

August 5, 2022

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Subject: PROPOSAL AND AGREEMENT FOR PROVIDING PROFESSIONAL SERVICES
Ramsey Waterfront Pavilion
22-0152

Dear Mark Riverblood:

We're excited about this opportunity to help you enhance the center of Ramsey with a waterfront pavilion. Your pavilion and other recent development projects in the City, including your amphitheater, new residences, educational facilities, transportation, and city services, can further establish downtown Ramsey as a hub where the community can gather year-round. We envision a pavilion that attracts residents and visitors of all generations to dine, shop, play, and enjoy live music and other community events.

Cunningham is an excellent choice for your Project because we collaborate with you to bring the personality of your community into your space by expanding facilities to better represent the culture and spirit of Ramsey. We recognize that the City has beautiful recreational opportunities, including the Rum and Mississippi rivers, regional, City and neighborhood parks, and many trails. It would be a pleasure to create a space for you that plays off of your natural surroundings and exceeds the expectations of your residents.

Many other municipalities in Minnesota and nationwide have trusted Cunningham to design public spaces. Our recent experience on the Bde Maka Ska Refectory Rebuild closely matches the needs of your Project. The Minneapolis Park and Recreation Board selected Cunningham over 18 other firms to reimagine and rejuvenate their lakeside pavilion that was lost to a fire in 2019. The new pavilion offers dining, performance, retail, and indoor and outdoor recreation spaces. It reflects the community's needs by providing a place to showcase events that reveal the untold stories of the site's cultural history, protect natural resources and the environment with regeneratively conscious design and native plants, and give local businesses a space to gain economic opportunities. Overall, it provides a place for people to connect with nature and one another.

What is different about Cunningham is the diversity of experience we can bring to your pavilion. Our team's previous experience goes well beyond public spaces to include award-winning restaurants such as The Boathouse and Bar George at Disney Springs at Walt Disney World Resort in Orlando, Florida, as well as acclaimed hotels, including the Pendry in West Hollywood and Hotel Nia in Menlo Park, California.

It has been proven that good design adds value to a space. Our solutions go beyond the architecture as we look for ways to enhance your value. We realize that you are a government working to responsibly grow your community and provide quality services for residents, which can be challenging. We have worked with some of the most complex organizations globally and found paths to success. Our process seeks to align your residents with your vision.



