 - 5 school	Stewartville Public Schools Stewartville, MN	Architects Rego + Youngquist St. Louis Park, MN	\$22,014,813	0%	08/31/16
John Hoeven Elementary School Minot, ND	73,000 SF new elementary school	Minot Public Schools Minot, ND	Anderson Wade & Whitty Minot, ND	\$21,137,184	0%	08/31/16
Meadow Ridge Elementary School Plymouth, MN	83,000 SF new elementary school	Wayzata School District Wayzata, MN	Wold Architects St. Paul, MN	\$17,765,658	0%	08/31/16
Pine Island High School Pine Island, MN	36,732 SF, 2-story new auditorium and Group Learning Center and renovation to existing grade 5-12 school	Pine Island Public Schools Pine Island, MN	Wendel Architects Minneapolis, MN	\$15,376,760	0%	08/26/16
Western Technical College La Crosse, WI	Six projects (new, addition, remodel) - Parking Ramp, Diesel Technology Center, Horticulture Education Center, Integrated Technology Center, John B. Coleman Center, and Roy E. Kumm Center	Western Technical College La Crosse, WI/ Johnson Controls, Inc. Duluth, MN	HSR Associates La Crosse, WI	\$79,800,000	0%	08/16/16
Alexander Public Schools Alexander, ND	50,000 SF expansion and renovation	Alexander Public Schools Alexander, ND	EAPC Architects Fargo, ND	\$15,019,294	0%	08/12/16
Hermantown High School Hermantown, MN	134,425 SF new high school attached to middle school; remodel existing high school to new middle school; demolition of existing middle school; and sitework	Hermantown Public Schools Hermantown, MN	TKDA St. Paul, MN	\$32,815,051	0%	08/05/16
Washington County North Shop Stillwater, MN	60,000 SF office and service bay additions and 40,000 SF remodel of maintenance and storage facility	Washington County Stillwater, MN	HCM Architects Minneapolis, MN	\$18,567,468	0%	07/31/16



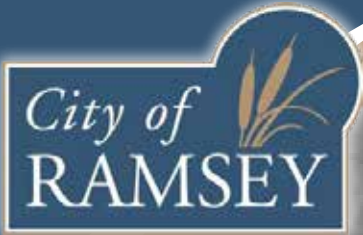


B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

KRAUS-ANDERSON CONSTRUCTION COMPANY 3.5 - Major Projects Last Five Years

PROJECT/CITY/STATE	DESCRIPTION	OWNER	ARCHITECT	AMOUNT	% BY KA FORCES	DATE OF COMPLETION
Anvil Building - Bloomington, MN	120,684 SF remodel and additions for a spec shop	Ziegler, Inc. Bloomington, MN	CNH Architects Apple Valley, MN	\$27,477,322	4%	07/31/16
Isle of Capri Casino - Bettendorf, IA	70,000 SF new casino with gaming floor, restaurant, bar, and interior renovations to existing hotel lobby	Isle of Capri, Inc. St. Louis, MO	Hnedak Bobo Group Memphis, TN	\$35,983,548	0%	06/30/16
71 France Building C - Edina, MN	60-unit, post-tensioned, wood-framed apartment building	IRET - 71 France, LLC Eden Prairie, MN	Pope Architects St. Paul, MN	\$15,359,039	0%	05/10/16
Watford City High School Watford City, ND	160,000 SF, 3-story new high school	McKenzie County School District Watford City, ND	JLG Architects Grand Forks, ND	\$49,531,193	0%	03/31/16
Gundersen Lutheran Hospital La Crosse, WI	Legacy Building - 418,000 SF/6-story critical care hospital addition, power plant addition, sitework, and renovation, and master planning for hospital expansion Heritage Building - Extensive remodeling and renovation work within existing building, total demolition of three floors with new Imaging Center, nine new Operating Rooms, new Labor-Delivery Area, and C-Section Rooms	Gundersen Lutheran Hospital, La Crosse, WI	AECOM Minneapolis, MN	\$198,397,767	0%	01/15/16
FBI Milwaukee Division Field Office Milwaukee, WI	Renovate an existing office campus for the FBI which includes an 8,300 SF addition, 88,000 SF tenant improvements, site security screening buildings, security fence, and a covered at-grade parking canopy	Molasky Group Atlanta, GA	HGA Architects Minneapolis, MN	\$31,412,780	0%	02/01/16
Chaska Firemen's Park Curling Facility & Schimpelpeing Park - Chaska, MN	42,497 SF new curling rink and park renovation	Chaska Economic Development Authority Chaska, MN	292 Design Group Minneapolis, MN	\$24,226,506	0%	12/15/15
71 France Building B - Edina, MN	6-level wood-framed apartment building with 2 levels of below-grade parking and 10,000 SF of first floor retail	IRET - 71 France, LLC Eden Prairie, MN	Pope Architects St. Paul, MN	\$18,131,944	0%	12/21/15
3M Research & Development Building 280 - Maplewood MN	460,000 SF/5-story research lab, office building, and surface parking for 525 cars	3M Maplewood, MN	BWBR Architects St. Paul, MN	\$145,562,978	0%	11/30/15
Northern Minnesota Service Facility Buhl, MN	Phase 1: 35,500 SF mining service shop building, 2-story office addition, separate washbay building, and sitework	Ziegler/CAT Minneapolis, MN	CNH Architects Apple Valley, MN	\$15,667,122	0%	09/17/15
71 France-Building A - Edina, MN	187,091 SF, 6-story apartment building above two levels of below grade parking	Schafer Richardson Minneapolis, MN	Pope Architects St. Paul, MN	\$20,028,761	0%	09/15/15
Howard Lake-Waverly-Winsted Schools Howard Lake, MN	100,000 SF, 3-story middle school addition to existing high school	Howard Lake-Waverly- Winsted Schools Howard Lake, MN	Wendel Minneapolis, MN	\$21,250,000	0%	08/30/15
Pine Island Elementary School Pine Island, MN	103,000 SF new elementary school	Pine Island Public Schools Pine Island, MN	Wendel Minneapolis, MN	\$24,383,957	0%	08/30/15
River Bluff Education Center Red Wing, MN	65,500 SF new education facility	Goodhue County Education District Red Wing, MN	MLA Architects St. Paul, MN	\$15,210,000	0%	08/28/15
Cabela's - Sun Prairie, WI	90,000 SF, 1-story new retail store	Cabela's Wholesale, Inc. Sidney, NE	Crabtree, Rohrbaugh & Associates	\$14,898,845	7%	04/27/15
Fairview Ridges Hospital and MOB Burnsville, MN	46,200 SF hospital addition; 2,000 SF new skyway; renovation work on Level 6 and 16,700 SF tenant finish; renovation on south side grade parking; 65,000 SF fit-out of the MOB	Fairview Ridges Hospital	BWBR Architects	\$32,712,013	3%	10/01/14
One Southdale Place Apartments Edina, MN	Multi-family housing with 3 separate buildings and underground parking	StuartCo	BKV Group	\$42,209,791	3%	10/01/14
MAC - T2 Humphrey Checked Baggage Inspection System Minneapolis, MN	Building addition and install an explosive detection conveyor system for T2 Humphrey	Metropolitan Airports Commission	Miller Dunwiddie Architecture	\$15,400,000	3%	10/01/14
Bielenberg Sports Center Woodbury, MN	Removal of existing 55,000 SF air dome fieldhouse, which was replaced with a new 90,000 SF fieldhouse and 20,000 SF, 2-story lobby/concessions; 2 outdoor ice sheets; splash pad and playground; and 2-story lobby addition that links the outdoor ice sheets	City of Woodbury	Pope Architects	\$18,100,000	0%	09/01/14
United South Central K-12 School Wells, MN	161,700 SF, 750 student new K-12 school with bus garage and athletic facility	United South Central Public Schools	Wendel	\$22,882,422	0%	07/31/14
Fairview Ridges MOB and Ramp Burnsville, MN	133,000 SF new core and shell building, 412 stall MOB parking ramp, associated site parking for the MOB, and skyway connector to hospital	Burnsville HealthCare Properties LLC	BWBR Architects	\$21,241,587	0%	07/30/14
University of Minnesota-Amundson Hall Minneapolis, MN	38,324 SF, 4-story above grade and 2-story below grade addition to the north side of the existing Amundson Hall	University of Minnesota- The Regents of the University of Minnesota	Perkins + Will	\$26,969,701	0%	07/08/14
Alexandria Area High School Alexandria, MN	280,000 SF, 1,400 student new 9-12 high school	Alexandria School District	Cunningham Group Architects	\$71,783,823	0%	07/01/14
Scheels - Grand Forks, ND	125,000 SF, 1-story complete renovation of the former Target Store space into a Scheels Store	Scheels All Sports, Inc.	R.L. Engebretson Architecture	\$15,745,222	0%	07/01/14
UTEC Mixed-Use Development Minneapolis, MN	317-unit mixed use apartments built on 3.66 acres; 47,144 SF, 1-story of retail and underground parking	GEM Realty Capital	BKV Group	\$64,329,183	0%	07/01/14



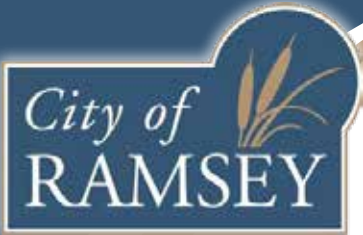


C. FIRM INFORMATION AND TEAM



C. FIRM INFORMATION
AND TEAM





C. FIRM INFORMATION AND TEAM

Since KA was formed in 1897, trust and collaboration have been central to our success. Our culture is built on relationships which led to the development of our Core Purpose and Core Values:



CORE PURPOSE

To build enduring relationships and strong communities

CORE VALUES

Integrity - Do the right thing...always be respectful, honest and fair.

