

**AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MARCH 1, 2022
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

"An opportunity for members of the public to address the City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak".

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for February 15, 2022
2. Consider approving the minutes of the "Work Session Meeting" of the Wyoming, Minnesota City Council for February 15, 2022

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

CONSENT AGENDA:

Items under the "Consent Agenda" will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

3. Consider authorizing the payment of recommended bills, payroll and journal entries for the period from February 16, 2022 through March 1, 2022
4. To consider the Memorandum of Agreement with the Minnesota Department of Health for the Wyoming Public Water System for Radium Compliance

5. To consider a letter of support for the Chisago County Hwy 8 Project for a Federal Raise Grant

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

6. Report of the Public Safety Director, Neil Bauer, for February 24, 2022
7. Report of City Building Official, Fred Weck, IV for February 24, 2022
8. Report of the City Attorney, Tom Loonan, for February 24, 2022
9. Report of City Engineer Mark Erichson, WSB for February 25, 2022
10. Report of the Public Works Superintendent Chuck Almhjeld for March 1, 2022

COMMUNICATIONS:

11. Wyoming Spring Medallion Hunt

OLD BUSINESS:

NEW BUSINESS:

12. To consider **Resolution 22-03-21** a resolution approving a Rezone (Z-22-001) Rural Residential II (R-2) to Commercial (C) Located at Lake Boulevard / Highway 8 & Hazel Avenue by Richard Gregory, Jr. Owner: Westkey Enterprises LLC Property ID Number: 21.10721.10
13. To consider staff recommendation for construction management services for the Public Safety Project
14. To consider the hiring of Austin Rademacher as Building Inspector at Step 3 with a starting wage of \$32.41/hr with a tentative start date of March 21, 2022
15. To review and discuss a pavement management study completed by WSB
16. To consider a Wyoming city council work session on March 15th, 2022 at 5:30PM

COUNCIL REPORTS:

ADJOURN

**DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
FEBRUARY 15, 2022
7:00PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for February 15, 2022 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Brett Ohnstad, Dennis Schilling, and Claire Luger

ABSENT: None

Also Present: Tom Loonan, Eckberg Lammers, Robb Linwood, City Administrator, Alex Saxe, Assistant City Administrator, Mark Erichson-WSB, Neil Bauer - Public Safety Director and Chuck Almhjeld, Public Works Superintendent

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Dan Sandgren, 26122 Kendall Lane – Asked that the public hearing for the vacation of this property to be held on April 5, 2022 because they will be out of town in March.

City Administrator Linwood – Noted that this item is on tonight's Consent Agenda and explained that the Council can go with Mr. Sandgren's suggestion for a public hearing date. He stated that he will double check on the 60 day rule, but does not think it will cause a problem.

Gary Sykes, 5710 East Viking Boulevard – Stated that he has 2 issues to discuss with the Council. He stated that there are snowmobiles racing up and down East Viking Boulevard. He explained that they are up on the sidewalks and are pushing the snow back onto the sidewalks. He asked the Council to consider issuing fines for this type of use on the sidewalks and expressed his concern that someone would get hurt if it continues. He stated that he would also like to address #19 under New Business, addressing traffic calming and pedestrian crossings on East Viking Boulevard. He stated that it sounds like a great idea and would help to slow traffic.

Mayor Iverson – Asked Public Safety Director Bauer to take a look at the snowmobile issue and ways of dealing with the issue.

Gary Deegan, 5762 East Viking Boulevard – Explained that he had moved here in 1994 and shared experiences he has had with snowmobiles ripping through the area and what he feels the potential danger may be.

Mayor Iverson – Assured Mr. Deegan that the City would take a look at what is going on along East Viking Boulevard.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for February 2, 2022**

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR FEBRUARY 2, 2022, AS SUBMITTED.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

2. Consider approving the minutes of the “Work Session Meeting” of the Wyoming, Minnesota City Council for February 9, 2022

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE THE MINUTES OF THE “WORK SESSION MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR FEBRUARY 9, 2022, AS SUBMITTED.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

Items under the “Consent Agenda” will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

3. To consider authorizing the payment of recommended bills, payroll, and journal entries for the period of February 3, 2022 to February 15, 2022
4. To consider **Resolution 22-02-17** a resolution accepting a donation from Casey's to the Railroad Park Veterans Memorial
5. To consider **Resolution 22-02-18** a resolution setting a public hearing on the proposed vacation of 26122 Kendall Lane
6. To consider **Resolution 22-02-19** a resolution declaring certain Public Works items as surplus property and authorizing the Public Works Department to dispose of such items through the disposal process
7. To consider **Resolution 22-02-20** a resolution setting a Public Hearing on the proposed vacation of Diamond Ridge
8. To consider approving a solicitation permit for Gary Loren of Ace Solid Waste located at 6601 McKinley St, NW, Ramsey, MN 55303 for the hours of 10:00 a.m. to 7:00 p.m.
9. To consider approving a Request for Proposal (RFP) for Lawn Mowing Services for the City of Wyoming for 2022-2024
10. To consider approving payment to the League of Minnesota Cities for Workers Compensation Insurance in the amount of \$119,668.00

Mayor Iverson – Asked to pull item #4 for discussion.

Councilmember Ohnstad – Asked to pull item #5 for discussion.

Councilmember Nanko Yeager – Asked to pull item #8 for discussion.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE #3, #6, #7, #9, and #10 OF THE WYOMING CITY COUNCIL CONSENT AGENDA

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, and, Iverson
Voting Nay: None
Abstain: None
Absent: None

#4 - To consider **Resolution 22-02-17** a resolution accepting a donation from Casey's to the Railroad Park Veterans Memorial

Mayor Iverson – Expressed her appreciation to Casey's for their \$1,000 donation to the Railroad Park Veteran's Memorial

#5 – continued... To consider **Resolution 22-02-18** a resolution setting a public hearing on the proposed vacation of 26122 Kendall Lane

Councilmember Ohnstad – Noted that per the request, the date of the public hearing in this item should be changed to April 5, 2022.

City Attorney Loonan – Explained that they are looking into the 60 day rule and noted that April 5, 2022 may be outside of that 60 day rule. He stated that, if necessary, they may extend the 60 day deadline. He stated that if it needs official action, it can be done at the next Council meeting.

#8 – continued...To consider approving a solicitation permit for Gary Loren of Ace Solid Waste located at 6601 McKinley St, NW, Ramsey, MN 55303 for the hours of 10:00 a.m. to 7:00 p.m.

Councilmember Nanko Yeager – Stated that the permit states 10:00 a.m. to 8:00 p.m. but the agenda item says 10:00 a.m. to 7:00 p.m. and asked for confirmation that the hours of solicitation would be 10:00 a.m. to 7:00 p.m.

City Administrator Linwood – Stated that if the Council approves it as presented, it will be 10:00 a.m. to 7:00 p.m.

Mayor Iverson – Noted that this issue comes up every single time and asked if the City needed to make a change to the ordinance that the hours are from 10:00 a.m. to 7:00 p.m. so there is no confusion in the future.

There was consensus of the Council to discuss a change in the ordinance to clarify the hours of solicitation.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE CONSENT AGENDA ITEMS #4 AND #8, AS PRESENTED.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson
Voting Nay: None
Abstain: None
Absent: None

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE CONSENT AGENDA ITEM #5, CHANGING THE PUBLIC HEARING DATE TO APRIL 5, 2022.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson
Voting Nay: None
Abstain: None
Absent: None

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS

AND DEPARTMENT HEADS:

11. Report of the Public Safety Director, Neil Bauer for February 9, 2022
12. Report of City Building Official, Fred Weck, IV for February 11, 2022
13. Report of City Attorney Tom Loonan for February 10, 2022
14. Report of City Engineer Mark Erichson, WSB for February 10, 2022
15. Report of Public Works Superintendent Chuck Almhjeld for February 15, 2022

COMMUNICATIONS:

16. Communication from Chisago County Assessor announcing Board of Equalization date for the City of Wyoming on April 19, 2022, 6:00 PM at Wyoming City Hall

City Administrator Linwood – Explained that this meeting is an opportunity for anyone in the community to discuss their property taxes for 2023, or set up an appointment with the County Assessor to discuss them. He noted that this will be just prior to a City Council meeting on the same evening.

OLD BUSINESS: NONE

NEW BUSINESS

17. To consider a request to apply for the Minnesota DNR Outdoor Recreation Grant Program

Assistant City Administrator Saxe – Reported that the City had applied for this grant for the upgrades at Swenson Park which has now been completed. He explained that staff, while exploring funding options for Railroad Park, spoke with the DNR, who suggested that the City once again apply for this grant. He noted that applications are due March 31, 2022 and reviewed the estimated project costs for Railroad Park and noted that the City has raised about \$213,000 towards those costs. He noted that staff will be requesting \$200,000 in grant funding, if the Council approves.

Councilmember Nanko Yeager – Asked how much of the funds raised so far have been because of the 'Buy-a-Brick' program.