Gregory T. Houck, AIA
Principal | Director of New Work

Cunningham

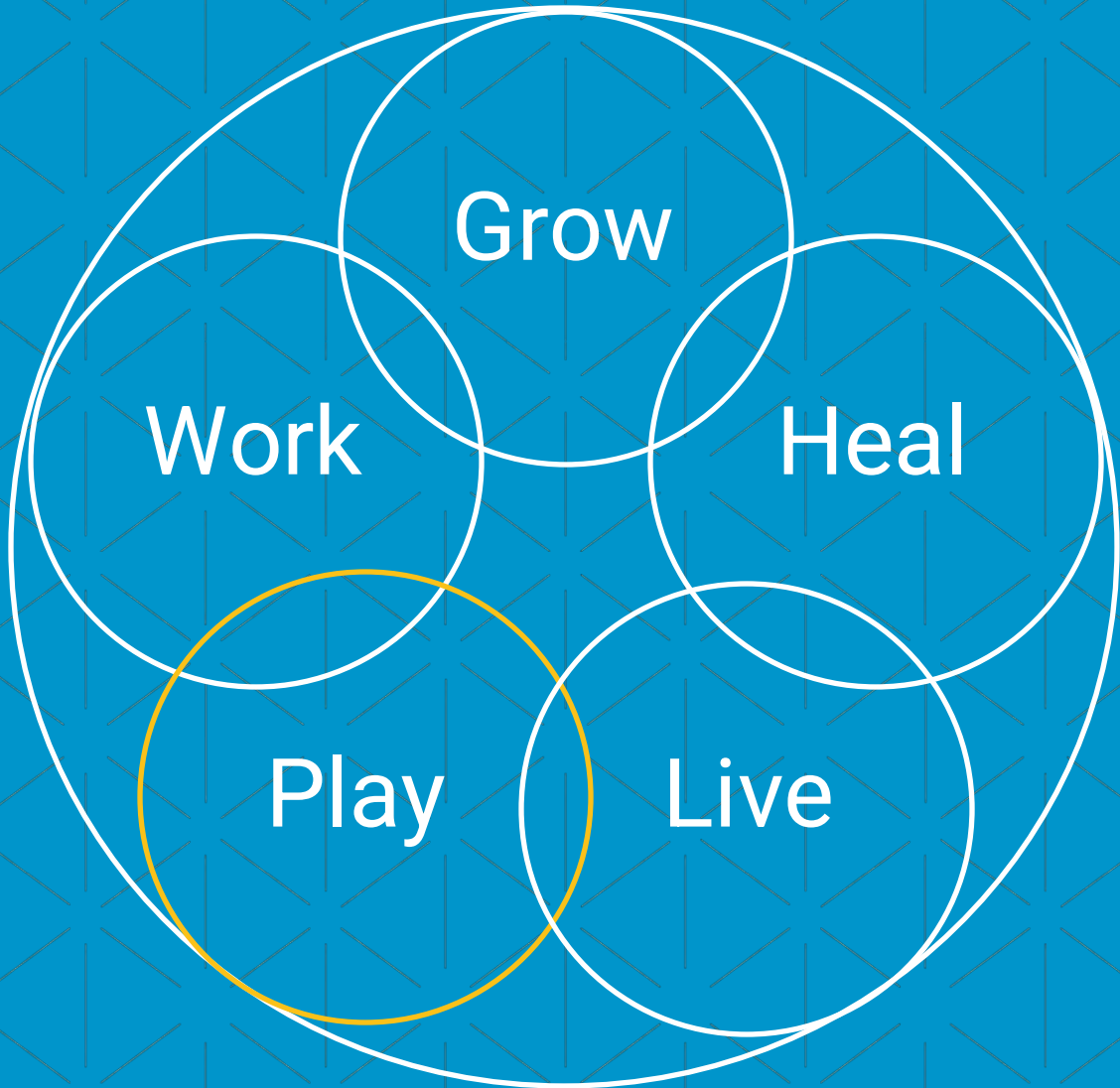
201 SE Main Street
Suite 325
Minneapolis
Minnesota 55414

Tel 612 379 3400



Cunningham

Expertise



Grow

Higher Education
K-12 Education
Non-Profit
Civic | Cultural

Heal

Acute Care
Ambulatory Care
Behavioral Health
Pediatrics
Women's Health
Cancer Centers
Medical Offices

Live

Apartments
Condominiums
Senior
Student
Affordable | Supportive
Mixed-use

Play

Resorts
Hospitality
Retail
Restaurants
Gaming
Themed Entertainment

Work

Corporate
Commercial
Institutional | Non-Profit
Mixed-use

250

Employees

7

Offices

Since

1968

Firm Rankings

No. **7**
ENR
Engineering News-Record
Top 500 Sourcebook Entertainment Firms, 2021

No. **34**
ARCHITECTURAL RECORD
Top 300 Architecture Firms, 2021

No. **11**
INTERIOR DESIGN
100 Rising Giants, 2021

HVI HOTEL MANAGEMENT
Top Hotel Design Firm, 2021

BUILDING DESIGN + CONSTRUCTION 2021 Giants 400 Rankings

No. **4** Top 30 Entertainment Firms

No. **4** Top 15 Casino Firms

No. **12** Top 120 Hospitality Firms

No. **14** Top 160 Architecture Firms

No. **19** Top 80 Restaurant Firms

No. **23** Top 120 Retail Firms

No. **23** Top 120 Hotel and Resort Architecture Firms

Services

Architecture
Interior Design
Urban Design
Landscape Architecture



MISSION

WHAT WE DO



Together, we create
enduring experiences for
a healthy world.

VISION

WHAT WE ASPIRE TO DO



Dream big.
Be daring.
Create change.