Commitment - Take ownership, work hard, and keep promises.

Teamwork - Collaborate to foster trust and success for all.

Value People - Support each other in a safe, positive environment where people are recognized and appreciated for their contributions.

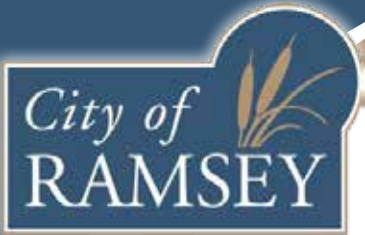
Kraus-Anderson (KA) has provided construction management and general construction services for 122 years. Ranked as one of the top 100 construction management firms in the United States by *Engineering News-Record*, Kraus-Anderson provides integrated project management services that ensure timely, successful execution of all types of construction projects. With a bonding capacity in excess of \$900 million, KA ranks nationally in the top financially strong companies. KA serves a diversified commercial construction market, with a 2018 construction revenue of \$729 million.

Kraus-Anderson's service approach is focused on a system of interrelated strategic services designed to assist you in exploring how to best deliver your project, from early conceptual planning to actual management of the construction process. KA's planning, preconstruction, and construction professionals focus on creating value and eliminating waste at every step in our delivery process with the goal of saving you money and time.

SIZE/MAKEUP OF STAFF

Kraus-Anderson is headquartered in Minneapolis, MN with branch offices in Rochester, Duluth, and Bemidji, MN; Madison, WI; and Bismarck, ND. We can utilize the resources of over 650 full-time employees throughout our six office locations. This includes senior management, project managers, superintendents, project coordinators, preconstruction, cost estimating and technical support professionals, accountants, and administrative support staffing.



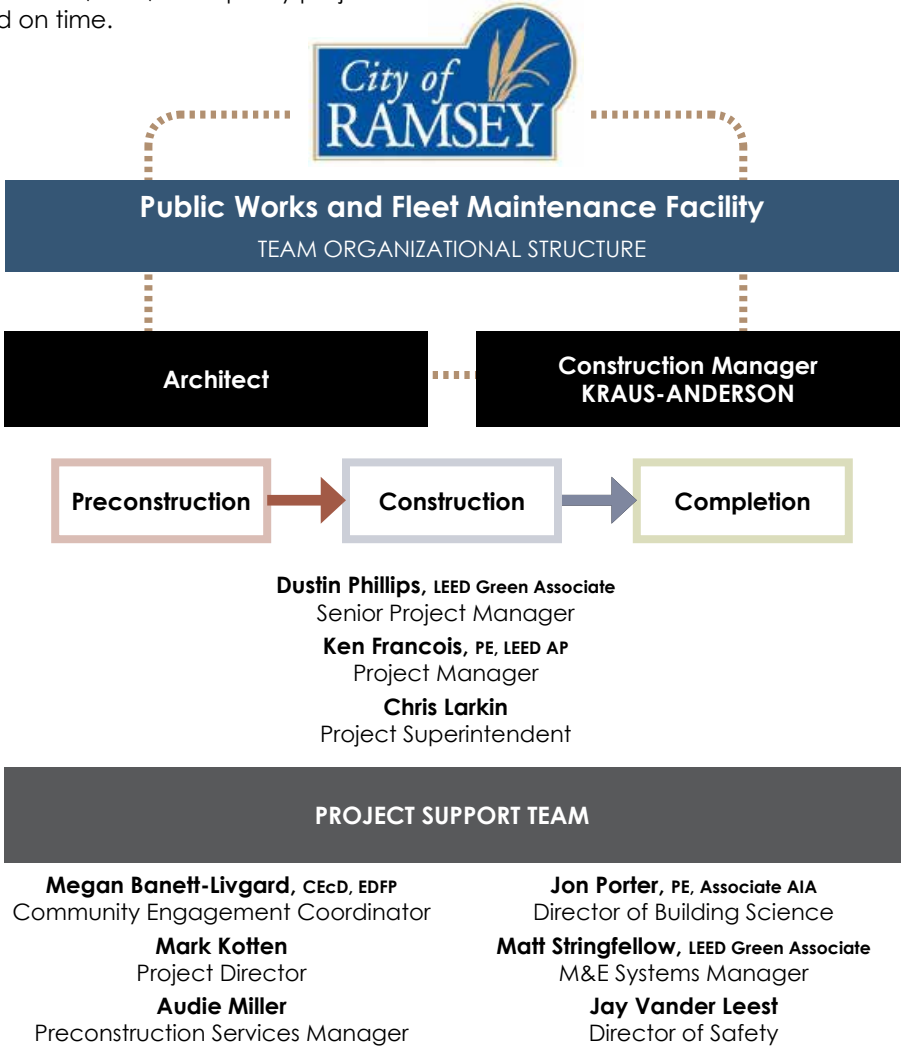


C. FIRM INFORMATION AND TEAM

Kraus-Anderson's team has been selected to present our best overall strategy in response to the key challenges and drivers presented by the City of Ramsey Public Works and Fleet Maintenance project. Our team members have public sector/city, maintenance facility/public works and fleet maintenance experience. They will engage immediately with the City and your stakeholders to understand your goals and objectives. Their experience working with public entities will ensure accountability for the processes required to comply with their protocols and criteria. At the same time our expertise and proven processes will help align cost expectations with needs and constructability - delivering a well planned, safe, and quality project for the best value and on time.

“The bonus for us has been the customer services your staff provides. Kraus-Anderson staff has set the bar for timely and professional responses. This makes delivering a project on-time and on-budget the enjoyable experience it should be.”

-Don Theisen, Director of Public Works, Washington County





Ken Francois,
PE, LEED AP BD+C
Project Manager

Education

BS, Civil Engineering
University of Wisconsin-
Platteville, Platteville, WI

Professional Engineer

State of Minnesota License
#52835

Professional Associations

- Architecture, Construction, and Engineering (ACE) Mentor Program
- American Society of Civil Engineers (ASCE)
- Minneapolis Regional Chamber of Commerce

Advanced Training/ Certification

- Healthcare Construction by HR Associates
- ICRA Healthcare Construction Certificate
- OSHA 10-Hour Construction Safety
- OSHA 30-Hour Construction Safety
- Stormwater Pollution Prevention Program (SWPPP) Training
- AGC Lean Training

Construction Industry Experience

Since 2003

Ken will serve as the project manager from preconstruction through construction completion. He will provide management oversight of all project elements including budget and schedule control and overall project communication.

In addition to comprehensive preconstruction phase cost estimating, value engineering, and project scheduling, Ken will develop a cash flow disbursement schedule for use by the City. He will also provide the front-end bidding documents and generate local bidder interest in the project. His responsibilities will include prime contractor performance review, prime contractor negotiation and award, monitoring and updating progress schedules, and administration of job site staff.

