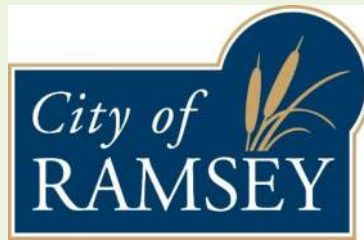




Complex Projects Solved

PROPOSAL

OCTOBER 9, 2025



PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES

# CITY OF RAMSEY THE WATERFRONT WATERPLAY

City of Ramsey  
Mariah Albrecht, Parks Administrative Assistant  
14199 Jasper Street  
Ramsey, MN 55303  
Mariah Albrecht: malbrecht@ci.ramsey.mn.us  
Chuck Evens: cevens@damonfarber.com



October 9, 2025

## City of Ramsey

Mariah Albrecht, Parks Administrative Assistant  
14199 Jasper Street  
Ramsey, MN 55303  
Mariah Albrecht: malbrecht@ci.ramsey.mn.us  
Chuck Evens: cevens@damonfarber.com

**RE:** PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR THE CITY OF RAMSEY  
THE WATERFRONT WATERPLAY

## Dear City of Ramsey Selection Committee:

Thank you for the opportunity to propose as your Construction Manager at Risk (CMAR) for the Waterfront! Our team and I are excited at the opportunity to serve the City of Ramsey on a project that touches on so many of our firm's strengths. We're also excited to continue working alongside Damon Farber Landscape Architects as we've done on several similar projects including Ridgedale Commons, Water Works and Loring Green.

H+U Construction (H+U) has been serving Minnesota cities since 1983, and has since built or improved more than 25,000,000 square feet of public space as a Construction Manager; including numerous award-winning parks and recreation facilities. Below are several additional reasons why we believe H+U is the best partner for this project:

- + **This is What We Do:** Nearly all of our work is completed as a Construction Manager for public agencies. We've successfully completed 500+ multi-million dollar public projects as a Construction Manager; with more than 91% of our clients choosing to becoming repeat clients over the past 10-years.
- + **Right Sized Firm:** Working with a mid-sized firm, you can expect that the improved Waterfront will receive close personal attention from our leadership, including having a consistent presence on site.
- + **Parks and Recreation Experience:** We have decades of experience with parks and recreation projects including park buildings, site improvements, water and play features, gathering spaces, restrooms, and more, including ongoing projects with Damon Farber.
- + **Continued Commitment:** We appreciate the trust our clients have in us and take pride in the work we do. If selected as your CMAR, H+U Construction will remain committed to the project, community, and your satisfaction for decades to come.

Thank you again for the opportunity to serve the City of Ramsey. I hope to meet with you soon, and look forward to responding to any questions you may have.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joe Uhlhorn'.

Joe Uhlhorn, Project Executive  
H+U Construction  
Phone: 651 335 4634  
Email: juhlnhorn@hu-construction.com



# TABLE OF CONTENTS

COVER LETTER

1. COMMUNICATIONS 1-2

2. SCHEDULE 3-6

3. SITE LOGISTICS +  
DISRUPTION AVOIDANCE 7-8



Complex Projects Solved

# PROPOSAL

MISSISSIPPI GATEWAY REGIONAL PARK  
MINI-MISSISSIPPI WATER PLAY AREA  
New Construction + Site Improvements



# 1. COMMUNICATIONS



Our **teamwork philosophy** spreads far beyond our office walls.

## • Provide a brief description of your communications plan for the project.

Our proposed team members have positive working relationships with every design firm involved in the Waterfront Park project, including Damon Farber Landscape Architects, Rehder & Associates, Nelson-Rudie & Associates, and Aquatic Design Solutions; each of whom can attest to our ability to communicate proactively, efficiently, and thoroughly.

H+U's standard communications matrix is contained within our Procore software, and will be tailored to reflect any changes desired by the City or design team. Documents, once posted to Procore, will be automatically routed to the pre-determined team members for review, approval, or as updates. Our team will also maintain schedules, budgets, pictures, daily logs, and much more within Procore, to document and communicate progress on a daily basis.

