

City of Ramsey
Agenda
City Council Work Session
Tuesday, August 27, 2019
5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
 1. Review of Construction Managers for Public Work Facility
- 3. Topics for Future Discussion**
 1. Review Future Topics/Calendar
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

Meeting Date: 08/27/2019

Information

Title:

Review of Construction Managers for Public Work Facility

Purpose/Background:

Purpose:

The purpose of this case is to interview what city staff feels are the top 3 candidates to provide construction management service for the new Public Works Garage.

Background:

On June 19, city staff issued a Request for Proposals (RFP) for construction management services for the new Public Works Garage. To be considered for the project interested firms were required to attend a pre-proposal meeting on July 10. Ten firms were in attendance at the meeting. Following that meeting we revised our RFP to clarify some language and reissued the revised addition, plus addendum #1. The deadline for final submittals was 4:00 PM on August 9. At that time we received seven proposals.

The City Administrator, City Engineer and the Public Works Superintendent met on Aug. 19 to vet and rank the 7 proposals that we had received. The top 3 firms selected after that process were RJM construction, Krause-Anderson Construction and Bradbury Stamm Construction.

The final criteria for selection was based on experience in public works maintenance facility projects, construction time line, and estimated cost.

Timeframe:

90 Minutes Total: Each firm will have 20 minutes to make their presentation, with remaining time used for questions and council/staff discussion.

Funding Source:

Public Improvement Revolving Fund (9412-6315)

Responsible Party(ies):

Grant Riemer

Outcome:

To reach consensus regarding the top candidate for construction management services for the new PW maintenance facility based on council and staff discussion, with final consideration at the September 10 council meeting.

Attachments

Krause-Anderson CM RFP

RJM Const. CM RFP

Bradbury Stamm RFP

Revised City of Ramsey RFP

Addendum # 1

RFP Ranking Form

Form Review

Inbox

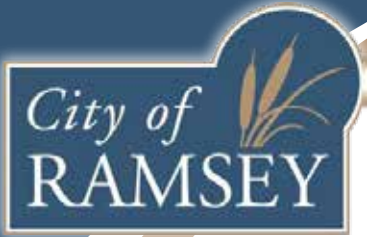
Grant Riemer
Kurt Ulrich
Form Started By: Kathy Schmitz
Final Approval Date: 08/22/2019

Reviewed By

Grant Riemer
Kurt Ulrich

Date

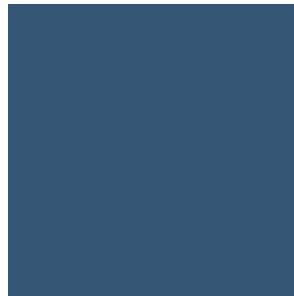
08/22/2019 09:44 AM
08/22/2019 10:39 AM
Started On: 07/12/2019 10:47 AM



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

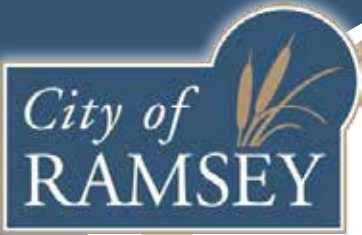
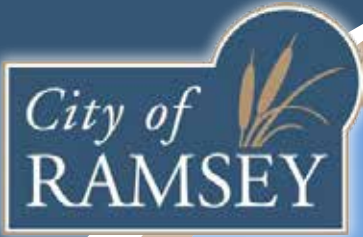


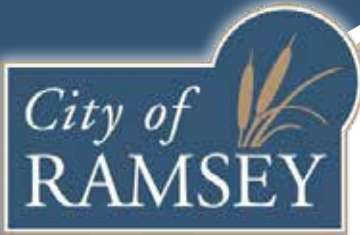
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B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT





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:

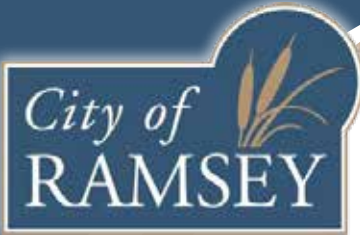
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should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

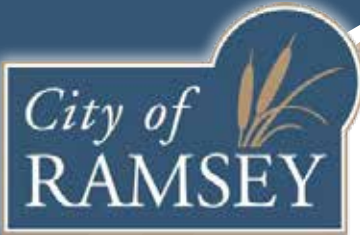
§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

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.

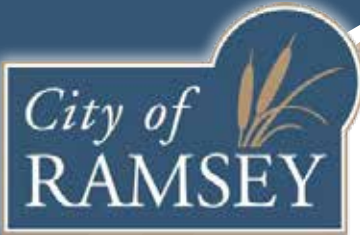
§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

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

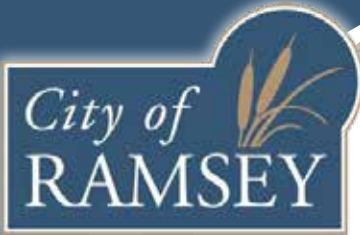
Hunt Electric Corporation
7900 Chicago Avenue South
Bloomington, MN 55420
Lamont Herman
Vice President
651-643-6526

§ 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

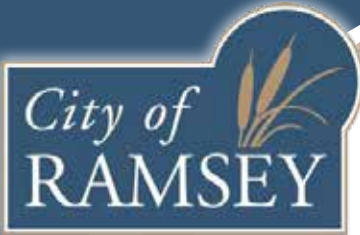
§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

§ 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
Innoclad 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

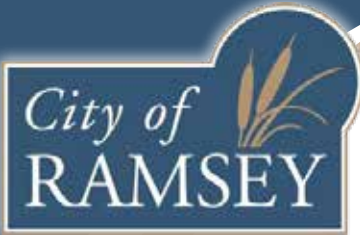


B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

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



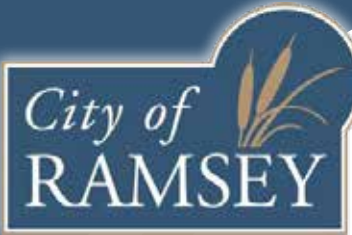
B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

**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
Irontale 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



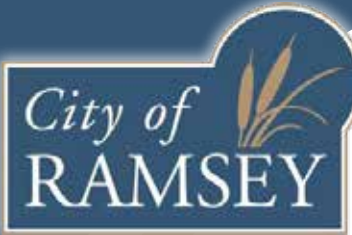


B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

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



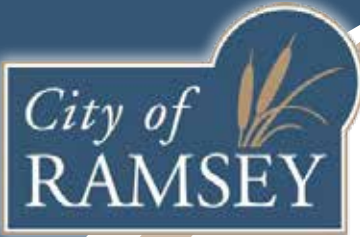


B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

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



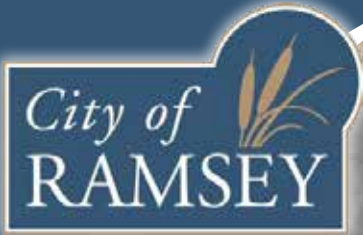


B. AIA A305 CONTRACTOR QUALIFICATIONS STATEMENT

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	Schaefer 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



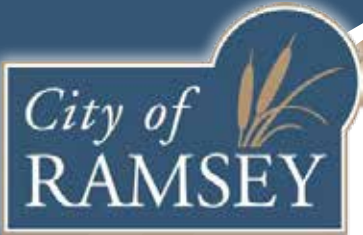


C. FIRM INFORMATION AND TEAM



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.

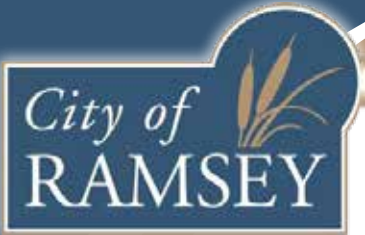
Kraus-Anderson (KA) has provided construction management and general construction services for 122 years. Ranked as one of the top 100 construction management firms in the United States by *Engineering News-Record*, Kraus-Anderson provides integrated project management services that ensure timely, successful 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.



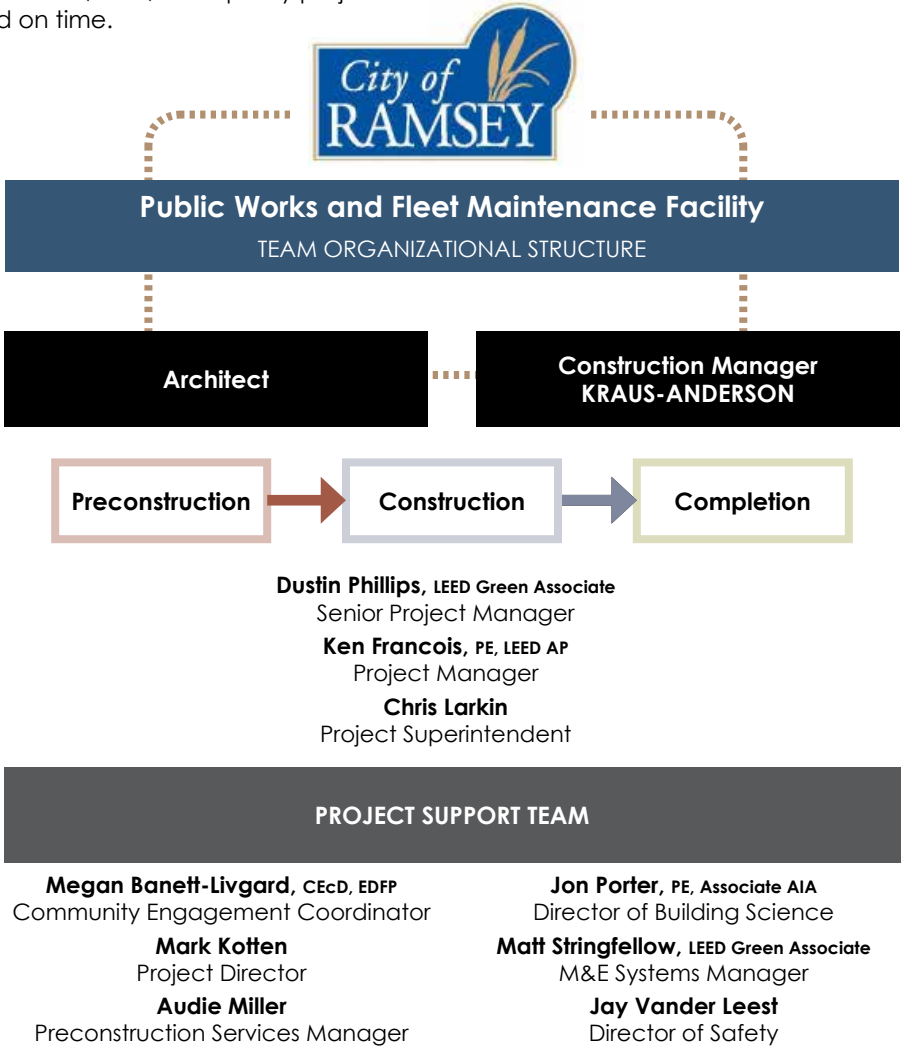


C. FIRM INFORMATION AND TEAM

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

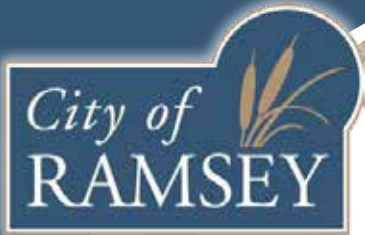
1,800 SF data center buildout

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

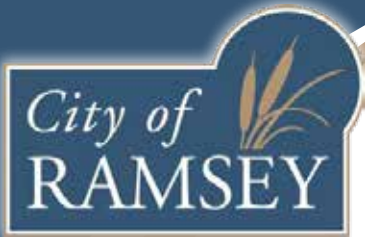
10,400 SF new fire station.



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.

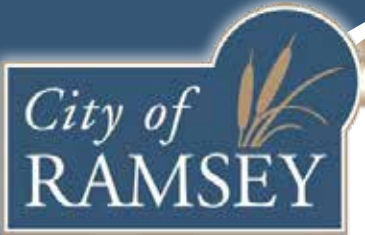
BID PHASE

- 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 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:		NAIC #	
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				CANCELLATION			
For Informational Purposes Only. USA				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 <i>Clay Shelton</i>			
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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

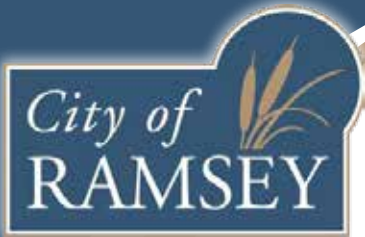
Robbie Krejci, Highway Commissioner
715-245-4201
robbie.krejci@sccwi.gov

**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

16

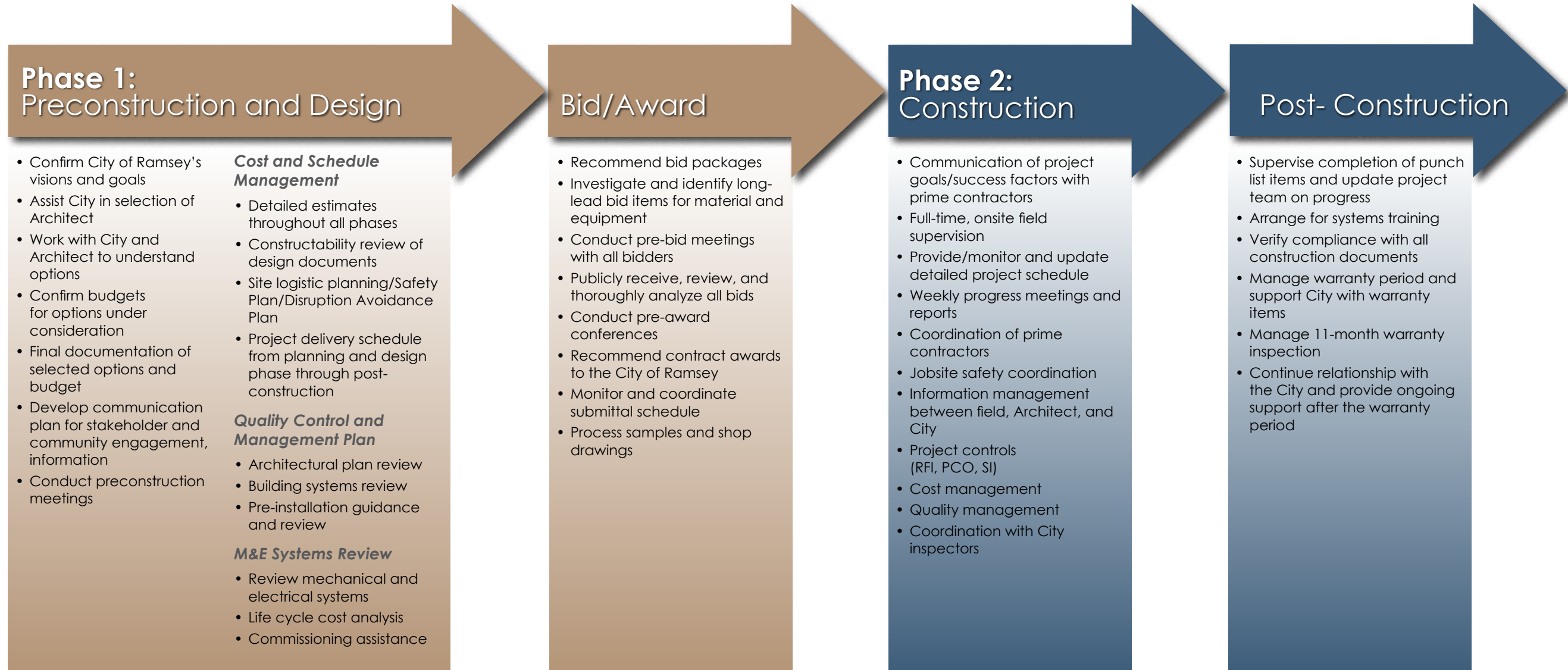
I. ADDITIONAL INFORMATION

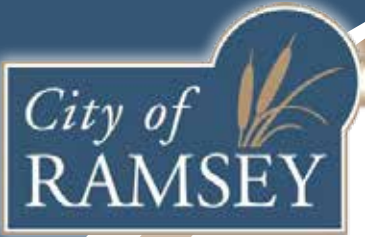


CONSTRUCTION MANAGEMENT SERVICES

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:





I. ADDITIONAL INFORMATION

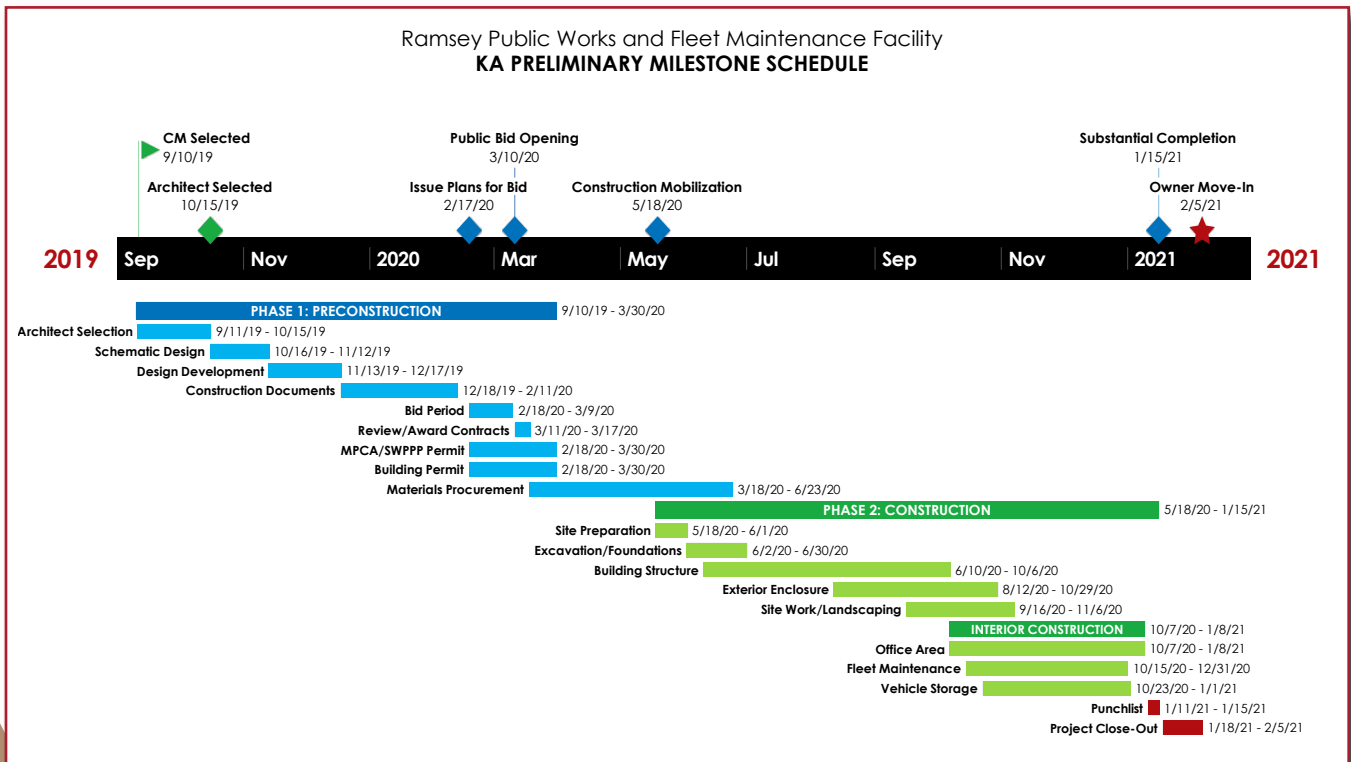
SCHEDULING

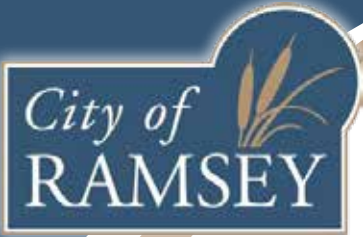
As with cost estimating, we develop a schedule at the beginning of every project and continue to refine the schedule throughout the preconstruction period as more definition/details become available. We look at all construction activities with a focus on the critical path items that are the most constrained (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

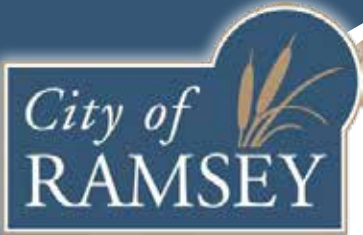
Kraus-Anderson has assisted clients in the past with the process of selecting an architect. Our experience with CM project delivery and 122 years of working on projects often begins in the pre-planning and preconstruction phases. This has given us the insight of what to look for in design partners, that 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?

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.

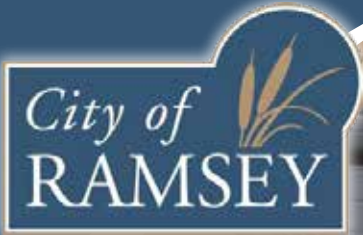
PRECONSTRUCTION SERVICES

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

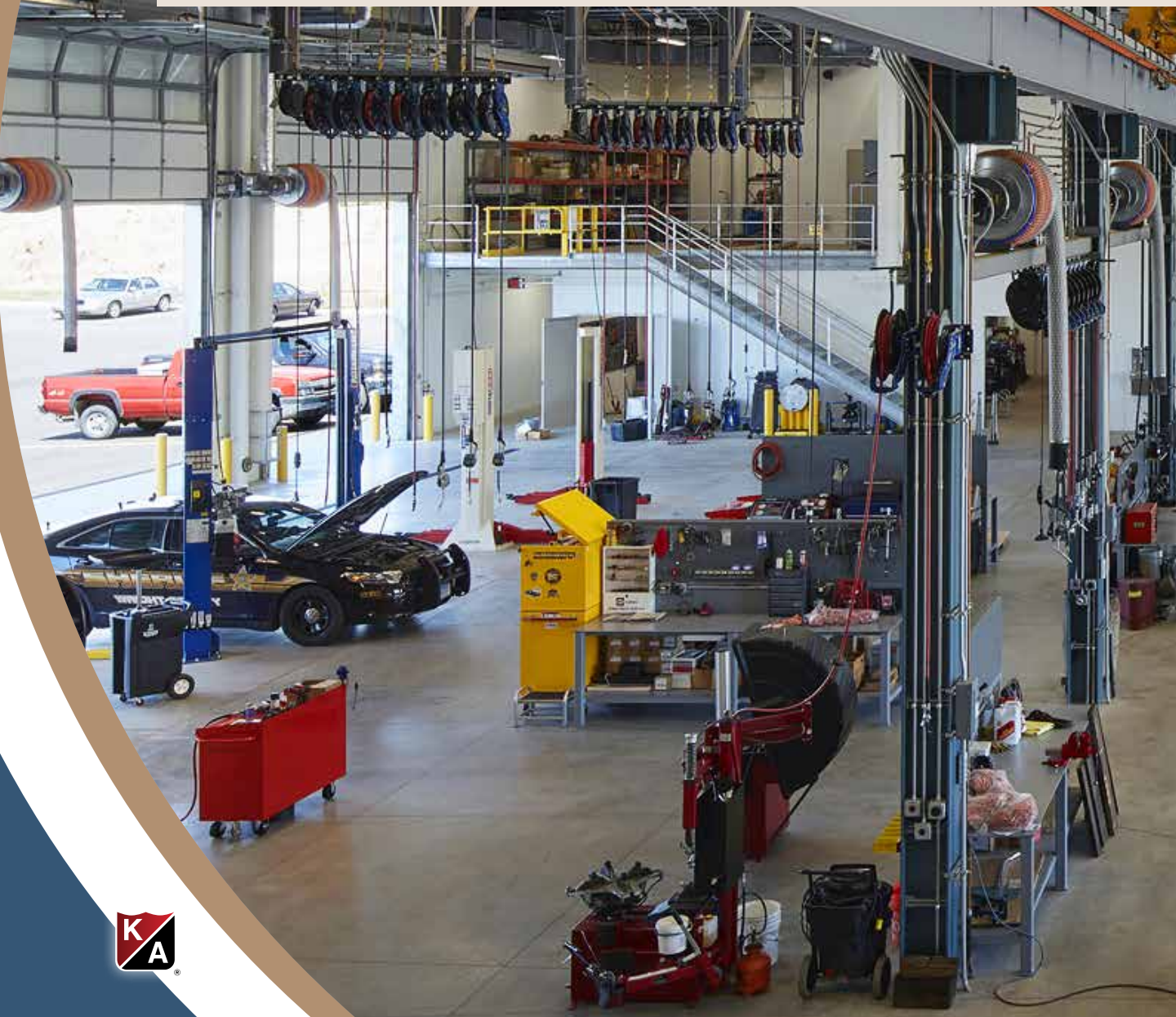


EXHIBIT B

APPLICANT ASSURANCES

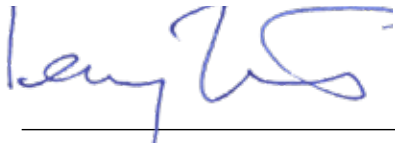
The applicant hereby assures and certifies:

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

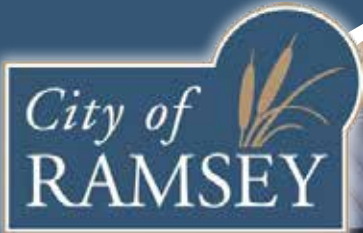
(Authorized Signature)

Vice President, Director of Operations

(Title)

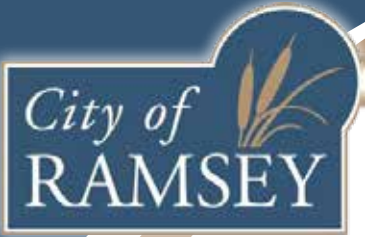
August 9, 2019

(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

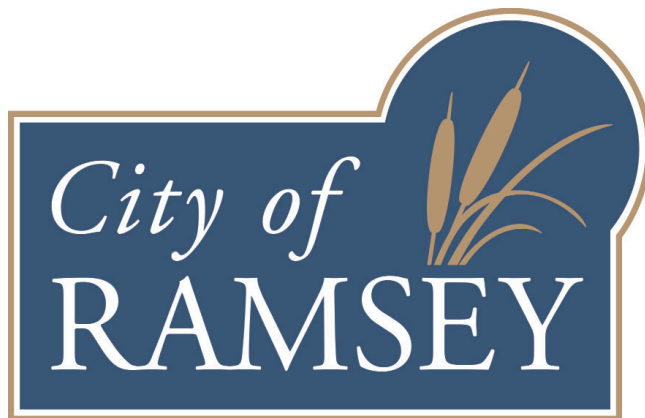
4125 Terminal Drive
Suite 100
McFarland, WI 53558
608-838-5444

NORTH DAKOTA

Bismarck

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





City of Ramsey

Public Works and Fleet Maintenance Facility
RFP for Construction Manager Services
August 9, 2019



CONSTRUCTION

830 Boone Avenue North
Golden Valley, Minnesota 55427

952-837-8600

RJMConstruction.com
Follow us @rjmconstruction



driven to

deliver

Our expertise ensures every step of your project vision is achieved.