Experience Highlights

- ☑ Government
- ☑ Public works
- ☑ Fleet maintenance
- ☑ CMA delivery

Project Experience

St. Croix County Highway Facility, Baldwin, WI

136,065 SF new highway facility with 6-bay vehicle maintenance area, vehicle storage, wash bay, parts rooms, sign shop, locker rooms, and administrative/staff offices and support, 49,500 SF cold storage metal building, and a 24,000 SF salt storage building spaces

Wright County, Buffalo, MN

105,963 SF new highway department facility with 10-bay vehicle maintenance area, vehicle storage, and administrative/staff offices and support spaces

Maslowski Wellness and Research Center, Wadena, MN

50,000 SF Wellness Center including 1 court gymnasium, pool, and fitness center

Anoka County Primary Data Center, Anoka, MN

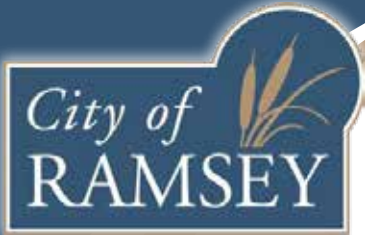
1,800 SF data center buildout

Saint Paul Public Schools, Saint Paul, MN

- *Frost Lake Elementary School: Addition and extensive remodel*
- *District Service Facility: 127,067 SF phased remodel of existing building*
- *St. Anthony Park Elementary School: 35,000 SF two building additions and 77,000 SF remodel of existing school*

Bloomington Public Schools, Bloomington, MN

- *Poplar Bridge Elementary School: 55,000 SF deferred maintenance project including mechanical and electrical upgrades, new windows, casework, ceilings and interior improvements*
- *Washburn Elementary School: 65,000 SF elementary school remodel including mechanical and electrical improvements, deferred maintenance, and security upgrades*
- *Oak Grove Elementary School: 45,000 SF mechanical and electrical upgrades*
- *Westwood Elementary School: 80,000 SF deferred maintenance project including mechanical and electrical upgrades, new windows, casework, new ceilings, and interior improvements*
- *Valley View Elementary School: 80,239 SF deferred maintenance project including a building addition, mechanical and electrical upgrades, new windows, casework, new ceilings, and interior improvements*
- *Jefferson High School: 440,000 SF electrical improvements deferred maintenance project*



C. FIRM INFORMATION AND TEAM



Chris Larkin
Project
Superintendent

Education

BS, Construction Management, University of Wisconsin-Stout, Menomonie, WI

Certifications and Training

- Healthcare Construction by HR Associates
- Stormwater Pollution Prevention Program (SWPPP) Training
- AGC Lean Certification - 2
- OSHA 30-Hour Construction Safety

Professional Associations

Minnesota Association of School Maintenance Supervisors

Construction Industry Experience

Since 1985

Chris will be responsible for the day-to-day, onsite supervision and management of all construction activities associated with Ramsey's Public Works project. He will participate in the preconstruction efforts, assisting in the resolution of constructability issues and in development of the project schedule. He is directly responsible for scheduling, coordination, quality control, and ensuring the safety of all on-site personnel, as well as the general procedures. Chris will hold weekly meetings with the contractors to review progress of the work. He is also the direct contact for the users as it concerns logistics and coordination of operations. Onsite full-time during the construction phase, he will work closely with Ken Francois to lead, manage, and direct all field activities.

Experience Highlights

- ☑ City government
- ☑ Public works
- ☑ Fleet maintenance
- ☑ CMA delivery

Project Experience

Wright County, Buffalo, MN

105,963 SF new highway department facility with 10-bay vehicle maintenance area, vehicle storage, and administrative/staff offices and support spaces

St. Anthony Public Works Facility, St. Anthony, MN

28,000 SF single-story new public facility includes maintenance and welding areas, office area, vehicle storage, and general shop and storage area.

Woodbury Public Safety Building, Woodbury, MN

32,295 SF demolition of part of the Police/Fire Office and rebuild with below grade parking garage with Administration Services above

Washington County

- *Washington County 2025 Campus Improvements, Stillwater, MN*
 - Phase 1: 165,777 SF, 5-story court addition which includes new courtrooms, holding areas and judge chambers. 73,406 SF addition to the Law Enforcement Center which includes new office space, holding areas, and a data center.
 - Phase 2: 62,000 SF remodel of the existing 2nd floor courts and office area
 - Phase 3: 60,000 SF remodel of existing 1st floor office filing and storage areas
- *Washington County South Wing Remodel, Stillwater, MN: 70,000 SF, 5-story remodel housing property and tax services, WIC, central services, facilities, county survey, community correction, county administration, and the new county board room*
- *Washington County Government Center Remodel, Stillwater, MN: 17,700 SF remodel of the 4th floor office space*

Northern Minnesota Service Facility (Ziegler/CAT), Buhl, MN

35,500 SF separate mining service shop building, a two-story office addition, a separate washbay building, and sitework

Ulland Brothers Maintenance Facility, Virginia, MN

58,460 SF new maintenance/office facility to house equipment for heavy duty machinery

Bois Forte Government and Community Services Facility, Nett Lake, MN

45,000 SF new Government and Community Services building

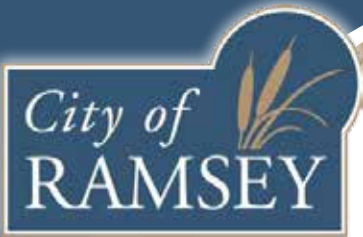
Hopi Detention Center, Keams Canyon, AZ

30,000 SF renovation and upgrades of existing finishes and fixtures to meet ADA requirements

Alexandria High School, Alexandria, MN

280,000 SF new high school





C. FIRM INFORMATION AND TEAM



Dustin Phillips,
LEED Green
Associate
Senior Project
Manager

Education

MS, Construction Mgmt., BS,
Construction, Minor in Business
Administration, Univ. of WI - Stout

Professional Associations

- American Public Works Association
- Association of Minnesota Counties
- International Facility Management Association (IFMA)

Advanced Training/Certification

- OSHA 30-Hour Construction Safety
- Stormwater Pollution Prevention Program (SWPPP) Training

Construction Industry Experience

Since 2006

Dustin will oversee the team throughout preconstruction, construction, and closeout. His relevant public works/maintenance facility experience will prove invaluable as cost, constructability, schedule, and risks are anticipated, planned for, and effectively resolved.

Dustin will be responsible for monitoring and refining the long-range and short-term plans to ensure success on the project. He will work closely with Ken and Chris, in overseeing project information, costs, schedule, safety, field operations, and quality.

Project Experience

St. Croix County New Highway Maintenance Facility, Baldwin, WI

Wright County New Highway Department Facility, Buffalo, MN

Washington County

- *Public Works New North Shop and Maintenance and Storage Facility Addition and Remodel*
- *Public Works New Storage/Maintenance Facility*
- *Fueling island upgrades*
- *Wildwood Library, Mahtomedi, MN: New library*
- *Cottage Grove Library, Cottage Grove, MN: New library*

Arlington Hills Community Center, St. Paul, MN

Outagamie County Glycol Facility, Greenville, WI

New truck and equipment facility; fuel farms; airport expansion and remodel



Mark Kotten
Project Director

Education

BS, Construction Management
NDSU, Fargo, ND

Professional Associations

- American Public Works Association
- Minnesota State Fire Chiefs Association
- International Facility Management Association

Advanced Training/Certification

- OSHA 30-Hour Construction Safety
- Stormwater Pollution Prevention Program (SWPPP) Training

Construction Industry Experience

Since 1992

Mark is a Construction Executive focused on the public sector for KA with extensive experience working for government agencies and delivering CM projects. He will have responsibility for the corporate commitment and delivery of all preconstruction and construction services, and will ensure the full availability of KA resources for this project. He will advocate for the City of Ramsey's vision, goals, and objectives, delivering the new Public Works and Fleet Maintenance Facility project to your expectations.

Project Experience

Washington County

- *Public Works New North Shop and Maintenance and Storage Facility Addition and Remodel*
- *Public Works New Storage/Maintenance Facility*
- *Fueling island upgrades*

St. Croix County New Highway Maintenance Facility, Baldwin, WI

Wright County New Highway Dept. Facility, Buffalo, MN

Anoka County Highway Department Addition and Remodel, Anoka, MN

Scott County New Public Works Facility, Jordan, MN; New Government

Center Complex and Justice Center renovations, Shakopee, MN

Burnsville Police Dept. and City Hall Expansion and Remodel, Burnsville, MN

Anoka County Public Safety Campus, Andover, MN (Owner's Rep)

Lake County New Highway Dept. Facility, Two Harbors, MN

Orono Police Dept. and City Hall Additions and Remodels, Orono, MN

City of Cottage Grove New Central Fire Station, Cottage Grove, MN

Hopkins City Hall Renovation and Addition, Hopkins, MN



OUR TECHNICAL RESOURCES TEAM WILL WORK COLLABORATIVELY WITH THE CITY AND ARCHITECT. THE VALUE THEY ADD ALLEVIATES REDESIGN, AND PROACTIVELY WORKS THROUGH FORESEEABLE CHALLENGES AT THE ONSET OF THE PROJECT.



Megan Barnett-Livgard, CEcD, EDFP
Community Engagement Coordinator

Megan has 20 years of experience in both the public and private sectors, where she has helped to navigate many construction and development projects. She brings expertise in building consensus, understanding the public processes, working with councils, boards, and task forces to ensure effective communication, engagement, and support is achieved.