We expect that our team member(s) will attend all design phase meetings and that our staff will facilitate all construction phase meetings so that we can communicate obstacles, opportunities, costs, and schedule impacts in real time, or as close to real time as possible. This high level of involvement will help foster team work and encourage open dialog between all project team members.

Effective communication is essential for the success of the Waterfront Park project. Our communication plan will establish the methods, frequency, and responsibilities for communication among all project stakeholders to:

- + Promote collaboration and transparency
- + Facilitate timely decision-making
- + Ensure accurate dissemination of project information
- + Maintain public confidence and awareness
- + Document communications for accountability and record-keeping

## Communication Principles

- + **Clarity:** All communications will be clear, concise, and consistent.
- + **Timeliness:** Information will be shared promptly to prevent delays.
- + **Transparency:** The City and community will be kept informed of key milestones and impacts.
- + **Accessibility:** Project information will be easy to access and understand for all audiences.
- + **Documentation:** All official communications will be recorded and archived.

**Public Communication:** H+U will support the City in keeping the community informed and engaged by offering the following resources:

- + **Dedicated Project Webpage:** Hosted by the City with updates from H+U (photos, milestones, upcoming impacts).
- + **Public Signage:** Display project information, contacts, and anticipated completion dates.
- + **Social Media Updates:** Coordinated with the City's communications team.
- + **Press Releases:** Jointly prepared by City and H+U for major milestones.
- + **Public Inquiries:** Directed to a designated City representative, with input from H+U as needed.