City Administrator Linwood – Noted that he believed there have been 40-50 bricks purchased so far at \$100/brick.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE APPLYING FOR THE MINNESOTA DNR OUTDOOR RECREATION GRANT PROGRAM.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

18. To consider a request to apply for the AARP Community Challenge Grant

Assistant City Administrator Saxe – Explained that last year, the City became an AARP Age-Friendly Community. He stated that they offer this community challenge grant which provides funding for quick action projects to help communities become livable for people of all ages. He stated that Railroad Park would be eligible under the Creating Vibrant Spaces category and noted

that applications are due March 22, 2022. He stated that staff will be requesting a grant in the amount of \$15,000.

Councilmember Luger – Asked when the City would be notified if they received the grant.

Assistant City Administrator Saxe – Stated that the City should hear back by mid-May.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE APPLYING FOR THE AARP COMMUNITY CHALLENGE GRANT.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

19. To consider, review, and discuss traffic calming and pedestrian crossings on East Viking Boulevard

City Engineer Erichson – Reviewed the common themes around discussion of the East Viking Boulevard project, including maintaining the existing parking, addressing speed, and improving pedestrian access. He reviewed some of the things staff has considered such as strategically placed bump outs. He explained that possible traffic calming efforts, the advantages to slowing down traffic, and the challenges they may create for plowing. He reviewed some of the possible design options for the Council to consider and asked if they would like staff to develop some specific ideas in the bump out idea.

Mayor Iverson – Asked about additional costs this design would create.

City Engineer Erichson – Explained that the extra costs would be minimal with the bump outs.

There was consensus of the Council that they were in favor of directing WSB to developer more details relating to bump outs on both sides of the street.

20. To consider the Wyoming City Council entering into a closed session under MN Statute 13D.03 to discuss labor negotiation strategies for a contract with the bargaining unit of IUOE Local 49ers

Mayor Iverson – Recessed the meeting at 7:35 p.m. and reconvened at 7:44 p.m.

A MOTION WAS MADE BY COUNCILMEMBER LUGER SECONDED BY COUNCILMEMBER SCHILLING TO ENTER INTO CLOSED SESSION UNDER MN STATE STATUTE 13D.03 TO DISCUSS LABOR NEGOTIATION STRATEGIES FOR A CONTRACT WITH THE BARGAINING UNIT OF IUOE LOCAL 49ERS AT 7:45PM

Voting Aye: Luger, Schilling, Nanko Yeager, Ohnstad, and Iverson

Voting Nay: None

Abstain: None

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD SECONDED BY COUNCILMEMBER LUGER TO RETURN TO OPEN SESSION UNDER MN STATE STATUTE 13D.03 TO DISCUSS LABOR NEGOTIATION STRATEGIES FOR A CONTRACT WITH THE BARGAINING UNIT OF IUOE LOCAL 49ERS AT 7:58PM

Voting Aye: Luger, Schilling, Nanko Yeager, Ohnstad, and Iverson

Voting Nay: None

Abstain: None

City Administrator Linwood gave a summation of the closed session

The closed meeting was relative to the matters for bargaining purposes and contract negotiations between the City of Wyoming and bargaining unit of IUOE Local 49ers. The meeting was closed under MN State Statute 13D.03. The closed meeting was attended by Mayor Lisa Iverson and City Council Members Dennis Schilling, Linda Nanko Yeager, Claire Luger and Brett Ohnstad. Also, in attendance was City Administrator, Robb Linwood, Assistant City Administrator, Alex Saxe and Public Works Superintendent, Chuck Almhjeld. The council reviewed the current contract from the bargaining unit. The city council provided advice and direction to legal and city staff but made no formal votes

COUNCIL REPORTS:

Mayor Iverson – Councilmembers agreed to forgo council reports for the evening

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER SCHILLING, TO ADJOURN THE FEBRUARY 15, 2022 “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 7:59PM

Voting Aye: Luger, Schilling, Nanko Yeager, Ohnstad, and Iverson

Voting Nay: None

Abstain: None

A portion of this public meeting may be closed to discuss “Labor Negotiation Strategies”; “Misconduct allegations or charges”; “Attorney-client privilege”; or “Performance evaluations” as per MN State Statute 13D.01-.05.

NEXT REGULAR MEETING:

MARCH 1, 2022

7:00PM

**DRAFT MINUTES
CITY COUNCIL
WORK SESSION MEETING
CITY OF WYOMING, MINNESOTA
FEBRUARY 15, 2022
5:30 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Work Session Meeting of the Wyoming City Council for February 15, 2022 to order at 5:30 P.M.

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Claire Luger, Brett Ohnstad and Dennis Schilling

Also Present: Robb Linwood- City Administrator, Alex Saxe- Assistant City Administrator, Public Works Superintendent- Chuck Almhjeld, Mark Erichson- WSB and Craig Johnson- WSB

DETERMINATION OF A QUORUM:

Mayor Iverson determined a Quorum was present.

NEW BUSINESS:

1. To review current conditions of existing water infrastructure, water quality and potential future water infrastructure extensions.

City Administrator Linwood- Explained that this is an informational update on the Wyoming public water system, specifically related to the radium and manganese levels in drinking water. He introduced Greg Johnson, who is the water/waste water manager at WSB. Mr. Johnson gave a PowerPoint presentation on the city water supply

Greg Johnson, WSB- Gave an overview on the current levels of radium and future projections in the three city wells. He explained that over the next 20 years the projections have the radium levels continuing to rise. He explained to the Council that the levels in well #3 are rising at a faster rate than the other two wells. He then walked through some short-term and long-term solutions.

City Engineer Erichson- Asked Mr. Johnson to explain the current agreement with the Minnesota Department of Health (MDH) on the radium amounts.

Greg Johnson, WSB- Explained that MDH allows blending of water and working with them to make sure the city is not exceeding the recommended levels of radium.

Council Member Nanko Yeager- Asked if the city could use ARPA funds to build a new well. And if a new well was built, how likely would it be to have radium in the water supply.

Greg Johnson, WSB- Explained that since the city is limited on aquifers, it would be likely that a

new well would contain radium. Then he walked through funding options that included the Public Facilities Authority Revolving Loan. He stated funds from the Federal Infrastructure Bill could also be used on water projects.

City Administrator Linwood- Stated that the Federal ARPA Funds would also be eligible for this type of infrastructure project.

Greg Johnson, WSB- Gave an overview on Manganese and the current levels of Manganese in the three city wells. He explained that MDH is proposing to do water sampling for Manganese. Then he walked through short-term and long-term solutions to manage Manganese levels.

Council Member Nanko Yeager- Wanted to know why the State wants to test. Mr. Johnson explained they want to get more data from across the State and educate the public.

Council Member Luger- Asked for clarification on the consumer confidence report. Mr. Johnson stated if the State did the testing they would send a letter to the city and the city would be responsible for communicating that to residents. He informed the Council there would be no negative impacts of not having the State come in and test. Council Member Luger asked if this effects private wells. City Administrator Linwood said private wells would have to be tested privately. Council Member Luger wants to remain transparent to the public and make sure the city is doing what it can to inform the public and regularly monitor the water.

Council Member Ohnstad- Asked if there were hot spots across the State for higher Manganese concentration. Mr. Johnson said MDH does not release that data and he was not aware of specific hot spots.

Mayor Iverson- Asked how the tests are actually done. Mr. Johnson said each well has a sample tap where samples are taken and then they are sent off to a lab to be certified. She asked how many cities have agreed to have MDH test and how many have said no. City Administrator Linwood said it has really been mixed. She wants the city to be transparent and she wants this testing to be done whether it is the city or the State that does it.

Greg Johnson, WSB- Stated he does not know if MDH would publish data about each aquifer once they complete testing.

Council came to a consensus to have the city test the city water. They directed staff to test annually for Manganese and to send out information to residents regarding the results.

City Administrator Linwood- Informed Council that a concept was received for some mixed use residential and apartment buildings on the west side of the freeway near the Village Inn. The city would need to run a water pipe under the freeway in order for the development to move forward. More information will be coming in the upcoming months.