Audie Miller
Preconstruction Services Manager

Audie's responsibilities include cost estimating, value engineering, budget monitoring, and constructability review. Audie will assist in preconstruction scheduling, risk assessment, prime contractor/vendor solicitation, and prequalification. Audie will develop the project cost estimates from conceptual documentation to the final cost estimate. He will lead budgeting/estimating activities during preconstruction. He will assist in constructability reviews and value engineering. Audie will verify the most current prime contractor pricing trends are reflected in our estimates and the upcoming bid period of the project is effectively communicated to the prime contractor market.



Jon Porter, PE, Associate AIA
Director of Building Science

A licensed Professional Engineer with 22 years of experience in the design and construction industry, Jon provides leadership and training in quality issues to ensure that KA delivers a customer experience that exceeds client's expectations. He serves as a technical resource to the project team in relation to means and methods, constructability, building materials technology, work flow and sequencing, proper installation techniques, and testing and acceptance protocols.



Matt Stringfellow, LEED Green Associate
Mechanical and Electrical Systems Manager

With 36 years of experience in the field of M&E engineering, consulting, design and construction, Matt has solid expertise in highly specialized M&E systems. He will support the team in cost estimating, value engineering, and M&E systems coordination services. He will assist with life cycle cost and option analysis, constructability review, long-range planning, and project phasing/scheduling. Matt will assist in the commissioning process and training facility teams on systems operations and maintenance.



Jay Vander Leest
Director of Safety

Jay's background and responsibilities include: corporate construction safety management, Federal, State and Local regulations (OSHA/MNOSHA/DOT), investigations, evaluations and analyses of jobsite issues, training and employee development, jobsite inspections, safety policy development and implementation, Worker's Compensation and claims management, Federal and State record keeping, company strategic planning, Safety Department leadership, and further developing a safety culture throughout Kraus-Anderson.



D. SIMILAR PROJECTS



D. SIMILAR PROJECTS

ST. CROIX COUNTY HIGHWAY FACILITY

Baldwin, WI

Recently completed in June, this facility includes three new buildings on a 52-acre site, a 135,700 SF main maintenance/office building, 60,000 SF unheated storage building, and 24,000 SF salt storage building.

- **135,700 SF Main Maintenance/Office Building**
 - **Vehicle Storage Area**
 - 68,000 SF vehicle storage area includes 82 parking spots for cars, trucks, plows, graders, and end loaders
 - **Shop/Parts/Mezzanine Area**
 - 46,000 SF 5 maintenance bays including parts rooms, 2 sign shop bays, tool rooms, mechanic's office, 2 welding bays, and a 7,700 SF mezzanine storage area
 - **Administrative Area**
 - 14,000 SF administrative area includes administrative/staff offices, breakroom, conference rooms, locker rooms, and support spaces

- **60,000 SF unheated storage building**, storage for highway equipment including sign posts, utility vehicles, guardrails, etc.
- **24,000 SF salt shed** including a Brin Blending system and storage tanks
- **Other Project Features**
 - Equipment includes a 10-ton bridge crane, parallelogram, post, and vehicle lifts, emergency generator, air compressor, portable welding hood, bulk fluids system, drain oil, and tailpipe exhaust system
 - Automated drive-through wash bay
 - Fueling station and canopy
 - Civil/site work including earthwork, water main, sanitary and storm sewer, base course, asphalt paving, landscaping, and fencing

Delivery Type: CMa

Services Provided: preconstruction and construction

Start: 4/18 | **Scheduled Comp:** 7/19 | **Actual Comp:** 7/19

Const. Budget: \$23,500,000 | **Final Contract:** \$22,742,367



A COMMUNICATION TOOL: DRONE FOOTAGE AND YOUTUBE IS USED TO CAPTURE PROJECT PROGRESS

Various stages of construction taken by KA's drone team, incorporated in a video, and posted via YouTube.



<https://www.youtube.com/watch?v=pFlr1wlm6wc>



WRIGHT COUNTY HIGHWAY DEPARTMENT FACILITY
Buffalo, MN

105,963 SF new highway department facility and site work. The facility includes a 10-bay maintenance shop, vehicle storage, conference rooms, administration and support area, office space, and a vehicle wash.

- **Fleet Maintenance Shop (37,703 SF)**
 - 10 maintenance bays with glass panels in the overhead doors to provide natural light to the space.
 - In-floor heating throughout the entire space with a high-efficient boiler.
 - Energy recovery system to preheat the fresh air during winter.
 - An inside car washbay with an automatic underbody washing system.
 - A lube/fluids system with enough space for 9 permanent tanks and space for 55 gallon drums with recessed in-floor containment. The system also has an automatic shut-off valve that prevents leaks during off hours.
 - A 5-ton bridge crane with access to the mezzanine storage space.
 - A welding bay with a bridge crane.
 - A small engine room.
 - A sign shop and parts room.
 - LED lighting.
- **Vehicle Storage (54,620 SF)**
 - 49 parking stalls (17 large truck parking, 16 snow plow parking, 16 semi-truck or truck with trailer parking).
 - Snow plow parking has a storage shelf running the length of the space that can store plows and empty brine tanks when not attached to the trucks. There is also added coray-vac heating to quickly melt ice and snow off the plows.
 - Chemical storage room with a recessed floor for built-in containment.
 - Engineering and testing room which allows the County to perform in-house soil testing and analysis.
 - Secure small tool storage to store hand tools, with work benches for quick repairs.
 - LED lighting throughout the space.



• **Office Area (totaling 12,640 SF)**

- 10 permanent offices around the exterior with large floor-to-ceiling interior glass windows to let natural light into the interior of the office space.
- 10 workstations with flexible space including large cabinets for plan storage, countertops to act as tables for quick document review, and impromptu collaboration space.
- 2 large conference rooms.
- Kitchenette/coffee bar.
- Instead of wall-mounted fin tube radiation, in-slab heating was used around the office perimeter freeing up wall space and making the space more flexible
- Large breakroom/meeting space that can be divided into 3 smaller spaces, each with a kitchenette and their own audio visual, or function as one space if all spaces are open.
- Locker rooms with 70 lockers, showers, and washer/dryer.
- A wainscot of burnished exposed aggregate block was installed throughout the office area that is durable and functional, yet provides aesthetic interest.
- LED lighting.



VALUE ENGINEERING SOLUTIONS - PROVIDING SAVINGS TO WRIGHT COUNTY:

- Rough grade of site to pad ready: **Saved \$20k**
- Providing Class 5 for contractor to place: **Saved \$40k - \$45k**
- Bidding the asphalt paving with Wright County's road work contract: **Saved \$115k - \$120K**

Delivery Type: CMA

Services Provided: preconstruction and construction

Start: 8/15 | **Scheduled Comp:** 7/16 | **Actual Comp:** 7/16

Const. Budget: \$16,100,000 | **Final Contract:** \$15,939,346



LAKE COUNTY HIGHWAY DEPARTMENT FACILITY

Two Harbors, MN

Lake County just celebrated their grand opening for the new Highway Department Facility. KA built the 53,873 SF new facility on a 20-acre site.

53,873 SF, two-story Main Maintenance/Office Building

- **22,100 SF vehicle storage area** includes 26 parking spots for cars, trucks, plows, graders, and end loaders, sign storage, and soils lab
- **12,610 SF vehicle repair/storage/wash area** includes 3 maintenance/repair bays, 1 wash bay, and 1 welding bay, tool room, and parts room
- **8,763 SF administrative area** includes offices, breakroom, training room, locker rooms, and support spaces
- **5,500 SF mezzanine**
- 4,900 SF 2nd floor unfinished future office

Project Challenge

The project had a challenging start requiring major soils corrections, and a delay with the pre-cast concrete wall panels. KA worked closely with the entire project team to address this. **The project was successfully delivered to meet the Owner's schedule.**

Delivery Type: CMa

Services Provided: preconstruction and construction
Start: 1/18 | **Scheduled Comp:** 3/19 | **Actual Comp:** 3/19
Const. Budget: \$8,000,000 | **Final Contract:** \$7,892,000

VALUE ENGINEERING SOLUTIONS - PROVIDING SAVINGS TO LAKE COUNTY:

- Owner to provide parking lot bituminous paving: **Saved \$298,000**
- Owner to provide all granular fill and Class 5: **Saved \$149,000**
- Eliminate onsite fencing and gates: **Saved \$71,000**



D. SIMILAR PROJECTS



WASHINGTON COUNTY PUBLIC WORKS NORTH SHOP

Stillwater, MN

Construction of the newly improved Public Works North Shop facility, which has been in existence for over 50 years, included a 23,000 SF additional fleet services building that houses all maintenance equipment, wash bay, and storage mezzanine area and services over 450 county units from snowplow trucks to patrol cars; a 48,000 SF renovation of the existing fleet storage area including bridge cranes, vehicle lifts, and lubrication systems; 30,000 SF administrative space (office, kitchen, and multiple meeting spaces) and signs and signals shop that maintains and repairs over 10,000 traffic signs; and site improvements including new parking lots, well, main sanitary sewer, storm water treatment ponds, and elimination of an on-site septic system.