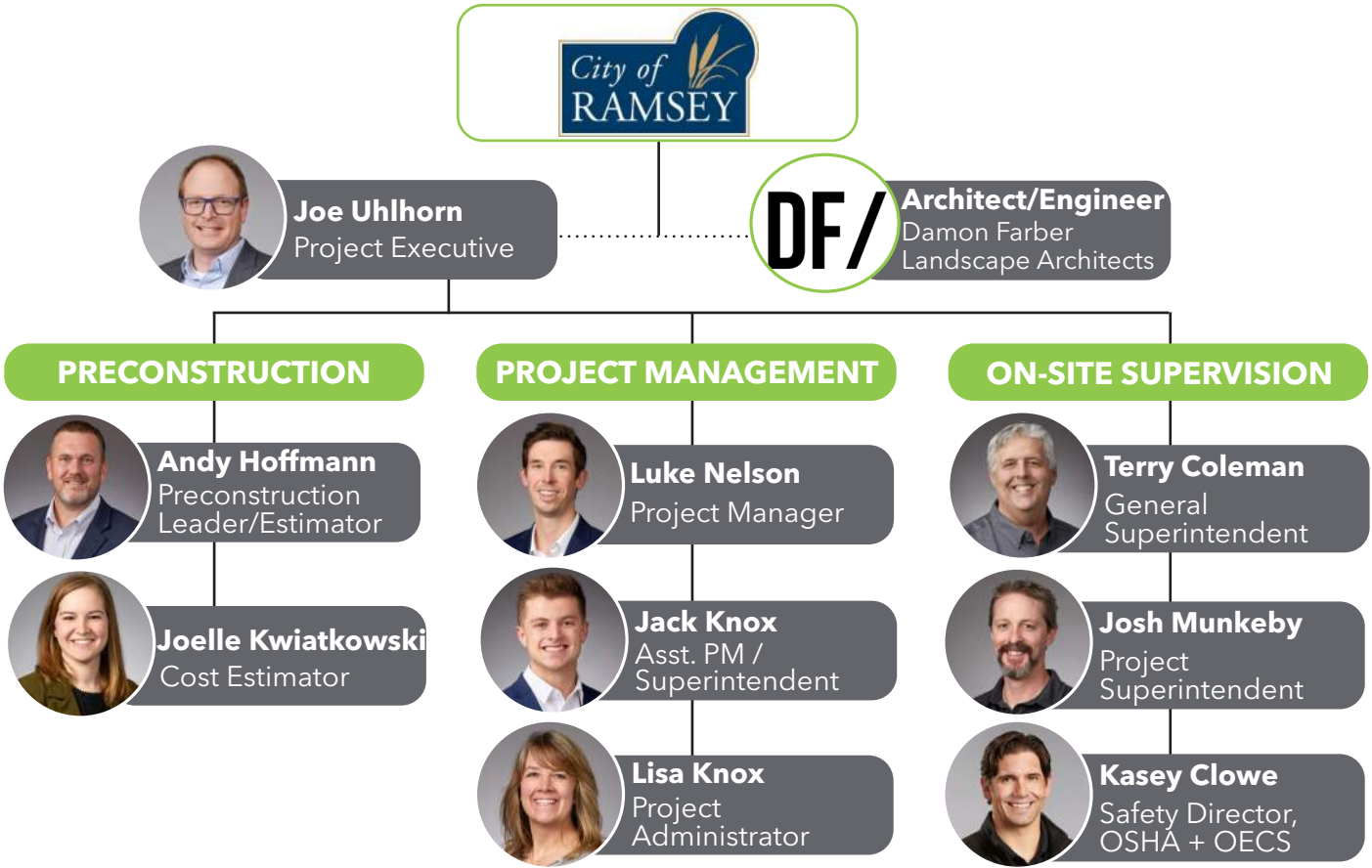


# 1. COMMUNICATIONS

• Indicate how your firm will communicate with the project team and to overall stakeholders in the project.

H+U will actively engage with the City of Ramsey and D/F design team on a daily basis during construction, to communicate project information with project stakeholders including nearby businesses, neighborhood residents, and City departments. H+U will also be available to present to various groups including the City Council when requested. Considering the expedited nature of this project, we expect to provide the City with weekly construction updates as opposed to the more typical monthly updates that longer duration projects often receive. These updates will document the work performed with photos, provide schedule updates, outline upcoming work, and provide other information that may be requested for distribution to the wider Ramsey community via the City website or other means.

The City will be served by the team members shown below; all of whom have completed park projects working alongside Damon Farber within the past 2-years:



H+U’s proposed team members have been completing complex projects together for as many as 15 years, and are all currently working on several relevant park improvement projects. Our proposed team will be led by our firm’s partners, Project Executive/Partner, Joe Uhlhorn and Preconstruction Leader/Partner, Andy Hoffmann. Joe will be heavily involved and will serve as the City’s main contact at all phases of design and construction while overseeing the performance of our team, community engagement, public presentations, and holding subcontractors accountable for meeting the schedule.

H+U’s proposed Project Manager (Luke Nelson) and Supervision team (Terry Coleman and Josh Munkeby) will be engaged during the preconstruction phase, and provide day-to-day management of the project and site during construction. Luke will primarily be responsible for budget management, contract enforcement, and overseeing administrative team members. Terry will be regular fixture on-site while Josh will be stationed on-site full-time during construction with the possibility of additional off-hour or weekend supervision being provided by additional team members. Our supervision team will serve as the City’s “eyes and ears” during construction while being responsible for enforcing health and safety requirements, providing quality assurance, managing the schedule, coordinating subcontractors, and managing site logistics.