**MAYOR IVERSON ADJOURNED THE FEBRUARY 15, 2022 WORK SESSION
MEETING AT 6:38 PM.**

For Check Dates 02/15/2022 to 02/15/2022

Check Number Name		Check Date
53050 PACIFIC LIFE INSURANCE		02/15/2022
Item Code	GL Number	Amount
ROTH	101-0000-21712	230.77
		<u>230.77</u>
53051 WI SCTF,		02/15/2022
Item Code	GL Number	Amount
WI CHILD SUPPOR	101-0000-21710	215.42
		<u>215.42</u>
EFT858 SELECTACCOUNT,		02/15/2022
Item Code	GL Number	Amount
DEP CARE	101-0000-21711	0.00
FSA CONT	101-0000-21711	0.00
HSA CITY CONT	101-0000-21707	0.00
HSA CONT	101-0000-21707	2,064.62
		<u>2,064.62</u>
EFT859 P.E.R.A.,		02/15/2022
Item Code	GL Number	Amount
CORD PERA	101-0000-21704	2,588.32
DCP PERA	101-0000-21704	16.67
DCP PERA MATCH	101-0000-21704	16.67
PERA CITY MATCH	101-0000-21704	2,986.53
PF PERA	101-0000-21704	3,838.59
PF PERA CITY	101-0000-21704	5,757.82
		<u>15,204.60</u>
EFT860 INTERNAL REVENUE SERVICE,		02/15/2022
Item Code	GL Number	Amount
FITW	101-0000-21701	6,983.58
MEDICARE_EE	101-0000-21703	1,223.22
MEDICARE_ER	101-0000-21703	1,223.22
SOCSEC_EE	101-0000-21703	3,334.75
SOCSEC_ER	101-0000-21703	3,334.75
		<u>16,099.52</u>
EFT861 STATE OF MINNESOTA,		02/15/2022

For Check Dates 02/15/2022 to 02/15/2022

Check Number	Name	Check Date
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Item Code	GL Number	Amount
SITW	101-0000-21702	3,287.01
		3,287.01

General Checking Account 10100
Total Amount Being Paid: \$37,101.94
Total Number of Checks: 6

Mayor Iverson

Councilmember Luger

Councilmember Nanko/Yeager

Councilmember Schilling

Councilmember Ohnstad

City of Wyoming

Check Detail Register

1/2
February 23, 2022 12:54 PM
User: ssaxe
DR: Wyoming

02-25-2022

Check # Invoice #	Check Date	Vendor Name		
	General Ledger #	Amount	Comment	
53053 2342	02/25/2022	WAUSAU ELECTRIC INC		
	101-5200-44010	REPAIRS & MAINT.	\$4,939.00	REPAIRS & MAINT. - BUILDINGS
Total for WAUSAU ELECTRIC INC			\$4,939.00	

City of Wyoming Check Detail Register

2/2
February 23, 2022 12:54 PM
User: ssaxe
DR: Wyoming

02-25-2022

Check #	Check Date	Vendor Name
Invoice #	General Ledger #	mount
		Comment

General Checking Account 10100
Total Amount Being Paid: \$4,939.00
Total Number of Checks: 1

Mayor Iverson

Councilmember Luger

Councilmember Nanko/Yeager

Councilmember Schilling

Councilmember Ohnstad

City of Wyoming Check Detail Register

1/8
February 25, 2022 11:46 AM
User: ssaxe
DR: Wyoming

03-01-2022

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
12482	03/01/2022	90 DEGREE BENEFITS			
9011-075723-1000					
	101-0000-21706	HOSPITALIZATION		\$22,244.91	HOSPITALIZATION/MEDICAL INS
Total for 90 DEGREE BENEFITS				<u>\$22,244.91</u>	
53054	03/01/2022	ASPEN MILLS			
288806					
	101-2110-44080	UNIFORMS		\$147.00	UNIFORMS
288793					
	101-2110-44080	UNIFORMS		\$171.50	UNIFORMS
288794					
	101-2110-44080	UNIFORMS		\$171.50	UNIFORMS
288795					
	101-2110-44080	UNIFORMS		\$169.95	UNIFORMS
289002					
	101-2110-44080	UNIFORMS		\$42.00	UNIFORMS
289070					
	101-2110-44080	UNIFORMS		\$64.20	UNIFORMS
Total for ASPEN MILLS				<u>\$766.15</u>	
53055	03/01/2022	ASTLEFORD INTERNATIONAL TRUCKS			
4754					
	651-9425-44040	REPAIRS & MAINT.		\$3,598.46	REPAIRS & MAINT. - EQUIPMENT
	101-3100-44040	REPAIRS & MAINT.		\$3,598.46	REPAIRS & MAINT. - EQUIPMENT
Total for ASTLEFORD INTERNATIONAL				<u>\$7,196.92</u>	
53056	03/01/2022	BARRY COUGHLIN			
02152022					
	800-0000-20573	COUGHLIN POND E		\$500.00	COUGHLIN POND ESCROW
Total for BARRY COUGHLIN				<u>\$500.00</u>	
53057	03/01/2022	BCA/TRAINING DEVELOPMENT			
21723					
	101-2110-42080	TRAINING AND IN		\$250.00	
Total for BCA/TRAINING DEVELOPMENT				<u>\$250.00</u>	
53058	03/01/2022	BRANDON RICE			
02222022					
	101-3100-42300	SAFETY EQUIPME		\$169.99	SAFETY EQUIPMENT
Total for BRANDON RICE				<u>\$169.99</u>	
53059	03/01/2022	CAMPBELL KNUTSON			
01312022					
	101-1400-43040	ATTORNEY FEES		\$108.50	ATTORNEY FEES
Total for CAMPBELL KNUTSON				<u>\$108.50</u>	
53060	03/01/2022	CARGILL, INCORPORATED			
2906913763					
	101-3100-44400	SALT & SAND		\$6,343.23	SALT & SAND
Total for CARGILL, INCORPORATED				<u>\$6,343.23</u>	

City of Wyoming Check Detail Register

2/8
February 25, 2022 11:46 AM
User: ssaxe
DR: Wyoming

03-01-2022

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
53061	03/01/2022	CAROL LOUGHREY			
12/15/2021					
	602-0000-11500	ACCOUNTS RECEIV	\$58.71	Sewer Usage	
	601-0000-11500	ACCOUNTS RECEIV	\$18.02	Water - Meter Charge	
	601-0000-11500	ACCOUNTS RECEIV	\$17.17	Water Usage	
	651-0000-11500	ACCOUNTS RECEIV	\$1.90	Surface Water Mgmt	
	601-0000-11500	ACCOUNTS RECEIV	\$1.15	State Surcharge	
Total for CAROL LOUGHREY				\$96.95	
53062	03/01/2022	CHISAGO COUNTY CHIEF OF POLICE			
WPD2022					
	101-2110-44330	DUES & SUBSCRIP	\$50.00	DUES & SUBSCRIPTIONS	
Total for CHISAGO COUNTY CHIEF OF				\$50.00	
53063	03/01/2022	CINTAS			
4109676724					
	101-3100-44180	UNIFORMS	\$313.38	STREETS	
	101-3100-42100	OPERATING SUPPL	\$30.62	SHOP SUPPLIES	
4111043108					
	101-1400-43600	CLEANING SERVIC	\$29.70	CLEANING SERVICE-CITY HALL	
4111043117					
	101-2110-43600	CLEANING SERVIC	\$25.00	CLEANING SERVICE-PUBLIC SAFETY	
4111042928					
	101-3100-44180	UNIFORMS	\$279.66	STREETS	
	101-3100-42100	OPERATING SUPPL	\$17.53	SHOP SUPPLIES	
4110338207					
	101-3100-44180	UNIFORMS	\$95.83	STREETS	
	101-3100-42100	OPERATING SUPPL	\$3.80	SHOP SUPPLIES	
4111720037					
	101-3100-44180	UNIFORMS	\$125.32	STREETS	
	101-3100-42100	OPERATING SUPPL	\$3.80	SHOP SUPPLIES	
Total for CINTAS				\$924.64	
53064	03/01/2022	DVS			
1998 FORD COH					
	101-3100-42100	OPERATING SUPPL	\$19.25	OPERATING SUPPLIES	
Total for DVS				\$19.25	
53065	03/01/2022	ECM PUBLISHERS INC.			
876914					
	800-0000-20591	GREGORY REZONE	\$22.40	GREGORY REZONE ESCROW	
876913					
	101-1400-43510	LEGAL NOTICE PUI	\$75.60	LEGAL NOTICE PUBLICATION	
876912					
	101-1400-43510	LEGAL NOTICE PUI	\$123.20	LEGAL NOTICE PUBLICATION	
Total for ECM PUBLISHERS INC.				\$221.20	
53066	03/01/2022	FAIRVIEW HEALTH SERVICES			
15005840433					
	101-3100-43060	PERSONNEL TESTI	\$235.00	PERSONNEL TESTING	
Total for FAIRVIEW HEALTH SERVICES				\$235.00	