The building's most popular feature is the addition of new public restrooms for those using the nearby Gateway Trail. It also includes many new green features, including 100 percent LED (light-emitting diode) lighting; a heat-recovery system that uses warm air from the building to pre-heat cold, fresh air in winter; in-floor heating with high-efficiency boilers to melt snow and ice from trucks; an energy-efficient roof, and an indoor washroom to clean salt and sand from trucks so the discarded water can be captured and treated.

The Public Works building was designed and built with sustainability, flexibility, and future growth in mind.

Delivery Type: CMa

Services Provided: preconstruction and construction

Start: 5/15 | **Scheduled Comp:** 7/16 | **Actual Comp:** 7/16

Const. Budget: \$19,485,917 | **Final Contract:** \$18,567,468



WASHINGTON COUNTY FUELING ISLANDS UPGRADES

Stillwater, MN

Demolished five existing fueling islands, installed new systems including tanks, dispensers, canopies, drive lanes, and other associated island accessories, and new software for existing Gasboy system.

THE PUBLIC WORKS NORTH SHOP PROJECT FINISHED FOUR MONTHS EARLIER THAN EXPECTED, AND ABOUT \$700,000 UNDER THE ORIGINAL COST THAT WAS BUDGETED.

WASHINGTON COUNTY

Since 1996, KA has provided CM services on 25 projects, totaling over \$119 million.

D. SIMILAR PROJECTS



ANOKA COUNTY HIGHWAY DEPARTMENT ADDITION AND REMODEL

Andover, MN

- 26,000 SF fleet services addition provided a safe and efficient work environment for servicing and maintaining all of the County's Highway Department equipment as well as consolidating shop operations and personnel from various locations.
- 13,980 SF administration remodel provided an efficient and collaborative work environment for office/administration/engineering.
- 17,480 SF signs and signals shops remodel of shop/tech space within the existing building shell which is safe, efficient, and flexible.
- Road maintenance work provided a safe environment with new ventilation and CO2 detection and exhaust, additional vehicle storage space by utilizing the vacated fleet services area, and removed locker area from truck garage.



FOREST LAKE PUBLIC SAFETY BUILDING AND CITY HALL

Forest Lake, MN

KA completed a portion of the demolition to the existing Northland Mall to make room for the new Forest Lake Public Safety and City Hall Building. The 70,000 SF facility combines city hall, police, and fire departments, creating a civic presence and convenient access for citizens. Uniting the administrative and public safety spaces provided the opportunity to share common amenities. A public concourse links the departments and provides access to meeting space available for community events.

The fire station contains a six-bay apparatus garage, equipment storage, and a hose drying tower that provides the opportunity for specialized training. The police station includes a garage for six squad cars and equipment, processing areas, detention cells, a forensic lab, and evidence handling. The city hall includes council chambers, apparatus room, vehicle sally port, community room, locker rooms, and offices.



KA IS CURRENTLY WORKING ON A 20,000 SF RENOVATION AND 300 SF ADDITION AT THE CITY OF HOPKINS CITY HALL.

CITY OF HOPKINS PUBLIC WORKS FACILITY

Hopkins, MN

46,000 SF new public works facility was built for the City of Hopkins. This new facility houses equipment storage, a carpentry shop, meter room, and other public works support functions.

HOPKINS FIRE STATION, AND POLICE STATION

Hopkins, MN

26,225 SF new fire station and 18,000 SF police station remodel

D. SIMILAR PROJECTS



WACONIA PUBLIC WORKS
Waconia, MN

60,000 SF new public works facility including a main building consisting of offices, shops, vehicle and equipment storage with mezzanine, and a three-sided steel truss salt shed.



THIEF RIVER FALLS JOINT OPERATIONS FACILITY
Thief River Falls, MN

The northwest Minnesota region's Minnesota Department of Transportation (MnDOT), Department of Natural Resources (DNR), State Highway Patrol, and Pennington County share headquarters, vehicular maintenance, and storage all under one roof.

63,371 SF building addition features a shared commons space that houses conference rooms, staging, storage, lockers, and support space for all users. Shared building entrance and image through landscaped courtyard.



ELY JOINT USE MAINTENANCE FACILITY
Ely, MN

The Ely Joint Use Maintenance Facility is a state-of-the-art service center occupied by multiple agencies: the City of Ely Public Works Department, City of Ely Public Utilities, Saint Louis County Public Works, and Lake County Public Works. The success of the project was to house the four agencies on one site under one roof saving money by creating efficiencies in the delivery of services and by sharing overhead costs. The 66,424 SF precast concrete/steel facility houses parking for the entire truck fleet, a repair bay area for heavy equipment maintenance, a welding bay, and an automatic wash bay. The office, locker rooms, crew break rooms, and conference rooms provide support to the day-to-day operations.



ST. ANTHONY PUBLIC WORKS FACILITY
St. Anthony, MN

28,000 SF single-story new public facility includes maintenance and welding areas, office area, vehicle storage, and general shop and storage area.



CITY OF BEMIDJI PUBLIC WORKS FACILITY
Bemidji, MN

84,607 SF main building consisting of offices, shops, vehicle, and equipment storage with mezzanine; a 12,200 SF three-sided steel truss salt shed; and an 8,528 SF metal cold storage building.



ST. ANTHONY FIRE STATION
St. Anthony Village, MN

10,400 SF new fire station.



NORTHERN MINNESOTA MAINTENANCE FACILITY
Buhl, MN

35,500 SF new mining service shop building with 100-ton bridge crane and 35'x40' industrial vertical lift doors.

E. PUBLIC BID METHODOLOGY



E. PUBLIC BID METHODOLOGY

Kraus-Anderson's public bid process is highly collaborative. We will work with the entire team to strategize bid packages and work scopes for maximum cost/benefit to the City. We will discuss strategies for targeting local contractors in your community. One of the strategies is to conduct a project overview meeting with local contractors to educate them about the project and public bidding requirements (bid bond, performance and payment bond, bid form, contract obligations, etc.). During the design development phase of the project, we will target certain trades/contractors to help with estimating and verification of the market and our estimate. Prior to bid documents being issued, KA will invite/contact hundreds of potential bidders to generate project interest. Once bid documents are on the street, your project will be available through multiple builder's exchanges and Kraus-Anderson's

prime contractor community. When bid day arrives, your project will have ample bidding coverage for every work scope. Kraus-Anderson typically will manage the bid opening for you by organizing the bids, opening the sealed bids, publicly reading them aloud, confirming the bid form, bid bond, and the necessary paperwork is included. KA will also prepare bid tabulations for the project team and bidders to review. After the bid opening is completed, KA will review and analyze bids to ensure the apparent low bidder has included everything per the contract documents.

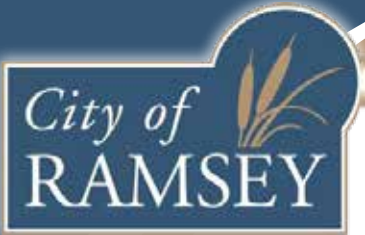
BID PHASE

- Recommend bid packages
- Conduct project overview meeting with local contractors
- Recommend work scopes
- Conduct pre-bid meetings with bidders
- Manage the competitive prime contractor bidding process
- Publicly receive, review, and thoroughly analyze all bids
- Conduct pre-award conferences
- Draft and facilitate the contract procurement including contracts, bonds, insurance, and schedule of values.