Complex Projects Solved

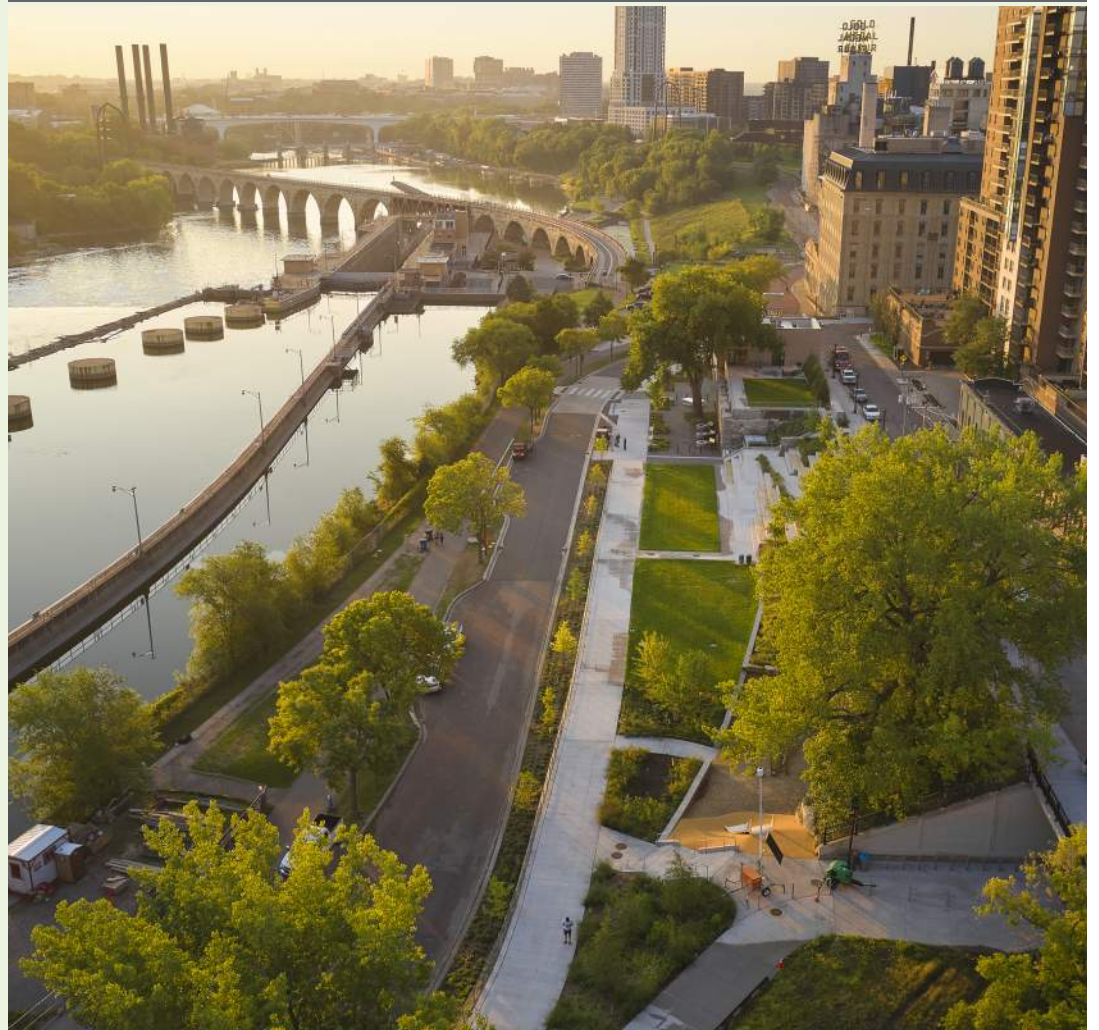
# PROPOSAL

2. SCHEDULE

## WATER WORKS

Historical Renovation

7,000/SF Building + 3 Acres of Green Space





**500+ Multi-million-dollar projects completed on-schedule + on-budget.**

- **Describe key items that will be critical to keeping this project on schedule.**

We understand that the City will or has already begun early procurement of the Romtec bathroom building and Poligon shelters. Our schedule shows us installing the foundations for these buildings shortly after bidding (Feb 2026) so we will need to work with the City, design team, and the vendor to obtain approved foundation designs before we award concrete work in the January bid event.

We also understand that the City has already procured a utility contractor to install the new sanitary and water service to the site. We assume this work will be completed in 2025. We strongly advise, and show in our schedule, early procurement of a grading contractor to complete the mass grading on the site in 2025. The best scenario would be to award this work in late October and have it completed in November or early December 2025.

Power to the site will need to be provided by new electrical service and a new transformer. This should be coordinated with Connexus Energy as soon as the electrical load for the site is determined - hopefully November 2025. Other electrical components that we need to monitor lead times on and may need to procure early are switchgear and light fixtures.

The precast bridge on the SE side of the site will require shop drawings and coordination with the concrete paving. These shop drawings need to be approved by March 1, the footings for the bridge installed in early April, and the precast released for production by the middle of April.

Site amenities, and site furniture will need to be ordered by April 1st to ensure they are delivered to the site in time for installation in late June.

We assume some coordination has already begun on permitting the work. Plan reviews with the City of Ramsey and potentially the State of MN (plumbing) need to be completed as soon as possible. All permitting activities need to be pushed on this project to ensure they do not create a delay.

Our schedule shows approval of the GMP at the January 27, 2026 City Council meeting. Approving the project's costs at that meeting allows H+U to complete subcontracting for the work and get started on construction related submittals, as well as foundation work for the shelters.