TABLE OF CONTENTS

Cover Letter

Firm Profile

Project Team

Similar Projects

Bidding Process

References

Cost Estimating

Additional Information

Exhibits

Fee Summary

Schedule

Phasing Plan

AIA Report

Financial Statement

Sample Insurance Certificate

Exhibit B



August 9, 2019

Mr. Grant Reimer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Proposal for Construction Management Services – City of Ramsey Public Works and Fleet Maintenance Facility

Dear Mr. Reimer,

Thank you for the opportunity to submit our qualifications for this exciting new project for the City of Ramsey. I very much enjoyed attending the city council meeting last year with you and Mr. Ulrich to discuss the various construction management options available. We are excited that your project is becoming a reality and would be thrilled to be your partner, guiding the city throughout the project every step of the way.

RJM is proud to be Minnesota's leading municipal construction management firm, having successfully provided our services to twenty-six cities, including the delivery of multiple public works and fleet maintenance facilities. We will add value to the City of Ramsey in the following ways:

- **Public works expertise:** RJM specializes in guiding teams through the design and construction process for public works and fleet maintenance facilities. We have had the pleasure of recently completing projects for the cities of Medina, Chanhassen, Woodbury and Elk River, and most recently, with the City of Andover. Utilizing this experience, we will proactively maximize the project's value and help the team steer clear of potential challenges.
- **Architect selection:** Along with the careful selection of an experienced construction manager, we understand the importance of choosing the right design partner for your project. We have assisted our municipal partners in architect selection for this type of facility, most recently with the City of Medina. Through drafting of RFPs, assisting with decision criteria, and helping to coordinate interviews, RJM will assist the team throughout every project phase.
- **Stakeholder engagement:** Our proactive approach includes incorporating direct involvement of the city's user groups throughout the design of the project. RJM will coordinate this crucial step, helping to ensure that the facility is designed and built to exactly match the needs of the city departments that will utilize it.
- **Budget maximization:** We understand the pressures of maximizing taxpayer dollars to provide a facility that meets the budget and offers the possible value. Throughout the entire process, the City of Ramsey can count on RJM's specialized experience and its structured, collaborative budgeting process to provide creative, value-added options.

We hope that you agree that we will be the right partner for the City of Ramsey. We look forward to the next steps.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Recker'.

Brian Recker
President
952-837-8636



MISSION

Striving to set the standard of excellence

- Trusted partner with flexibility and commitment to meet the end goal
- Product type and delivery expert; we are *builders first*
- Ability and willingness to arrive at a guaranteed maximum price early and stand by it
- Ability to deliver projects faster
- Expertise in leading government projects through the approval process
- Dedicated pre-construction department
- Senior leadership active in their projects
- Team members are active within their community
- In-house MEP department offering creative solutions

B. Please complete the AIA Document A305 Contractor Qualifications Statement.

Please see Exhibits.

C. Please describe your firm, including its history, the size and makeup of staffing and an indication of the persons who will be responsible for project management, cost estimating, value engineering, and alternate methodologies to meet design intent. Indicate the staffing you propose for this project.

Firm Overview

With our headquarters in Minneapolis, RJM Construction LLC was established in 1981 and is owned by industry veterans Robert Jossart, Joe Maddy, Brian Recker, and Ted Beckman. Today RJM has more than 190 specialized staff members and annual construction volume of \$275 million. As the 9th largest contractor in the Twin Cities, RJM specializes community, healthcare, and corporate projects throughout the state of Minnesota. Our experience encompasses general contracting, construction management, design-build and preconstruction services.

There is no substitute for experience when providing construction services. We have proven performance, exactly the right resources, and the financial stability to deliver a successful project. RJM has a deep portfolio of community and municipal construction projects, and we understand how to work collaboratively with all stakeholders to effectively plan and execute the project requirements. This experience assures the City of Ramsey that RJM is a reliable, qualified partner. We will work as an extension of your staff, taking care of all construction details—so you can take care of your community.

What we bring to you

RJM Construction is an industry leader in delivering construction management services. Since 2000, we have delivered Construction Manager Advisor (CMA) services to over twenty-six municipalities in Minnesota, and over the past ten years, our team has delivered Construction Manager at Risk services (CMr). We work to balance design demands with budget and schedule to deliver the project responsibly and respectfully. Our clients appreciate that they can count on the RJM team to always put their interests first.



**MAKE EVERY
INTERACTION
ENJOYABLE**

Scope of Services

PRE-CONSTRUCTION

- Estimating
- Constructability reviews
- Value Engineering
- Scheduling
- Lean practices
- MEP coordination

CONSTRUCTION

- Purchasing and subcontractor management
- Cost control
- Quality control
- Construction site safety
- Start-up, testing, and occupancy coordination

Employees

Leadership: 12

Project Managers: 14

Project Engineers: 8

Project Coordinators: 3

Estimating: 10

Accounting, Administrative, IT: 13

Field: 118

Marketing and Business Development: 6

Total: 184

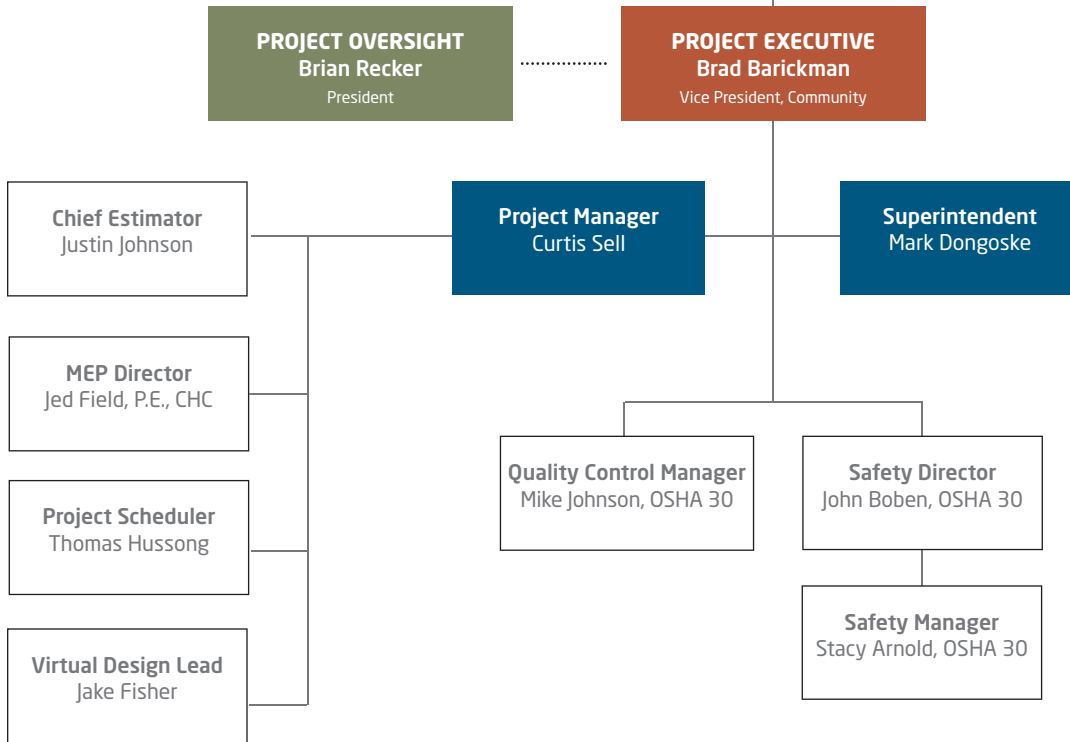
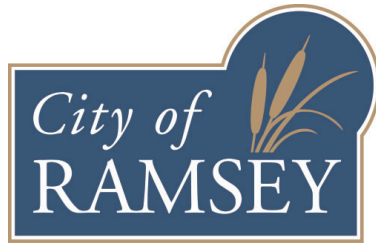
Project Team

The proposed RJM team will be ready to engage immediately with the City of Ramsey, coming directly from the delivery of similar new public works projects for the City of Woodbury and City of Andover.

Our proposed project team has the right mix of experience, knowledge, and commitment to deliver a state-of-the-art public works facility for your community.

Vice President Brad Barickman, project executive, is the primary point of contact for phase 1 and phase 2.

Please see the following pages for an organizational chart and team resumes showing project roles, project history, and areas of expertise.





Brian Recker

President | *Project Oversight*

brian.recker@rjmconstruction.com

952-837-8636

Brian Recker has been in the commercial construction industry for 25 years. Throughout his career he has held various positions including project manager, estimator, senior vice president, and his current role as president. In his 15 years with RJM, Brian has managed a variety of municipal projects including community and public works facilities, ice arenas, aquatic facilities, fitness centers, and outdoor spaces, as well as healthcare and corporate work.

Brian will oversee the experienced project team and work directly with Brad Barickman from preconstruction through to project completion.

Relevant Experience

PROJECT	CLIENT	LOCATION
Andover Public Works*	City of Andover	Andover, MN
Elk River Public Works	City of Elk River	Elk River, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Medina Public Works and Police Department	City of Medina	Medina, MN
Chanhassen Public Works	City of Chanhassen	Chanhassen, MN
Eden Prairie Aquatic Center	City of Eden Prairie	Eden Prairie, MN
Andover Community Center and YMCA	City of Andover	Andover, MN
Fairmont Community Center+	City of Fairmont	Fairmont, MN
Shakopee Ice Arena and Community Center	City of Shakopee	Shakopee, MN
Coon Rapids Ice Arena	City of Coon Rapids	Coon Rapids, MN
Forest Lake YMCA	Forest Lake YMCA	Forest Lake, MN
Douglas Dayton YMCA at Gaviidae	YMCA of the Greater Twin Cities	Minneapolis, MN

+ Awarded

*Under construction

References

CLIENT CONTACT	FIRM	PHONE
Mr. Justin Femrite	City of Elk River	763-635-1051
Mr. Jay Lotthammer	City of Eden Prairie	952-949-8440
Mr. Jim Dickinson	City of Andover	763-767-5110

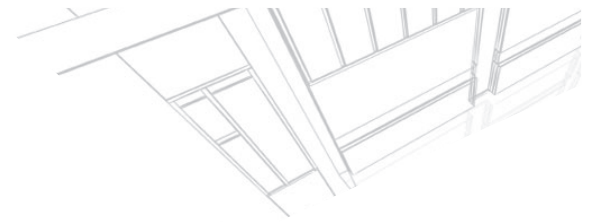
ARCHITECT CONTACT	FIRM	PHONE
Mr. Greg Fenton	BWBR	651-290-1877
Mr. Tom Betti	292 Design Group	612-767-3773
Ms. Teri Nagel	Kodet Architecture	612-377-2737

Education

Bachelor of Science Degree
Civil Engineering
University of Minnesota

Masters in Business Administration
U of M, Carlson School of Management





Brad Barickman

Vice President Community | *Project Executive*
 brad.barickman@rjmconstruction.com
 952-837-8614

Brad brings 15 years of project management experience to his role as Vice President Community. He's completed projects for a variety of clients including municipalities, manufacturing firms, medical device companies, healthcare providers and corporations.

Brad has demonstrated an exceptional ability to communicate with clients from pre-construction through project completion. He excels at bringing positive leadership to help create an enjoyable construction experience for the entire project team.

As project executive Brad will work directly with team during pre-construction planning and the execution of construction. Brad will be responsible for all contract administration, budget management, overseeing the schedule and communicating with the entire team.

Relevant Experience

PROJECT	CLIENT	LOCATION
Andover Public Works*	City of Andover	Andover, MN
HERO Center*	City of Woodbury and City of Cottage Grove	Cottage Grove, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Wright County Tactical Training Center**	Wright County	Buffalo, MN
Hopkins Pavilion	City of Hopkins	Hopkins, MN
Eden Prairie Aquatic Center	City of Eden Prairie	Eden Prairie, MN
Worthington Community Center and YMCA	City of Worthington	Worthington, MN
Andover Community Center and Ice Arena	City of Andover	Andover, MN
Eden Prairie Community Center & Ice Arena	City of Eden Prairie	Eden Prairie, MN
Shoreview Community Center Expansion	City of Shoreview	Shoreview, MN
Ojibway Park*	City of Woodbury	Woodbury, MN
Hill-Murray School Plaza Renovation	Hill Murray School	Maplewood, MN
Douglas Dayton YMCA at Gaviidae	YMCA of the Greater Twin Cities	Minneapolis, MN

* Under construction

** Awarded

References

CLIENT CONTACT	FIRM	PHONE
Mr. Dave Berkowitz	City of Andover	763-767-5133
Mr. Andy Johnson	Worthington YMCA	507-376-6197 x 225
Ms. Jennifer Levitt	City of Cottage Grove	651-458-2890

ARCHITECT CONTACT

Mr. Roger Christensen	HCM Architects	612-904-1332
Mr. Tom Betti	292 Design Group	612-767-3773
Mr. Todd LaVold	Leo A. Daly	612-338-8741

Education

Bachelor of Science Degree
 Construction Management
 University of Iowa

Awards and Certifications

LEED AP





Curtis Sell

Project Manager

curtis.sell@rjmconstruction.com

952-837-8685

Curtis began his construction career with RJM as an intern while attending Minnesota State University - Mankato. Upon graduation he was hired full time as a project engineer and was later promoted to his current role as project manager.

Curtis has proven that collaboration with team members is the key to project success and he always puts the client first. Passionate and driven, Curtis strives to provide a seamless construction process and make the project an enjoyable experience for all team members, from conception to completion.

As project manager, Curtis is responsible for developing and maintaining schedules, tracking submittals, processing RFIs, providing accurate budget updates and cost projections and coordination of all team members involved in the construction process. Curtis will interact closely with the project team to ensure all budget and schedule objectives are achieved.

Selected Experience

PROJECT	CLIENT	LOCATION
Andover Public Works*	City of Andover	Andover, MN
Andover Community Center Expansion*	City of Andover	Andover, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Woodbury Ojibway Park*	City of Woodbury	Woodbury, MN
Woodbury City Council Chambers Remodel	City of Woodbury	Woodbury, MN
Forest Lake YMCA	YMCA of the Greater Twin Cities	Forest Lake, MN
Summit Orthopedics Eagan	Summit Orthopedics	Eagan, MN
Summit Orthopedics Bielenberg	Summit Orthopedics	Woodbury, MN
Mercy Hospital MRI Addition	Allina Health	Coon Rapids, MN
UMMC 11th Floor NICU	Twin Cities Orthopedics	Minneapolis, MN
UMMC Wilf Family Center	Gustavus Adolphus College	Minneapolis, MN
Methodist Hospital Neurology Refresh	Park Nicollet Health Services	St. Louis Park, MN
The Dental Specialists Coon Rapids	The Dental Specialists	Coon Rapids, MN

* under construction

References

CLIENT CONTACT	FIRM	PHONE
Ms. Teresa Keller	City of Woodbury	651-714-3500
Mr. Dave Berkowitz	City of Andover	763-767-5133
Mr. Stephen Hetteen	HealthPartners	952-883-5805

ARCHITECT CONTACT	FIRM	PHONE
Mr. Tom Betti	292 Design Group	612-767-3773
Ms. Stacy Collins	Mohagen Hansen	952-426-7429
Mr. Denton Mack	Sperides Reiners Architects	952-996-9662

Education

Bachelor of Science
Construction Management
Minnesota State University - Mankato



Mark Dongoske

Superintendent

mark.dongoske@rjmconstruction.com

952-837-8600

Mark has been in the construction industry for over 30 years and has had the opportunity to work on many different types of construction projects including public works and municipal facilities.

In his position of project superintendent, Mark is responsible for overseeing all on-site aspects of a construction project. Mark coordinates the team of architects, engineers, and subcontractors to build a project for the client that is on time, within budget, and exact according to plans and specifications.

His wide-ranging experience includes community facilities, office buildings, retail malls, dental clinics, prosthetic clinics, large multi-family apartment complexes, hotel renovations, restaurants, contaminated soil reclamation sites, and interior tenant leasehold construction.

Relevant Experience

PROJECT	CLIENT	LOCATION
Andover Public Works*	City of Andover	Andover, MN
Chanhassen Public Works	City of Chanhassen	Chanhassen, MN
Elk River Public Works	City of Elk River	Elk River, MN
Medina Public Works	City of Medina	Medina, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Rogers Police Station Remodel	City of Rogers	Rogers, MN
Shoreview Community Center Expansion	City of Shoreview	Shoreview, MN
Woodbury Ojibway Park	City of Woodbury	Woodbury, MN
The Good Acre	Pohlad Foundation	Falcon Heights, MN
Meridian Behavioral Health	Meridian Behavioral Health	Pine City, MN
Allina Health Clinic Buffalo	Allina Health	Buffalo, MN
Children's Learning Adventure	Children's Learning Adventure Childcare Ctrs	Chanhassen, MN

* under construction

References

CLIENT CONTACT	FIRM	PHONE
Mr. Justin Femrite	City of Elk River	763-635-1000
Mr. Paul Oehme	City of Chanhassen	952-227-1100
Ms. Teresa Keller	City of Woodbury	651-714-3593

ARCHITECT CONTACT

Ms. Pam Anderson	292 Design Group	612-767-3773
Mr. Thomas Moorse	HTG Architects	952-278-8880
Mr. Jerry Hagen	HCM Architects	612-904-1332



Justin Johnson

Chief Estimator

justin.johnson@rjmconstruction.com

952-837-8632

As chief estimator, Justin collaborates with the project team to develop and maintain accurate budgets from the schematic design phase through the final construction documents. In addition to his estimating duties, Justin oversees the estimating department working closely with RJM's full-time estimators, director MEP design and coordination, BIM specialist and scheduler. Early in his career Justin held a position as a project engineer and developed a passion for construction while working in the field completing concrete and soil compaction tests.

With his wide range of experience, Justin ensures the unique project details are understood and incorporated in the project budget. His experience includes providing accurate estimates for various clients and project types including in the healthcare, corporate, educational, community markets. Justin's excellent teamwork and communication skills will be an asset to the project team. He will help guide the project through the pre-construction process for a seamless transition into successful construction delivery.

Selected Experience

PROJECT

Andover Public Works*
 HERO Center*
 Woodbury Public Works*
 Wright County Tactical Training Center**
 Douglas Dayton YMCA at Gaviidae
 Eden Prairie Aquatic Center
 Shoreview Community Center Expansion
 Central Park of Maple Grove
 Shakopee Aquatics and Ice Arena
 Andover Community Center and Ice Arena
 Hopkins Pavilion
 The Good Acre
 Hmong Academy Phase IV
 Pamela Park

* under construction

** Awarded

CLIENT

City of Andover
 City of Woodbury and City of Cottage Grove
 City of Woodbury
 Wright County
 YMCA of the Greater Twin Cities
 City of Eden Prairie
 City of Shoreview
 City of Maple Grove
 City of Shakopee
 City of Andover
 City of Hopkins
 Pohlad Family Foundation
 Hmong Academy
 City of Edina

LOCATION

Andover, MN
 Cottage Grove, MN
 Woodbury, MN
 Buffalo, MN
 Minneapolis, MN
 Eden Prairie, MN
 Shoreview, MN
 Maple Grove, MN
 Shakopee, MN
 Andover, MN
 Hopkins, MN
 Falcon Heights, MN
 St. Paul, MN
 Edina, MN

References

CLIENT CONTACT

Mr. Terry Schwerm
 Mr. Doug Ducharme
 Ms. Teresa Keller

FIRM

City of Shoreview
 YMCA of the Greater Twin Cities
 City of Woodbury

PHONE

651-490-4611
 612-371-8714
 651-714-3500

ARCHITECT CONTACT

Mr. Tom Betti
 Mr. Todd LaVold
 Mr. Jerry Hagen

292 Design
 Leo A Daly
 HCM Architects

651-767-3773
 612-359-4656
 612-904-1332

Education

Bachelor of Science Degree
 Construction Management
 University of Minnesota

Awards

Minnesota Subcontractors
 Association Construction
 Professional of the Year 2018





Jed Field, PE, CHC

Director MEP Design and Coordination
 jed.field@rjmconstruction.com
 952-820-8723

Jed brings extensive experience in facility design, construction, and operations. His 19 years of experience includes hospital campus master planning, ground-up construction projects, infrastructure upgrades, and energy optimization. Having worked on both the owner and contractor sides of the table, Jed brings knowledge in facility design, code compliance, construction and operations. He also has broad Lean Kaizen design experience, helping to meet client goals for both functionality and innovation.

As RJM’s director of mechanical electrical and plumbing design and coordination, Jed will provide MEP expertise from design through occupancy and optimized facility operations. Jed has a reputation for understanding the client’s goals, digging into details and using a collaborative approach to achieve project objectives. He has dedicated his career to expertise in facility infrastructure and systems, optimizing occupant comfort, code compliance, energy efficiency, and total cost of ownership.

Relevant Experience

PROJECT	CLIENT	LOCATION
HERO Center*	City of Woodbury and City of Cottage Grove	Cottage Grove, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Wright County Tactical Training Center**	Wright County	Buffalo, MN
Andover Public Works*	City of Andover	Andover, MN
Andover Community Center and Ice Arena	City of Andover	Andover, MN
Shoreview Community Center Expansion	City of Shoreview	Shoreview, MN
University of Minnesota CSC 3rd MRI	University of Minnesota	Minneapolis, MN
Methodist Hospital Ortho OR Addition/Remodel	Park Nicollet Health Services	St. Louis Park, MN
St. Joseph’s Hospital ED and Imaging Addition +	HealthEast Care System	St. Paul, MN
St. John’s Hospital Infrastructure Upgrades*	HealthEast Care System	Maplewood, MN
Methodist Hospital Frauenshuh Cancer Center	Park Nicollet Health Services	St. Louis Park, MN

* Under construction

** Awarded

+ completed under previous employment

References

CLIENT CONTACT	FIRM	PHONE
Ms. Lizz Narum	U Construction	612-290-6958
Ms. Julee Taylor	University of Minnesota	612-626-7077
Ms. Laura Keithahn	HealthEast Care System	651-983-1657

ARCHITECT CONTACT

Ms. Stephanie Berg	HGA Architects	612-758-4405
Mr. Brad Krump	BWBR	651-222-3701
Ms. Stacey Demmer	LHB Architects	612-766-2815

Education

Bachelor of Science
 Mechanical Engineering
 University of St. Thomas

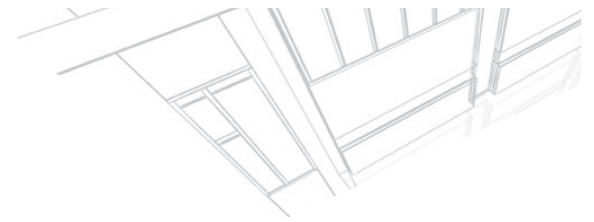
Certifications & Memberships

Certified Healthcare Constructor, (CHC)
 American Hospital Association

ASHE (American Society of Healthcare Engineers)

(PE) Professional Engineer MN





Support Team



Jake Fisher, Virtual Design Lead

As the virtual design lead, Jake will lead Building Information Modeling (BIM) execution, clash detection, visualization and construction sequencing for projects utilizing Autodesk software. He will provide technical expertise to the pre-construction team, providing value in systems analysis and constructability reviews, enabling the team to make more informed decisions regarding the design, systems, efficiency and quality of a project. Jake has been in the construction industry for 10 years, and in his current role at RJM for the last two years.