F. INSURANCE





F. INSURANCE

Kraus-Anderson Construction Company uses Kraus-Anderson Insurance Agency for normal insurance coverage. If you have any questions regarding our insurance capabilities or capacities, please contact our insurance agent:

Clay Shelton, CPCU
 Director of Risk Management
 952-707-8211 | cshelton@kainsurance.com
 Kraus-Anderson Insurance

ACORD®		CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY)	
<p>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.</p> <p>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).</p>							
PRODUCER Kraus-Anderson Insurance 420 Gateway Blvd Burnsville MN 55337				CONTACT NAME: Certificate Department PHONE (A/C. No.): 952-707-8200 FAX (A/C. No.): 952-890-0535 E-MAIL ADDRESS: Certificates@kainsurance.com			
INSURED Kraus-Anderson Construction Company 501 S 8th Street Minneapolis MN 55404				INSURER(S) AFFORDING COVERAGE		NAIC #	
				INSURER A: Travelers Property Casualty Company of America		25674	
				INSURER B: Admiral Insurance Company		24856	
				INSURER C: The Travelers Indemnity Company of America		25666	
				INSURER D:			
				INSURER E:			
				INSURER F:			
COVERAGES CERTIFICATE NUMBER: 1620998521 REVISION NUMBER:							
<p>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 CERTIFICATE 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.</p>							
INSR LTR	TYPE OF INSURANCE	ADDL SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> XCU Coverage <input checked="" type="checkbox"/> SIR \$200,000 GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		VTJEXGL5836B446	12/31/2018	12/31/2019	EACH OCCURRENCE	\$ 2,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
						MED EXP (Any one person)	\$ N/A
						PERSONAL & ADV INJURY	\$ 2,000,000
						GENERAL AGGREGATE	\$ 4,000,000
						PRODUCTS - COMP/OP AGG	\$ 4,000,000
							\$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		VTK-CAP-5836B330	12/31/2018	12/31/2019	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
						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 checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$		BEX00602549-02	12/31/2018	12/31/2019	EACH OCCURRENCE	\$ 10,000,000
						AGGREGATE	\$
							\$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	UB1L070428	12/31/2018	12/31/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER Loss Lmt 250,000	
						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 Informational Purposes Only. 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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ACORD 25 (2016/03)		The ACORD name and logo are registered marks of ACORD					





G. REFERENCES



**Washington County Public Works North Shop,
Stillwater, MN**

Don Theisen, Director of Public Works
651-430-4304
don.theisen@co.washington.mn.us

Wright County Highway Facility, Buffalo, MN

Virgil Hawkins, County Highway Engineer
763-682-7388
virgil.hawkins@co.wright.mn.us

St. Croix County Highway Facility, Baldwin, WI

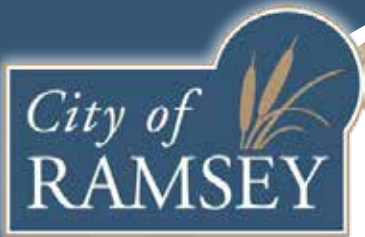
Robbie Krejci, Highway Commissioner
715-245-4201
robbie.krejci@sccwi.gov

**City of St. Anthony Public Works, St. Anthony,
MN**

Jay Hartman, Director of Public Works
612-782-3314
jay.hartman@savmn.com



H. COST ESTIMATING PROCESS



H. COST ESTIMATING PROCESS

COST ESTIMATING

KA has developed a comprehensive budget development process that solicits input from all of our project team members using a wide range of tools. We believe that accuracy is achieved through an iterative and collaborative process, whereby we continue to re-examine and refine the details throughout the preconstruction period as the design moves forward.

ESTABLISH INITIAL BUDGET

The important first step is to work closely with the City of Ramsey to confirm the target budget for the project. Pre-design/conceptual estimating is critical before reaching the schematic design phase in order to prevent cost overruns and wasted design time. During the pre-design phase we break the project down into various areas of use/buildings and level of work as determined by needs assessment/early architect programming. Using this information, we price at a high level based on square footage and applicable cost history.

This sets our baseline cost and informs our target values for decision making at the SD phase.

CONTINUOUS COST ESTIMATING

The goal for every project that Kraus-Anderson undertakes is to make sure that when the final bid numbers come in, the project stays on budget with no surprises. We achieve this by continually updating the budget numbers throughout the preconstruction period. As the design progresses and more design details become available, we re-check our assumptions from the earlier estimates to make sure the project is tracking correctly. We complete major cost estimates at the end of each major design phase (schematic, design development, construction documents); however, we also update our cost estimates in between the major phases in an effort to continuously check our numbers. In addition to our in-house estimating capabilities, we also consult with the major prime contractor/vendors in each marketplace where we do business to make sure we keep a close eye on the current market conditions.

VALUE ENGINEERING AND LIFE CYCLE ANALYSIS

An important part of our preconstruction activities include identifying value engineering options which addresses the different building methods and materials on the market today. This can include window/wall types, roofing, light fixture types, HVAC equipment, similar products from different manufacturers, etc. – essentially all of the major components that go into this type of unique space. It is our job to identify and review these with the City and architect to make sure we pick the best products that will successfully achieve the design intent for the project. Beyond the initial purchase price for these items, we also examine the life cycle cost which includes the operation and maintenance costs for a particular item over its life span in the building. Energy efficiency and ease of maintenance are important considerations when choosing materials and products for a building project.

Best value, overall aesthetics, and a high-performing, functional facility is foremost in our vision of a successful project. We will continuously ask ourselves, "What brings the best value to the City of Ramsey?"

CONSTRUCTABILITY METHODS

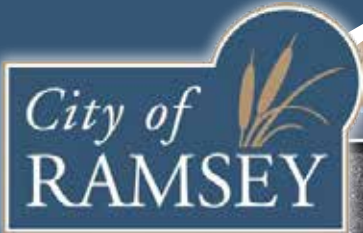
The key to constructability review is the complete understanding of your short and long term goals. We will begin with a broad look at the project – analyzing each of the major systems and assemblies.

We will provide a diligent review of the construction documents throughout the design phase, to both flush out potential design and construction ambiguities, and ensure value decisions made by the team have been properly incorporated and reflect the decisions for each issue. KA's team will actively monitor, identify, and communicate their observations as an ongoing effort to review the progress of the construction documents.

“Kraus-Anderson has made our preconstruction process efficient and painless. Their ability to work as a team with the consultants and the owner is unsurpassed.”

-Doug Fischer, Anoka County





I. ADDITIONAL INFORMATION

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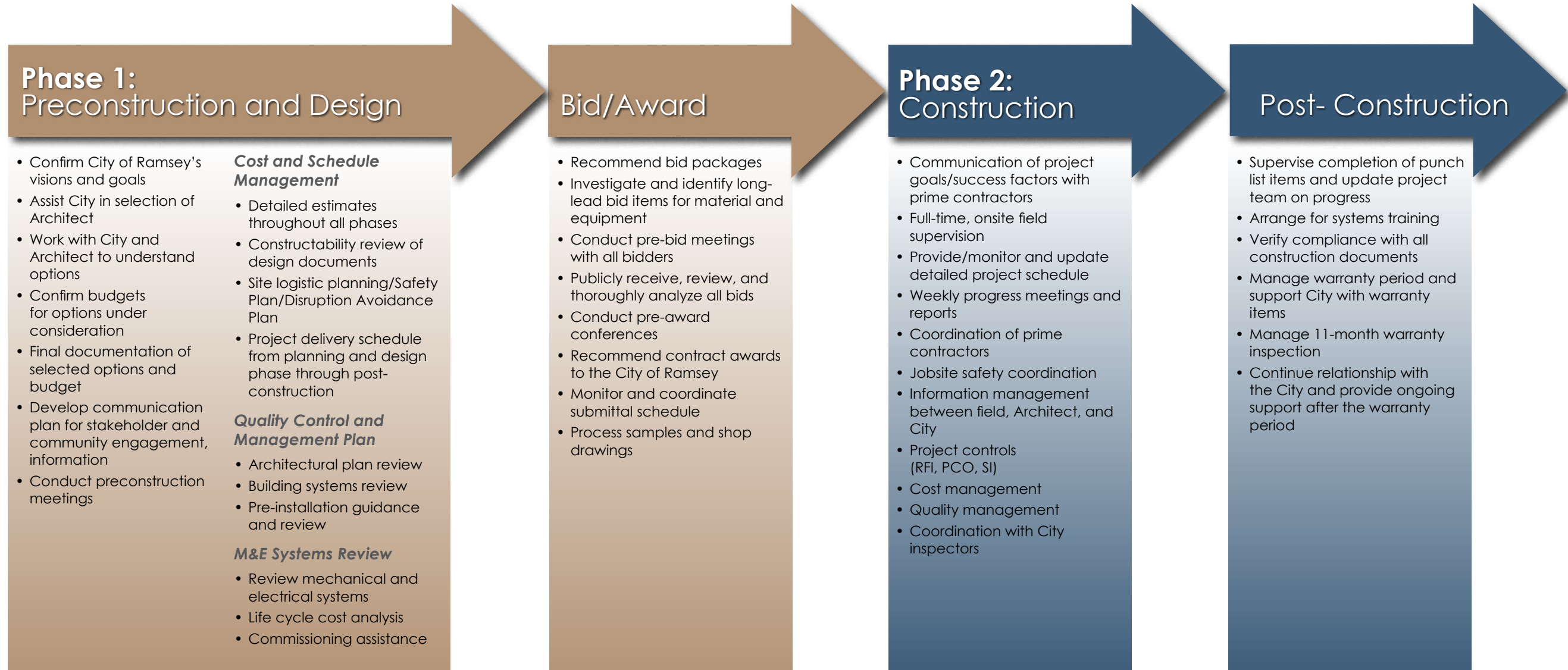
I. ADDITIONAL INFORMATION



CONSTRUCTION MANAGEMENT SERVICES

KA will leverage our experience in constructing public sector projects to make this project successful. A successful project that meets the City's needs, is of quality construction, is on time, and is on budget.