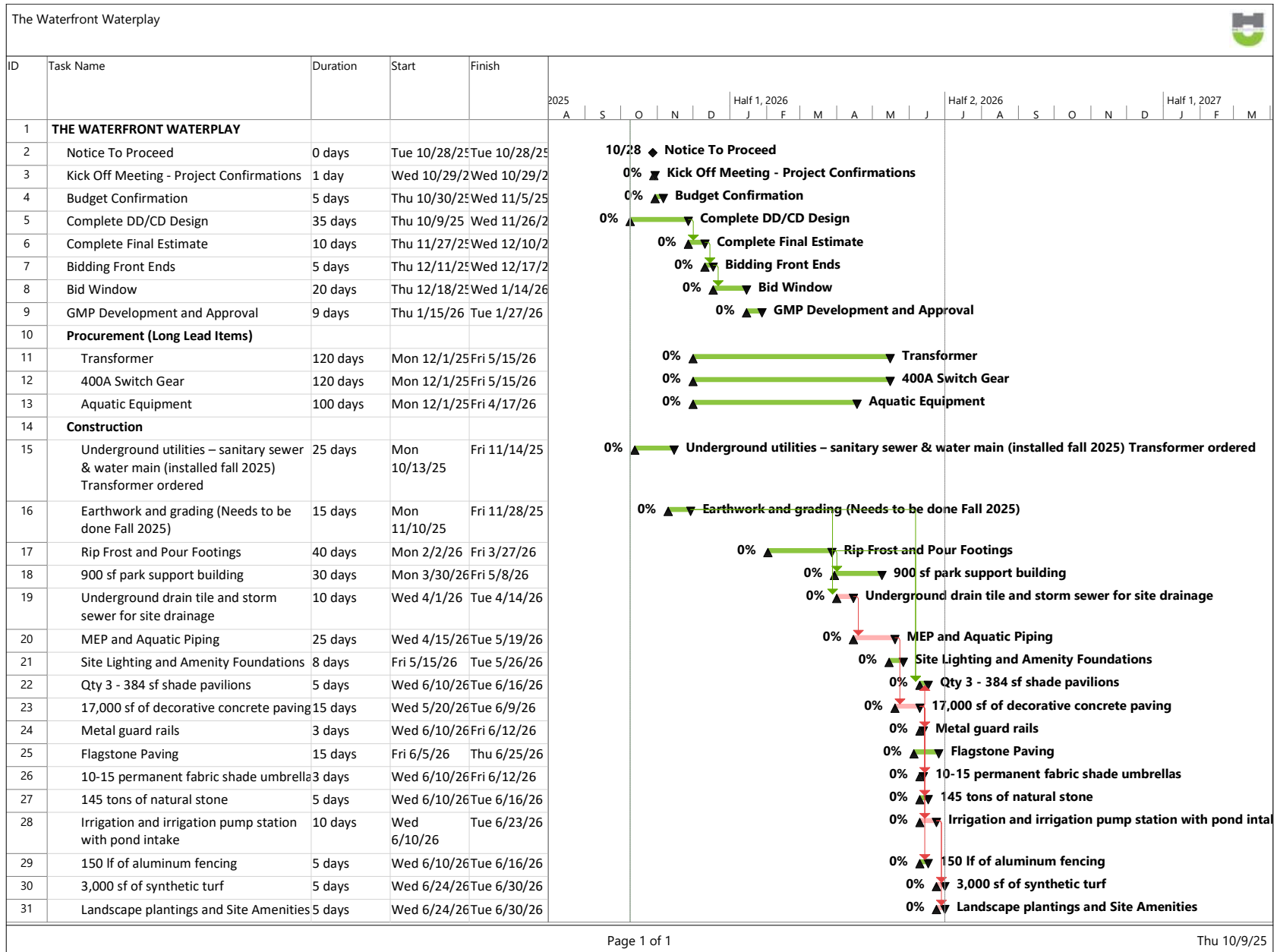
- **Provide a list of equipment or materials that may require early procurement.**

We have outlined suggested equipment and materials for early procurement on page 6.

- **Outline steps within your schedule that will ensure the park will be open and operational by July 1st, 2026.**

Please see our schedule and considerations on the following pages outlining steps to ensure the park will be open and operational by July 1, 2026.