Thomas Hussong, Scheduler

As project scheduler, Thomas is responsible for preparing and issuing master schedules, analyzing those schedules and subsequently producing variance reports. He will collaborate with the project team keeping the schedule updated throughout the entire life cycle of the project, and will review all contracts for specific scheduling needs and profile critical timelines. Trained in Lean construction principles, Thomas will initiate, facilitate and execute Lean methods to all projects. Thomas has been in the construction industry for 18 years, the last four at RJM.



John Boben, Vice President, Safety and Quality Control

As safety director John provides leadership and oversight regarding the safety and quality aspects of all projects. He is responsible for analyzing the proposed project safety plan and guides the team in continual improvement and ensures RJM employees and subcontractors follow safety program protocols. In addition to project-specific responsibilities, John monitors training processes and continuing education programs for the team, and also chairs the safety committee. An industry veteran, John has been with RJM Construction for 25 years.



Stacy Arnold, Safety Manager

As safety manager, Stacy plays an active role on job sites ensuring safety programs are in place and observed while partnering with the project team helping to identify risks and train teams on safe behaviors. With her hands-on experience combined with her keen attention to detail and communication skills, she ensures that safety is held to the highest standard to ensure project success and client satisfaction. Stacy has been in the industry for 15 years, the last five of which have been with RJM.



Mike Johnson, Quality Control Director

As quality control director, Mike is responsible for providing insight and guidance to project teams ensuring that the RJM Construction quality control procedures are in place and all tasks are implemented and carried out. He makes certain that projects are in compliance and processes are upheld through every phase, from start up to closeout. His proven leadership, superior work ethic and detailed execution ensures that quality is at the forefront of every project. Mike has been a part of the RJM team for 17 years.

Similar Project Experience

RJM has completed numerous similar projects including:

- Andover Public Works
- Chanhassen Public Works
- Elk River Public Works
- HERO Center
- Medina Public Works
- Woodbury Public Works

See the following pages for details.

RJM demonstrated a high degree of professionalism in all phases of the construction process (and) always provided the City with accurate, well thought-out cost estimates, construction timelines and communication models.

—City of Maple Grove Parks and Recreation



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

Similar Project Experience

	CMr	CMa
City of Andover Public Works		X
City of Andover YMCA / Community Center		X
City of Chanhassen Public Works		X
HERO Center, City of Cottage Grove & City of Woodbury	X	
City of Elk River Public Works	X	
City of Medina Public Works / Police Station	X	
City of Woodbury Public Works	X	
City of Blaine City Hall Improvements	X	
City of Chaska Community Center Aquatics		X
City of Chaska Lodge Addition		X
City of Chaska Wellness Center		X
City of Coon Rapids Ice Arena		X
City of Eden Prairie Aquatic Center	X	
City of Eden Prairie Community Center & Ice Arena	X	
City of Edina Braemar Golf Dome		X
City of Edina Braemar Sports Dome		X
City of Edina Pamela Park		X
City of Elk River Community Center /YMCA	X	
City of Elk River Public Works	X	
City of Fairmont Community Center	X	
City of Hopkins Pavilion Ice Arena	X	
City of Inver Grove Heights Community Center		X
City of Maple Grove Central Park	X	
City of Maple Grove Community Center & Ice Arena	X	
City of Maple Grove Gymnasium	X	
City of Maple Grove Sports Dome	X	
City of Maple Grove Town Green Bandshell	X	
City of Plymouth Ice Center		X
City of Plymouth - Plymouth Creek	X	
City of Red Wing Ice Arena		X
City of Rogers Ice Arena	X	
City of Rogers Police Station	X	
City of St. Louis Park Recreation Outdoor Center & Ice Arena		X
City of St. Louis Park Westwood Hills Nature Center		X
City of Shakopee Community Center / Ice Arena	X	
City of Shoreview Community Center Expansion	X	
City of Woodbury Council Chambers	X	
City of Worthington Community Center /YMCA		X
Wright County Tactical Training Center		X

Similar Project Experience

Andover Public Works Expansion

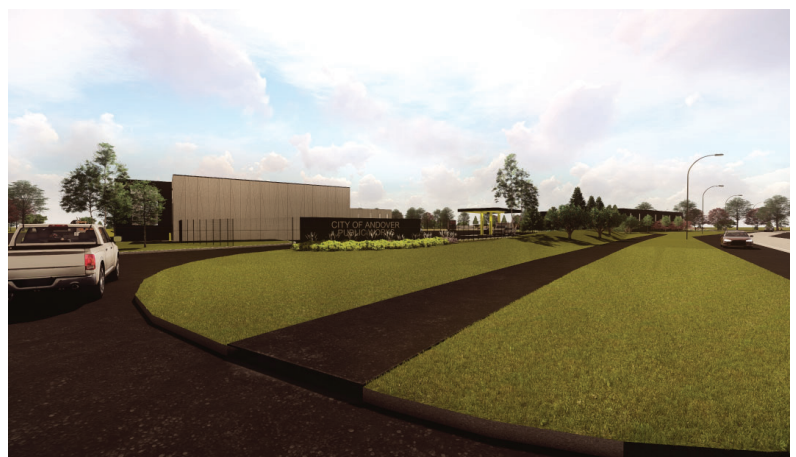
LOCATION	Andover, MN
MARKET SECTOR	Community
SQUARE FEET	35,930
PROJECT TYPE	Public Works
ARCHITECT	Oertel Architects

The City of Andover hired RJM to oversee construction of the expansion project.

The project consists of a new 17,590 square-foot fleet maintenance building and 18,340 square-foot cold storage building. When complete, the city's public works team will relocate to the new campus, located at 1900 Veterans Memorial Boulevard in Andover. An extension to Veterans Memorial Boulevard and site improvements are also included in the project scope. The new facilities will provide a safe work environment for maintenance equipment and to facilitate the movement indoors of a significant amount of valuable equipment.

PROJECT SIMILARITIES

- New fleet maintenance
- New fuel island
- New wash bay
- Campus relocation
- CM delivery



Similar Project Experience

Chanhassen Public Works

LOCATION	Chanhassen, MN
MARKET SECTOR	Community
SQUARE FEET	83,500 sq ft
PROJECT TYPE	Public Works
ARCHITECT	Oertel Architects

The City of Chanhassen hired RJM Construction to build their public works facility.

Administrative offices and storage areas are at the front of the complex, with secured public access and waiting areas. Behind the office area is a fleet maintenance area, complete with vehicle hoists, proper ventilation and heating and adequate fleet repair space.

PROJECT SIMILARITIES

- New administration
- New fleet maintenance
- CM delivery



Similar Project Experience

Elk River Public Works

LOCATION	Elk River, MN
MARKET SECTOR	Community
SQUARE FEET	83,958 sq ft
PROJECT TYPE	Public Works
ARCHITECT	292 Design Group

RJM served as the construction manager for the City of Elk River to build its new public works facility.

The project included indoor vehicle storage space, a multi-bay vehicle maintenance area with lifts, an overhead crane, lube reels and air compression hoses, as well as administration offices and a lunchroom. Externally, break areas were added along with a new salt shed store structure.

PROJECT SIMILARITIES

- Expansion and renovation
- Public service
- Vehicle garage
- CM delivery



Similar Project Experience

HERO Center

LOCATION	Cottage Grove, MN
MARKET SECTOR	Community
SQUARE FEET	47,308
PROJECT TYPE	Public Safety Facility
ARCHITECT	Leo A Daly

The City of Woodbury and the City of Cottage Grove hired RJM Construction to oversee the new regional training facility for police, fire, and emergency medical services. Scheduled completion date is set for fall 2019.

The project provides one central location to bring all safety responders, both locally and regionally, together in a safe, state-of-the-art facility. As well as classrooms, the HERO Center includes a shooting range, a canine training yard, a large vehicle maneuvering area for apparatus and extractions, a helicopter pad, and two mock house structures.

The cities of Woodbury and Cottage Grove, RJM Construction, and architect Leo A Daly worked collaboratively from the very early planning stages. Additionally, once again RJM has been recognized by the state of Minnesota as a Construction Health and Safety Excellence (CHASE) partner on this project, gaining status to Level 3.

PROJECT SIMILARITIES

- Vehicle garage
- Public service facility
- Locker rooms
- CM delivery



Similar Project Experience

Medina Public Works and Police Department

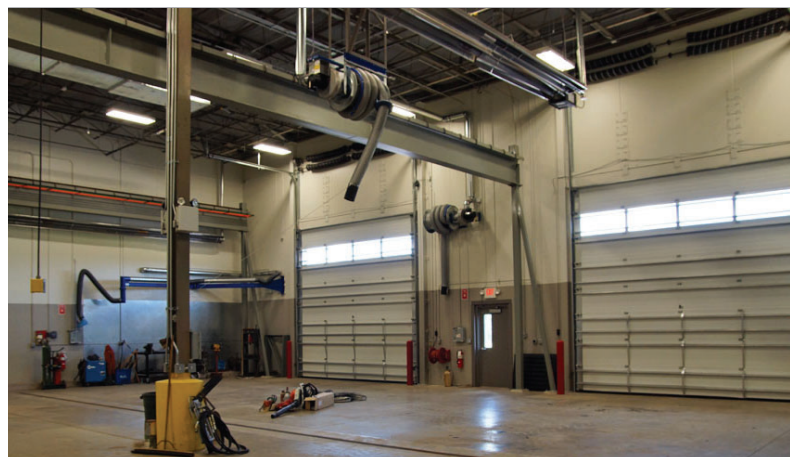
LOCATION	Medina, MN
MARKET SECTOR	Community
SQUARE FEET	69,000
PROJECT TYPE	Public Works
ARCHITECT	292 Design Group

The City of Medina recognized their existing public works facility, city hall and police station were not adequate to meet the growing needs of their city.

RJM Construction was hired as the construction manager to oversee re-purposing an existing warehouse for the public works department, and renovating the adjoining office area into a state-of-the-art police department. RJM scheduled regular design coordination meetings with department representatives and city staff to meet the programming needs of all parties while maintaining the budget.

PROJECT SIMILARITIES

- Renovation and expansion
- Vehicle storage
- Fleet maintenance
- CM delivery



Similar Project Experience

Woodbury Public Works Expansion

LOCATION	Woodbury, MN
MARKET SECTOR	Community
SQUARE FEET	100,000
PROJECT TYPE	Public Works
ARCHITECT	HCM Architects

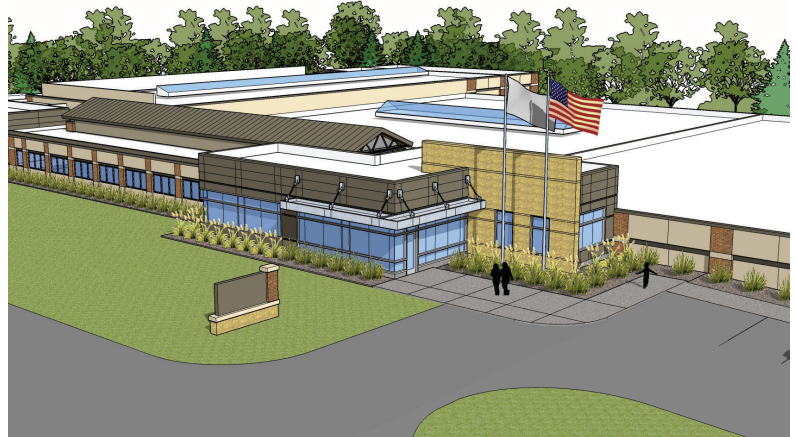
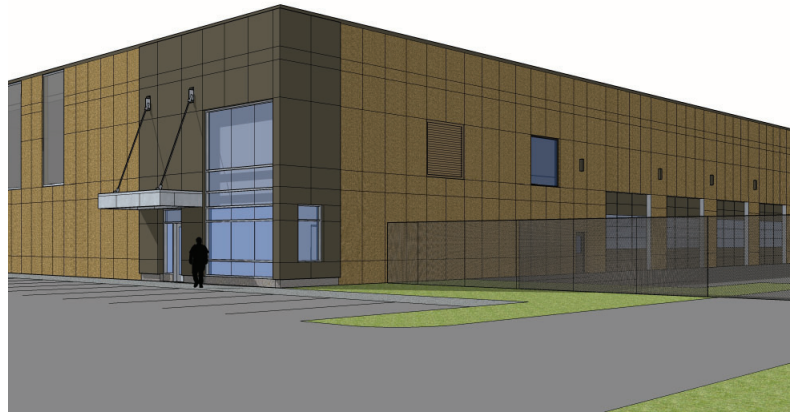
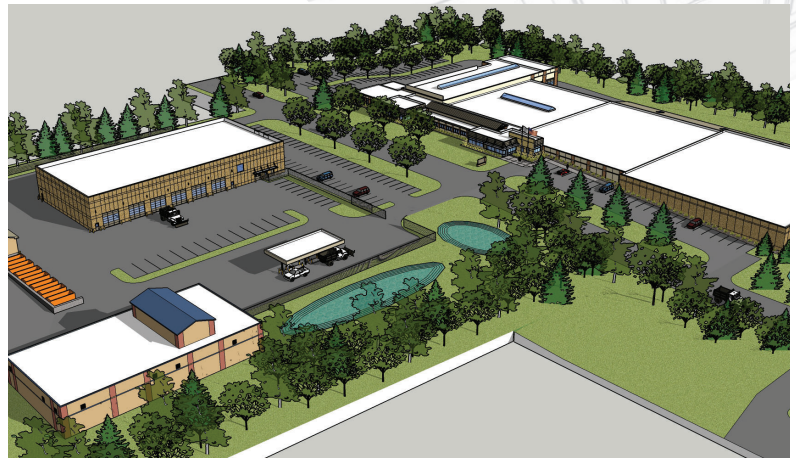
The City of Woodbury hired RJM Construction to oversee their public works expansion project. Scheduled completion is set for August 2019.

The project includes an existing facility remodel and new expansion space. Crews demolished the original parks building to make way for a new facility that includes a public works building, fleet services facility, fuel island, warm storage and division shop additions, and new office addition.

Project challenges included maintaining operations with minimal disruption during construction. The RJM and City of Woodbury project teams worked closely together to successfully temporarily relocate services to allow for construction without interrupting the City's normal operations.

PROJECT SIMILARITIES

- Multiple phases
- Renovation/expansion
- New fleet maintenance
- New fuel island
- Fleet storage
- Cold storage
- Public service
- Locker rooms
- CM delivery





CITY OF ANDOVER PUBLIC WORKS

RJM is proud to be the recipient of the Minnesota Subcontractors Association TOPs Award (Teamwork, Opportunities and Partnering with Subcontractors) for several consecutive years, emphasizing our firm but fair approach.



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

Bidding Process and Subcontractors

Local Outreach

RJM will work with City of Ramsey staff to place the bid advertisement in the City's required publications such as the *Anoka County Union Herald* and others including *Minneapolis* and *St. Paul Builders Exchange* and *The Dodge Report*. Also, **RJM's extensive experience in the municipal/community market gives us a diverse list of subcontracting partners** we can carefully analyze and then tailor the bid and quote packages to meet the needs of the City of Ramsey.

Qualified Subcontractors

We will reach out to qualified subcontractors using electronic notification and personal phone calls to generate as much interest as possible to increase the number of received bids and to ensure the lowest possible price on bid day. RJM has also developed a bidding strategy that allows for greater local contractor participation for smaller project work scopes through the city's quote process. By breaking larger bid packages into smaller, more manageable ones, we can often generate more interest from local contractors who may not have the capabilities to perform the entire scope of work. **Our process encourages local participation and drives the overall project costs down.** Furthermore, the contractors are required to provide bid bonds, and if awarded the project, they need to provide a performance and payment bond. RJM's last three municipal construction management projects averaged over 125 bids received.

Bidding Process

RJM will facilitate the bid receipt and conduct the public opening process. Before issuing documents for bid, RJM will work with city staff and the design team to create comprehensive packages for each scope of work. The bid packages identify any potential gray areas to ensure complete bids are received, and all contractors are bidding the same project. We highlight specific and unique details and outline all specific job requirements for the trades.



RJM looked out for the city's best interest at every stage and helped us to resolve any challenges that occurred. We now have a beautiful facility the entire community can enjoy.

—City of Hopkins



Our process has proven to:

- Increase the number of bids received
- Create a competitive environment
- Reduce the submission of incomplete bids and legal expenses incurred
- Reduce the number of change orders received.

RJM thoroughly reviews each bid for completeness, clarifies any potential discrepancies, and conducts a scope review with all apparent low contractors. We present recommendations to the team, along with a comprehensive project budget.

After approval of the contractor's awards, RJM prepares and processes the appropriate contracts. All contracts over \$175,000 are required to provide a performance and payment bond, and all quotes received under that amount only come from a select list of reputable, qualified, cost-competitive contractors.

F. Please provide evidence of general liability, business, automobile insurance and worker's compensation.

Please see Exhibits.

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

References

Dave Berkowitz
Director of Public Works
City of Andover
763-767-5133, dberkowitz@ci.andovermn.us

Jennifer Levitt
Community Development Director
City of Cottage Grove
651-458-2890, jlevitt@cottage-grove.org

Justin Femrite
Public Works Director
City of Elk River
763-635-1000, Femrite@ElkRiverMN.gov



CITY OF MEDINA PUBLIC WORKS AND POLICE DEPARTMENT

Our process is completely open book. We will provide detailed information supporting our numbers in an open forum with the City of Ramsey and the design team.

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

Cost Estimating

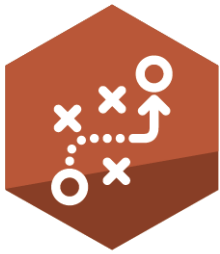
At the core of our pre-construction team are six full-time estimators. This dedicated team ensures that estimates are completed accurately in a timely fashion without the daily duties of project management. Estimating is a continuous process for RJM Construction; as early as possible we will quantify work items and apply unit costs, and we utilize a variety of technological resources in developing a cost model. Materials are quantified with precision in On-Screen Takeoff and paired with our unit cost database maintained via Sage Estimating. To ensure estimating accuracy, we also rely on virtual building models (BIM).

RJM's cost estimating process is completely open book. We will provide detailed information supporting our numbers in an open forum with the City of Ramsey and design teams. An estimate summary will highlight the major categories of work and associated costs. Also, RJM provides a detailed estimate, showing all cost categories by specification section. These resources will allow the team to make educated decisions. As the design progresses, we provide continuous, real-time cost evaluation to see impact on design choices. **Our proactive process saves critical time and cost, helping the architect understand budget impacts before designs are complete.**

Estimates are provided continuously through design:



Conceptual Phase: This estimate is completed by reviewing the general project scope and utilizing gross square footage estimates. Key elements such as soil corrections, utilities, and unique features are accounted for as well as the more standard features of the project.



SOLVE THE PROBLEM

RJM provides a final estimate at

95%

completion of design.

Schematic Design Phase: At the start, SD estimates are applied to more detailed square footages. At this point, we are beginning to lock in on the overall layout of the building and can start to develop costs based on the desired finish. By the completion of this phase, the estimate is supported with actual quantities of construction systems. This analysis will save design team resources and allow you to look at multiple scenarios for structure, enclosure, interiors, etc.

Design Development Phase: As the estimate moves through this phase, unit quantities will be available to produce a very detailed estimate. The project's budget will develop its final details at the end of this phase. This estimate will be fully supported by subcontractor feedback to gain valuable market insight.

Communications with City Council

Our job is to find the right path for the city and offer multiple options for staff and council to consider to ensure programs and design intent are not compromised while keeping the project on budget. It is important to have a construction management partner that understands the process and timelines required.

THE RJM DIFFERENCE

Our team provides a final estimate at 95% completion of the design, which is different from other construction managers. With this final estimate, the intention is to confirm that the 95% drawings and specifications align with the budget and that we have 100% subcontractor support to prove it. This final confirmation allows us to accurately track the expected final bid amounts when received. Allowing one last opportunity to make slight adjustments to the plans before bidding assures the project is delivered on budget.

Examples:

Hopkins Pavilion

- 95% estimate: \$5,134,755
- Bid day results: \$5,063,184
- **\$71,571 under budget**

Woodbury Ojibway Park

- 95% estimate: \$3,760,640
- Bid day results: \$3,549,440
- **\$211,200 under budget**

Andover Public Works

- 95% estimate: \$11,026,562
- Bid day results: \$10,499,552
- **\$527,010 under budget**

Westwood Hills - St. Louis Park

- 95% estimate: \$10,465,537
- Bid day results: \$9,992,598
- **\$472,939 under budget**

Fernbrook Fields - Maple Grove

- 95% estimate: \$7,765,166
- Bid day results: \$7,632,630
- **\$132,536 under budget**

Woodbury Public Works

- 95% estimate: \$22,940,175
- Bid day results: \$22,859,086
- **\$81,089 under budget**

HERO Center (East Metro Public Training Facility)

- 95% estimate: \$17,577,628
- Bid day results: \$17,459,737
- **\$117,891 under budget**



When you engage our services, we view our relationship as a partnership, working closely alongside county staff. Your RJM construction manager will act as an extension of your team.

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

J. Why your firm should be selected for this project.

Extensive CM Experience

Since 2007 we have worked on similar projects with twenty-six municipalities on CMa and CMar projects, most of whom hire RJM on a repeat basis. When you engage our services, we view our relationship as a partnership, working closely alongside city staff. Your RJM construction manager will act as an extension of your team.

RJM navigates the construction management process with more municipal clients than any of our competitors. Our successful approach involves working closely with city staff through the council process, including scheduling of council actions. For example, we provide supporting documentation and attend all workshops, study sessions, and city council meetings. This level of engagement keeps the council informed and ensures the successful delivery of the project. RJM has extensive experience in drafting bid packages and creative approaches to help projects move forward in a timely, efficient fashion.

Why RJM Construction?

Partnership: RJM will be an advocate for the City of Ramsey throughout the entire construction process. Our services go far beyond the construction of your facility—we will lead the team to deliver the project true to your vision.

Public works and municipal facilities expertise: RJM is a trusted construction partner, having worked with other municipalities on public service facilities with similar features and programs. We will utilize this experience in establishing accurate budgets, providing appropriate cost-saving options, and guiding the team in making the best decisions.

We have found that department user-group engagement is of primary importance for project success. With our public works expertise, we will guide the team when working with specialty vendors on wash equipment, vehicle lifts/hoists, lube systems, fuel stations, and indoor crane systems. As your construction partner, we understand the design coordination required to avoid costly revisions during construction.



BUILD RELATIONSHIPS

“Builders first.” At RJM, we are more than just a “paper pushing” consultant, we are builders. The public works expansion may present challenges in both design and construction and if executed properly, will require a builder’s input. RJM has worked in numerous complex structures over the years with a hands-on approach. Time and time again, we have seen that our creative solutions result in significant cost savings.

Our team of full-time experts will be dedicated to your project, providing the necessary supervision for success from start to finish.

As a general contractor and construction manager integrated with the subcontracting community, we draw only from a base of qualified subcontractors, resulting in a greater quantity of bids received at an economical price.

Design and budget control: From our experience, we have seen that 90% of all cost savings are realized during preconstruction. As construction manager, RJM leads the preconstruction process, and we ensure that the design always aligns with the budget. Our early involvement also allows the opportunity to provide a design-assist approach for critical systems such as HVAC, plumbing, electrical, and structural. This proven approach challenges teams to think outside of the box, creating more cost-effective and efficient designs.

Timing: We strategically design bid packages creating an overlap in construction activities and design, resulting in faster schedules and reduced general conditions costs. Early involvement prevents unnecessary delays due to redesign because of a project that exceeds the budget on bid day.

Design Team Selection: RJM has worked with all of the major design firms in the public service market, including 292 Design, BKV, HCM, Kodet, Oertel, and many others. We are happy to assist the City of Ramsey in the design RFP process and have done so with many of our other municipal partners. We have RFP templates and will work with city staff to ensure a level playing field throughout that process.