Below are many of the tasks Kraus-Anderson will perform on behalf of the City of Ramsey:



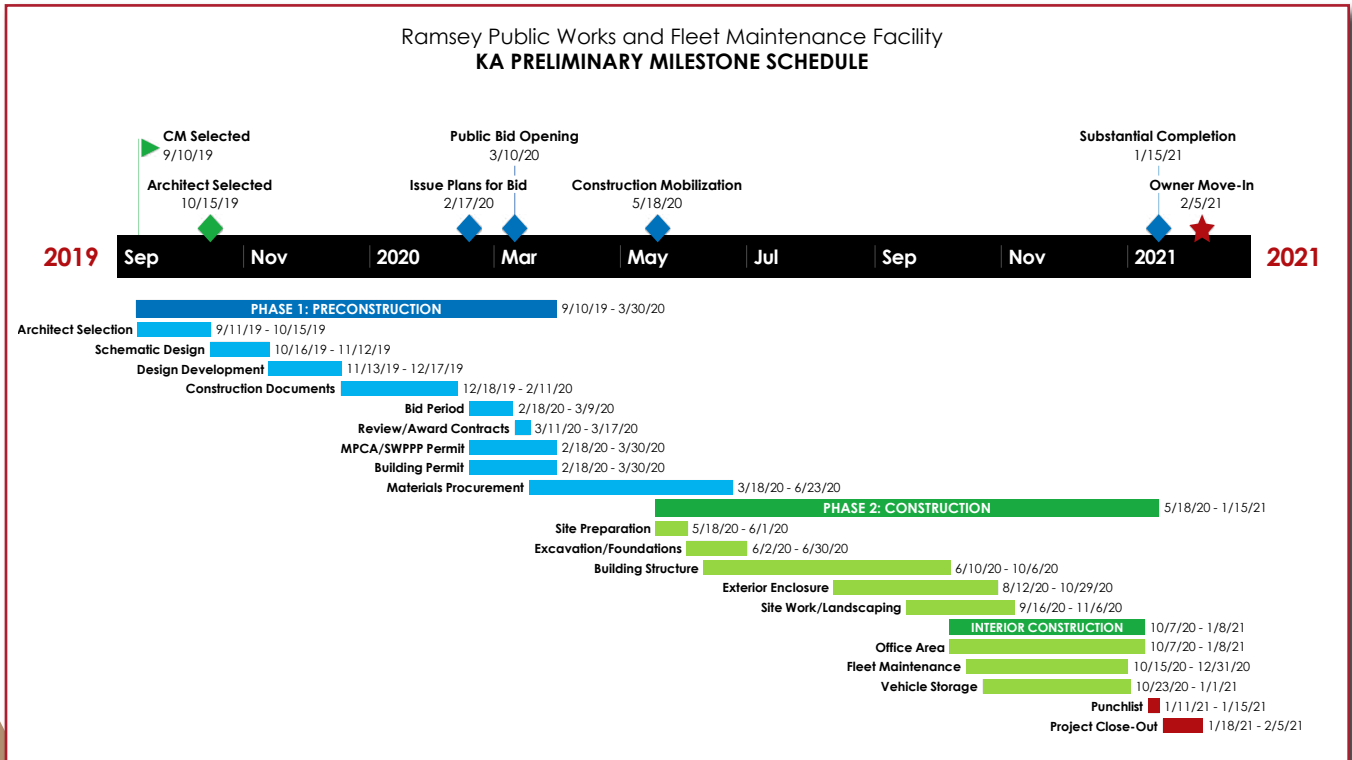
SCHEDULING

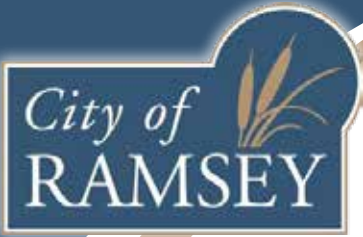
As with cost estimating, we develop a schedule at the beginning of every project and continue to refine the schedule throughout the preconstruction period as more definition/details become available. We look at all construction activities with a focus on the critical path items that are the most constrained (least flexible) over time to determine the required overall critical path for the project. There are many reasons an item may be constrained by schedule, such as long-order lead time, site conditions, and weather-dependent installation conditions. We create highly detailed schedules with many line items in order to be able to consider all possible critical path approaches and ultimately track the project correctly. During the preconstruction period we continue to add more detailed line items to the schedule so that the schedule is fully developed by the start of construction.

The key features of our schedule process will include:

- Development of milestone schedule (Master Work Plan) through a holistic team approach.
- Review the milestone schedule in 3-week intervals and issue 3-week look ahead schedules.
- Weekly project coordination meetings that communicate critical activities to all team members.
- Constraint logs developed through prime contractor involvement by creating the daily review of weekly work plans in response to meeting criteria in the 3-week look ahead schedule.

This process will keep all team members focused on the critical path and hold individuals and companies accountable to meeting commitments and achieving project goals.





I. ADDITIONAL INFORMATION

ARCHITECT SELECTION PROCESS:

- **Step 1**
Solicit only qualified Architects/Engineers
- **Step 2**
Send out an RFP
A. Requested Qualifications
B. Requested Pricing
- **Step 3**
Evaluate Pricing Proposals as well as Firm Qualifications, Team, etc.
- **Step 4**
Tabulate the results
- **Step 5**
Make the recommendation based on the RFP responses

Kraus-Anderson has assisted clients in the past with the process of selecting an architect. Our experience with CM project delivery and 122 years of working on projects often begins in the pre-planning and preconstruction phases. This has given us the insight of what to look for in design partners, that fits your needs, the project type, and the location. We suggest the City interview architectural firms, and decide which design team best fits the vision and goals of the Public Works and Fleet Maintenance Facility project.

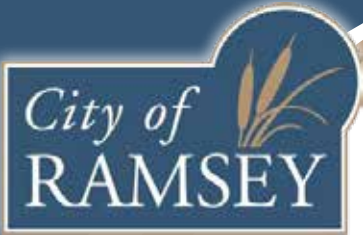
Sample Architect Pricing RFP Evaluation 4/14/2015										
Designer RFP Evaluation										
Item	Area of Work	Max Score	Score	Architect 1	Score	Architect 2	Score	Architect 3	Score	Architect 4
A	Experience Similar types of Office Projects Approach to Design/Build Services 24%	40 20	0 0		0 0		0 0		0 0	
B	Engineers Structural Engineer Mechanical/Electrical Engineering Civil Engineer/Landscape 14%	20 08 15	0 0 0	Sambatek, Inc. Design Build M & E Sambatek, Inc.	0 0 0	Reigstad & Associates, Inc. Design Build M & E Westwood	0 0 0	Ericksen Road & Associates Design Build M & E Loucks	0 0 0	VAA, LLC Design Build M & E VAA, LLC
C	Project Team Project Manager Interior Design LEED Services Depth of Staff 33%	30 15 15 20	0 0 0 0		0 0 0 0		0 0 0 0		0 0 0 0	
D	Expected Cost Proposal - New Campus Building Architectural Fee Structural Fee Civil Fee Landscape Fee Interior Design Fee Construction Admin LEED Services M & E Outline Spec Reimbursable Expenses Total Design Services Multiplier for Additional Service Fees LEED Administration 20%	50	0	\$226,000 \$48,000 \$32,000 in above in above in above data for Owners LEED Admin \$0 \$30,000 \$336,000 Hourly rates \$0	0	\$160,000 \$51,000 \$28,000 \$5,000 \$95,000 in above data for Owners LEED Admin \$0 \$8,500 \$347,500 3.5% of Construction \$0	0	\$267,681 \$87,709 \$41,639 in Above \$23,794 Included data for Owners LEED Admin \$0 \$6,300 \$427,123 3.5% of Construction \$0	0	\$313,200 \$59,000 \$18,000 Included Above Included Above Not Identified data for Owners LEED Admin \$0 \$9,500 \$399,700 3.33% of Construction \$0
E	BIM Capabilities Revit Design 4%	10	0		0		0		0	
F	Other Reimbursable Expenses Site Visits Printing Travel Expenses 3D computer modeling postage/messenger 4%	10	0	\$350/ person above once per month in above in above in above in above	0	Bi Weekly in above in above in above in above	0	Bi weekly in above in above in above in above	0	Bi weekly in above in above in above in above
TOTAL SCORE		245	0		0		0		0	





J. WHY KA?

J. WHY KA?



J. WHY KA?

SIMILAR PROJECT EXPERIENCE

KA's team and project portfolio includes over 28 public works and maintenance facilities. From our work at the St. Croix County Highway Facility, Washington County Public Works North Shop, Wright County Highway Facility, and other similar projects, we will immediately provide relevant preconstruction and construction expertise in problem solving, idea generation, and value providers.