- Provide an outline of how you would be able to accomplish this in the short timeframe allowed.





We believe construction projects are **far greater** than the sum of their parts.

- **Indicate any items of concern that may cause delays to your outline.**

Our key project team members compiled the schedule on the previous page, showing a path to completion on July 1st, 2026. While designs are not yet complete, materials have not all been selected, and other forces outside of our control could impact the schedule, we believe that we have prepared an aggressive but achievable logic-based schedule. Meeting this schedule will require an engaged owner, responsive design partners, committed subcontractors, and aggressive schedule management. Several considerations for this schedule and accommodations include the following:

- + **Utility + Rough Grading:** We believe it will be necessary to have the site graded, and to have sewer and water utilities installed before winter. Since utility work is already slated to start in October and be completed this fall, it may be cost effective to have the same contractor complete rough grading at the same time. We believe the cost of this work will be less than \$175,000, allowing the work to be procured without public bidding.
- + **Early Procurement:** Immediately upon selection, our team would request City approval to procure a 400 amp switchgear and work with Connexus Energy to procure the new Transformer. These materials can carry very long lead times and will need to be purchased before the GMP is submitted. Switchgear may be purchased most efficiently using the State's Sourcwell contract.
- + **Early Start:** Our schedule requires ground thawing and frost ripping to install concrete foundations this winter since these foundations must be installed before sub-grade MEP and aquatic piping can be installed. H+U has frost blankets available for the project, and with City approval, would install them in late November once the rough grading is completed, in order to maintain frost at a more manageable depth to help expedite foundation excavation and allow it to be completed more efficiently.
- + **Road Restrictions:** All heavy equipment, specifically excavation equipment, must be delivered to and stored at the site before road restrictions come into effect; typically in late February or early March. Our schedule has us starting foundation excavation in early February, immediately after the GMP is approved on January 27th. This makes the GMP approval date critical to the overall schedule, as a 2-3 week delay in approval could jeopardize our ability to bring equipment to the site and start on schedule.
- + **On-Site Storage:** We want to encourage subcontractors to deliver materials to the site as early as possible to ensure that materials are readily available when needed. To accommodate this and because there is ample land adjacent to the park, we propose to provide secure Conex storage boxes on site for subcontractor use.
- + **Design Team Considerations:** We would like to review final specifications as early as possible, so that our team has an opportunity to identify schedule impacts and request changes as necessary. Specifications sometimes include things like a 3-week green up period before plantings can be installed and lengthy timelines for plantings establishment, which we would request be waived in consideration of the completion date.



Progress through **collaboration.**

- + **Material Selections:** Some materials included in the design may need to be modified to accommodate the construction schedule. Our team expects to be engaged in the design process to identify these materials in real-time and to find timely alternatives as needed. We've already identified several materials that we'd like to revise, either to maintain the schedule or improve the finished product, as follows:
  1. Plans show a precast bridge on sheet L120 (noted as AM-03). Precast bridges carry long lead times and their precise dimensions are often field verified before fabrication begins, which our schedule cannot accommodate. We recommend revising the bridge to be timber or a prefabricated assembly to ensure materials can be delivered on schedule.
  2. Plans call for Turf Grass across the site, which we would recommend confirming is intended to be sod and not seed. This will help expedite the turf establishment after the project is completed and reduce the likelihood that park patrons and pedestrian traffic will damage the turf before can be established.
  3. Plan sheet L110 shows fairly extensive pavers (noted as P-05) surrounding decorative concrete. Pavers can be expensive and are very time consuming to install when compared to decorative concrete. We would recommend changing these pavers to decorative concrete to expedite the schedule and reduce the construction cost.
  4. Decorative concrete types P-01 through P-04 call for fiber reinforcement, which we would recommend changing to wire mesh reinforcement. While it is faster to install fiber reinforcement, the fibers can protrude from the concrete and are not appealing to walk on with bare feet. Considering the combined play and water elements included in this project, fiber reinforcement may not be the best product to use here.



### WHY H+U?

What makes H+U Construction different from our competition? It's our people, their commitment to a job well done, their dedication to our clients, and the determination to be the best they can be through continuous learning and refinement of their skills in Construction Management.