Creative Solutions for the City of Ramsey

We have already started working on your project and discussing potential ideas with design firms. We understand that the city has exhausted all available space, and therefore, our priority will be to expedite the process strategically so that we address all details and that everyone has a voice.

Although the proposal suggests design and pre-construction through the end of 2021, depending on funding and approval from the city, the project could start in 2020.

Through preliminary discussions, we plan to expedite the relocation of the salt storage facility and to begin making the future site pad ready by the first ground thaw in the spring of 2020. It may be advantageous to do a separate structural and precast bid package to expedite the erection of the new fleet maintenance building as well; this will allow the construction duration to decrease and allow for a longer design period ensuring the plan is well thought out before issuing for bid.



**SERVE THE
COMMUNITY**

We also recommend considering the renovation of the existing cold storage building takes place in the summer of 2020.

The plan would be for the northern half of the site with drive lane, storage bins, and salt storage be complete by fall of 2020, which would provide a fully-functioning temporary facility for the city's use, while completing the new fleet maintenance and storage facility. The new fuel island will not be operational until the new fleet maintenance building is complete, due to the tank monitor and software system required to run the fuel system housed in the new building. We recommend that the city continues to utilize its existing fuel supply system until the project is complete.

We understand the city may need to hold off on starting the construction of the project until the spring of 2021. However, we wanted to show the city a path to start the project sooner, if the city wishes to do so.

Please see attached proposed preliminary phasing plan, which is our initial assumption of the most efficient way to schedule the project. However, we would like the city and design team's input before proceeding with this plan.

Key components to consider:

Relocation and access point of the salt storage facility.

Currently the feasibility study options A and C appear to have the opening facing west; we do not recommend this. Depending on the manufacturer, the fabric component of the structure is not always reusable. (CoverAll buildings went out of business due to multiple structural failures throughout the country, and therefore, their structures cannot always be completely reused in their entirety). The T structure components can be reused, but will require updated engineering and new fabric.

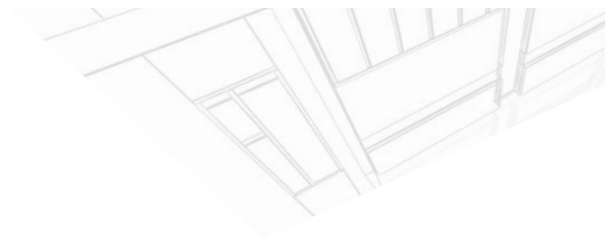
Storm water management plan.

With the intention to reuse/redesign the existing pond, we recommend that the storm water management plan is considered as early as possible. The condition of the existing pond will need to be evaluated for depth, age, and contamination to ensure it meets the requirements to fulfill the intended purpose of the new development. This type of evaluation is often overlooked initially during the design phase, and can significantly impact the duration of the project if not addressed early on.

Facility layout.

One of the most important things to consider when planning a new facility is the layout of the campus and layout of the individual buildings and spaces. We have received years of feedback regarding what works well in their facilities and what they might do differently a second time around. We are an engaged partner and will offer our experiences to help the city and design team find the best solution for the City of Ramsey. We will work with the team to determine the best value as it relates to reusing existing equipment such as lifts or purchasing new.

With RJM the City of Ramsey can count on an engaged, knowledgeable partner to help you construct the new public works facility. We look forward to working with your community.



Exhibits

Fee Summary

Schedule

Phasing Plan

AIA Report

Financial Statement

Sample Insurance Certificate

Exhibit B



**City of Ramsey Public Works and Fleet Maintenance Facility
RJM Construction - Construction Manager Fee Proposal
August 9, 2019**

Phase 1 (Preconstruction)		6 Months		
Description	Quantity	Unit	Unit Cost	Total
Project Executive	30	HRS	\$ 159.40	\$ 4,766
Senior Project Manager	20	HRS	\$ 132.40	\$ 2,582
Estimator	70	HRS	\$ 117.40	\$ 8,241
Project Scheduler	8	HRS	\$ 97.40	\$ 810
MEP Coordinator	16	HRS	\$ 132.40	\$ 2,065
BIM Specialist	16	HRS	\$ 97.40	\$ 1,519
Estimated Phase 1 (Preconstruction)				\$ 19,985

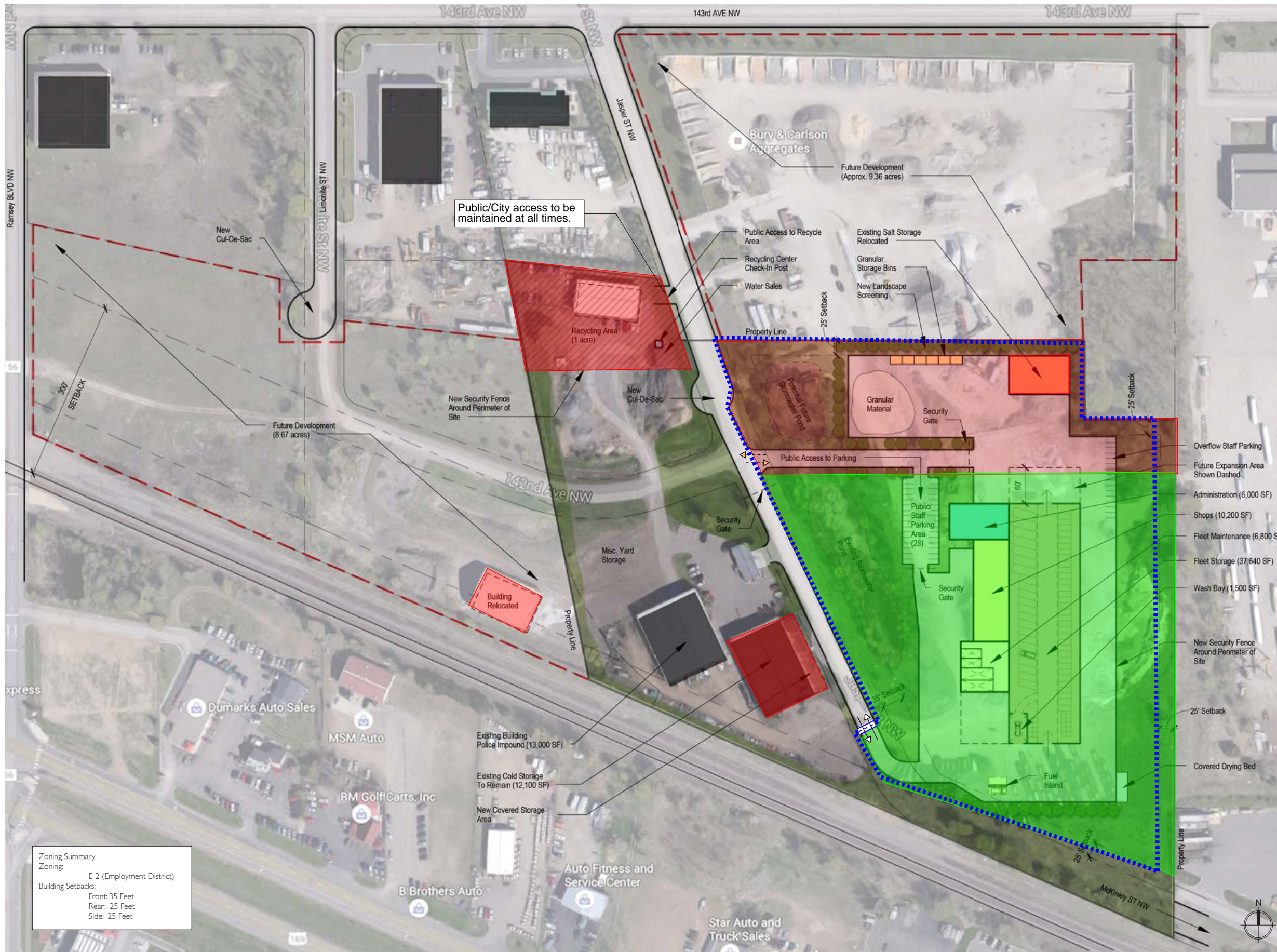
* The staffing and hours outlined above are an estimate of anticipated services for the noted duration. Once an agreed upon schedule and defined scope of services has been finalized, the hours may adjust up or down accordingly.

Phase 2 (Construction)		10 Months		
Description	Quantity	Unit	Unit Cost	Total
Project Executive	44	HRS	\$ 159.40	\$ 7,014
Project Manager	880	HRS	\$ 117.40	\$ 103,312
Project Engineer	352	HRS	\$ 85.40	\$ 30,061
General Superintendent	44	HRS	\$ 122.90	\$ 5,408
Superintendent	1760	HRS	\$ 114.90	\$ 202,224
Estimator	30	HRS	\$ 117.40	\$ 3,513
Project Scheduler	44	HRS	\$ 97.40	\$ 4,286
MEP Coordinator	8	HRS	\$ 132.40	\$ 1,049
BIM Specialist	8	HRS	\$ 97.40	\$ 771
QAQC Director	44	HRS	\$ 122.90	\$ 5,408
Safety Director	44	HRS	\$ 122.90	\$ 5,408
Project Assistant	88	HRS	\$ 56.40	\$ 4,963
Risk Manager	16	HRS	\$ 159.40	\$ 2,525
Truck	1936	HRS	\$ 4.50	\$ 8,712
Fuel	44	WK	\$ 85.00	\$ 3,740
Site Trailer & Equipment	10	MO	\$ 950.00	\$ 9,654
Printing, Postage, Cell Phones	10	MO	\$ 350.00	\$ 3,557
Subtotal Phase 2 (Construction)				\$ 401,602

Construction Manager Fee

Proposed Construction Manager Fee	1	LS	1.45%	\$ 188,500
CM Fee Based on a Construction Value of:		\$ 13,000,000		

* The staffing and hours outlined above are an estimate of anticipated services for the noted duration. Once an agreed upon schedule as been finalized, the hours may adjust up or down accordingly.



Site Logistics Plan Legend	
	Phase 2A Scope Includes: Salt Storage Relocation General Site Work Remodel of Cold Storage Recycling Center Work
	Phase 2A Schedule: Start: 4/19/21 Finish: 8/17/21
	General Site Work Start: 5/11/21 Finish: 8/17/21
	Salt Storage Relocation Start: 5/11/21 Finish: 7/13/21
	Remodel of Cold Storage Start: 4/27/21 Finish: 6/21/21
	Recycling Center Work Start: 4/27/21 Finish: 6/7/21
	Phase 2B Scope Includes: Construction of Fleet Services, Administration, Shops, Fleet Storage, Wash Bay & Fuel Island. Finish Site Improvements at New Building.
	Phase 2B Schedule: Start: 4/23/21 Finish: 3/2/22
	Sitework/Improvements Start: 4/23/21 Finish: 10/18/21
	New Building Construction Start: 4/23/21 Finish: 3/2/22
	Fuel Island Start: 6/4/21 Finish: 7/1/21
	Fuel Island Operational: 11/3/21
	Site Construction Fencing
	Salt Storage City Access Route
	Construction Access Gate
	Construction Access Route

Zoning Summary
Zoning: E-2 (Employment District)
Building Setbacks:
Front: 35 Feet
Rear: 25 Feet
Side: 25 Feet



Line	Name	Duration	Start	Finish	2019												2020												2021																							
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	S																							
					9	23	7	21	4	18	2	16	30	13	27	10	24	9	23	6	20	4	18	1	15	29	13	27	10	24	7	21	5	19	2	16	30	14	28	11	25	8	22	5	19	3	17	31	14	28	12	26
1	Public Works & Fleet Maintenance	84w 3d	9/10/2019	4/23/2021																																																
2	Preconstruction	40w 1d	9/10/2019	6/16/2020																																																
3	Award RJM		9/10/2019	9/10/2019																																																
4	SD Design	10w	9/10/2019	11/18/2019																																																
5	SD Estimate	3w	11/19/2019	12/9/2019																																																
6	DD Design	12w	11/19/2019	2/10/2020																																																
7	DD Estimate	3w	2/11/2020	3/2/2020																																																
8	Construction Documents	6w	2/11/2020	3/23/2020																																																
9	CD's Complete		3/24/2020	3/24/2020																																																
10	City Council Meeting/Approval to Advertise to Bid	1d	3/24/2020	3/24/2020																																																
11	Permit Review	4w	3/25/2020	4/21/2020																																																
12	Advertisement for Bid	2w	3/25/2020	4/7/2020																																																
13	Bidding	3w	4/8/2020	4/28/2020																																																
14	Bid Opening Day	1d	4/29/2020	4/29/2020																																																
15	Meet with Team to Review Bids	1d	5/6/2020	5/6/2020																																																
16	Packet to City Council Agenda	1d	5/11/2020	5/11/2020																																																
17	City Council Meeting/Approval to Award	1d	5/19/2020	5/19/2020																																																
18	MPCA Notice		5/20/2020	5/20/2020																																																
19	Award Shell Subcontractors	2w	5/20/2020	6/2/2020																																																
20	Award Precast/Steel	1d	5/21/2020	5/21/2020																																																
21	Award TI Subcontractors	2w	6/3/2020	6/16/2020																																																
22	Shell Material Leadtimes	17w	5/22/2020	9/17/2020																																																
23	Precast Shop Drawings/Approvals	8w	5/22/2020	7/16/2020																																																
24	Structural Steel Shop Drawings/Approvals	8w	5/22/2020	7/16/2020																																																
25	Precast Leadtime	9w	7/17/2020	9/17/2020																																																
26	Structural Steel Lead Time	8w	7/17/2020	9/10/2020																																																
27	Construction	46w 4d	6/1/2020	4/23/2021																																																
28	Phase 2A	17w 2d	6/1/2020	9/29/2020																																																
29	Recycling Center	7w 1d	6/1/2020	7/20/2020																																																
30	Survey/Locates	3d	6/1/2020	6/3/2020																																																
31	Mobilization/Site Fence	3d	6/1/2020	6/3/2020																																																
32	SWPPP	3d	6/4/2020	6/8/2020																																																




Date: 8/6/2019

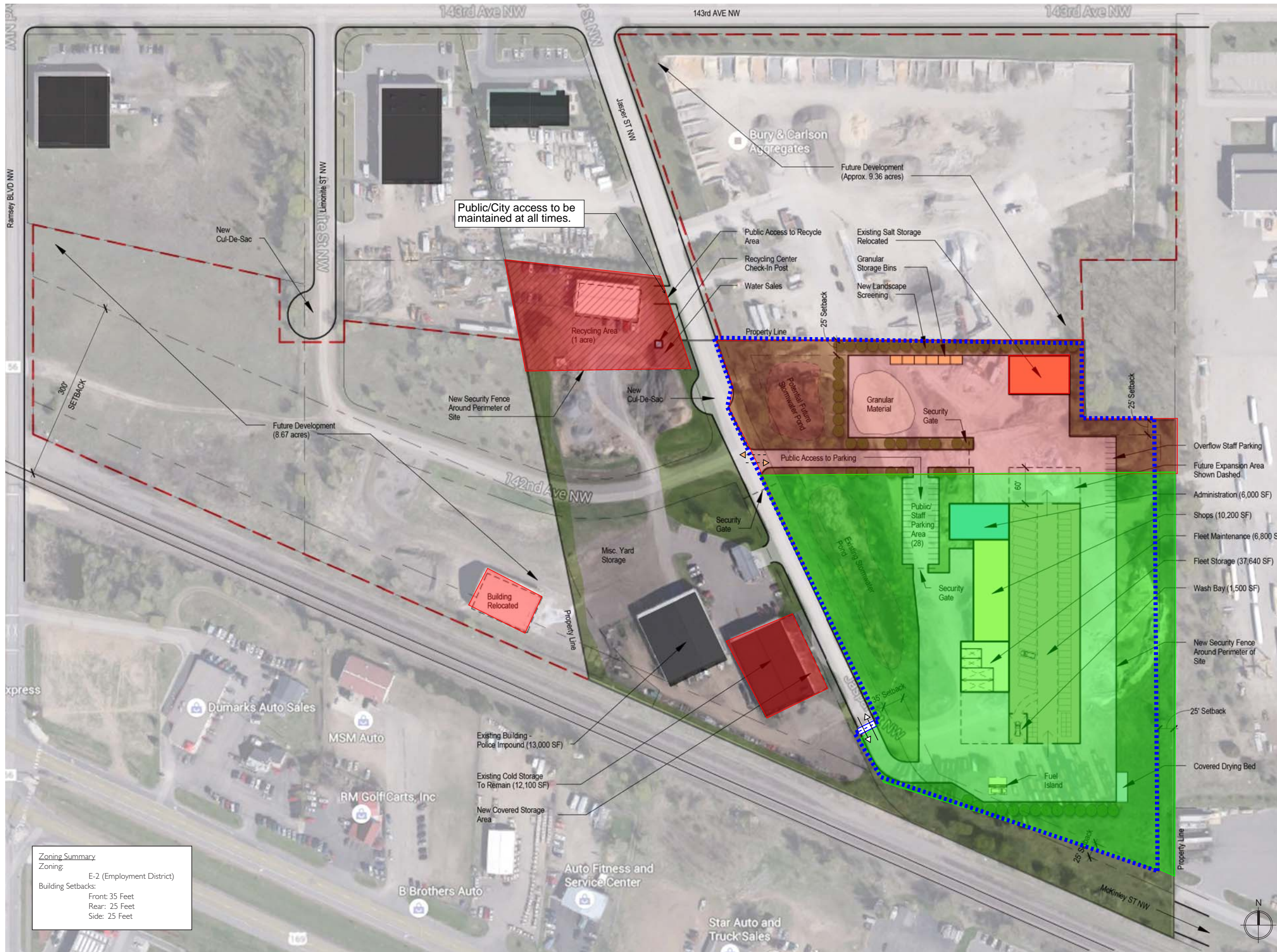
Ramsey Public Works & Fleet Maintenance

Alternate Option Schedule

Line	Name	Duration	Start	Finish	2019												2020												2021																							
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	S																							
					9	23	7	21	4	18	2	16	30	13	27	10	24	9	23	6	20	4	18	1	15	29	13	27	10	24	7	21	5	19	2	16	30	14	28	11	25	8	22	8	22	5	19	3	17	31	14	28
99	Exterior Windows/Storefront	2w	12/25/2020	1/8/2021	Exterior Windows/Storefront																																															
100	Overhead Doors	2w	12/25/2020	1/7/2021	Overhead Doors																																															
101	Exterior windows	1w	12/25/2020	12/31/2020	Exterior windows																																															
102	Building Envelope Complete		1/8/2021	1/8/2021	Building Envelope Complete																																															
103	Interior Finishes	9w 1d	1/29/2021	4/2/2021	Interior Finishes																																															
104	Paint	3w	1/29/2021	2/18/2021	Paint																																															
105	Hang Lights-Shop	1w	2/8/2021	2/12/2021	Hang Lights-Shop																																															
106	Shop Equipment-Ceiling Mounted	1w	2/9/2021	2/15/2021	Shop Equipment-Ceiling Mounted																																															
107	Tile	2w	2/10/2021	2/23/2021	Tile																																															
108	MEP Finishes	4w	2/15/2021	3/12/2021	MEP Finishes																																															
109	Install Vehicle Lifts	2w	2/16/2021	3/1/2021	Install Vehicle Lifts																																															
110	Interior Windows	1w	2/19/2021	2/25/2021	Interior Windows																																															
111	Ceiling Grid	3d	2/19/2021	2/23/2021	Ceiling Grid																																															
112	Plumbing Trim	3d	2/24/2021	2/26/2021	Plumbing Trim																																															
113	Interior Crane	1w	3/8/2021	3/12/2021	Interior Crane																																															
114	Lockers	1w	3/8/2021	3/12/2021	Lockers																																															
115	Partitions/Accessories	2d	3/8/2021	3/9/2021	Partitions/Accessories																																															
116	Ceiling Pad	1w	3/8/2021	3/12/2021	Ceiling Pad																																															
117	Owner Equipment Move in	2w	3/8/2021	3/19/2021	Owner Equipment Move in																																															
118	Millwork	1w 2d	3/15/2021	3/23/2021	Millwork																																															
119	Flooring/Base	1w 2d	3/23/2021	3/31/2021	Flooring/Base																																															
120	Accessories	3d	3/24/2021	3/26/2021	Accessories																																															
121	Doors/Hardware	2d	4/1/2021	4/2/2021	Doors/Hardware																																															
122	Welding/Wash Bay Equipment	3w	2/19/2021	3/11/2021	Welding/Wash Bay Equipment																																															
123	Install Wash Bay Equipment	3w	2/19/2021	3/11/2021	Install Wash Bay Equipment																																															
124	Install Welding Bay Equipment	3w	2/19/2021	3/11/2021	Install Welding Bay Equipment																																															
125	Inspections	3w	4/2/2021	4/23/2021	Inspections																																															
126	Final Inspections	1w	4/2/2021	4/8/2021	Final Inspections																																															
127	Owner Move in	2w	4/9/2021	4/22/2021	Owner Move in																																															
128	Punchlist	2w	4/9/2021	4/22/2021	Punchlist																																															
129	Owner Occupy		4/23/2021	4/23/2021	Owner Occupy																																															

Legend	Preconstruction	Phase	Construction	Owner	Milestones
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	Date: 8/6/2019	<h1>Ramsey Public Works & Fleet Maintenance</h1> <h2>Alternate Option Schedule</h2>
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Site Logistics Plan Legend	
	Phase 2A Scope Includes: Salt Storage Relocation General Site Work Remodel of Cold Storage Recycling Center Work
	Phase 2A Schedule: Start: 6/1/20 Finish: 9/29/20
	General Site Work Start: 6/1/20 Finish: 9/29/20
	Salt Storage Relocation Start: 6/23/20 Finish: 8/25/20
	Remodel of Cold Storage Start: 6/9/20 Finish: 8/3/20
	Recycling Center Work Start: 6/1/20 Finish: 7/20/20
	Phase 2B Scope Includes: Construction of Fleet Services, Administration, Shops, Fleet Storage, Wash Bay & Fuel Island. Finish Site Improvements at New Building.
	Phase 2B Schedule: Start: 6/5/20 Finish: 4/30/21
	Sitework/Improvements Start: 6/5/20 Finish: 11/24/21
	New Building Construction Start: 6/5/20 Finish: 4/30/21
	Fuel Island Start: 7/28/20 Finish: 8/24/20
	Fuel Island Operational: 1/15/21
⋯⋯⋯	Site Construction Fencing
⋯⋯⋯	Salt Storage City Access Route
---	Construction Access Gate
⇄	Construction Access Route

Zoning Summary
Zoning: E-2 (Employment District)
Building Setbacks:
Front: 35 Feet
Rear: 25 Feet
Side: 25 Feet

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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

ADDRESS: City of Ramsey, 7550 Sunwood Drive NW, Ramsey, MN 55303

SUBMITTED BY: RJM Construction

NAME: Brad Barickman

ADDRESS: 830 Boone Avenue North, Golden Valley, MN 55427

PRINCIPAL OFFICE: X

Corporation

Partnership

Individual

Joint Venture

Other

NAME OF PROJECT: *(if applicable)* City of 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? 37

§ 1.2 How many years has your organization been in business under its present business name? 21

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

RJM Construction Inc., United Properties Construction Services

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

§ 1.3.1 Date of incorporation: NA

ADDITIONS AND DELETIONS:

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

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

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

- § 1.3.2 State of incorporation: NA
- § 1.3.3 President's name: NA
- § 1.3.4 Vice-president's name(s) NA

- § 1.3.5 Secretary's name: NA
- § 1.3.6 Treasurer's name: NA

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

- § 1.4.1 Date of organization: NA
- § 1.4.2 Type of partnership (if applicable): NA
- § 1.4.3 Name(s) of general partner(s) NA

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

- § 1.5.1 Date of organization: NA
- § 1.5.2 Name of owner: NA

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

Limited Liability Company – RJM Construction of Minnesota, LLC. Robert J. Jossart, Joseph J. Maddy, Brian G. Recker, Theodore B. Beckman

§ 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.

Federal EIN #26-21082383

Minnesota ID #9463084

Licensed in various Minnesota cities as required.

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

State of Minnesota

§ 3 EXPERIENCE

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

General Conditions

Demolition

Carpentry

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

§ 3.2.1 Has your organization ever failed to complete any work awarded to it? No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? No

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

No.

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)
No.

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

§ 3.4.1 State total worth of work in progress and under contract: \$323,380,235

§ 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 Exhibits.