City of Wyoming Check Detail Register

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User: ssaxe
DR: Wyoming

03-01-2022

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
53067	03/01/2022	FERGUSON WATERWORKS			
0487445					
		601-9425-44040	REPAIRS & MAINT.	\$192.88	REPAIRS & MAINT. - EQUIPMENT
		Total for FERGUSON WATERWORKS		\$192.88	
53068	03/01/2022	HACH COMPANY			
12871791					
		601-9425-42160	CHEMICALS/CHEM.	\$120.85	CHEMICALS/CHEMICAL PRODUCTS
		Total for HACH COMPANY		\$120.85	
53069	03/01/2022	HALLBERG FAMILY LTD			
03012022					
		101-2110-42100	OPERATING SUPPL	\$52.50	OPERATING SUPPLIES
		Total for HALLBERG FAMILY LTD		\$52.50	
53070	03/01/2022	HOME DEPOT CREDIT SERVICES			
2820 00097 99552					
		101-3100-42400	SMALL TOOLS/MIN	\$214.52	SMALL TOOLS/MINOR EQUIPMENT
		Total for HOME DEPOT CREDIT SERVIC		\$214.52	
53071	03/01/2022	HYDRAULICS PLUS & CONSULTING			
15088					
		101-5200-44040	REPAIRS & MAINT.	\$1,104.39	REPAIRS & MAINT. - EQUIPMENT
		Total for HYDRAULICS PLUS & CONSUM		\$1,104.39	
53072	03/01/2022	HYRKAS TRAINING LLC			
2001					
		101-2110-42080	TRAINING AND IN	\$1,494.60	TRAINING AND INSTRUCTION
		Total for HYRKAS TRAINING LLC		\$1,494.60	
53073	03/01/2022	INNOVATIVE OFFICE SOLUTIONS			
IN3678074					
		101-2110-42000	SUPPLIES - OFFICE	\$23.74	SUPPLIES - OFFICE/COPY/COMPUTR
IN3681500					
		101-2110-42000	SUPPLIES - OFFICE	\$40.98	SUPPLIES - OFFICE/COPY/COMPUTR
		Total for INNOVATIVE OFFICE SOLUTI		\$64.72	
53074	03/01/2022	KEITH BURG			
02/23/2022					
		601-0000-11500	ACCOUNTS RECEIV	\$34.02	Water - Meter Charge
		651-0000-11500	ACCOUNTS RECEIV	\$3.58	Surface Water Mgmt
		601-0000-11500	ACCOUNTS RECEIV	\$2.18	State Surcharge
		602-0000-11500	ACCOUNTS RECEIV	\$0.47	Sewer Usage
		601-0000-11500	ACCOUNTS RECEIV	\$0.26	Water Usage
		Total for KEITH BURG		\$40.51	
53075	03/01/2022	KODIAK POWER SYSTEMS			
KPS0920					
		602-9425-44380	LIFT STATIONS MA	\$979.45	LIFT STATIONS MAINTENANCE
		Total for KODIAK POWER SYSTEMS		\$979.45	

City of Wyoming Check Detail Register

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03-01-2022

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
53076	03/01/2022	LEAGUE OF MN CITIES			
360112					
	101-1400-42080	TRAINING AND IN		\$40.00	TRAINING AND INSTRUCTION
360111					
	101-1400-42080	TRAINING AND IN		\$575.00	TRAINING AND INSTRUCTION
Total for LEAGUE OF MN CITIES				\$615.00	
53077	03/01/2022	MENARDS- FOREST LAKE			
79387					
	602-9425-44380	LIFT STATIONS MA		\$62.93	LIFT STATIONS MAINTENANCE
79392					
	602-9425-44380	LIFT STATIONS MA		\$5.99	LIFT STATIONS MAINTENANCE
79104					
	601-9425-42100	OPERATING SUPPL		\$171.87	OPERATING SUPPLIES
79076					
	101-3100-44010	REPAIRS & MAINT.		\$49.91	REPAIRS & MAINT. - BUILDINGS
79811					
	101-3100-42100	OPERATING SUPPL		\$82.90	OPERATING SUPPLIES
Total for MENARDS- FOREST LAKE				\$373.60	
53078	03/01/2022	MINNESOTA VALLEY TESTING LABS			
1129664					
	601-9425-43110	LAB COSTS		\$97.50	LAB TESTS
1130742					
	601-9425-43110	LAB COSTS		\$77.00	LAB TESTS
Total for MINNESOTA VALLEY TESTING				\$174.50	
53079	03/01/2022	NAPA AUTO PARTS			
081129					
	101-3100-44040	REPAIRS & MAINT.		\$3.36	REPAIRS & MAINT. - EQUIPMENT
Total for NAPA AUTO PARTS				\$3.36	
53080	03/01/2022	NICHOLAS TOMASKO			
02/23/2022					
	602-0000-11500	ACCOUNTS RECEIV		\$60.09	Sewer Usage
	601-0000-11500	ACCOUNTS RECEIV		\$22.11	Water - Meter Charge
	601-0000-11500	ACCOUNTS RECEIV		\$14.49	Water Usage
	651-0000-11500	ACCOUNTS RECEIV		\$2.33	Surface Water Mgmt
	601-0000-11500	ACCOUNTS RECEIV		\$1.41	State Surcharge
Total for NICHOLAS TOMASKO				\$100.43	
53081	03/01/2022	OLSON'S SEWER SERVICE			
97251					
	601-9425-44490	WATERMAIN BREA		\$4,100.41	WATERMAIN BREAK
Total for OLSON'S SEWER SERVICE				\$4,100.41	
53082	03/01/2022	RAPIT PRINTING INC			
234514					
	101-1110-42000	SUPPLIES - OFFICE		\$104.18	SUPPLIES - OFFICE/COPY/COMPUTR
	101-1400-42100	OPERATING SUPPL		\$52.10	OPERATING SUPPLIES
Total for RAPIT PRINTING INC				\$156.28	

City of Wyoming Check Detail Register

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03-01-2022

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
53083	03/01/2022	SAFE-FAST INC			
INV257361					
	101-3100-42300	SAFETY EQUIPME		\$393.60	SAFETY EQUIPMENT
Total for SAFE-FAST INC				\$393.60	
53084	03/01/2022	TIMESAVER OFF SITE SECRETARIAL			
M27112					
	101-1910-42310	CONTRACTED SER		\$154.00	PLANNING COMMISSION MEETING
	101-1400-42310	CONTRACTED SER		\$158.75	CITY COUNCIL MEETING
Total for TIMESAVER OFF SITE SECRE				\$312.75	
53085	03/01/2022	UNUM LIFE INSURANCE			
03012022					
	101-1400-41310	LIFE INSURANCE		\$39.98	ADMIN
	101-2110-41310	LIFE INSURANCE		\$72.20	POLICE
	101-1910-41310	LIFE INSURANCE		\$3.85	PLAN & ZONE
	101-2400-41310	LIFE INSURANCE		\$5.73	BLDG
	101-3100-41310	LIFE INSURANCE		\$14.54	STREETS
	601-9425-41310	LIFE INSURANCE		\$14.27	WATER
	602-9425-41310	LIFE INSURANCE		\$14.27	SEWER
	101-1400-41310	LIFE INSURANCE		\$182.12	ADMIN
	101-2110-41310	LIFE INSURANCE		\$747.40	POLICE
	101-1910-41310	LIFE INSURANCE		\$65.26	PLAN & ZONE
	101-2400-41310	LIFE INSURANCE		\$87.34	BLDG
	101-3100-41310	LIFE INSURANCE		\$243.82	STREETS
	601-9425-41310	LIFE INSURANCE		\$123.31	WATER
	602-9425-41310	LIFE INSURANCE		\$123.32	SEWER
030122					
	101-0000-21715	VOLUNTARY TERM		\$340.84	VOLUNTARY TERM LIFE
Total for UNUM LIFE INSURANCE				\$2,078.25	
53086	03/01/2022	VERIZON			
9898250624					
	602-9425-43210	TELEPHONE		\$241.69	CELL PHONE
	601-9425-43210	TELEPHONE		\$241.69	TELEPHONE
	101-1400-43210	TELEPHONE		\$255.96	TELEPHONE
	101-2400-43210	TELEPHONE		\$82.95	TELEPHONE
Total for VERIZON				\$822.29	
53087	03/01/2022	VICTORY AUTOMOTIVE SERVICE			
803105					
	101-2110-43900	VEHICLE MAINTEN		\$48.46	VEHICLE MAINTENANCE
803153					
	101-2110-43900	VEHICLE MAINTEN		\$49.94	VEHICLE MAINTENANCE
803023					
	101-2110-43900	VEHICLE MAINTEN		\$77.64	VEHICLE MAINTENANCE
803017					
	101-2110-43900	VEHICLE MAINTEN		\$112.14	VEHICLE MAINTENANCE
803175					
	101-3100-44040	REPAIRS & MAINT.		\$71.67	REPAIRS & MAINT. - EQUIPMENT
Total for VICTORY AUTOMOTIVE SERV				\$359.85	

City of Wyoming Check Detail Register

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Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
53088 78487399	03/01/2022	WEX BANK			
	101-2110-42120	MOTOR FUELS		\$38.50	MOTOR FUELS
	101-2110-42120	MOTOR FUELS		\$36.15	MOTOR FUELS
	101-3100-42120	MOTOR FUELS		\$119.83	MOTOR FUELS
	601-9425-42120	MOTOR FUELS		\$59.91	MOTOR FUELS
	602-9425-42120	MOTOR FUELS		\$59.91	MOTOR FUELS
	Total for WEX BANK			\$314.30	
53089 33451	03/01/2022	WHITE BEAR LOCKSMITH			
	101-2110-42100	OPERATING SUPPL		\$141.44	OPERATING SUPPLIES
	Total for WHITE BEAR LOCKSMITH			\$141.44	
53090 9013093777	03/01/2022	WILLIAMS SCOTSMAN, INC.			
	101-3100-44100	RENTALS (EQUIPM		\$419.40	RENTALS (EQUIPMENT)
	Total for WILLIAMS SCOTSMAN, INC.			\$419.40	
53091 448614 448866	03/01/2022	WINNICK SUPPLY INC.			
	101-3100-44040	REPAIRS & MAINT.		\$50.23	REPAIRS & MAINT. - EQUIPMENT
	601-9425-44390	REPAIRS & MAINT.		\$69.79	REPAIRS & MAINT. - WELLS
	Total for WINNICK SUPPLY INC.			\$120.02	