EXPERIENCED PROJECT MANAGEMENT PROFESSIONALS

Our team is solution-driven and responsive with a can-do, positive attitude. Our team will bring their recent public works and maintenance facility experience to engage the project team in a collaborative project planning process. We will drive value, cost, and constructability to build an effective work plan for a project that is successful for all.

“Kraus-Anderson's team has stepped up to every challenge and provided a solution for us. This is a reflection on the experience, knowledge, and practical critical thinking your staff brings to the table.”

- Don Theisen, Director of Public Works, Washington County

KA CMA SNAPSHOT:

- **500+** CMA projects totaling \$3.489 billion in past 10 years
- **#19** CMA ranking in the nation by *Building Design+Construction*

COMMUNITY ENGAGEMENT

Kraus-Anderson is your public sector engagement partner. We understand that public buildings are important and often require community input and approvals. **Our value-added team member, Megan Barnett-Livgard, excels in understanding Ramsey's desires and helping engage your stakeholders and community.** Megan and the team will be able to leverage KA's in-house communication resources and tools. We conduct ourselves with a spirit of cooperation and collaboration. We are your construction management partner who is dedicated to ensuring the project is well defined, communicated, on-time, and on-budget.

PRECONSTRUCTION SERVICES

Design/scope/budget alignment, estimating, scheduling, quality, safety, and a technical resources team – our team members and CMA processes specifically address the needs of the City. Our team provides up-to-date and accurate cost models, cost estimates, and money-saving value engineering suggestions, saving you time and dollars. Our open book, transparent, and collaborative process will help you navigate the complexities of the construction process efficiently and make informed decisions with confidence.

CONSTRUCTION SERVICES

Logistics, quality management, safety, and delivering projects on time and on budget – we manage a successful project using relevant construction techniques, processes, and methods. Our team will develop a comprehensive and proactive disruption avoidance plan that ensures our site logistics, safety plan, communication plan, risk assessment, and construction process provides a well-organized and safe project and construction site.



K. APPLICANT ASSURANCES

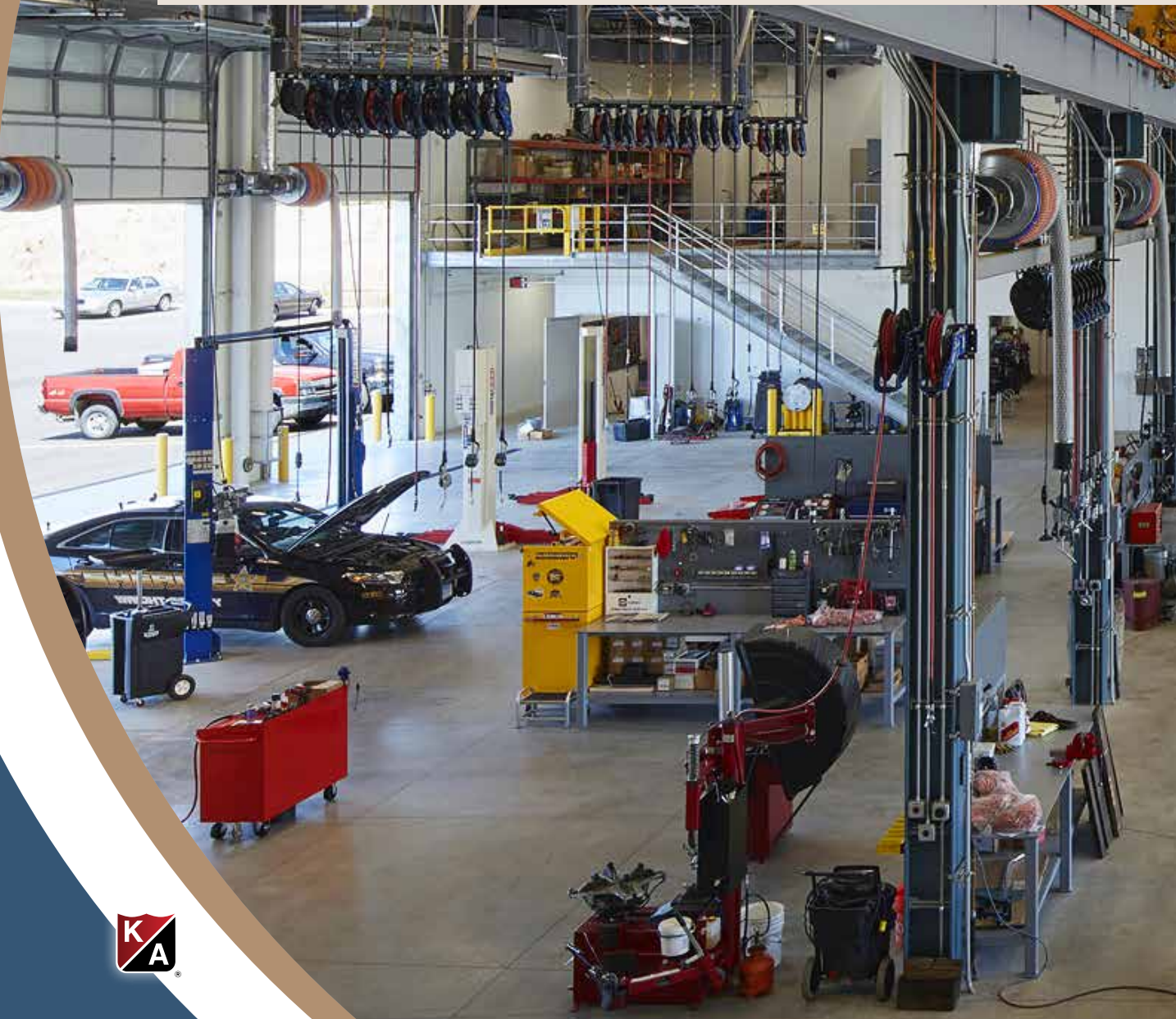


EXHIBIT B

APPLICANT ASSURANCES

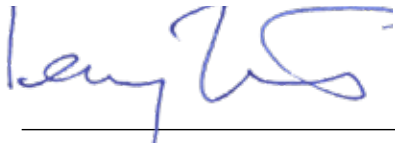
The applicant hereby assures and certifies:

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.

Kraus-Anderson Construction Company OFFICIAL ADDRESS

(Name of Firm)

501 South Eighth Street
Minneapolis, MN 55404



Terrance P. Hart

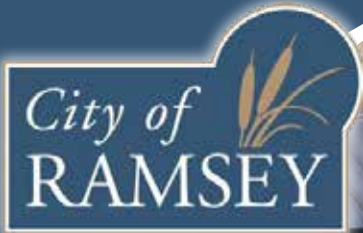
(Authorized Signature)

Vice President, Director of Operations

(Title)

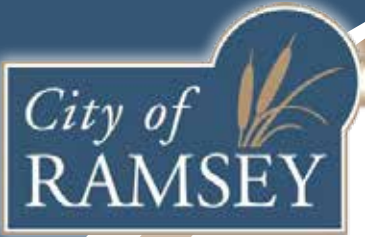
August 9, 2019

(Date)



FEE SUMMARY





FEE SUMMARY

KRAUS-ANDERSON CONSTRUCTION COMPANY'S FEE SUMMARY:

Phase 1: Preconstruction - Lump Sum	\$9,500
Phase 2: Construction - CMA Fee 1.85% of the cost of construction (Anticipated to be 1.85% x \$12,000,000.)	\$222,000
Site Services (Includes project executive, general superintendent, full-time project superintendent, senior project manager, project manager, safety director, project coordinator, and accountant.)	\$335,228
Monthly Reimbursables \$4,665 x 9 months = \$41,985 (\$4,665 per month includes jobsite trailer and setup, superintendent truck, office/computer equipment, construction collaboration technology, umbrella liability insurance, miscellaneous postage and messenger, and miscellaneous travel and expenses.) Kraus-Anderson is assuming a 9-month construction schedule. Once the schedule and phasing are defined, this may add or reduce time to our staff and potential monthly reimbursables.	\$41,985
Total Cost \$608,713	



MINNESOTA

Minneapolis

501 South Eighth Street
Minneapolis, MN 55404
612-332-7281

Bemidji

206 Beltrami Avenue
Bemidji, MN 56601
218-759-0596

Duluth

3716 Oneota Street
Duluth, MN 55807
218-722-3775

Rochester

502 2nd Avenue SW
Rochester, MN 55902
507-226-8690



WISCONSIN

Madison

4125 Terminal Drive
Suite 100
McFarland, WI 53558
608-838-5444

NORTH DAKOTA

Bismarck

1815 Schafer Street
Suite 200
Bismarck, ND 58501
701-989-7150