§ 3.5.1 State average annual amount of construction work performed during the past five years: \$249,623,000

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

§ 4 REFERENCES

§ 4.1 Trade References:

Hunt Electric
Paul Corey
651-643-6561

M.G. McGrath
Mike McGrath
651-704-0300

Modern Heating
Mike Renstron
651-781-3358

§ 4.2 Bank References: Platinum Bank, Tom Jacobson, CEO., 651-332-5228

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:
Liberty Mutual Insurance Company
2854 Hwy 55, Suite 250
Eagan, MN 55121

§ 4.3.2 Name and address of agent:
Mr. Brian Carpenter
Willis
4000 Olson Memorial Hwy, Suite 300
Minneapolis, MN 55422
763-302-7100

§ 5 FINANCING

§ 5.1 Financial Statement. See Exhibits: Financials 2018

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

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

Net Fixed Assets;

Other Assets;

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

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

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

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

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

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

§ 6 SIGNATURE

§ 6.1 Dated at this 8 day of August 2019

Name of Organization: RJM Construction

By: Ted Beckman

Title: President

§ 6.2

M 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 8 day of August 2019

Notary Public: Erin Crocker

My Commission Expires:

SEE PRINTED VERSION FOR SIGNATURES



MINNEAPOLIS OFFICE
830 Boone Ave North
Golden Valley, MN 55427

CONTRACTOR'S QUALIFICATION STATEMENT
PROJECTS IN PROGRESS

Comp. Date	Project Name	Owner	Architect	Contract Amount
05/31/2018	Legacy	Riversdale Ventures, LLC 218 North 1st Street Minneapolis, MN 55401	Oertel Architects 1795 St. Clair Avenue St. Paul, MN 55105	\$5,388,340
11/01/2019	The Soap Factory	BuHi Soap, LLC 5100 Eden Avenue, Suite 317 Edina, MN 55436	Studio M Architects 530 North 3rd Street Minneapolis, MN 55401	\$4,600,000
04/01/2018	MH Boiler Replacement (Harris)	Harris Companies 909 Montreal Circle St. Paul, MN 55102	Harris Companies 909 Montreal Circle St. Paul, MN 55102	\$334,939
07/31/2018	Shoreview Community Center Addition	City of Shoreview 4600 Victoria Street North Shoreview, MN 55126	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$15,634,136
02/18/2019	Nordic House	United Properties Development LLC 651 Nicollet Mall, Suite 450 Minneapolis, MN 55402	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis, MN 55401	\$61,931,769
04/01/2018	MH 4th Floor AHU's	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416		\$1,790,101
05/31/2019	Coon Rapids Chrysler	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis, MN 55402	\$19,410,686
09/07/2018	Hopkins Pavilion Addition	City of Hopkins 1010 - 1st Street S. Hopkins, MN 55343	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$5,088,203
	MH Building Pressure	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426		\$395,492
04/16/2019	CLUES	CLUES Real Estate Holding Company Dale Dufault St. Paul, MN 55106		\$5,060,858
11/15/2018	U of M OSC	Regents of the University of Minnesota 400 Donhove Building, 319 - 19th Ave SE Minneapolis, MN 55455	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$1,525,854
12/01/2019	SLP Westwood Hills Nature Center	City of St. Louis Park 3700 Monterey Drive St. Louis Park, MN 55416	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$817,303
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Comp. Date	Project Name	Owner	Architect	Contract Amount
07/05/2019	City of Woodbury - Ojibway Park	City of Woodbury 8301 Valley Creek Road Woodbury, MN 55125	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis, MN 55401	\$2,492,084
02/28/2018	Alina Woodbury 3rd Floor Remodel	Alina Health Services Route 60004, 333 N. Smith Ave. St. Paul, MN 55102	EPAC 539 Biolenberg Drive Suite 115 St. Paul, MN 55125	\$1,989,540
11/30/2018	NFH Lower Level Remodel	Northfield Hospital 2000 North Avenue Northfield, MN 55057	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$369,063
08/08/2019	Global Academy	Global Academy ABC 4065 Central Ave NE Columbia Heights, MN 55421	Rivera Architects Inc. 775 Fairmount Avenue St. Paul, MN 55105	\$3,885,530
09/21/2019	Health Partners Elk River Clinic Remodel	HealthPartners 8170 33rd Avenue South Bloomington, MN 55425	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$1,426,657
12/01/2019	PNHS Lakeville MOB	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$9,639,919
04/15/2019	U of M Morrill Hall 3rd Floor Remodel	Regents of the University of Minnesota 400 Donhove Building, 319 - 19th Ave SE Minneapolis, MN 55455	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$560,183
07/01/2019	WeWork - Nordic	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	RSP Architects, LTD 1220 Marshall Street NE Minneapolis, MN 55413	\$6,282,166
09/30/2019	TCO Waconia Shell	TCO Real Estate - Fund II, LLC 4200 Dahlberg Drive, Ste 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$4,401,221
05/31/2019	Crown Iron Works	Crown Iron Works 2500 County Road C W. Roseville, MN 55113	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$3,252,229
05/31/2019	Alina New Ulm - MRI Replacement	Alina Health Services Route 60004, 333 N. Smith Ave. St. Paul, MN 55102	EPAC 539 Biolenberg Drive Suite 115 St. Paul, MN 55125	\$613,528
05/31/2019	Alina New Ulm - Pharmacy	Alina Health Services Route 60004, 333 N. Smith Ave. St. Paul, MN 55102	EPAC 539 Biolenberg Drive Suite 115 St. Paul, MN 55125	\$1,026,859
	Hill Murray Boiler Replacement	Hill Murray School 2625 Larpenteur Ave. E. Maplewood, MN 55109		\$575,830
07/01/2019	PNHS SLP Campus Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$1,337,978
AIA A305				8/7/2016

Comp. Date	Project Name	Owner	Architect	Contract Amount
07/01/2019	City of Woodbury - Public Works	City of Woodbury 8301 Valley Creek Road Woodbury, MN 55125	HCM Architects 4201 Cedar Avenue South Minneapolis, MN 55407	\$20,468,352
09/28/2018	Spectrum HS College Career Ctr	Spectrum High School 17796 Industrial Circle NW Elk River, MN 55330	Rivera Architects Inc. 775 Fairmount Avenue St. Paul, MN 55105	\$345,805
10/14/2019	HERO Center	City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016	Leo A Daly 730 Second Ave. South Suite 1300 Minneapolis, MN 55402	\$17,544,677
10/01/2018	MH Ground & 1st Floor Corridor Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$796,492
12/30/2022	Gateway RBC	United Properties Development LLC 651 Nicollet Mall, Suite 450 Minneapolis, MN 55402		\$1,245,342
12/31/2018	PNHS Prior Lake Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$441,062
09/30/2019	MH Cafeteria Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$4,939,355
09/30/2019	MH Pharmacy	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416		\$1,864,019
03/28/2019	Orative Group, LLC	Orative Group 701 N. Washington Avenue, Suite 400 Minneapolis, MN 55401	Snow Krelich Architects 219 North Second Street, Suite 120 Minneapolis, MN 55401	\$2,638,685
	TCO Crosstown OR Flooring	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422		\$457,712
07/31/2019	Fennbrook Fields - Athletic Complex	City of Maple Grove 12800 Arbor Lakes Parkway N. Maple Grove, MN 55369-7064	Starkec 733 Marquette Ave Suite 1000 Minneapolis, MN 55402	\$7,632,631
09/24/2019	Walser Subaru - South St. Paul	Walser Real Estate, LLC 7700 France Avenue South, Ste 410N Edina, MN 55435	Phillips Architects and Contractors, Minneapolis, MN 55401	\$8,363,416
04/30/2020	MH 4th Floor Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$20,650,995
10/12/2018	PNHS 3800 Electrical Service	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$770,227
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Comp. Date	Project Name	Owner	Architect	Contract Amount
10/02/2014	PNHS Bloomington Refresh	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$1,151,156
09/01/2014	JP Morgan Chase and Company	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Callison, LLC 1420 - 5th Avenue Seattle, WA 98101-4646	\$1,022,436
09/01/2014	TRIA - Pain Management	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$504,727
09/30/2014	NELSON Office Remodel	NELSON 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403		\$259,906
07/31/2015	Eden Prairie Aquatics Addition	City of Eden Prairie	Hammel, Green & Abrahamson 420 5th Street North, Suite 100 Minneapolis, MN 55401	\$19,875,095
09/28/2014	PST Thrust Stage	Park Square Theatre 408 St. Peter Street, Suite 110 St. Paul, MN 55102		\$2,829,537
01/28/2015	Centerpoint Energy	Centerpoint Energy P.O. Box 59038 Minneapolis, MN 55459		\$7,570,804
12/30/2014	YWCA Roof Re-Waterproofing	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	INSPEC 5801 Duluth Street Minneapolis, MN 55422	\$1,386,430
09/05/2014	Odyssey Academy Summer 2014	Gregory R. Grodvig 4913 Kalenda Avenue North East Albertville, MN 55301	Rivera Architects Inc. 775 Fairmount Avenue St. Paul, MN 55105	\$1,114,846
11/28/2014	Pamela Park	City of Edina 4801 West 50th Street Edina, MN 55424	Wendel 111 Washington Avenue North Minneapolis, MN 55401	\$261,669
09/22/2014	Marketing Lab	701 Washington Master Tenant, LLC 3600 American Blvd. West, Suite 750 Bloomington, MN 55431		\$321,433
12/31/2014	Fairview Northland SEP	Fairview Northland Medical Center 911 Northland Drive Princeton, MN 55371	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$3,958,256
01/30/2015	Meridian Behavioral Health Pine City	Meridian Programs 550 Main Street, Suite 230 New Brighton, MN 55112	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$2,652,026
09/12/2014	PNHS Melrose Clinic East	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$451,193
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Comp. Date	Project Name	Owner	Architect	Contract Amount
10/15/2019	19-001 Bio-Techne QC, Bottling and Manufacturing Lab Expan.	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	'	\$1,656,627
	19-002 Bio-Techne Sales Office Area Remodel	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis, MN 55407	\$1,510,547
10/01/2020	City of Andover Community Center Expansion	City of Andover 1685 Crosstown Blvd. N.W Andover, MN 55304	'	\$1,485,574
08/28/2019	Crown Extraction Building	Crown Iron Works 2500 County Road C.W. Roseville, MN 55113	Mchogen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$688,973
08/30/2020	City of Shoreview Commons Park Expansion	City of Shoreview 4600 Victoria Street North Shoreview, MN 55126	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis, MN 55401	\$3,044,123
08/17/2019	MH MMB Bariatric Clinic Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	RSP Architects, LTD 1220 Marshall Street NE Minneapolis, MN 55413	\$280,712
12/20/2019	Acist	ACIST Medical Systems, Inc. 7905 Fuller Rd Eden Prairie, MN 55344	RSP Architects, LTD 1220 Marshall Street NE Minneapolis, MN 55413	\$1,339,495
12/15/2019	Fraushuh Cancer Center Pharmacy	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis, MN 55401	\$317,650
	Entira Family Clinics Interior Build-Out	Entira Family Clinic 2025 Stoen Place, Suite 35 St. Paul, MN 55117	Mchogen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$1,031,506
07/01/2019	Crown Innovation Center	Crown Iron Works 2500 County Road C.W. Roseville, MN 55113	Mchogen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$274,063
	WeWork - Lightwell Kansas City	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	'	\$7,788,720
01/31/2020	WeWork - Columbus Capital Square	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	'	\$6,349,375
10/01/2019	TCO Burnsville MRI	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$449,302
12/08/2019	WeWork Columbus - 800 N. High St	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	'	\$4,261,894
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\$323,380,235



MINNEAPOLIS OFFICE
830 Boone Ave North
Golden Valley, MN 55427

CONTRACTOR'S QUALIFICATION STATEMENT
PROJECTS COMPLETED

Comp. Date	Project Name	Owner	Architect	Contract Amount
05/01/2015	American Family	American Family Mutual Insurance Co 6000 American Parkway Madison, WI 53583	.	\$7,997,294
03/03/2014	Park Dental - Lakeville	Park Dental Group 2200 City Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #356 Minneapolis, MN 55401	\$433,323
04/14/2014	Southdale OBGYN	Southdale OBGYN Consultants 3625 West 65th Street, Suite 100 Edina, MN 55435	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$477,178
08/01/2014	Capella Lobby Renovation	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis, MN 55402	\$7,301,657
07/01/2014	Allina Unity NSHD Surgical Services	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Leo A Daly 730 Second Ave. South Suite 1300 Minneapolis, MN 55402	\$921,298
05/06/2014	UCare - Stinson	UCare 500 Stinson Blvd. NE Minneapolis, MN 55413-2615	Studio Hive 901 North 3rd Street Suite 228 Minneapolis, MN 55401	\$2,747,629
05/01/2014	PNHS Eagan Refresh	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$274,940
03/28/2014	TCO Crostowen ASC	Twin City Orthopedics 6465 Wayzata Blvd, Ste 900 St. Louis Park, MN 55426	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$315,786
10/01/2014	RBC Plaza Interiors	KBS III, 60 S 5th St LLC Ownr Care of: NorthMarq Real Estate Services, LLC Minneapolis, MN 55401	Shea Architects Inc 10 South Eighth Street Minneapolis, MN 55402	\$8,354,773
04/18/2014	505 Nicollet Interior Demolition	505 Nicollet 3500 American Blvd. W Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis, MN 55402	\$606,528
04/25/2014	Packaging Sales	United Properties Investment, LLC 3500 American Blvd. West, Suite 200 Bloomington, MN 55431	Genesis Architecture 4350 Baker Road Minnetonka, MN 55343	\$288,773
03/31/2014	Loose Wiles Landlord Work	701 Washington Master Tenant, LLC 3600 American Blvd. West, Suite 750 Bloomington, MN 55431	Gensler Architects 81 South Ninth Street Minneapolis, MN 55402	\$363,048

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Comp. Date	Project Name	Owner	Architect	Contract Amount
12/31/2014	Datacard Group	DataCard Corporation 11111 Bren Road West Minnetonka, MN 55343-9015	RSP Architects, LTD 1220 Marshall Street NE Minneapolis, MN 55413	\$11,583,905
08/22/2014	Rogers Police Station Remodel	City of Rogers 22350 South Diamond Lake Road Rogers, MN 55374	HTG Architects 9300 Hennepin Town Road Eden Prairie, MN 55347	\$1,980,097
08/10/2014	US Bank - 6th Floor Construction	U.S. Bank National Association 2800 East Lake Street Minneapolis, MN 55406	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$747,295
07/14/2014	Allina - Oakdale Clinic	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$446,333
05/02/2014	NorthMarq Capital Suite 500	Northland Center 1 3500 West 80th Street Bloomington, MN 55431	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$975,006
08/31/2014	505 Nicollet Exterior Windows	505 Nicollet 3500 American Blvd. W Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis, MN 55402	\$2,563,179
08/10/2014	US Bank - Hines	U.S. Bank National Association 2800 East Lake Street Minneapolis, MN 55406	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$392,137
07/18/2014	PNHS Burnsville Ortho	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	.	\$360,010
07/15/2014	Tiger Risk	Tiger Risk 7801 France Avenue South Edina, MN 55435	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403	\$426,216
05/02/2014	Hiawatha Academy Northrop - Mechanical	Charter Schools Developmnt Crp 7272 Park Circle Drive, Suite 265 Hanover, MD 21076	U+B Architecture and Design 2609 Aldrich Avenue South, Suite 100 Minneapolis, MN 55408	\$300,000
	Nonwest Equity Partners	Nonwest Equity Partners 80 South 8th Street, Ste 3600 Minneapolis, MN 55402	.	\$1,289,254
08/01/2014	North Clinic Plymouth	North Clinic, PA 9201 West Broadway Avenue N, Suite 601 Brooklyn Park, MN 55445	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$1,363,191
10/14/2014	Edina Sports Dome and Ice Rink	City of Edina 4801 West 50th Street Edina, MN 55424	Cunningham Group 201 Main Street SE, #325 St. Anthony Main Minneapolis, MN 55414	\$912,642
08/05/2015	Maple Grove Central Park - SITE	Maple Grove Parks & Recreation Board 12951 Weaver Lake Road Maple Grove, MN 55369	Damon Farber Associates 401 2nd Ave. N. Minneapolis, MN 55401	\$10,209,306

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Comp. Date	Project Name	Owner	Architect	Contract Amount
09/28/2014	Clifton Group	Centennial Lakes V, LLC 3600 Minnesota Drive Edina, MN 55435	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403	\$549,698
08/01/2014	Moss & Barnett	Moss & Barnett 150 South 5th Street, Suite 1200 Minneapolis, MN 55402	Hammel, Green & Abrahamson SDS 12 - 1861, P.O. Box 86 Minneapolis, MN 55401	\$2,918,296
05/02/2014	Ridgeview 212 Extended Stay Suites	Ridgeview Medical Center 500 South Maple Street Waconia, MN 55387	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$766,804
10/01/2015	National Marrow Donor Program	United Properties Investment, LLC 3500 American Blvd. West, Suite 200 Bloomington, MN 55431	RSP Architects, LTD 1220 Marshall Street NE Minneapolis, MN 55413	\$33,902,124
04/24/2014	US Bank 3rd Floor	U.S. Bank National Association 2800 East Lake Street Minneapolis, MN 55406	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$643,709
07/01/2015	Allina-Champlin Shell Building	MSP/Champlin, LLC 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$3,154,656
08/20/2014	505 Nicollet Parking Garage	505 Nicollet 3500 American Blvd. W Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis, MN 55402	\$502,381
07/01/2014	MH 4E Refresh	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	.	\$253,072
08/30/2014	BGC Gamble Center Pool	Boys & Girls Club of the Twin Cities 690 Jackson Street St. Paul, MN 55130	.	\$904,061
08/20/2014	PNHS MMB Nephrology	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$557,000
08/05/2015	Maple Grove Central Park - BUILDING	Maple Grove Parks & Recreation Board 12951 Weaver Lake Road Maple Grove, MN 55369	U+B Architecture and Design 2609 Aldrich Avenue South, Suite 100 Minneapolis, MN 55408	\$5,000,353
08/08/2014	ContraCare Health Med/Surg Remodel	ContraCare Health System 1406 6th Avenue North St. Cloud, MN 56303	Pipe Associates 1295 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$480,422
12/18/2014	Maple Grove Community Gym	Maple Grove Parks & Recreation Board 12951 Weaver Lake Road Maple Grove, MN 55369	Armstrong, Torseth, Skold & Rydet 8501 Golden Valley Road, Suite 300 Minneapolis, MN 55427	\$8,178,016
08/13/2014	US Bank - 5th Floor Construction	U.S. Bank National Association 2800 East Lake Street Minneapolis, MN 55406	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$617,759

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Comp. Date	Project Name	Owner	Architect	Contract Amount
10/02/2014	PNHS Bloomington Refresh	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$1,151,156
08/01/2014	JP Morgan Chase and Company	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Callison, LLC 1420 - 5th Avenue Seattle, WA 98101-4646	\$1,022,436
08/01/2014	TRIA - Pain Management	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$504,727
08/30/2014	NELSON Office Remodel	NELSON 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403	.	\$259,906
07/31/2015	Eden Prairie Aquatics Addition	City of Eden Prairie	Hammel, Green & Abrahamson 420 5th Street North, Suite 100 Minneapolis, MN 55401	\$19,875,095
08/28/2014	PST Thrust Stage	Park Square Theatre 408 St. Peter Street, Suite 110 St. Paul, MN 55102	.	\$2,829,537
01/28/2015	Centerpoint Energy	Centerpoint Energy P.O. Box 59038 Minneapolis, MN 55459	.	\$7,570,804
12/30/2014	YWCA Roof Re-Waterproofing	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	INSPEC 5801 Duluth Street Minneapolis, MN 55422	\$1,386,430
08/05/2014	Odyssey Academy Summer 2014	Gregory R. Grodvig 4913 Kalenda Avenue North East Albertville, MN 55301	Rivera Architects Inc. 775 Fairmount Avenue St. Paul, MN 55105	\$1,114,846
11/28/2014	Pamela Park	City of Edina 4801 West 50th Street Edina, MN 55424	Wendel 111 Washington Avenue North Minneapolis, MN 55401	\$261,669
08/22/2014	Marketing Lab	701 Washington Master Tenant, LLC 3600 American Blvd. West, Suite 750 Bloomington, MN 55431	.	\$321,433
12/31/2014	Fairview Northland SEP	Fairview Northland Medical Center 911 Northland Drive Princeton, MN 55371	Pipe Associates 1295 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$3,958,256
01/30/2015	Meridian Behavioral Health Pine City	Meridian Programs 550 Main Street, Suite 230 New Brighton, MN 55112	Pipe Associates 1295 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$2,652,026
08/12/2014	PNHS Melrose Clinic East	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$451,193