City of Wyoming Check Detail Register

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03-01-2022

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
53092	03/01/2022	XCEL ENERGY			
768121955					
	602-9425-43800	UTILITIES-GAS/ELI		\$1,564.26	LIFT STATIONS
	601-9425-43800	UTILITIES-GAS/ELI		\$184.30	WELLHOUSE
767564844					
	601-9425-43800	UTILITIES-GAS/ELI		\$326.00	WELLHOUSE
766387195					
	101-3100-43860	STREET LIGHTS		\$6,517.48	STOP LIGHTS
766872179					
	101-3100-43800	UTILITIES-GAS/ELI		\$45.74	SPEED SIGN
767458591					
	101-3100-43800	UTILITIES-GAS/ELI		\$21.66	SPEED SIGN
767384366					
	101-3100-43800	UTILITIES-GAS/ELI		\$14.39	SPEED SIGN
767419248					
	101-3100-43800	UTILITIES-GAS/ELI		\$50.37	PARKS
767416234					
	101-3100-43800	UTILITIES-GAS/ELI		\$14.41	PARKS
767438596					
	101-3100-43860	STREET LIGHTS		\$53.43	STOP LIGHTS
767435049					
	101-3100-43860	STREET LIGHTS		\$15.22	STOP LIGHTS
767643074					
	101-3100-43800	UTILITIES-GAS/ELI		\$19.61	SPEED SIGN
767579765					
	101-3100-43800	UTILITIES-GAS/ELI		\$14.10	SPEED SIGN
Total for XCEL ENERGY				\$8,840.97	
53093	03/01/2022	ZIEGLER INC.			
CM000050805					
	101-3100-44040	REPAIRS & MAINT.		\$(10.40)	REPAIRS & MAINT. - EQUIPMENT
IN000417002					
	101-3100-44040	REPAIRS & MAINT.		\$58.58	REPAIRS & MAINT. - EQUIPMENT
Total for ZIEGLER INC.				\$48.18	

City of Wyoming Check Detail Register

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DR: Wyoming

03-01-2022

Check #	Check Date	Vendor Name
Invoice #	General Ledger #	mount
		Comment

General Checking Account 10100
Total Amount Being Paid: \$62,765.79
Total Number of Checks: 41

Mayor Iverson

Councilmember Luger

Councilmember Nanko/Yeager

Councilmember Schilling

Councilmember Ohnstad



Request for Council Action

Date: March 1st, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Chuck Almhjeld, Public Works Superintendent

Department: Public Works

Reference: 2022 Radium Agreement

Method: Consent

Background Information:

To ensure that all water customers receive water with an annual average below the Radium MCL, The Minnesota Department of Health and the City of Wyoming has established an annual Flow-Weighted Averaging Memorandums of Agreement with the Minnesota Department of Health. The Radium agreements between the City of Wyoming and the MDH started in 2004 and must be renewed annually. To comply with the agreement Well 3 must not exceed 28 percent of the total annual volume of water used from January 1st, 2021 and December 31st, 2021 and the number of months it may be used cannot exceed 3 months. For reference, the 2021 agreement was 53 percent and 6 months of use.

Recommendation:

After reviewing the Well 3 agreement to maintain a level of radium that is below the MCL and acceptable to the MDH, I recommend renewing the MOA for 2022.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576

February 14, 2022

Wyoming City Council
c/o Robb Linwood, Administrator
26885 Forest Boulevard, Box 188
Wyoming, Minnesota 55092-0188

Dear Council Members:

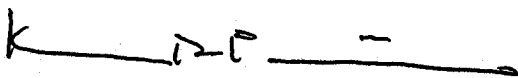
Subject: **Memorandum of Agreement** (Renewal) – Request for Signature, Wyoming,
Chisago County, PWSID 1130018

Enclosed is a copy of a Memorandum of Agreement (MOA). The MOA establishes a formal agreement between the city of Wyoming Public Water System and the Minnesota Department of Health regarding the water quality of your system.

If you are in agreement with the conditions of the MOA, please sign the document and return it to this office within 30 days of the date of this letter (or scan and email to nancy.kadrlik@state.mn.us). Two copies will then be signed and dated in our office, and a completed original will be returned to you for your records.

If you have any questions about this agreement, please contact Andrew Karp 651/201-4668 or email andrew.karp@state.mn.us.

Sincerely,



Karla R. Peterson, P.E., Supervisor
Community Public Water Supply Unit
Environmental Health Division
625 North Robert Street
P.O. Box 64975
St. Paul, Minnesota 55164

KRP:CLS

Enclosure

cc: Lucas Martin, MDH, St. Paul
Cindy Swanson, MDH, St. Paul
Andrew Karp, MDH, St. Paul

Anita Smith, MDH, St. Paul

MEMORANDUM OF AGREEMENT
Contaminant: Combined Radium 226 and 228
Wyoming Public Water System

This Memorandum (hereinafter "Agreement", by and between City of Wyoming, 1130018 (hereinafter "System"), and the Minnesota Department of Health (hereinafter "MDH") becomes effective on the date signed on behalf of the MDH.

I. Authorities and Findings

- A. Pursuant to the Safe Drinking Water Act, Minnesota Statutes 2011, sections 144.381 to 144.387, and Minnesota Rules chapter 4720, the MDH enforces the National Primary Drinking Water Regulations. In Minnesota Rules, part 4720.0350, the MDH has adopted the federal National Primary Drinking Water Regulations, 40 CFR, Part 141 by reference. 40 CFR, section 141.66(b), establishes the maximum contaminant level (MCL) for combined radium 226 and 228.
- B. The System seeks to remain in compliance with the National Primary Drinking Water Regulations because the System's water supply exceeds the MCL of 5.4 picoCuries per liter (pCi/L) for combined radium 226 and 228. Through this Agreement, the parties seek to keep the System in compliance with the National Primary Drinking Water Regulations.

II. Corrective Actions

It is agreed between the System and MDH that until compliance with the MCLs for combined radium 226 and 228 have been accomplished, the System shall meet the following conditions:

1. The System shall continue notifying the consuming public annually of the radium levels in the Consumer Confidence Report and that they are using flow-weighted averaging to maintain compliance with the combined radium MCL.
2. The System shall monitor the entry point supplied by Well #3 bi-annually (in Quarters 2 and 3) for radium concentrations. The samples shall be collected after water treatment (i.e., finished water).
3. The number of months that Well #3 will be allowed to be pumped will be limited according to the following equation:

$$[(M_1)(Ra_1) + (M_2)(Ra_2) + (M_3)(Ra_3)] / [12] \text{ shall be less than or equal to } 4.9 \text{ pCi/L}$$

A safety factor of 90% of the MCL for combined radium 226 and 228 (4.9 pCi/L) has been applied in order to provide an additional measure of safety considering variations in contaminant concentrations and analytical capabilities.

where:

M_1 = Number of months Well 1 is pumped.
 M_2 = Number of months Well 2 is pumped.
 M_3 = Number of months Well 3 is pumped.
 Ra_1 = Radium 226/228 concentration at Well 1 (3.6 pCi/L)
 Ra_2 = Radium 226/228 concentration at Well 2 (3.2 pCi/L)
 Ra_3 = Radium 226/228 concentration at Well 3 (8.7 pCi/L)

Actions Required (continued):

(Corrective Actions Continued):

Based on the design of the System and the most recent concentrations of Radium 226/228 in the wells, **the maximum number of months that Well #3 shall be pumped in a 12-month calendar year is 3 months.**

4. The volume of water that Well #3 will be allowed to pump during those 6 months will also be limited according to the following equation with well volume measurements taken on a daily basis:

$$[(V_1)(Ra_1) + (V_2)(Ra_2) + (V_3)(Ra_3)] / [V_1+V_2+V_3] < \text{MCL with 10 percent factor of safety}$$

where:

V_1 = Volume produced by Well 1
 V_2 = Volume produced by Well 2
 V_3 = Volume produced by Well 3
 Ra_1 = Radium 228/228 concentration at Well 1 (3.6 pCi/L)
 Ra_2 = Radium 226/228 concentration at Well 2 (3.2 pCi/L)
 Ra_3 = Radium 226/228 concentration at Well 3 (8.7 pCi/L)

Based on the design of the System and the most recent concentrations of Radium 226/228 in the wells shown above, the maximum annual use of Well #3 shall not exceed **28 percent** of the total annual volume for the System. Based on the volumes pumped from Well 1 and Well 2, 62.92 and 61.149 million gallons respectively, in 2021, **the volume pumped from Well 3 should not exceed 48 million gallons in 2022.**

5. Take corrective action according to the schedule as follows:

Actions Required:	Complete No Later Than:
A. Monitor the Well #3 entry point on a bi-annual basis for radium and gross alpha using kits provided by MDH.	April 1 – June 30, 2022 July 1 – September 30, 2022
B. Monitor entry points of Wells #1 and #2 on an annual basis for radium and gross alpha using kits provided by MDH.	April 1 – June 30, 2022
C. The System will submit volume pumping records quarterly (every 3 months) to Andrew Karp via email at andrew.karp@state.mn.us .	March 31, 2022 June 30, 2022 September 30, 2022 December 31, 2022
D. Update Memorandum of Agreement	February 15, 2023

6. If the number of months that Well #3 is used exceeds 3 months or the volume of water pumped from Well #3 exceeds 48 million gallons from January 1 to December 31, 2022, the System must immediately notify the consuming public of radium levels, continue notification on a quarterly basis as required by MDH, and provide documentation to MDH within 10 days of each public notification.