VALUES

WHAT WE BELIEVE



Celebrate curiosity.
Design the future.
Restore the earth.
Take care of each other.
Have fun.

Locations

Denver

601 South Broadway, Suite N
Denver, Colorado 80209
Tel: 303 861 1600

Las Vegas

3770 Howard Hughes Parkway, Suite 100
Las Vegas, Nevada 89169
Tel: 702 946 5390

Los Angeles

8665 Hayden Place
Culver City, California 90232
Tel: 310 895 2200

Minneapolis

201 SE Main Street, Suite 325
Minneapolis, Minnesota 55414
Tel: 612 379 3400

Phoenix

5001 East Washington Street
Phoenix, Arizona 85034
Tel: 602 744 3660

San Diego

1030 G Street
San Diego, California 92101
Tel: 619 849 1080

Doha

Mashreq Bank Building, Office 3, Grand
Hamad Street
P.O. Box 30281
Doha, Qatar
Tel: 974 4444 3440



Cheers!

What makes Cunningham unique is our depth of experience in bringing imaginative design to a real-world application within the expanse of the markets we serve. Our 30-year history working with entertainment giants, including Walt Disney Imagineering and Universal Studios, has proven that we can create enduring human experiences by engaging our audiences with stories. Our portfolio encompasses a range of large and small restaurant and bar projects, from renovations and expansions to new construction.

Cunningham has designed numerous culinary and entertainment destinations that are unique, immersive, and successful. We have designed boutique dining environments and created branded experiences requiring established brand standards. Our comprehensive approach to food and beverage environments considers the critical components of kitchen and bar functionality, back of house needs, and dining area aesthetics while balancing the desire for sustainable solutions and budget consciousness.

What can we create together?





Pendry West Hollywood Hotel and Residences | West Hollywood, California

Cunningham was the executive architect for this iconic 300,000-square-foot mixed-use development on the famed Sunset Strip. The property includes a restaurant with mixed seating in exotic patterns and prints. Statement chandeliers complement marble and brass tables below—reinforcing a glamorous LA vibe—while luscious planting keeps the look fresh and exciting.



O'Shaughnessy Distillery | Minneapolis, Minnesota

O'Shaughnessy Distillery integrates traditional Irish design features into an up-scale artisanal craft "grain-to-glass" distillery. The existing interior and exterior brick was revived to its original condition. Warm wood paneling with metal accent bands are interrupted by large expanses of glass that emulates the stained-glass proportions of the existing building, giving warmth and views to the energy within the building.



Nine Twenty Five Restaurant at Hotel Landing | Wayzata Bay, Minnesota

A two-story, 5,500-square-foot "theater in the round" style restaurant for approximately 200 guests that features a dramatic mezzanine overlooking the large central bar. With an indoor dining hall, fireplace room, and an outdoor balcony, the restaurant provides guests with an array of dining options. Warm wood tones, factory styled windows, rustic white bricks, and pops of gold comprise the design aesthetic.



ALL NET Resort and Arena | Las Vegas, Nevada

Located on a 27-acre site at the north end of the Las Vegas Strip, ALL NET Resort and Arena will encompass approximately 8.2 million square feet. The future-forward design includes a 400,000 square-foot food and retail plaza with world-class shopping experiences featuring iconic and internationally recognized brands as well as the only full-service supermarket on the Las Vegas Strip.



Nolo's Kitchen & Bar | Minneapolis, Minnesota

Located in a historic building in Minneapolis' North Loop neighborhood, this two-level dining and drinking establishment is fast becoming a local favorite. Nolo's design takes its cues from the industrial feel of the existing space while remaining open and bright with exposed brick and accents of marble, leather and gold. A feature bar, open kitchen and lounge seating provide a casual backdrop.



Walt Disney Imagineering Experience | Multiple Locations, Worldwide

Over the past 25 years, Cunningham has provided architectural design services to Walt Disney Imagineering. While much of the work we do is confidential, it includes design services for major attractions, themed retail and restaurants, cast support, guest services, and back of house facilities. Cunningham provided Architectural Design Services for the above projects.