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Comp. Date	Project Name	Owner	Architect	Contract Amount
12/31/2014	Recovery Technology Solutions	Recovery Technology Solutions 500 South Marshall Rd, Suite 200 Shakopee, MN 55379	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$561,265
10/31/2014	SLP - Maple Grove	South Lake Pediatrics 17705 Hutchins Drive, Suite 101 Minnetonka, MN 55345	Mhagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$643,263
07/01/2015	Penn & American Phase II	P&A Retail Investment, LLC c/o United Properties, Attn: Rick McKevey Bloomington, MN 55431	ESG Architects 500 Washington Avenue S Minneapolis, MN 55415	\$14,342,766
10/10/2014	Seed Partners	Seed Partners, LLC 420 5th Street, 5th Floor Minneapolis, MN 55401	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403	\$259,703
12/25/2014	McGladrey 9th & 10th Floor Restrooms	McGladrey Plaza 801 Nicollet Mall Minneapolis, MN 55402	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403	\$272,096
01/18/2015	Xcel Energy - Shorewood	Northern States Power Company, a Minnesota Corp 414 Nicollet Mall MP 07 Minneapolis, MN 55401		\$1,449,236
11/15/2014	R&D Fitness Area	Cushman & Wakefield/NorthMarq 3500 American Blvd W #200 Bloomington, MN 55431	HCM Architects 4201 Cedar Avenue South Minneapolis, MN 55407	\$301,401
11/28/2014	Zeiss Training Center Remodel	Zeiss Training Center Remodel 6250 Sycamore Ln N. Maple Grove, MN 55369	Edward Farr Architects, Inc. 7710 Golden Triangle Drive Eden Prairie, MN 55344	\$312,021
10/15/2014	PNHS 3900 SPD	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$259,940
	Northfield Hospital - Endoscopy	Northfield Hospital 2000 North Avenue Northfield, MN 55057	Mhagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$5,085,709
01/02/2015	TCO WestHealth	Twin City Orthopedics 6465 Wayzata Blvd, Ste 900 St. Louis Park, MN 55426	Sperides Roiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$944,140
03/02/2015	UMMC Auditorium and Conf. Center	University of Minnesota Medical Center 2450 Riverside Avenue, FUMC - Room MB-155 Minneapolis, MN 55454	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$2,526,527
03/02/2015	UMMC - 11th Floor Pediatric Renovations	University of Minnesota Medical Center 2450 Riverside Avenue, FUMC - Room MB-155 Minneapolis, MN 55454	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$3,625,651
08/15/2015	Red Rock Business Park	United Properties Investment, LLC 3500 American Blvd. West, Suite 200 Bloomington, MN 55431	Lampert Architects, P.A. 420 Summit Avenue - Fourth Floor St. Paul, MN 55102	\$13,747,306
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Comp. Date	Project Name	Owner	Architect	Contract Amount
03/31/2015	Fainview Northland NSEP TI	Fainview Northland Medical Center 911 Northland Drive Princeton, MN 55371	Pipe Associates 1255 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$1,983,886
01/01/2015	Danfoss	Plymouth Business Center	KR Design 1715 Douglas Avenue Minneapolis, MN 55403	\$730,636
03/20/2015	PNHS 3800 MH Lobby	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$404,489
03/05/2015	Colgate Palmolive	Colgate - Palmolive Company 801 Nicollet Mall, Suite 420 Minneapolis, MN 55402		\$389,814
11/13/2015	Be the Match Interiors	National Marrow Donor Program 3001 Broadway Street NE, Suite 100 Minneapolis, MN 55413-1753	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis, MN 55402	\$16,782,039
08/30/2015	PNHS Burnsville OB	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416		\$1,384,306
05/15/2015	PNHS 3800 Childrens/Adolescent Behavior	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416		\$822,578
07/01/2015	MH 4-7 Data/Elec Closets	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416		\$255,733
03/18/2015	Summit Ortho - Eagan	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	Pipe Associates 1255 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$610,270
09/01/2015	PNHS Struthers Parkinson's Cntr Expansion	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	EPAC 539 Bielenberg Drive Suite 115 St. Paul, MN 55125	\$1,939,136
08/15/2015	Portico Benefit Services	Cushman & Wakefield/NorthMarq 801 Nicollet Mall Minneapolis, MN 55402	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$1,661,540
04/01/2015	MH East Tower Shaft Relocates	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$337,908
12/10/2015	MH Lower Level SPD	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$5,567,662
08/15/2015	MH Cancer Center Link 2nd Floor	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$398,746
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	Porsche of Minneapolis	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis, MN 55402	\$7,743,576
12/19/2014	MMIC Expansion	Centennial Lakes I 7701 France Ave S Edina, MN 55435	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403	\$320,573
11/21/2014	Northfield Hospital East Parking Lot Extension	Northfield Hospital 2000 North Avenue Northfield, MN 55057	Mhagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$282,707
01/15/2015	TCO Eden Prairie	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Sperides Roiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$1,144,958
02/12/2015	PNHS General and Bariatric Surgery	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416		\$1,280,253
04/01/2015	MH Surgery Infrastructure	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$2,886,154
12/01/2017	MH 7th Floor Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$5,281,154
01/30/2015	MH 7th Floor Mockup	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$258,455
05/30/2015	MH Pre-Post	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$3,959,557
12/15/2014	Meridian Behavioral Health - Owatonna Facility	Meridian Behavioral Health 550 Main Street, Suite 230 New Brighton, MN 55112	Pipe Associates 1255 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$828,161
01/22/2015	Keurig Green Mountain	Keurig Green Mountain 33 Coffee Lane Waterbury, VT 05676	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403	\$334,436
04/10/2015	Fainview Northland-PrePost Expansion	Fainview Northland Medical Center 911 Northland Drive Princeton, MN 55371	Pipe Associates 1255 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$1,327,037
02/13/2015	RBC 3rd Floor Landlord Prep	KBS III, 60 S 5th St LLC Owmr Care of: NorthMarq Real Estate Services, LLC Minneapolis, MN 55401	Gensler Architects 81 South Ninth Street Minneapolis, MN 55402	\$570,738
02/13/2015	RBC 4th Floor Landlord Prep	KBS III, 60 S 5th St LLC Owmr Care of: NorthMarq Real Estate Services, LLC Minneapolis, MN 55401		\$733,736
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05/01/2015	Select Sales	Cushman & Wakefield/NorthMarq 801 Nicollet Mall Minneapolis, MN 55402	Site Survey Solutions 17190 Hollyhock Avenue Lakeville, MN 55044	\$335,236
08/10/2015	Woodlake Centre Common Space Upgrades	Woodlake Partners LLC 1800 Century Park East, Suite 1016 Los Angeles, CA 90067	Mhagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$974,229
03/31/2016	Portland Tower	Portland Tower LLC 218 North 1st Street Minneapolis, MN 55401	Oertel Architects 1795 St. Clair Avenue St. Paul, MN 55105	\$2,594,340
08/15/2015	Bunzl	United Properties Development LLC 651 Nicollet Mall, Suite 450 Minneapolis, MN 55402	Lampert Architects, P.A. 420 Summit Avenue - Fourth Floor St. Paul, MN 55102	\$743,965
05/01/2015	Wenck	Sun Life Assurance Company of Canada 3500 American Blvd. West, Suite 200 Minneapolis, MN 55431	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$393,122
01/01/2017	MH 2nd Floor Surgery	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$10,310,077
07/01/2015	Summit Orthopedics - Midway	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	Pipe Associates 1255 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$617,809
09/01/2015	MH Imaging AHU	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	Meyer, Bergman & Johnson, Inc. 12 S. 8th Street, Suite 810 Minneapolis, MN 55402	\$1,387,790
07/01/2015	Alina Health-United Hospital Bariatric Clinic	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$631,329
07/24/2015	Alina - St. Francis Regional Med Cntr Outpatient Clinic	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Pipe Associates 1255 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$386,660
01/25/2016	Alina - St. Francis Care South Remodel	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Pipe Associates 1255 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$1,463,332
10/01/2015	The Good Acre	Polkad Foundation 60 South Sixth Street, Suite 3800 Minneapolis, MN 55402	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis, MN 55401	\$2,774,308
09/01/2015	PNHS 3900 ASC Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$560,962
07/10/2015	Hutchinson Health MRI Replacement	Hutchinson Health 1095 Hwy 15 South Hutchinson, MN 55350	Horly Eling & Associates, Inc. 505 East Grant Street Minneapolis, MN 55404	\$466,389
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08/15/2015	PNHS 3800 Allergy Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$291,581
09/01/2015	MH Vision RT/Linac Replacement	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$267,274
09/30/2015	MH S10 & Dumbwater Shaft	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$1,486,645
07/10/2015	PBC-Group Medical	The Travelers Companies, Inc. 385 Washing Street, NB12A St. Paul, MN 55102	M'hogon Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$445,335
09/30/2015	Amazon Distribution Center	OIRE MN, LLC 10350 Bren Road West Minnetonka, MN 55343	Ford & Associates Architects, Inc. 1500 West First Avenue Columbus, OH 43212	\$4,347,713
09/30/2016	Twin City Academy	Twin Cities Academy 835 East Fifth Street St. Paul, MN 55106	Kodet Architectural Group, LTD 15 Gaveland Terrace Minneapolis, MN 55403	\$12,050,000
	SLP Outdoor Refrigeration Ice	City of St. Louis Park 3700 Monterey Drive St. Louis Park, MN 55416		\$619,944
	MH - MMB Neurology	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$269,035
08/15/2016	YMCA Forest Lake	YMCA of the Greater Twin Cities 2125 E. Hennepin Ave. Minneapolis, MN 55413		\$12,433,698
10/01/2015	MH Surgery INF Phase 2	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416		\$725,873
09/15/2015	TCO Burnsville Extended Stay	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$339,591
10/02/2015	Maple Grove Ice Maintenance	Maple Grove Parks & Recreation Board 12951 Weaver Lake Road Maple Grove, MN 55369		\$1,484,147
09/08/2015	Alina Health - Behavioral Health Clinic	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	HDR Architecture 444 Cedar Street, Suite 1900 St. Paul, MN 55101	\$391,120
01/30/2016	Park Dental Ridgepark	Park Dental Group 2200 City Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #356 Minneapolis, MN 55401	\$1,059,693
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01/19/2016	SLP - Minnetonka Clinic	South Lake Pediatrics 17705 Hutchins Drive, Suite 101 Minnetonka, MN 55345	M'hogon Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$712,464
	PNHS Novel Clinic	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$477,969
12/21/2015	North Clinic Ctr for Women's Health	North Clinic, PA 9201 West Broadway Avenue N, Suite 601 Brooklyn Park, MN 55445	M'hogon Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$1,015,832
08/01/2016	Athlos St. Cloud	Vector Constructors, LLC 20801 N 19th Ave. Suite #1 Phoenix, AZ 85027	BRS Architects 1010 S. Allante Pl., Suite 100 Boise, ID 83709	\$10,695,072
09/03/2016	Children's Learning Adventure - Maple Grove	Children's Learning Adventure Childcare Centers 3131 E. Camelback Rd., Suite 420 Phoenix, AZ 85016	CASCO 10877 Watson Road St. Louis, MO 63127	\$8,119,846
09/03/2016	Children's Learning Adventure - Chanhassen	Children's Learning Adventure Childcare Centers 3131 E. Camelback Rd., Suite 420 Phoenix, AZ 85016	CASCO 10877 Watson Road St. Louis, MO 63127	\$8,415,911
02/09/2015	PNHS 3850 JBBC Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$487,005
12/31/2015	MH Fluoroscopy Room #1	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$302,695
08/01/2015	Schwinghammer Farm- St. Cloud	Vector Constructors, LLC 20801 N 19th Ave. Suite #1 Phoenix, AZ 85027	Short Elliot-Hendrickson, Inc. 1200 25th Ave South St. Cloud, MN 56302	\$561,776
02/15/2015	PNHS 3850 Family Med Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$560,826
01/01/2016	8300 Tower Cafe	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis, MN 55402	\$867,781
01/31/2016	MH Chem Line	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416		\$310,457
03/05/2016	Colwell Building	Spear Street Capital 1 Market Plaza, Spear Tower, Suite 4125 San Francisco, CA 94105	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$826,300
04/01/2016	Medtronic	Medtronic Facility Operations 710 Medtronic Pkwy, LS120 Minneapolis, MN 55432	Pipe Associates 1295 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$1,826,830
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Comp. Date	Project Name	Owner	Architect	Contract Amount
08/14/2015	Allen Edmonds	8500 Normandale Lake Office 8500 Normandale Lake Blvd Bloomington, MN 55437	James Dayton Design 1515 Central Ave NE, Ste 150 Minneapolis, MN 55413	\$256,229
10/01/2015	Meet Minneapolis	Meet Minneapolis 250 Marquette Avenue South, Suite 1300 Minneapolis, MN 55401	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$534,107
08/14/2015	AMS - Aphrodite Phase 1	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431		\$613,006
04/01/2016	YWCA Mpls ECE	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$1,250,468
09/20/2016	YWCA MPLS HVAC Infrastructure	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$2,200,006
08/30/2016	YWCA HVAC Dual Duct	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$612,925
10/18/2015	PNHS 3800 7S Infusion Center	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$577,050
12/31/2015	TCO Edina Chillers	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Dunham Associates 50 South Sixth Street - #1100 Minneapolis, MN 55402-1540	\$804,852
12/31/2015	YWCA Facade	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	Snow Kreulich Architects 219 North Second Street, Suite 120 Minneapolis, MN 55401	\$535,875
04/30/2016	Alina - NUMC CKRI Remodel	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	M'hogon Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$1,550,217
12/31/2015	District Energy	District Energy St. Paul, Inc. 75 West Kellogg Boulevard St. Paul, MN 55102	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis, MN 55401	\$2,005,192
12/04/2015	Alina EMS Base - Savage	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	HDR Architecture 444 Cedar Street, Suite 1900 St. Paul, MN 55101	\$633,638
04/01/2016	YWCA Studios & Temp Locker Rooms	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$386,628
12/01/2015	Ainet	Ainet, Inc 2211 South 47th Street Phoenix, AZ 85034	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$566,854
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Comp. Date	Project Name	Owner	Architect	Contract Amount
02/05/2016	CWB Office and Building Conference Room	Cushman & Wakefield/Northmarq 3500 American Blvd W #200 Bloomington, MN 55431	Edward Farr Architects, Inc. 7710 Golden Triangle Drive Eden Prairie, MN 55344	\$354,940
07/01/2016	Meridian Tapestry Renovations	Meridian Behavioral Health 550 Main Street, Suite 230 New Brighton, MN 55112	Pipe Associates 1295 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$1,405,105
	Summit Orthopedics-Bielenberg	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125		\$3,085,373
03/01/2017	Summit Orthopedics MOB- Eagan	MSP Commercial 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	Welsh Architecture 4350 Baker Road, Suite 400 Minnetonka, MN 55343	\$9,106,567
	Summit Orthopedics-Corporate Office Remodel	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125		\$859,521
09/01/2016	MH Lab	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$651,243
	Southdale OB/GYN- Burnsville Clinic	Southdale OB/GYN Consultants 3625 West 65th Street, Suite 100 Edina, MN 55435	M'hogon Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$354,046
04/01/2016	Park Dental Roseville Resource Center	Park Dental Group 2200 City Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #356 Minneapolis, MN 55401	\$328,302
03/14/2016	TCO Stillwater	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$497,581
09/01/2017	Shakopee Community Center Reno and Ice	City of Shakopee 1255 Fuller St. S. Shakopee, MN 55379	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$26,629,957
03/28/2016	Suburban Imaging CT & Remodel	Suburban Imaging 8990 Springbrook Drive Coon Rapids, MN 55433	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$288,876
12/31/2016	MH MRI Addition	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$3,206,200
05/30/2016	Freudenberg Medical Expansion	Freudenberg Medical MIS, Inc. 111 Cheshire Lane, Suite 400 Minnetonka, MN 55305	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$299,410
03/31/2016	UMMC Fairview Chapel	University of Minnesota Medical Center 2450 Riverside Avenue, FUMC - Room MB-155 Minneapolis, MN 55454	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$378,280
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Comp. Date	Project Name	Owner	Architect	Contract Amount
07/15/2016	M/MB Pulmonary Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	\$306,391
02/25/2016	TCO Robbinsdale	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	\$749,133
12/30/2016	YMCA Hastings	YMCA of the Greater Twin Cities 2125 E. Hennepin Ave. Minneapolis, MN 55413	CNH Architects, Inc. 7300 West 147th Street, Suite 504 Apple Valley,MN 55124	\$3,246,425
09/01/2016	Winthrop & Weinstine	Winthrop & Weinstine, P.A 225 S. Sixth Street, Suite 3500 Minneapolis, MN 55402-4629	Alliance 400 Clifton Ave Minneapolis,MN 55403	\$3,103,614
09/31/2016	MH Physicians Lounge	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	\$521,844
07/11/2016	PNHS 4916 Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	.	\$2,091,989
09/09/2016	YWCA Pool Walls	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	\$448,502
09/23/2016	YWCA Locker Rooms	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	\$1,980,086
11/01/2016	MH Ob's First Floor Renovation	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	\$1,634,693
07/04/2016	Caribou Technologies	Caribou Technologies 14148 Lincoln St. NE Ham Lake, MN 55304	Pipe Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	\$2,543,407
07/29/2016	Fainview Southdale Imaging	Fainview Health Services 400 Stinson Blvd. Minneapolis, MN 55413	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	\$1,131,136
07/19/2016	Alina - UH Drs Pro Bldg - 1st Flr CKR/TI	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	EAPC 539 Biolenberg Drive Suite 115 St. Paul,MN 55125	\$267,968
08/19/2016	PNHS Retail at SFRMC	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	\$835,024
02/15/2017	Summit Ortho- Eagan TI	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	Pipe Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	\$10,617,370
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Comp. Date	Project Name	Owner	Architect	Contract Amount
11/14/2016	Isanti Medical Center	MSP Commercial 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	\$1,967,436
09/30/2016	U of M Health - Containment Phase 2	University of Minnesota Medical Center 2450 Riverside Avenue, FUMC - Room MB-155 Minneapolis, MN 55454	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	\$537,787
07/25/2016	Amazon Eagan	Amazon.com nrvd, LLC 410 Terry Ave. N. Seattle, WA 98109	Design Collective, Inc. 601 East Pratt Street, Suite 300 Baltimore,MD 21202	\$2,319,205
08/14/2016	UHG Tech Drive Parking Lot Expansion	United HealthCare Services, Inc. 9900 Bren Road East - MN008-E305 Minnetonka, MN 55343	Westwood Professional Services 12701 Whitewater Drive, Suite 300 Minnetonka,MN 55343	\$1,288,729
01/31/2017	Capella Vacancy Demo	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis,MN 55403	\$1,464,739
09/01/2016	YWCA Administration Remodel	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	\$1,304,114
09/01/2016	YWCA Commons	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	\$310,900
12/31/2016	ARKRAY	ARKRAY America, Inc. 5198 W. 76th Street Edina, MN 55439	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	\$2,635,121
09/01/2016	Olsen Thielens/OTT	CBRE - LSREF4 REBOUND, LLC 701 4th Avenue S. Minneapolis, MN 55415	Welsh Architecture 4350 Baker Road, Suite 400 Minnetonka,MN 55343	\$478,993
08/31/2016	Audi Delivery Center	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis,MN 55402	\$600,614
07/15/2016	RSM 15th Floor Expansion	RSM US LLP 801 Nicollet Mall, Suite 1100 West Tower Minneapolis, MN 55402	.	\$303,134
09/23/2016	RSM 12th Floor Remodel	RSM US LLP 801 Nicollet Mall, Suite 1100 West Tower Minneapolis, MN 55402	.	\$405,977
11/01/2016	NLOP Commons	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis,MN 55402	\$775,531
07/15/2016	Market Watch White Box	Spear Street Capital 1 Market Plaza, Spear Tower, Suite 4125 San Francisco, CA 94105	.	\$389,622
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Comp. Date	Project Name	Owner	Architect	Contract Amount
08/01/2016	PNHS 3900 Retina Expansion	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	.	\$330,576
11/30/2017	Ford Center Masonry Restoration	Ford United Tenant, LLC 3500 American Blvd. W., Suite 200 Minneapolis, MN 55431	.	\$2,265,886
10/01/2016	TCO Waconia	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	\$437,567
02/28/2017	YMCA Downtown	YMCA of the Greater Twin Cities 2125 E. Hennepin Ave. Minneapolis, MN 55413	Hammel, Green & Abrahamson 420 5th Street North, Suite 100 Minneapolis,MN 55401	\$23,414,464
12/15/2016	MH Experiential Learning Center	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	\$392,807
02/09/2017	Ascend Learning	Jones Lang LaSalle Americas, Inc. 45 South Seventeenth Street, Suite 3051 Minneapolis, MN 55402	Gastinger/Walker Architects 817 Wyandotte Street Kansas City,MO 64105	\$1,758,835
05/17/2017	Beacon Academy	Friends of Beacon 9060 Zanzibar Lane North Maple Grove, MN 55311	Rivera Architects Inc 775 Fairmount Avenue St. Paul,MN 55105	\$7,479,616
10/31/2016	PNHS Melrose Center 3rd Floor	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	.	\$280,956
11/1/2016	PNHS Chanhassen Oct Mod Buildout	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	\$270,827
11/30/2016	Carousel Maplewood Inventory Lot	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis,MN 55402	\$1,523,316
09/30/2016	PBC 3905 Spec Suite	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431	.	\$251,979
08/22/2017	TCO Woodbury	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	\$6,922,082
04/01/2018	TCO Edina	DRF Edina Medical Building, LLC 7101 West 78th Street, Suite 100 Minneapolis, MN 55439	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	\$24,387,614
08/30/2017	MH 8th Floor Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	\$6,039,270
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Comp. Date	Project Name	Owner	Architect	Contract Amount
12/31/2016	MH Histology	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	\$860,174
03/09/2016	Woodbury Council Chambers Remodel	City of Woodbury 8301 Valley Creek Road Woodbury, MN 55125	.	\$425,564
05/24/2016	The Dental Specialist- Coon Rapids	DRF Riverdale Dental, LLC 7101 West 78th Street, Suite 100 Minneapolis, MN 55439	.	\$1,332,719
11/28/2016	Freight Buddy- Int. & Ext. Remodel	Freight Buddy 6900 W. Broadway Ave. Brooklyn Park, MN 55428	.	\$418,183
12/30/2016	MH Lab Admin	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	\$594,543
12/15/2016	AT&T Tower Demo & Vacancy Prep	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Genler Architects 81 South Ninth Street Minneapolis,MN 55402	\$453,151
12/31/2016	RSM Plaza Amenities	Golub & Company 625 North Michigan Ave., Suite 2000 Chicago, IL 60611	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis,MN 55402	\$948,436
12/30/2016	Alina River Falls Site Work	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Loucks Associates Inc 7200 Hamlock Lane #300 Minneapolis,MN 55389-5592	\$1,120,016
02/01/2017	Alina River Falls Linen Expansion	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Facility Planning Services, LLC 24599 Morgan Avenue Chicago City,MN 55013	\$991,066
05/15/2017	Alina River Falls MOB	MSP/River Falls, LLC 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	\$1,980,579
04/19/2017	PNHS 3850 Pediatrics Remodel	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	\$606,529
12/30/2016	Bio-Techne Excelara RX TI	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	\$250,059
07/03/2017	Alina Buffalo MOB	Med/Craft Healthcare Real Estate 3601 Minnesota Dr. #650 Minneapolis, MN 55435	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	\$2,350,486
01/01/2017	Park Dental - St. Louis Park	Park Dental Group 2200 City Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #356 Minneapolis,MN 55401	\$328,726
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Comp. Date	Project Name	Owner	Architect	Contract Amount
02/01/2017	Summit Orthopedics- Plymouth	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	.	\$848,474
02/01/2017	TCO Coon Rapids	Twin Cities Orthopedics - Coon Rapids 3111 124th Ave. NW Coon Rapids, MN 55433	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$335,393
01/27/2017	UHG - Plymouth Floor 1 Remodel	United HealthCare Services, Inc. 9900 Bren Road East - MN008-E305 Minnetonka, MN 55343	RSP Architects, LTD 1220 Marshall Street NE Minneapolis, MN 55413	\$793,107
08/31/2017	Wabasha Center	Go Wild, LLC 527 Marquette Avenue South Minneapolis, MN 55402	Collaborative Design Group 100 Portland Avenue #1 Minneapolis, MN 55401	\$24,531,156
09/01/2017	TCO Woodbury - TI	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$3,175,941
02/13/2017	300 First Ave 4th & 5th Restroom	Jones Lang LaSalle Americas, Inc. 45 South Seventeenth Street, Suite 3051 Minneapolis, MN 55402	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$393,686
04/01/2017	MH Gardenview Room	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$253,402
01/31/2017	Winthrop & Weinstine 26th Floor	Winthrop & Weinstine, P.A. 225 S. Sixth Street, Suite 3500 Minneapolis, MN 55402-4629	Alliance 400 Clifton Ave Minneapolis, MN 55403	\$254,886
04/15/2017	Park Dental - Elk River	Park Dental Group 2200 Cty Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #956 Minneapolis, MN 55401	\$299,414
09/01/2017	The Dental Specialists- Coon Rapids TI	Park Dental Group 2200 Cty Road C-West, STE 2210 Roseville, MN 55113	.	\$935,023
04/16/2018	Hmong College Prep Academy Phase IV	Hmong Education Reform Company 1515 Brewster Street St. Paul, MN 55108	Kodet Architectural Group, LTD 15 Gaveland Terrace Minneapolis, MN 55403	\$27,856,756
05/01/2017	Stellie Health- Buffalo Clinic	Stellie Health, P.A. 1700 Hwy 25 North Buffalo, MN 55313	Mohagen Hanson Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$763,764
09/01/2017	830 Boone Ave	830 Boone Avenue LLC 701 Washington Avenue N #600 Minneapolis, MN 55401	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$2,830,645
09/30/2016	Phillips Eye Institute Ductwork	Phillips Eye Institute 2215 Park Avenue South Minneapolis, MN 55404	.	\$581,679
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Comp. Date	Project Name	Owner	Architect	Contract Amount
09/19/2017	Alina River Falls MOB TI	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$1,882,027
12/01/2017	TCO Vadnais Heights Interiors	Twin Cities Orthopedics PA-NC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$1,844,861
11/01/2017	MHFA	Go Wild, LLC 527 Marquette Avenue South Minneapolis, MN 55402	.	\$4,407,934
11/01/2017	St. Paul Police Department (SPPD)	Go Wild, LLC 527 Marquette Avenue South Minneapolis, MN 55402	Rothweiler Group 303 Ridgewood Ave South Minneapolis, MN 55403	\$747,095
10/15/2017	PNHS Wayzata MRI	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	LHE-Minneapolis 701 Washington Avenue North #200 Minneapolis, MN 55401	\$377,994
09/09/2017	PNHS 3850 Internal Medicine	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$600,368
05/12/2017	PNHS 3800 ROI & HIM	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$387,115
07/01/2018	TCO Blaine	TCO Real Estate - Fund I, LLC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$8,028,403
07/20/2017	PNHS Airport Dermatology Clinic	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$261,422
09/19/2017	WeWork	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	RSP Architects, LTD 1220 Marshall Street NE Minneapolis, MN 55413	\$5,378,232
12/01/2017	Bremer Bank Service Center Expansion	Bremer Bank, National Assoc 8555 Eagle Point Blvd. Lake Elmo, MN 55042	Pipe Associates 1205 Bandana Blvd N, Suite 200 St. Paul, MN 55108	\$5,067,740
12/01/2017	Porsche of St. Paul	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis, MN 55402	\$8,912,956
09/07/2017	Colonial Warehouse - Building Amenities	The Excelstor Group 212 - 3rd Ave. N., Suite 425 Minneapolis, MN 55401	BKV Group 222 North 2nd Street Minneapolis, MN 55401	\$1,047,933
09/29/2017	TRIA- St. Paul	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	RSP Architects, LTD 1220 Marshall Street NE Minneapolis, MN 55413	\$1,147,705
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Comp. Date	Project Name	Owner	Architect	Contract Amount
12/30/2017	MH Imaging	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$5,319,827
04/01/2017	MWB 3rd Floor Sleep Lab	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$402,756
09/30/2017	TCO Minnetonka	Twin Cities Orthopedics PA-NC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$495,827
11/01/2017	TCO Vadnais Heights Shell	Twin Cities Orthopedics PA-NC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$3,500,880
12/31/2017	MH Lipo / Cysto	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$1,288,193
12/31/2017	MH Surgery Hybrid	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$1,786,569
08/30/2017	YWCA Common Restrooms	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$281,017
07/01/2017	Alina Buffalo- TI	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$1,410,313
10/20/2017	Wabsha Wild- TI	Go Wild, LLC 527 Marquette Avenue South Minneapolis, MN 55402	Collaborative Design Group 100 Portland Avenue #1 Minneapolis, MN 55401	\$19,183,703
07/01/2017	Bio Techne Animal Free Lab Remodel	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis, MN 55407	\$847,569
04/24/2017	PNHS 3850 ENT Speech	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$254,701
04/28/2017	PNHS Wayzata Dermatology	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$314,254
04/13/2017	IBM Demo	Ryan Companies US, Inc. 50 S. 10th Street #300 Minneapolis, MN 55403	.	\$286,804
07/25/2017	PNHS 3800 Pain Clinic	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$912,174
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Comp. Date	Project Name	Owner	Architect	Contract Amount
09/08/2017	DeWitt - Minneapolis	Jones Lang LaSalle Americas, Inc. 45 South Seventeenth Street, Suite 3051 Minneapolis, MN 55402	Yellow Dog Studio 4733 12th Avenue Minneapolis, MN 55407	\$3,039,280
09/01/2017	TRANE - Digital Lab	Trane 4833 White Bear Parkway St. Paul, MN 55110	Hammel, Green & Abrahamson 420 5th Street North, Suite 100 Minneapolis, MN 55401	\$1,348,339
08/21/2017	Alina Faribault 2nd Floor Remodel	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$455,995
12/28/2017	PNHS 3850 Pharmacy Security	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$556,338
08/25/2017	PNHS 3800 PM&R Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$256,030
05/05/2018	RSM Plaza - Phase II	Golub & Company 625 North Michigan Ave., Suite 2000 Chicago, IL 60611	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis, MN 55402	\$6,780,523
09/19/2017	AT&T 20th Floor Common Areas	Ryan Companies US, Inc. 50 S. 10th Street #300 Minneapolis, MN 55403	Genler Architects 81 South Ninth Street Minneapolis, MN 55402	\$276,630
11/10/2017	TCO Coon Rapids 2nd Floor Remodel	Twin City Orthopedics 6465 Wayzata Blvd, Ste 900 St. Louis Park, MN 55426	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$333,303
05/01/2018	MH - EC Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$976,417
04/01/2018	Chaska MOB	MSP Commercial 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$4,038,912
12/31/2017	PNHS 3920 Mailroom	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis, MN 55406	\$537,143
09/01/2018	TCO Edina MOB First Floor TI	TCO Real Estate - Fund I, LLC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$2,703,480
10/08/2018	Twin Cities International School	Twin Cities International Schools 227 - 12th Ave. N. Minneapolis, MN 55401	LSE-Architects 100 Portland Ave South Suite 100 Minneapolis, MN 55401	\$10,064,064
11/01/2017	Alina River Falls - Link	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$687,639
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Comp. Date	Project Name	Owner	Architect	Contract Amount
05/30/2017	MH 2nd Floor Surgery Corridor	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$414,109
07/31/2018	MH Infusion	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$2,679,114
11/20/2017	5500 Excelsior Blvd Remodel	Park Village, LLC c/o Frauenshuh Commercial Real Estate Bloomington, MN 55439	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$850,230
01/02/2018	Alina Buffalo HS - Clinic Renovations	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$1,614,613
07/01/2018	TCO Blaine - TI	TCO Real Estate - Fund I, LLC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$8,015,902
12/31/2018	Nordic - Contaminated Removals	United Properties Development LLC 651 Nicollet Mall, Suite 450 Minneapolis, MN 55402	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis, MN 55401	\$2,132,614
04/01/2018	Catalyst- Chaska	Catalyst Medical Clinic, PA 204 Lewis Avenue South Watertown, MN 55389	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$590,131
04/01/2018	Southwest Eye Care - Chaska	Southwest Eye Care 1464 White Oak Drive Chaska, MN 55318	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$600,366
05/01/2018	Apple Valley Medical Center Elevator Upgrades	Apple Valley Medical Center 14655 Galaxie Avenue Apple Valley, MN 55124	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$307,789
	PNHS Melrose 1st & 2nd Floor Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$290,719
04/15/2018	Town Dental - Chaska	Town Dental 704 N Chestnut Street Chaska, MN 55318	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$432,022
04/20/2018	Alina Centennial Lakes Clinic Remodel	Alina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	EAPC 539 Biolenberg Drive Suite 115 St. Paul, MN 55125	\$1,313,537
09/15/2018	MH 5th Floor Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis, MN 55082	\$5,975,448
	Audi St. Paul Remodel	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis, MN 55402	\$2,241,925
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Comp. Date	Project Name	Owner	Architect	Contract Amount
12/21/2018	PNHS 3900 Optical	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$731,565
09/21/2018	NuAire Refresh	NuAire Inc. 2100 Fernbrook Lane N. Plymouth, MN 55447	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$833,412
09/22/2018	Newell Brands	Jostens, Inc. 29 East Stephenson Street Freeport, IL 61302	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis, MN 55402	\$4,892,660
09/22/2018	17-0288 Bio-Techne Finance & HR Remodel	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis, MN 55407	\$1,164,263
07/01/2018	St. Paul Eye- Eagan	St. Paul Eye Clinic, P.A. 2080 Woodwinds Drive, Ste 110 Woodbury, MN 55125	M'hagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$1,042,998
12/03/2018	UHG Trenton Lane - lower level and first floor	United HealthCare Services, Inc. 9900 Bren Road East - MN008-E305 Minnetonka, MN 55343	RSP Architects, LTD 1220 Marshall Street NE Minneapolis, MN 55413	\$2,668,321
	PNHS Shakopee Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$1,675,275
08/15/2018	Children's ENT Clinic	Children's Minnesota Mail Stop 32-B200, 2525 Chicago Ave. S. Minneapolis, MN 55404	BDH & Young 7001 France Avenue, Suite 200 Edina, MN 55435	\$279,739
09/01/2018	Ramsey County Lake Owasso Park Shelter	Ramsey County Parks and Recreation 2015 Van Dyke Street Maplewood, MN 55401	HCM Architects 4201 Cedar Avenue South Minneapolis, MN 55407	\$635,601
09/01/2018	Stellie Buffalo - 2018 Refresh	Stellie Health, P.A. 1700 Hwy 25 North Buffalo, MN 55313		\$264,789
01/18/2019	Metro Deaf School	1House 2Hands ABC 1471 Brewster Street St. Paul, MN 55108	Rivera Architects Inc. 775 Fairmount Avenue St. Paul, MN 55105	\$4,748,993
10/05/2018	Methodist Hospital - Rehab Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416		\$846,533
08/15/2018	WellHaven Pet Health Maple Grove	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture	\$519,363
09/04/2018	Moss & Barnett 10th Floor	Moss & Barnett 150 South 5th Street, Suite 1200 Minneapolis, MN 55402	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$768,535
AIA A305				8/7/2016