Actions Required (continued):

7. The system should start to consider and explore long term options to solve the combined radium exceedance. Radium concentrations can fluctuate in aquifers and flow-weighted averaging should only be used as a temporary option while systems explore permanent options for compliance with the Safe Drinking Water Regulations.

III. Further Agreements

1. If the System fails to comply with any term or condition of this Agreement that results in noncompliance with applicable rules and statutes pertaining to public water supplies the MDH may take further enforcement actions authorized in Minnesota Statutes, sections 144.99 and 144.991, or any other applicable law, including, where appropriate, the assessment of monetary penalties.
2. This Agreement will be reviewed and updated annually.
3. This Agreement may not be modified or amended, except in writing and any modifications or amendments must be signed by all the parties.

MINNESOTA DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

City of Wyoming, MINNESOTA

Sandeep Burman, Manager
Section of Drinking Water Protection

Lisa Iverson, Mayor
City of Wyoming

Date _____

This agreement becomes effective on the date signed by the representative of the MDH.



March 2, 2022

The Honorable Pete Buttigieg
Secretary, US Department of Transportation
1200 New Jersey Ave, SE
Washington, DC 20590

Dear Mr. Buttigieg,

We write to request your strong consideration of Chisago County's application for funding through the United States Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant. If awarded, the funding would be used to complete the US Highway 8 Reconstruction Project. This critical project expands eight miles of US Highway 8 between Interstate 35 and Karmel Avenue in the cities of Wyoming, Chisago City, and Forest Lake, Minnesota.

The corridor is part of the National Highway System and is vital to the local and regional economy. It connects the region to the Twin Cities metropolitan area, Wisconsin and beyond. The project will enhance system performance, improve corridor safety for motorists and pedestrians, and support local/regional economic and community development.

RAISE Grant funds will address critical capacity, access and safety issues along the eight-mile segment of US Highway 8 that the Highway 8 Corridor Study identified. Currently, over 22,000 vehicles a day utilize the two-lane highway. This not only causes safety and congestion issues; it severely restricts economic development along the corridor. Additionally, the corridor lacks any sort of bicycle and pedestrian facilities. This project will construct approximately 6.5 miles of the Swedish Immigrant Regional Trail that will connect into the Hardwood Creek and Sunrise Prairie Regional Trails.

In addition to local vehicle traffic, the highway is used for a variety of economically significant activities. These include commercial freight, agricultural traffic, and commuter traffic to and from the Minneapolis-St. Paul metropolitan area. There is also significant traffic on weekends, and throughout the vacation season, as travelers move between Minneapolis-St. Paul and Northwest Wisconsin.

This project will greatly benefit the highway network and meet the priority objectives of the DOT's funding programs by emphasizing highway safety, local and regional economic competitiveness and vitality, and addressing rural challenges.

For the reasons above, we urge your full consideration of the Chisago County's application for the US Highway 8 Reconstruction Project. If you have any questions or need additional information, please contact Joe Triplett, Chisago County Public Works Director | County Engineer directly at 651-213-8708.

Sincerely,

Mayor Lisa Iverson
Council Member Dennis Schilling
Council Member Bret Ohnstad
Council Member Linda Nanko Yeager
Council Member Claire Luger



Council Report

February 24, 2022

Mayor Iverson and City Council Members

Re: Public Safety Activity Report, March 1, 2022, City Council Meeting

Next week, small workgroups from police and fire will be meeting with representatives from Wold to offer input specific areas of the new Public Safety building design. Wold will collect that feedback and incorporate those elements where they fit within the parameters of the overall project.

On February 21st and 22nd, Kallie Renzy participated in a national training focused on the best practices of managing a property room. This training will ensure that as we look forward to an expanded and functional property room in our new building, she will be able to establish the evidence processes and property room from day one.

We are working on strategies to address catalytic converter thefts and other associated criminal activity that has been occurring at the M Health Lakes Fairview Lakes Medical Center.

We are looking forward to warmer weather so we can do more community engagement! As a public safety department, we are exploring opportunities that have valuable community impact, such as child passenger safety seat inspection programs and hosting car seat clinics in the community.

Finally, we are exploring how new modules within our records management system can provide more community member access to information on our website. We will also be providing expanded information on our website related to police department policies and crime statistics for the Wyoming area. The objective is to provide additional transparency in policing for the community.

Neil D. Bauer, Ed.D.
Public Safety Director



PUBLIC SAFETY

P.O. Box 188, 7665 Wyoming Trl., Wyoming, MN 55092
Phone: 651-462-0577 Fax: 651-462-0506



February 24, 2022
Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: MARCH 1, 2022 CITY COUNCIL MEETING

Dear Mayor and Council Members:

This letter is intended to summarize on-going commercial building projects and zoning issues within the City. Some of these items may be separate agenda matters, while others are for informational purposes only.

Hallberg RV Storage Site

The floor slab for the two northernmost buildings have been placed. All footings and the foundations for the buildings are in, site grading is near completion.

Hallberg Bingham Site

A grading permit has been applied for; the civil plans will need to be approved before the permit is issued. The building permit application has been submitted and the plans have been reviewed. The contractor needs to address some minor issues before the permit can be issued.

Gopher State Mini-Storage

Work is complete on the second storage building. The final grade and hardscaping are still remaining.

Maranatha Radio Tower

The fence surrounding the tower site is partially installed and will be completed by spring.

Planning Commission

The Planning Commission held a public hearing to consider the request of Richard Gregory, Jr. of Gregory Contracting to rezone the property at the northwest corner of Hazel Avenue and Lake Boulevard / Highway 8 from Rural Residential II (R-2) to Commercial (C). This is a separate agenda item.

Sincerely,

Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
Advanced Septic Inspector, MPCA #C5199
City of Wyoming



DEPARTMENT OF BUILDING SAFETY

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092

Phone: 651-462-4947 Fax: 651-462-3938



**ECKBERG
LAMMERS**
ATTORNEYS AT LAW

www.eckberglammers.com

Writer's Direct Dial:
(715) 808-8842

Writer's Email:
tloonan@eckberglammers.com

February 24, 2022

Robb Linwood
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

Delivered via Email

Re: City of Wyoming
Status Update for the Period of – February 11, 2022 – February 24, 2022

Dear Robb:

Our office is assisting the City in responding to legal concerns relating to general real estate matters and upcoming development projects in the City. We are advising the City on questions regarding City contracts and employment matters. We continue our general counsel role of fielding questions and addressing general concerns raised by City staff relating to any other legal matters relevant to the City.

Please contact me directly if you have any questions regarding this correspondence. Thank you for allowing us to serve the City of Wyoming.

Very Truly Yours,

s/ Thomas R. Loonan

Thomas R. Loonan
City Attorney

Stillwater Office
1809 Northwestern Avenue
Stillwater, MN 55082
Phone: 651-439-2878
Fax: 651-439-2923

Hudson Office
430 Second Street
Hudson, WI 54016
Phone: 715-386-3733
Fax: 715-386-6456



Engineer's Report

.....

February 25, 2022

Honorable Mayor and City Council
City of Wyoming, MN
26885 Forest Boulevard
Wyoming, MN 55092

Re: March 1, 2022 City Council Meeting
WSB Project No. 018813-000

Dear Mayor and Council Members:

This engineers report is intended to update you on engineering activities within the City since the last council meeting. Some of the items below may be on the agenda with more detailed information provided, while the other items below are for informational purposes only.

Diamond Ridge Development

The Wyoming City Council has approved the development with conditions. Staff has received revised plans and have offered our final comments. Staff is preparing the development agreement and stormwater maintenance agreement. These can be finalized once construction bids are provided for review. Once the final plat is approved and construction plans are approved the development may proceed once the development agreement and its terms have been met.

East Viking Boulevard (Fenwick to Polaris)

The public Hearing for this project was held at the January 18th City Council meeting. Council had ordered the improvement and authorized the preparation of plans and specifications. Staff is currently preparing plans and specifications for the improvements. At the previous City Council meeting, an agenda item related to traffic calming measures was discussed. Staff is currently designing these elements for inclusion in the plan.