Morimoto at MGM Grand | Las Vegas, Nevada

Cunningham transformed an existing restaurant space into celebrity chef Masaharu Morimoto's restaurant, including a new bar and lounge featuring Morimoto's signature sake, a gourmet sushi bar, and teppanyaki grill tables – a first for a Morimoto establishment. The space was adapted with a modern Japanese grace, as evidenced by the refined finishes and elegant lighting.



Dream Dance Steakhouse at Potawatomi Hotel & Casino | Milwaukee, Wisconsin

Designed to be a modern take on the traditional steak house, strong angular ceiling elements and deep wood finishes contribute to the warm, elegant and urban dining experience. A wine portal enhances the restaurant's west entrance and the finished restaurant represents a comprehensive approach to renovation, informed by both culture and upscale dining.



Galleria Shopping Center | Edina, Minnesota

An integral collaborator with the Galleria Shopping Center's management team, Cunningham is involved with everything from tenant coordination to building expansions, lease negotiations, and ongoing maintenance. The design of the Galleria Shopping Center draws upon its unique and sophisticated character. Cunningham worked with tenants to stay operational during construction.



Number 12 Cider | Minneapolis, Minnesota

Number 12 Cider's new taproom mirrors the cozy, rustic barns for which Minnesota's countryside is known. Soft woods are accented with vibrant colors throughout. A wooden door and a chandelier with apple features further evoke the bucolic lifestyle. Additionally, a retractable garage door provides a connection to the outdoors, inviting the space's urban setting to mix with its agrarian-inspired interior.



Wedge Community Co-op | Minneapolis, Minnesota

Wedge Community Co-op is a grocery store, café, catering company, wholesale distributor and sustainable food leader that has been a fixture in Minneapolis since 1974. A neutral color palette and oversized punctuating graphics help refresh the atmosphere for community members.



Jake & Eli Restaurant at The Westin Hotel and Spa | Las Vegas, Nevada

This upscale lobby bar, lounge, and steakhouse was part of a phased renovation and expansion. Project ownership challenged designers to turn a large two-story area into an intimate dining experience. Designers were able to downplay the size of the space by creating intimate, sub-dividable elements that address varying levels of use so the restaurant always feels full and vibrant.



H.O.B.O. | Edina, Minnesota

Cunningham renovated this locally-owned store to better reflect its contemporary merchandise. This project was part of a larger expansion of the upscale Galleria shopping center.



Tavern 23 | Edina, Minnesota

Straying from the traditional dark and old-fashioned steakhouse atmosphere, Tavern 23 is bright and airy with an open kitchen and large U-shaped bar. The main dining room accommodates 156 diners with seating for 46 in the bar, while 18 can be seated for private dining in a special room. A patio expansion makes space for approximately 86 guests to enjoy views of the Centennial Lakes.



Art of Optiks | Edina, Minnesota

The new 2,500-square-foot Art of Optiks merges personalized patient care with high-end retail in a contemporary environment that is open and inviting. The design balances square footage between exam rooms, offices and retail space, and evokes a hand-crafted feel by mixing cold rolled steel with warm walnut features.



The Grille House at Grand Casino Hinckley | Hinckley, Minnesota

Part of a significant property enhancement at Grand Casino Hinckley, which was originally designed by Cunningham 25 years prior, this renovation was phased to allow the resort to remain operational during design and construction.



Wine Bar George at Disney Springs® | Walt Disney World® Resort, Lake Buena Vista, Florida

Cunningham collaborated with Master Sommelier, George Milioles to bring Wine Bar George to Disney Springs®. Together with George, Cunningham created a storied building where he can share his knowledge and introduce guests to wines from around the world.



The BOATHOUSE® | Disney Springs® – Walt Disney World® Resort, Lake Buena Vista, Florida

For the fourth time, Cunningham helped bring a one-of-a-kind dining and interactive entertainment experience to Walt Disney World Resort®. The Boathouse® opened as part of the rebranding of Downtown Disney into Disney Springs® and is themed around the history, elegance, and joy of leisure boating.

Contact

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