Comp. Date	Project Name	Owner	Architect	Contract Amount
	Audi Minneapolis Remodel	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis, MN 55402	\$2,664,162
08/20/2018	Spectrum High School 7th & 8th Grade Ctr	Spectrum High School 17796 Industrial Circle NW Elk River, MN 55330	Rivera Architects Inc. 775 Fairmount Avenue St. Paul, MN 55105	\$3,741,072
08/31/2018	Hill-Murray LL Refresh	Hill-Murray School 2625 Larpentour Ave. E. Maplewood, MN 55109	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$330,918
03/01/2018	Bio-Techne Trevigen Clean Room	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis, MN 55407	\$824,688
07/15/2018	TCO Edina- ASC	TCO Real Estate - Fund I, LLC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$5,808,351
11/01/2018	Loose Wiles - Masonry Repair	Cushman & Wakefield/NorthMarq 3500 American Blvd W #200 Bloomington, MN 55431		\$328,683
	2017/2018 Legacy T&M	Riverdale Ventures, LLC 218 North 1st Street Minneapolis, MN 55401		\$335,116
08/06/2018	TCO Crosstown Hand Therapy	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$831,520
08/24/2018	PNHS 3850 Urgent Care Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$1,202,207
09/01/2018	Health Partners Dental - St. Louis Park	HealthPartners 8170 33rd Avenue South Bloomington, MN 55425	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$862,495
05/30/2018	AVEDA - Childcare & Breakroom	AVEDA 4000 Pheasant Ridge Drive NE Blaine, MN 55449	Alliance 400 Clifton Ave Minneapolis, MN 55403	\$297,007
12/12/2018	PNHS 5400 Building Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$6,139,007
09/01/2018	MH Nurse Admin Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$337,579
08/31/2018	YWCA Midtown Locker Room	YWCA Midtown 2121 East Lake Street Minneapolis, MN	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$1,945,849
AIA A305				8/7/2016

Comp. Date	Project Name	Owner	Architect	Contract Amount
10/01/2018	MH On-Call Suite	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$497,054
11/01/2018	U of MN Mill City Tenant Improvements	University Minnesota Physicians 720 Washington Ave SE, Suite 200 Minneapolis, MN 55414	Studio B V 701 Washington Ave. N. Suite 320 Minneapolis, MN 55401	\$981,699
12/31/2018	MH Cafeteria Conference Rooms	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul, MN 55102-1996	\$349,303
12/01/2018	WoWork - MoZac E	WoWork 115 West 18th Street, 4th Floor New York, NY 10011		\$10,726,939
12/01/2018	Riverside Exterior Facade Rehabilitation	HRSE-MN 701 25 Avenue, LLC. 701 25th Avenue South Minneapolis, MN 55454	Building Technology Consultants, L 1845 East Rand Road, Suite L-100 Arlington Heights, IL 60004	\$1,544,658
12/31/2018	PNHS Golden Valley	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc. 3533 East Lake Street Minneapolis, MN 55408	\$2,293,626
11/05/2018	United Hospital Vascular Center	Alina Health Services Route 60004, 333 N. Smith Ave. St. Paul, MN 55102	EAPC 539 Biolenberg Drive Suite 115 St. Paul, MN 55125	\$839,701
12/31/2018	East Side Neighborhood Services	East Side Neighborhood Services 1700 NE 2nd Street Minneapolis, MN 55413	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis, MN 55401	\$572,860
11/15/2018	WellHaven - Minnetonka MN	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture	\$480,856
12/11/2018	15-008C Bio-Techne GMP/AF	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis, MN 55407	\$344,776
04/17/2019	Crystal MOB North Clinic- Shol	MSP Commercial 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	M'hagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$1,292,670
04/17/2019	Crystal MOB North Clinic- TI	North Clinic, PA 9201 West Broadway Avenue N, Suite 601 Brooklyn Park, MN 55445	M'hagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata, MN 55391	\$1,856,963
03/29/2019	Wings Financial- Lakeville	Wings Financial Credit Union 14965 Glazier Avenue, Suite 100 Apple Valley, MN 55124	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul, MN 55108	\$3,162,035
01/18/2019	WellHaven - Bloomington MN	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture	\$822,120
AIA A305				8/7/2016

Comp. Date	Project Name	Owner	Architect	Contract Amount
01/21/2019	FV Southdale - CV3	Fairview Health Services 400 Stinson Blvd. Minneapolis, MN 55413	EAPC 539 Bielenberg Drive Suite 115 St. Paul, MN 55125	\$456,032
03/19/2019	WellHaven - Woodbury MN	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture *	\$705,953
03/31/2019	TCO Burnsville Family Physicians	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington, MN 55437	\$931,129
03/01/2019	WellHaven - Coon Rapids MN	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture *	\$500,480
				\$878,916,257

Financial Summaries 2016–2019

For more information or questions
please contact:

Paul Wade, Vice President,
Finance and Administration

952-837-8549

paul.wade@rjmconstruction.com

2018			
BALANCE SHEET as of December 31, 2018			
Assets		Liabilities	
<i>Current Assets</i>	\$67,693,978	<i>Current Term Liabilities</i>	\$64,031,052
<i>Other Assets</i>	\$ 4,396,548	<i>Long Term Liabilities</i>	\$ 1,326,896
		TOTAL LIABILITIES	\$65,357,948
		Total Stockholder's Equity	\$ 6,732,578
TOTAL ASSETS	\$72,090,526	Total Liabilities and Stockholder's Equity	\$72,090,526
INCOME STATEMENT as of December 31, 2018			
Revenues	\$250,754,414		
Expenses	\$246,608,044		
Operating Income	\$ 4,146,097		
2017			
BALANCE SHEET as of December 31, 2017			
Assets		Liabilities	
<i>Current Assets</i>	\$54,419,807	<i>Current Term Liabilities</i>	\$51,536,597
<i>Other Assets</i>	\$ 4,542,333	<i>Long Term Liabilities</i>	\$ 1,334,058
		TOTAL LIABILITIES	\$52,870,655
		Total Stockholder's Equity	\$ 6,091,494
TOTAL ASSETS	\$58,962,140	Total Liabilities and Stockholder's Equity	\$58,962,140
INCOME STATEMENT as of December 31, 2017			
Revenues	\$231,867,841		
Expenses	\$227,868,130		
Operating Income	\$ 3,999,351		
2016			
BALANCE SHEET as of December 31, 2016			
Assets		Liabilities	
<i>Current Assets</i>	\$44,805,282	<i>Current Term Liabilities</i>	\$41,870,742
<i>Other Assets</i>	\$ 4,030,958		
		TOTAL LIABILITIES	\$41,870,742
		Total Stockholder's Equity	\$ 6,965,498
TOTAL ASSETS	\$48,836,240	Total Liabilities and Stockholder's Equity	\$48,836,240
INCOME STATEMENT as of December 31, 2016			
Revenues	\$174,630,998		
Expenses	\$172,361,345		
Operating Income	\$ 2,269,653		



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.

OFFICIAL ADDRESS

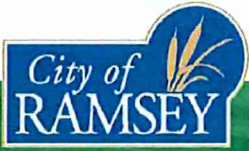
RJM Construction
830 Boone Ave. N.
Golden Valley, MN 55427

(Authorized Signature)



Ted Beckman, Senior Vice President

August 9, 2019



CITY OF RAMSEY PUBLIC WORKS AND FLEET MAINTENANCE FACILITY

Construction Manager

August 9, 2019



Nearly a Century of Building Value For Our Clients

Bradbury Stamm

Construction Since 1923

#342 TOP 400 CONTRACTORS 2019
Engineering News-Record



WOMEN OWNED



TOP 400 CONTRACTORS
Albuquerque Journal

August 9, 2019

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

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

Dear Selection Committee,

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

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

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

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

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

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



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



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

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

TABLE OF CONTENTS



TAB 1	PROPOSAL SUBMISSION REQUIREMENTS.....	1-28
TAB 2	FEES.....	29-30



1. PROPOSAL SUBMISSION REQUIREMENTS

Bradbury Stamm

Construction Since 1923



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

Understood. Bradbury Stamm attended the pre-proposal meeting.

B. A completed AIA Document A305 Contractor Qualifications Statement.

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

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

FIRM OVERVIEW

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

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



Construction Management, General Contractor and Design/Build

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

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

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

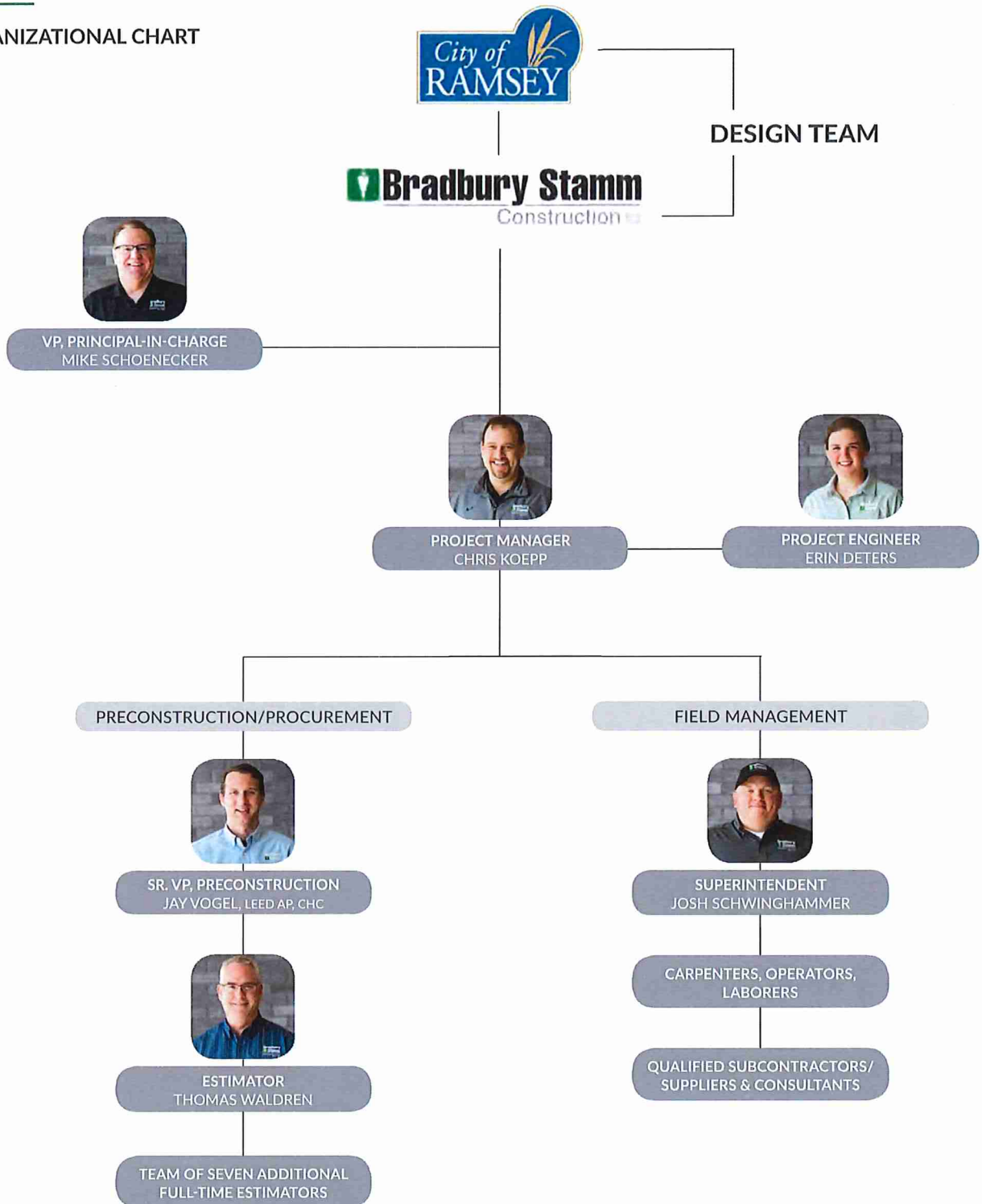
- ✓ Established 1923
- ✓ Established in MN 1969
- ✓ Employees: 200+
- ✓ EMR Rate: 0.81
- ✓ Women Owned
- ✓ #342 on Top 400 Contractors 2019, *Engineering News Record*
- ✓ Certificate of Commendation for Excellent Safety Record, *Associated General Contractors*
- ✓ Bonding Capacity \$500M
- ✓ Dun and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

YOUR TEAM

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

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

ORGANIZATIONAL CHART





MICHAEL SCHOENECKER
VICE PRESIDENT, PROJECT MANAGER

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

HISTORY

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

RELEVANT PROJECT EXPERIENCE

Sherburne County Public Works Facility
 Becker, MN

Benton County Public Works Facility
 Foley, MN

Sauk Rapids Public Works Facility
 Sauk Rapids, MN

Benton County Public Works Cold Storage Facility
 Foley, MN

Steele County Law Enforcement Center
 Owatonna, MN

Sartell Police Department
 Sartell, MN

Mille Lacs County Jail
 Milica, MN

Lonsdale Library
 Lonsdale, MN

Sartell City Hall
 Sartell, MN

Sartell—St. Stephen Public Schools
 Sartell, MN

Morris Area Schools Bus Garage
 Morris, MN

Coldspring 1MW Solar Project
 Cold Spring, MN

Prairie Potato 1MW Solar Project
 Rice, MN

Royalton Schools
 Royalton, MN

New London-Spicer Schools
 New London, MN

Freeborn Bank Restoration
 Albert Lea, MN

Benton County Office Space Needs Assessment
 Foley, MN

Stoney Point Meadows
 Cedar Rapids, IA

South Junior High School
 St. Cloud, MN

Annandale Elementary School
 Annandale, MN

Autumn Glen
 Coon Rapids MN

Kingsley Shores
 Lakeville, MN

EXPERIENCE

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

EDUCATION

B.A.
University of Minnesota Morris

Completed Work Towards MBA
University of St. Thomas

PROFESSIONAL AFFILIATIONS

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

Served on three School Facility
 Task Forces

Sartell Economic Development
 Commission—Board Member

Salvation Army—Board Member

Minnesota Construction
 Association—Past Board
 Member

Quiet Oaks Hospice House—
 Charter Board Member

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

St. Cloud Area YMCA—Past
 President



CHRIS KOOPP PROJECT MANAGER

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

RELEVANT PROJECT EXPERIENCE

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



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



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



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



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

Arlington Townhomes
St. Cloud, MN

Arlington Business Center
St. Cloud, MN

Core Treatment
Sartell, MN

Watab Creek Park Shelter
Sartell, MN

Ethanol Plant
Little Falls, MN

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

EXPERIENCE

Years of Experience: 22
Years with Bradbury Stamm: 7

EDUCATION

BS in Construction Engineering
North Dakota State University

REFERENCES

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

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

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



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

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

RELEVANT PROJECT EXPERIENCE

Benton County Public Works Facility
 Foley, MN

Sherburne County Public Works Facility
 Becker, MN

Watab Park Shelter
 Sartell, MN

Val Smith Park
 Sartell, MN

Metro Bus Training Center
 St. Cloud, MN

Morris Area Schools Bus Garage
 Morris, MN

Jackson County Services Building
 Jackson, MN

Knife River
 Otsego, MN

FedEx
 Waite Park, MN

Mille Lacs County Jail
 Milaca, MN

GATR Truck Center
 Elk River, MN

St. Cloud Subaru
 St. Cloud, MN

Nuss Truck Group
 St. Cloud, MN

Brandl Motors
 Little Falls, MN

Trail's Maintenance Facility
 Albert Lea, MN

Elk River School District Maintenance Facility
 Elk River, MN

Bauerly Brother Maintenance Building
 Sauk Rapids, MN

M & P Utilities Maintenance Facility
 Maple Lake, MN

City of Belle Plaine Aquatic Center
 Belle Plaine, MN

Country Chevrolet
 Annandale, MN

Peter's Body Shop
 St. Cloud, MN

Gilleland Chevrolet
 St. Cloud, MN

Virnig Manufacturing
 Rice, MN

Sartell-St. Stephen High School
 Sartell, MN

Freeborn Bank Historic Renovation
 Albert Lea, MN

Stoney Point Meadows
 Cedar Rapids, IA

Morris Area Schools
 Morris, MN

Royalton Schools
 Royalton, MN

EXPERIENCE

Years of Experience: 24
 Years with Bradbury Stamm: 21

EDUCATION

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

CERTIFICATIONS

USGBC - LEED Accredited Professional

Certified Healthcare Constructor (CHC)

AFFILIATIONS

Construction Management Advisory Board at Bemidji State University

OTHER

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

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

REFERENCES

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

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



JOSH SCHWINGHAMMER SUPERINTENDENT

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

RELEVANT PROJECT EXPERIENCE

Sherburne County Maintenance Facility
Becker, MN

Trail's Maintenance Facility
Albert Lea, MN

Sherburne County Highway Maintenance Facility
Big Lake, MN

Bauerly Brothers Maintenance Building
Sauk Rapids, MN

Morris Area Schools Bus Garage
Morris, MN

Country Chevrolet
Annandale, MN

Peter's Body Shop
St. Cloud, MN

Gilleland Chevrolet
St. Cloud, MN

Knife River
Otsego, MN

Sartell-St. Stephen Schools
Sartell, MN

St. Cloud School District Office
St. Cloud, MN

Bernick's Arena
Sartell, MN

Knife River Corporate Office Renovation
Sauk Rapids, MN

Sauk Rapids American Legion
Sauk Rapids, MN

Health North
Sartell, MN

ING Bank
St. Cloud, MN

St. Joseph Catholic Church
Pierz, MN

Sherman Nursery
Charles City, IA

American Freightliners
Multiple Locations

Midway Iron
St. Cloud, MN

C&L Distributing Group
Sauk Rapids, MN

Virnig Manufacturing
Rive, MN

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

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

EXPERIENCE

Years of Experience: 22
Years with Bradbury Stamm: 19

EDUCATION

Architectural Construction Technology
St. Cloud Technical College

CERTIFICATIONS

Project Management
Estimating

REFERENCES

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

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

Mike DeVetter, DeVetter Design Group
612.805.8493

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

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



- CM
- Public Works
- Fleet Maint.

SHERBURNE COUNTY MAINTENANCE FACILITY

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

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



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

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



- CM
- Public Works
- Fleet Maint.

BENTON COUNTY PUBLIC WORKS FACILITY

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

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



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

Montgomery Headley, County Administrator, Benton County, MN

Vehicle Shop



NUSS TRUCK CENTER

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

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



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

Vehicle Shop



ST. CLOUD SUBARU

St. Cloud, MN

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

Vehicle Shop



BRANDL MOTORS

Little Falls, MN

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

Public Works

Fleet Maint.