The grant application has been previously submitted and we hope to receive grant money to fully complete the project as proposed. Staff will update Council as soon as we learn and information of this effort.

Street Rating Results

During the fall of 2021, staff had completed the street ratings for Wyoming's paved roadways. At the first City Council meeting in March, staff will present the results. This will be a helpful tool in looking to the future of road priorities and will be used to guide us through our annual spring road tour. This is an agenda item for discussion.

Bingham Property – Hallberg Project

The applicant has provided the MPCA Sanitary Sewer Extension Permit. Staff has reviewed, signed and returned to the applicant for submission to the MPCA. Staff has been working with the project engineer and have provided comments and guidance. Staff has reviewed the applicant's resubmittal and sent comments back to the developers engineer on 12/3/2021 and again on 12/14. Staff is also finalizing the development agreement for this project.

Staff continues to work with the applicant engineer on a few items and are awaiting final plans, and answers to questions to finalize the development agreement. Prior to construction starting, a signed development agreement, signed stormwater maintenance agreement, approved plans, permits, letter of credit, and escrows need to be in place.

Greenwood Development (Former Golf Course Property)

The EAW comment period has concluded. Staff is currently preparing responses to comments received. Staff continues to work with the developers engineer as they are preparing the preliminary plat for the residential portion. The development will require a lift station that the City will design at the developer's expense. This is to ensure consistency with all of our other lift stations and is integrated into our SCADA system.

WSB staff has recently worked with public works staff to perform draw down tests on the two lift stations on the west side of I35 to determine operating capacity and determine necessary upgrades to existing sewer infrastructure to accommodate the development and remaining developable area identified in our comprehensive plan.

Previous Update:

Staff has finalized the EAW. The EAW is scheduled to be sent to the EQB on 1/4/22 and will be published on 1/11/22. Once published, there is a 30-day comment period, followed by staff preparing responses to comments received. Staff will then bring forward an agenda item that will identify whether any further environmental study/review is necessary.

Staff is working with Chisago County to develop an additional study that will evaluate at a more detailed/comprehensive level to solve traffic issues facing this area. The Chisago County Board recently approved this contract with WSB. Chisago County will utilize that study to begin searching for funds for improvements to this area. It is expected the development will need to participate in costs related to impacts they create with their project. The residential portion of the development can move forward, however the portion of the development that includes the hotel and apartments that takes access near Kettle River Boulevard will require the completion of the Chisago County Study to find the right solution to the traffic concerns this portion of the development brings.

Staff is working closely with the development team as they prepare to begin the preliminary plat on the residential portion of the development.

2021 Street Improvement Project

No new update.

Final street paving has been completed. Restoration and dormant seeding had also been completed. Punch list items will carry forward into the spring of 2022. The assessment Hearing has occurred, and staff certified assessments to Chisago County after the 30-day pre-pay period had elapsed. Once all punch list items have been completed, staff will process the final payment voucher and request all contract closeout documentation. Once the project is accepted, the two-year warranty period will begin.

TH 61 and East Viking Sanitary Sewer Upsizing Project

No new update.

The project is complete with the exception of a few minor punch list items that were not able to be completed this construction season. Once all punch list items have been completed, staff will process the final payment voucher and request all contract closeout documentation. Once the project is accepted, the two-year warranty period will begin.

Summer Fields Development

No new update: Staff has received some inquiries related to the 3rd phase of this development as the developer is pursuing plans to start this phase. The 3rd Addition requires a sanitary sewer lift station that the City will design to ensure it meets the design requirements needed for this area of the community, can be integrated with our SCADA system. and that there is uniformity with other lift stations in the City.

First Addition (19 lots): Improvements are substantially complete through the first layer of asphalt. Staff has developed a punch list that the contractor will be addressing in 2022 prior to the placement of the final layer of asphalt. Once the project is accepted, the two-year warranty period will begin.

Second Addition (15 lots): A grading preconstruction meeting was held on October 11th. Grading has resumed and hauling of excess material from the east side of Kettle River Boulevard to the west side of Kettle River Boulevard, forming an additional 18 lots that have not yet been platted, but are anticipated to form the 3rd Addition. The turn lane on Kettle River Boulevard has been constructed up to the gravel base. Utility construction on the 2nd Addition is planned for the spring of 2022.

Third Addition

The developer has indicated that they may pursue the third addition and work towards final plat so they can begin in the spring on that as well. It will be helpful to have the excess material in the second addition placed in the third addition to allow an early start there as well. The 3rd Addition will involve the design of a City lift station within the site and will require design and ordering of lift station components. An on-site generator will also be required to be installed at the downstream lift station. The lead time on this is significant and that information has been provided to the developer to make sure these do not impede the timing of their next phase.

Preserve at Comfort Lake

No new update.

Minor punch list items remain. Once these have been addressed, staff will be ready to recommend acceptance of the improvements and start the two-year warranty period.

Heims Lake Villas North

No new update. All sanitary sewer, watermain, and storm sewer have been completed. Aggregate base and curb and gutter and first layer of asphalt has recently been completed, allowing building permits to be issued.

Comprehensive Plan

Staff has made mapping updates for the comprehensive plan per the planning commission requests.

Past update:

Staff has completed the utility sections updates as well as the transportation section for the Planning Commission review. Staff discussed with the planning commission the parks/trails section of the plan and discussed the plan is lacking a clear vision. The planning commission wanted to have the Parks Commission take this up and review. Staff had met to discuss this further on 6/10 and staff will be providing some recommended action items for consideration in the near future.

Aadland Development (Hunter Hill)

No new update.

The project is now substantially complete with the first layer of asphalt being placed. A project punch list has been provided to the development contractor.

Hallberg Storage

No new update.

Staff has approved the construction plans and a preconstruction meeting has occurred. Excavation of footings and slab for the building have been completed. Site grading is underway.

East Viking Bridge over the Sunrise River

No new update:

Staff met with both Chisago County and Polaris (separately) to discuss the bridge replacement and access while the western access to Polaris is closed. Those meetings went well however Chisago County has asked for a follow up meeting, and we will work to address any potential concerns that come from this meeting. We have indicated that all construction traffic will come from the west and that Polaris is willing to minimize traffic generated from their facility (those that can work from home, will) during that timeframe where access closed from the west.

Past update:

Staff is pleased to share that we have been notified that this project has now been funded for the bridge components. As previously stated, the bridge bonding only covers the actual bridge structure, not the roadway leading to it, or guard rails etc. It is estimated the bonding we have received will offset the City responsibility for this bridge replacement by \$268,000. In order to utilize these funds staff is recommending replacement in 2022.

Park System Plan

No new update. Staff has been working on the Wyoming Park System Plan. The open house was lightly attended, however we received great feedback during the tree lighting ceremony as well as online feedback.

Thank you for the opportunity to update the council on current matters in the City.

Sincerely,

WSB and Associates, Inc.

A handwritten signature in black ink that reads "Mark A. Erichson". The signature is written in a cursive, flowing style.

Mark A. Erichson, PE



Public Works Report

Date: 3/1/2022

Mayor Iverson and City Council Members

Public Works Report for March 1st, 2022 Council Meeting

With the end of February and the last day of employment for our Part-Time Employee, the warming house was closed on February 22nd. The attendance this year was outstanding. The lights have arrived for replacement and will be installed soon under warranty.

The South Water Tower has sprung a leak in the riser pipe. The riser pipe is a 12-inch pipe that runs up the middle of the tower. The pipe was not replaced during the rehabilitation process as it is approximately 30 years old and should last longer than that. The leak is being monitored as we are receiving estimates for repair.

WSB was on-site to perform lift station flow tests on the two current lift stations on the west side of the freeway. This will help determine flows anticipated for future developments that will flow to them.

The snow event of 2/21/2022 and 2/22/2022 went well with us finishing up on the 23rd of February.

Parks:

Hockey Rink closed for season.

Warranty light replacement will be soon.

Sanitary Sewer:

Daily Rounds have been completed.

Testing of the existing lift stations for new development was completed.

Water:

Daily and monthly water tests have been completed.

South Water Tower leak in the riser pipe

Streets:

Tree trimming

Snow plowing continues

Surface Water:

Collecting the Data for the yearly reporting for the MS4 Permit.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576





Council Communication

Date: February 25, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Alex Saxe, Assistant City Administrator

Department: Administration

Reference: 2022 Spring Medallion Hunt

Method: Communications

Background Information: In years past the City has held a spring medallion hunt. Staff are in the process of putting together a medallion hunt similar to what has been incorporated in the past. This event will invite people to explore around Wyoming and Wyoming Parks by following clues shared on the City's social media and website to find the medallion. Logistics for the event are being finalized, the medallion hunt will run March 7-11.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576

**CITY OF WYOMING
PLANNING AND ZONING**

TO: City Council
DATE: February 22, 2022
FROM: Tom Ramler-Olson, City Planner
Fred Weck
RE: Rezoning and Comprehensive Plan Map Amendment
APPLICANT: Richard Gregory, Jr.
OWNER: Westkey Enterprises LLC
PROPERTY: Hazel Avenue, Wyoming MN
FILE NOS.: Z-22-001

Requested Action

Richard Gregory, Jr. of Gregory Contracting, (the “Applicant”) has requested review of a rezoning and Comprehensive Plan Map Amendment for a property on Hazel Avenue off Highway 8 (“Property”). The applicant requests that the parcel (21.10712.10) be rezoned from R2 – Rural Residential II to C – Commercial to accommodate the proposed development of a new office and operations space for his construction business. The request for a rezoning would also require an amendment to the Comprehensive Plan Map.