Our teamwork philosophy spreads far beyond our office walls and runs deep between our collaborative work with all our partners, clients, architects, engineers, contractors, communities and owners we work with - resulting in strong, long-lasting relationships.

Complex Projects Solved

# PROPOSAL

**BRYANT PARK**  
Renovations + Site Improvements

3. SITE LOGISTICS +  
DISRUPTION AVOIDANCE



### 3. SITE LOGISTICS + DISRUPTION AVOIDANCE

- Provide a site layout plan which shows laydown and storage areas, construction trailers, dumpsters, parking, and construction traffic flow.

Our team prepared the staging and site utilization plan below, which shows site boundaries (temp. fencing) and site access points in red, the work area in green, and laydown area in blue. This plan is conceptual and will be refined throughout the design process, but accounts for new utility locations, places the field office trailer north of the site near the new transformer with clear views of the site and adjacent parking, keeps subcontractor parking away from residential buildings, and takes advantage of city-owned land south and west of the site to serve as a laydown and unloading area which will help preserve the newly installed sidewalks and parking areas.



### 3. SITE LOGISTICS + DISRUPTION AVOIDANCE



H+U projects have had zero willful citations or lost time injuries in over 5-years.

#### • Describe your disruption avoidance plan for all stages of the project.

Disruption Avoidance Plans (DAP) are a large part of nearly every project H+U takes on, and it is always our goal to be a “good neighbor”. We do not expect that the project will disrupt utility service to the neighboring properties or require street closures, but there are still disruptions that we need to minimize and communicate, including:

- + **Night and/or Weekend Work:** Given the expedited schedule, it is likely that crews will need to work extended days and/or on weekends to expedite the project. Our team was unable to find city ordinances restricting work hours, but if there are ordinances that restrict work, we would like to discuss a temporary variance allowing crews to work up to 12-hour days M-F, and between the hours of 8:00 and 4:00 on occasional weekends. In the event that a variance is granted, H+U will prepare signage and marketing materials to be posted at the site and delivered to neighboring buildings explaining the specific days, hours, and activities that will be taking place on site.
- + **Construction Noise:** Deliveries and heavy equipment operating hours will be restricted to Monday through Friday between the hours of 8:00 am and 4:00 pm in order to limit the noise generated by the project and to be a good neighbor. Our Superintendent will enforce these hours, which will also be discussed at every construction meeting and documented in meeting minutes.
- + **Dust Protection:** Any soils that are exposed to the elements for short periods will be misted with water to minimize dust. Soils left exposed for longer periods will be seeded.
- + **Parking Lot Closure:** Our current site plan shows the small parking lot east of the site being restricted for subcontractor parking, which would also serve as a site access point for large equipment such as truck cranes, cement trucks, tree spade trucks, boulder deliveries, etc. This closure will be advertised with signage in advance, and directional signage will also be provided directing drivers to other on-street parking areas near the park.

- + **Short-term Sidewalk Closures:** We intend to maintain pedestrian access to the sidewalk along Center Street during construction, but there will be times when it will be obstructed to allow materials and equipment to access the site by crossing the sidewalk. Our staff will post signage along the sidewalk notifying pedestrians of dates when the sidewalk may be obstructed for several minutes at a time throughout the day, and if necessary, can provide staff to direct vehicles and pedestrians at times.
- + **Stormwater Pollution Protection:** A stormwater pollution protection plan (SWPPP) and SWPPP Permit will be required for the project, and is especially important considering the sites proximity to the neighboring pond. H+U will provide SWPPP monitoring and enforcement including site inspections after rain events and throughout work days, street and sidewalk sweeping, additional silt fence or silt fence repairs, inlet protection, tire wash(s), etc. to ensure compliance with the permit and to help the site appears neat and tidy at all times.
- + **On-Site Supervision:** H+U will provide full-time supervision for the project, with staff on-site at all times when work is being completed. This ensures that there will always be a representative on site to enforce our standards, address concerns, and coordinate deliveries, manage the site, and represent the City’s interests in real-time.



CONSTRUCTION MANAGEMENT + GENERAL CONTRACTING + OWNER REPRESENTATION + CONSTRUCTION CONSULTING

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