THIEF RIVER FALLS ELECTRIC UTILITY MAINTENANCE FACILITY

Thief River Falls, MN

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

ADDITIONAL MAINTENANCE FACILITIES & DEALERSHIPS

SUZUKI DEALERSHIP

St. Cloud, MN

GILLELAND CHEVROLET

St. Cloud, MN

LUBE ZONE

Carnesville, GA

BRANCH MOTORS

North Branch, MN

LUBE ZONE

Laredo, TX

COUNTRY CHEVROLET

Annandale, MN

GOODYEAR TIRE

St. Cloud, MN

PETER'S BODY SHOP

St. Cloud, MN

TRAIL'S MAINTENANCE FACILITY

Albert Lea, MN

GOULD BROTHER'S CHEVROLET

Monticello, MN

HOGLUND BUS COMPANY

Monticello, MN

SCHULTE TRANSMISSION

Waite Park, MN

PCI CONSTRUCTION

Rogers, MN

ELK RIVER SCHOOL DISTRICT MAINTENANCE FACILITY

Elk River, MN

ADDITIONAL MAINTENANCE FACILITIES & DEALERSHIPS (CONTINUED)

STEARNS COUNTY MAINTENANCE FACILITY

Sauk Centre, MN

SHERBURNE COUNTY HIGHWAY MAINTENANCE FACILITY

Big Lake, MN

MORRISON COUNTY HIGHWAY GARAGE

Pierz, MN

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

Camp Ripley, MN

BAUERLY BROTHERS MAINTENANCE BUILDING

Sauk Rapids, MN

EAST CENTRAL ENERGY MAINTENANCE BUILDING

Braham, MN

MINNESOTA POWER & LIGHT MAINTENANCE FACILITY

Little Falls, MN

M & P UTILITIES MAINTENANCE FACILITY

Maple Lake, MN

NASH FINCH MAINTENANCE BUILDING

St. Cloud, MN

NATIONAL GUARD ARMORY REPAIR CAMP

Ripley, MN

ORGANIZATIONAL MAINTENANCE SHOP CAMP

Ripley, MN

BERT'S TRANSMISSION

St. Cloud, MN

ONAMIA BUS GARAGE

Onamia, MN

CAMBRIDGE BUS GARAGE

Cambridge, MN

CLEAR LAKE GARAGE

Clear Lake, MN

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

PROCUREMENT OF BIDS

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

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

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

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

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

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

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

RECEIVING AND EVALUATING BIDS

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

BID AND AWARD ADMINISTRATION

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

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

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

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

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

SUPPLEMENT TO CERTIFICATE OF INSURANCE

DATE
07/15/2019

NAME OF INSURED: Winkelman Building Company, LLC

Additional Description of Operations/Remarks from Page 1:

Additional Information:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

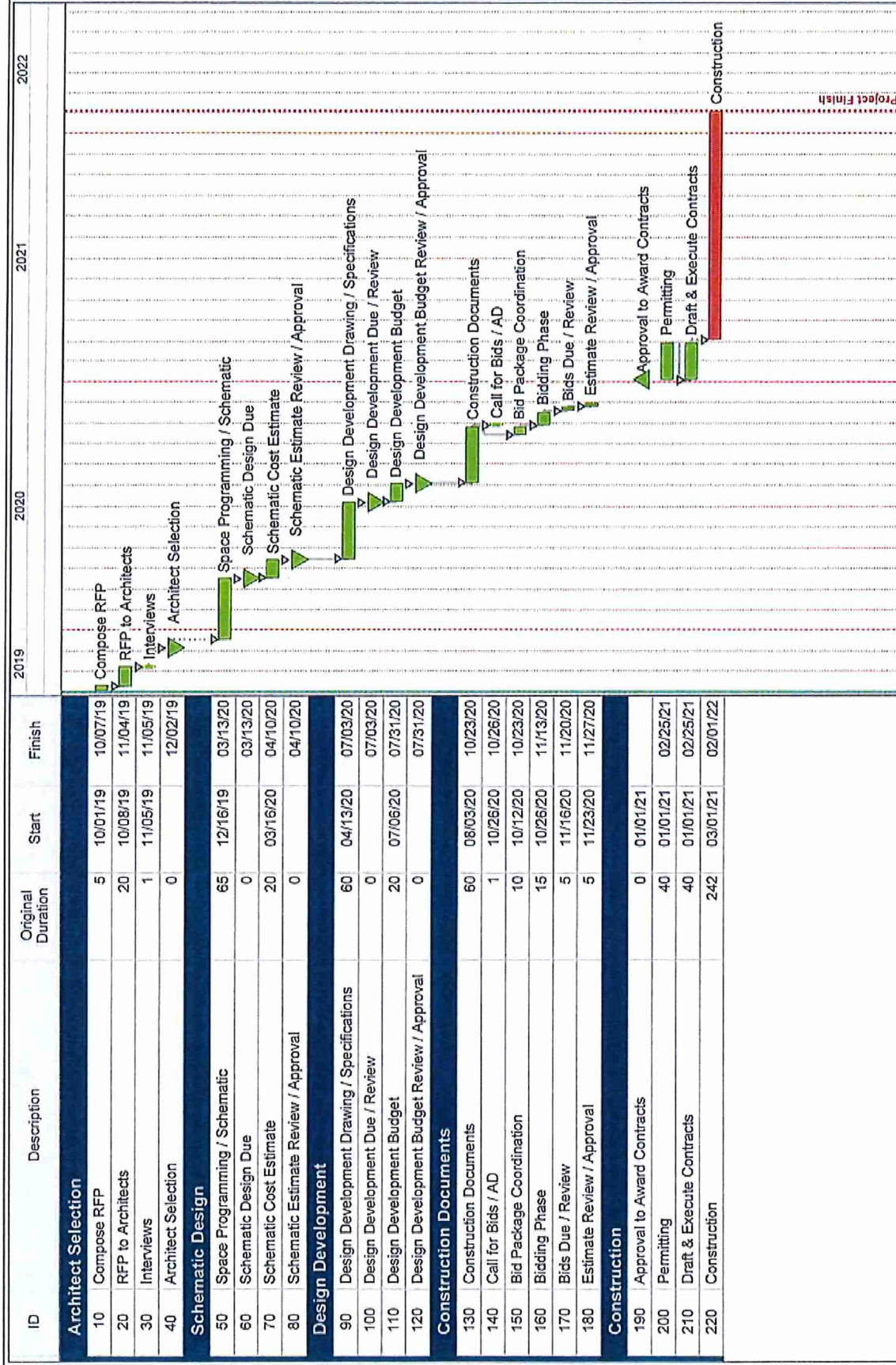
"I am writing this letter today to let you know how pleased I have been with the performance of your team, particularly Mike Schoenecker and [the Superintendent] throughout the predevelopment and construction of our project (The Meadows of Wadena) in Wadena, Minnesota . As I'm sure you are aware, the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

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

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



Paul Abzug, President/CEO
Housing Alternatives



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

City of Ramsey
 Public Works and Fleet Maintenance Building



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

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

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

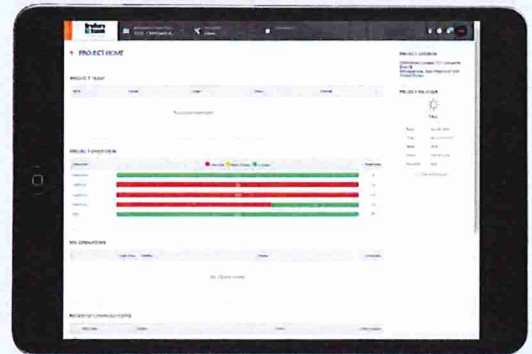
Through constant coordination of the schedule and budget we assure our clients that their project will be completed on time and within their budget. In a period of four months we were able to work with the architects to design, bid and build an addition onto the Sartell Middle School in time for the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



COMMUNICATION SOFTWARE

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

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



BUILDING INFORMATION MODELING (BIM)

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

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

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



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

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

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

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

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

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

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

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

Understood.

EXHIBIT B

Applicant Assurances

The applicant hereby assures and certifies:

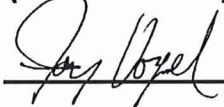
1. That the individual signing the assurance form on behalf of the individual partnership, company or corporation in the proposal possesses the legal authority to execute a contract for the proposed work.
2. That the firm(s) agree(s) to comply with all applicable federal, state, and local compliance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

Bradbury Stamm Construction
Winkelman, LLC

OFFICIAL ADDRESS

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

(Name of Firm)



(Authorized Signature)

Sr. Vice President, Regional Manager

(Title)

August 9, 2019

(Date)

AIA[®] Document A305[™] – 1986

Contractor's Qualification Statement

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

SUBMITTED TO: City of Ramsey

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

SUBMITTED BY: Bradbury Stamm Construction Winkelman, LLC

NAME: Jay Vogel

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

PRINCIPAL OFFICE:

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

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

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

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

§ 1 ORGANIZATION

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

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

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

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

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

§ 1.3.1 Date of incorporation:

§ 1.3.2 State of incorporation:

§ 1.3.3 President's name:

§ 1.3.4 Vice-president's name(s)

ADDITIONS AND DELETIONS:

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

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

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

§ 1.3.5 Secretary's name:

§ 1.3.6 Treasurer's name:

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

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

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

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

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

Limited Liability Company
Established 1969
President: Cynthia K. Schultz
Sr. Vice President: Jay Vogel
Vice President: Andy Auger, Mike Schoenecker, Lawrence Peterson

§ 2 LICENSING

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

Minnesota #BC725737

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

Minnesota

§ 3 EXPERIENCE

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

None

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

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

No

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

No

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

No

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

No

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

Please see attached.

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

\$45,000,000

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

Please see attached.

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

\$25,000,000

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

Please see attached.

§ 4 REFERENCES

§ 4.1 Trade References:

Please see attached.

§ 4.2 Bank References:

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

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Great American Insurance Company

§ 4.3.2 Name and address of agent:

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

§ 5 FINANCING

§ 5.1 Financial Statement.

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

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

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

Net Fixed Assets;

Other Assets;

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

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

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

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

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

No.

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

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

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

Yes.

§ 6 SIGNATURE

§ 6.1 Dated at this 9th day of August 2019

Name of Organization: Bradbury Stamm Construction Winkelman, LLC

By: Jay Vogel

Title: Sr. Vice President

§ 6.2

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

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

Notary Public:

My Commission Expires:

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

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

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

PAGE 1

SUBMITTED TO: City of Ramsey

...

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

...

SUBMITTED BY: Bradbury Stamm Construction Winkelman, LLC

...

NAME: Jay Vogel

...

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

...

Other Limited Liability Company

...

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

...

General Construction

...

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

...

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

...

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

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User Notes:

(3B9ADA63)

PAGE 2

Limited Liability Company

Established 1969

President: Cynthia K. Schultz

Sr. Vice President: Jay Vogel

Vice President: Andy Auger, Mike Schoenecker, Lawrence Peterson

...

Minnesota #BC725737

...

Minnesota

...

None

...

No

...

No

...

No

PAGE 3

No

...

Please see attached.

...

\$45,000,000

...

Please see attached.

...

\$25,000,000

...

Please see attached.

...

Please see attached.

...

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

...

Great American Insurance Company

...

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

...

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

PAGE 4

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

...

No.

...

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

...

Yes.

...

§ 6.1 Dated at this 9th day of August 2019

...

Name of Organization: Bradbury Stamm Construction Winkelman, LLC

...

By: Jay Vogel

...

Title: Sr. Vice President

...

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

...

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

Certification of Document's Authenticity

AIA® Document D401™ – 2003

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

(Signed)

(Title)

(Dated)

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

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

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

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



2. FEES



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

Please refer to the following pages.

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

Please refer to the following pages.

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

Please refer to the following pages.

DATE: 08/09/19

PROJECT: City of Ramsey Public Works and Fleet Maintenance Facility

PRECONSTRUCTION/DESIGN PHASE - 15 months

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

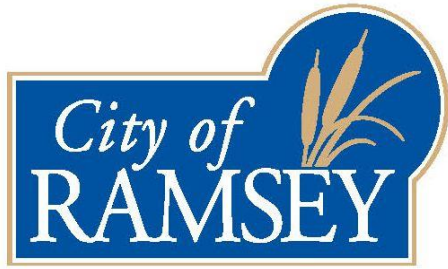
CONSTRUCTION PHASE - 12 MONTHS

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

FEE & COST INFORMATION TOTALS

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

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



7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

CITY OF RAMSEY

Request for Proposal for Construction Manager

City of Ramsey Public Works and Fleet Maintenance Facility

June 19th, 2019 (Revised July 29th, 2019)

The City of Ramsey (Owner) has completed a space needs study for a new Public Works and Fleet Maintenance Facility project. At this time, an architect for the project has not been selected. The Owner proposes to construct a facility consisting of approximately 66,000 sq. ft. on a city-owned site. The existing buildings will remain as temperate and cold storage. The project site is located at 14100 Jasper Street NW, Ramsey, MN 55303. The facility will be constructed and owned by the City of Ramsey. It is estimated that the total project cost will not exceed \$15,000,000.

The Owner seeks to obtain the services of an experienced construction management firm to assist the city with Phase 1 (pre-construction) and Phase 2 (construction) services. Phase I work will include preconstruction services generally consisting of assisting the Owner with the selection of an architect and the development of plans, specifications and estimated costs; assisting with any value engineering exercise; performing constructability reviews; and assisting with bid efforts. Phase II work is proposed to include construction services generally consisting of construction management from start to finish, processing pay requests, and providing project closeout services. The tentative schedule for Phase 1 runs from September 2019 through December 2020. The schedule for Phase II services will be determined upon completion of Phase 1, and will require City Council approval to initiate. Please refer to the enclosed space needs study (Exhibit A) for the master plan of the site.

A project team consisting of representatives of City of Ramsey staff and the City Council is coordinating the Public Works and Fleet Maintenance Facility project. The selected Construction Manager (CM) will be responsible for providing all Phase 1 and Phase 2 services, pending required City Council approvals. Contracts for the construction of the project will be competitively bid and awarded by the Owner.

The City seeks to retain a construction management firm that exhibits the following characteristics:

1. Recent experience with the construction of public works facilities or other relevant projects.
2. Ability to adhere to pre-established project budgets and schedules.
3. Ability to effectively manage development of plans and specifications by successfully participating as an integral part of a project design team including the CM, a full design team of architects and consultants, the City Council, and City of Ramsey staff.
4. A demonstrated ability to accurately estimate project costs using developed plans and specifications.
5. A demonstrated ability to effectively manage the value engineering exercise to insure adherence to the project cost budget.
6. Evidence of experience in working with public entities on projects of similar magnitude involving public bidding, and in entering into a contract with said public entities to perform the work.

Proposal Submission Requirements

- A. Any firm submitting a proposal must attend the **mandatory** pre-proposal meeting as outlined later in the RFP.
- B. A completed AIA Document A305, Contractor Qualifications Statement.
- C. A description of your firm, including its history, the size and makeup of staffing, and an indication of the person(s) who will be responsible for managing Phase 1 and Phase 2 services including managing the development of plans and specifications, cost estimating, value engineering, and reviewing alternate methodologies to meet design intent. Indicate all staffing proposed to work on this project.
- D. A list of projects your firm has constructed or managed that are similar in scope and complexity to this project. Please indicate if your firm acted as a general contractor, owner's representative, or construction manager. If you acted as the construction manager, please describe what specific services you provided the owner of the project(s) and how you were able to administer and adhere to project schedules, milestones, and budget limits.
- E. Given the project will be publicly bid to the subcontracting community, please describe methods you have used on other publicly bid projects to ensure that the bids received on this project will come from qualified subcontractors.
- F. Provide evidence of general liability, business, automobile insurance and worker's compensation.
- G. Provide three references from clients for whom you have built similar projects and performed the role of construction manager.
- H. Provide details of your cost estimating process and identify what distinguishes your process as compared to other construction managers.

Request for Proposals-Construction Manager
City of Ramsey

- I. Provide any additional information that will assist us in evaluating your firm and its ability to manage this construction project in a cost effective and timely manner.
- J. Explain why your firm should be selected for this project.
- K. Please note that an authorized representative of your firm who can be held accountable for all representations must sign each proposal. The applicant assurances form attached hereto as Exhibit B must be provided with your proposal.
- L. Proposals may not be withdrawn for at least 60 days after the scheduled closing time for the receipt of proposals. The City of Ramsey reserves the right to reject any or all proposals, and to waive informalities.

Fees

The CM shall provide a scope of services in accordance with the proposed CM contract (AIA C132-2009), including, but not limited to the following work tasks:

Phase 1 (Pre-Construction) Services:

- Assist in selection of an architect, as needed
- Assist with development of plans, specifications and cost estimates, as needed
- Lead and attend bimonthly design review meetings
- Provide value engineering and constructability reviews for civil, structural, mechanical and electrical systems
- Assist in preparing advertisements for bids
- Assist in responding to bidders and receiving and evaluating bids
- Provide recommendations for accepting bids and awarding contracts

Phase 2 (Construction) Services:

- Assist in award and execution of construction contract documents
- Schedule and lead pre-construction meeting
- Identify and recommend procurement of long lead items
- Coordinate required approvals from local and state code and regulatory agencies
- Establish and maintain a project financial status reporting system
- Coordinate work between contractors and consultants
- Develop, monitor and enforce construction schedules
- Process partial and final pay requests
- Analyze, negotiate and recommend change orders, if needed
- Prepare project reports and schedules
- Develop and implement quality assurance and control plans
- Maintain record documents
- Assist in substantial and final completion inspections and preparation of punch lists
- Certify contractor payment applications
- Coordinate construction site safety program

Request for Proposals-Construction Manager
City of Ramsey

- Communicate as required with local officials and regulatory agencies
- Provide close out documentation to the City of Ramsey within 180 days of substantial completion

Fee Summary

- Proposals must include separate lump sum fee proposals for Phase 1 and Phase 2 services.
- Proposal fees must include all costs anticipated to be incurred by the CM to complete Phase 1 and Phase 2 services including costs related to meals, travel, mobilization, attending meetings, etc.

Please format your responses in the order of the listed submission requirements. This will help to track and compare responses and to ensure that all questions have been adequately answered. No submission materials will be returned to you after the selection process.

Tentative Schedule of Selection Process

The tentative schedule for the CM selection process is set forth below; however, the Owner reserves the right to modify this schedule as necessary. Respondents may submit written questions and requests for clarification via email to Griemer@cityoframsey.com for consideration at the mandatory pre-proposal meeting.

A pre-proposal meeting will be held at 10:00 AM on **July 10th, 2019** at the City of Ramsey Municipal Center, located at 7550 Sunwood Drive NW, Ramsey, MN 55303. Attendance is **mandatory** for firms interested in proposing on the project.

Event	Date
Revised RFP Available for Distribution	July 30 th , 2019
Mandatory pre-proposal meeting 10: 00 AM (Ramsey Municipal Center)	July 10 th , 2019
Deadline for RFP Questions 10:00 AM	July 12 th , 2019
RFP Responses Due 4:00 PM CDT	August 9 th , 2019
Interviews of Short Listed Finalists (if necessary)	August 27 th , 2019
Anticipated City Council Recommendation	September 10 th , 2019

Submission Requirements and Selection Process:

- I. Please submit six copies and one electronic (PDF) copy of your proposal to:
Grant Riemer, City of Ramsey, 7550 Sunwood Drive NW, Ramsey, MN 55303
Each Proposal should be clearly marked "PROPOSAL FOR CONSTRUCTION MANAGEMENT SERVICES CITY OF RAMSEY PUBLIC WORKS CAMPUS"
- II. Copies of your response are due at City of Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303 no later than 4:00 p.m. CDT August 9th 2019

Request for Proposals-Construction Manager
City of Ramsey

- III. City staff proposes to interview no more than three construction managers the week of August 27th, 2019. You will be notified of your selection to interview no later than August 23rd, 2019
- IV. City staff proposes to make a recommendation concerning the selection of the construction manager to the Ramsey City Council at its September 10th, 2019 meeting.
- V. **DISCLAIMER:** This request for proposal is only a solicitation for information. The City of Ramsey is not obligated to enter into a contract and is not responsible for any costs associated with the preparation of proposals or interviews.

The City of Ramsey sincerely thanks you for your consideration and time spent in responding to this RFP.

Enclosures:

Exhibit A - Space needs Study

Exhibit B - Application Assurance Form

Exhibit C - CM Selection Ranking Form

ADDENDUM NO.1

Construction Manager

City of Ramsey Public Works and Fleet Maintenance Facility

July 30, 2019

TO ALL BIDDERS: The RFP documents for Construction Manager City of Ramsey Public Works and Fleet Maintenance Facility are being modified as follows:

- Revised RFP available for distribution July 29, 2019
- The date for RFP Responses due has been changed to August 9th at 4:00 PM CDT
- The date of interviews for selected short list candidates has been changed to August 27th at 5:30 PM
- The date for anticipated council recommendation has been changed to September 10th at 7:00 PM
- Your firms proposal should be based on Construction Manager not Construction Manager at Risk.
- If your firm is selected as Construction Manager for this project, you will not be allowed to bid on the construction phase of this project.

City of Ramsey Public Works and Fleet Maintenance Facility

Evaluation No. 1

Proposal Ranking Form

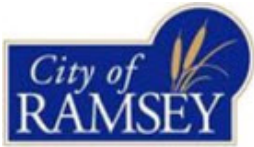
Firm: _____

Suggested Scoring Guidelines

Outstanding	75% to 100% of Maximum Points
Exceeds/ Acceptable	50% to 75% of Maximum Points
Acceptable	25% to 50% of Maximum Points
Marginal	0% to 25% of Maximum Points

	Maximum Points	Score
<u>Understanding of Services Required:</u> Firm indicates an understanding of the services required for this project and identifies special project requirements in their proposal and schedule.	<u>25</u>	_____
1. <u>Personnel:</u> Based upon resumes of key staff, project managers and project engineers, firm appears to have experience in preparing a construction management plan for designing and constructing public works facilities.	<u>25</u>	_____
2. <u>Firm Experience:</u> Firm appears to have applicable experience in preparing preliminary design reports and contract documents in similar size public works projects.	<u>25</u>	_____
3. <u>Performance and References:</u> Firm appears to be able to perform the project in a timely and cost effective manner. The proposal included references to be contacted.	<u>20</u>	_____
4. <u>Proposal:</u> Information provided in the proposal is complete, organized and presented in a professional manner.	<u>5</u>	_____
Technical Proposal Total Points:	<u>100</u>	_____
Technical Proposal Ranking:		_____

Ranked by: _____ Date: _____



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Work Session

3.1.

Meeting Date: 08/27/2019

By: Katie Schmidt, Administrative Services

Information

Title:

Review Future Topics/Calendar

Purpose/Background:

Attached is the current list of future topics for work session discussion. Items are drawn from Council requests at meetings, or are related to topics that have been identified in the City's strategic plan. Tentative dates have been assigned.

Recommendation:

N/A

Action:

For Council review - no formal action necessary.

Attachments

Future Topics List

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	08/22/2019 10:53 AM
Kurt Ulrich	Kurt Ulrich	08/22/2019 11:00 AM
Form Started By: Katie Schmidt		Started On: 08/19/2019 08:37 AM
Final Approval Date: 08/22/2019		

City Council Future Topics – Work Session

(Draft)

Date	Topics for Discussion – Council Action
TBD	Mediation Services presentation (Request of Anoka County mediation).
TBD	Review History of Land Use Plan and Branding for The COR -- Gladhill
TBD	Discuss Historic Town Hall – Ulrich
TBD	Joint Meeting with the Council and Commissions & Other Cities
Date	Topics for Discussion – Policy
September	Intersection Control Evaluation for Spot Improvements on Armstrong -- Westby
09-10-19 (firm date)	Police Dept. Presentation – Drug Task Force Update (trends, statistics, and activity)
TBD	Council Committee Assignments Process & Liaison to Boards and Commissions
TBD	Discuss Section 2-156 of the City Code re Residency Requirement for Boards and Commissions, including the EDA. <div style="margin-left: 40px;">Sec. 2-156. - Appointment of members, terms of office and removal.</div> <div style="margin-left: 80px;">(a) <i>Voting members and residence requirement.</i> At least two-thirds of the members of each board or commission shall be residents of the city. Members shall represent a broad range of interest in functions of the city.</div>
TBD	Discuss Balance of Planned Retail and Multifamily Housing and Interim Options
TBD	Review Development Fees
Date	Topics for Discussion – Planning and Budget
09-10-19	Review the results of the all-staff survey
October	Trail Maintenance Policy – Westby
November	Stormwater Pond Maintenance Policy -Westby
TBD	Summary of Employee Compensation and Development Plan --Lasher
TBD	Accounting of City Engineering Staff Time for City Projects
TBD	Capital and Equipment Funding and Existing Fund Balances