Staff Recommendation

Based on Staff’s analysis of the requests and the standards for approval, Staff recommends approval of the rezoning of the Property from R2 – Rural Residential II to C –Commercial.

Staff recommends approval of the Comprehensive Plan Map Amendment where the Property’s designation is changed from Lower-Density Suburban Neighborhood to Commercial subject to the following conditions:

General Staff Review

The Property is currently undeveloped consisting primarily of wooded and wetland areas. Surrounding properties are primarily low-density residential to the north and with commercial development to the south and east.

Direction	Planned Land Use
North	Lower-Density Suburban Neighborhoods
West	Commercial
South	Commercial
East	Lower-Density Suburban Neighborhoods

General Comprehensive Plan and Zoning Ordinance Review

Comprehensive Plan Designation

The proposed development is within the Lower-Density Suburban Neighborhoods designation in the Comprehensive Plan, which is described as “locations that can be subdivided and economically served with

either public or private shared wastewater treatment systems. Parcels for single-family housing in the Lower Density Suburban Neighborhoods should be in the range of 9,000 to 18,000 square feet.” The applicant is requesting to change this designation to Commercial.

Properties designated as Commercial “allow a wide range of businesses that serve the individual consumer, whether for goods or services. These designations are located along the major traffic arteries and can be expected to generate large amounts of traffic.”

According to the Comprehensive Plan, all parcel accesses for Commercial uses must be via City streets. Access to this property will be served off a local street, Hazel Avenue. Nearby commercial properties on the north and south sides of the Highway 8 have accesses adjacent to residential properties, so if the property’s land use guidance was changed to Commercial, staff finds that it would resemble the existing conditions of other contiguous Commercial properties off Highway 8.

Zoning Ordinance

The subject site currently has three zoning designations, the underlying zoning is R2 – Rural Residential II, but the property is also located within the Solar Energy Systems Overlay and Highway 8 Overlay (H8O) Districts. The Solar Energy Systems Overlay District does not have its own setback requirements, so the requirements for the R2 district will apply.

The spacing of access points in the H8O District are limited to one-quarter mile at a minimum and one-half mile where practical. Existing parcels are required to share common access points within the H8O District, consistent with spacing guidelines. Cross easements within the H8O District setback area of the highway may be required to implement shared access opportunities.

Development proposals which result in traffic trip generation more than 50 trips per day require a traffic impact study, which is consistent with recommendations in the "Trunk Highway 8 Corridor Study". Staff anticipates that a future traffic study may be required as part of the Site Plan Review for a future development of the site but will not be required for this request.

Existing Zoning District Requirements

Zoning District	Lot Width	Lot Depth	Lot Size	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R-2	200 feet (215 on corner lots)	200 feet (not more than 4x the width)	Min. 2-acres with Min. 1 acre buildable	73 feet from centerline or 40 feet from road ROW (whichever is more restrictive)	10 feet (principal building)	35 feet (principal building)
C	100 feet (115 on corner lots)	200 feet (not more than 4x the width)	Min. 2.5-acres with Min. 1 acre buildable	135 feet from state highways and 150 feet from the right-of-way of Trunk Highway 8	20 feet (principal buildings adjacent to a residential district)	20 feet (principal buildings)
H8O	300 feet	The same as the underlying zoning district	The same as the underlying zoning district	150 feet	The same as the underlying zoning district	The same as the underlying zoning district

Utilities

The Property is not connected to City utilities. City of Wyoming ordinances require that all lots within the Commercial District have at least one acre of buildable land which is defined as - *An area of land excluding surface waters, wetlands or floodplains; and when the property is served by a subsurface sewage treatment system where the depth to mottled soils is at least one (1) foot.* The buildable area can include areas that are protected by an easement. The locations of the soil borings and the size of the buildable areas will be required on future site plans to indicate that the proposed lot has a minimum of one acre of buildable area.

Roads and Traffic

The property is located off Highway 8 and Hazel Avenue. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. The Code states that the front yard setback distance may be reduced to 20 feet from the road right-of-way of a local street for commercial properties. Building and parking lot setbacks will be reviewed at the time that a site plan is submitted.

City Engineer/Public Works Review

The City Engineer has also reviewed the development plans and has provided the following comments:

1. The Highway 8 corridor study has identified that the Hazel access will not longer exist in the future and will be routed through a backage road to access Highway 8.
2. Wyoming Code Section 40-674, (1) reads: *All areas devoted for parking space and driveways shall be surfaced with materials suitable to control dust and drainage as determined by the Zoning Administrator. All parking areas shall be designed to control surface runoff to adjacent properties with either curbing or grading techniques.*

Drainage/Natural Resources/Wetlands

The site is within the Comfort Lake Forest Lake Watershed District and will therefore require the applicant to meet their rules as well as the City's ordinance for any future development.

Standards for Rezoning and Comprehensive Plan Amendment Review

Rezoning Request

Section 40 - 141 (4) (a) outlines the standards for a rezoning. The City may adopt amendments to the zoning ordinance and Comprehensive Plan Map for land uses within a district or to the location of the district lines. Such an amendment should not be issued indiscriminately but should only be used to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the City. The following factors should be considered:

- (1) Whether the amendment will create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.** *The proposed development would be served by on-site well and septic. The development is not anticipated to burden public schools or roadways.*
- (2) Whether the amendment is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.** *Surrounding properties to the south are developed with commercial uses. The rezoning would not be out of place for the area given other commercial uses have been established along the north and south sides of Highway 8.*
- (3) The amendment in the opinion of the City is reasonably related to the overall needs of the City.** *The proposed rezoning enables the applicant to build a commercial property. The Comprehensive Plan identifies the Highway 8 corridor as one of 4 possible locations for commercial development outside of Downtown Wyoming.*

(4) The amendment is consistent with the intent and purposes of the zoning ordinance.

The purpose of the Rural Residential II district is to provide an area for low-density housing with on-site wastewater systems. Rezoning the property to a Commercial designation would allow for the development of a new business served by on-site well and septic. Accordingly, the rezoning is consistent with the purposes of the Zoning Ordinance.

(5) The amendment will not cause traffic hazard or congestion.

The proposed rezoning is not likely to cause any traffic hazards or congestion.

Planning Commission Recommendations

On March 22, 2022 the Planning Commission publicly heard the petitioner's request. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the request based on the finding that the criteria contained in Article V, Division 9, Zoning Amendments have been met and concur with Staff's recommended findings of fact.



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

ORDINANCE AMENDMENT
LAND USE APPLICATION

This application initiates a request to change the text of a city ordinance or to change the boundaries of a zoning district (rezoning). Any person owning real estate within the city may initiate a request to amend the district boundaries or text of a city ordinance.

Property Address: 7310 Lake BLVD Wyoming, MN 55025

Applicant(s) Information:

Name(s) Richard Gregory Jr. Home 651-206-2853
Address 10510 South Ave Work 651-213-0668
City Chisago State MN Zip 55013 Email dj@gregorycontracting.com

Owner(s) Information: (if other than Applicant(s))

Name(s) WestKey Enterprises LLC Home 763-325-5981
Address 1018 Sextant Ave Work _____
City Maplewood State MN Zip 55109 Email Ktwangh@gmail.com

Owner(s) Signature(s) _____

Date 1/22/2022

Legal description of property (if a rezoning) **OR** proposed text amendment (attach additional pages if necessary):

See attached copie

Present use of property: Vacant Land

Property Identification Number(s): R21.10721.10

Present Zoning District: R2

Proposed Zoning District: C

This application and the following attachments must be submitted to be considered a complete application:

Attach a letter addressing the following:

1. Stated reason for requested change.
2. Statement of compatibility to the City Comprehensive Plan.
3. Text of the portion of the existing ordinance to be amended. (If applicable)
4. Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this ordinance.
5. Additional information as may be requested by the Planning Commission. (Rezoning requests will require a map of the area to be rezoned)
6. The application fee and escrow must be paid at the time of application.

A public hearing can be scheduled only after a complete application has been received.

Signature of applicant(s) [Signature] Date 1/25/22

As the Applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 9, Zoning Amendments, is attached to this application and by signing this application, the Applicant acknowledges that it has been read and understood.

Application # Z-22-001 OFFICE USE ONLY Date Application Received 1/25/22

Date Complete Application Received 1/26/22 60 Days 3/27/22

By: [Signature]

Fee \$220.00 + Escrow \$750.00

Date Paid 1/26/22

Official _____
Check # 24207

City of Wyoming,

I, Richard A Gregory Jr., would like to have the use of the property listed below changed from (R2) Rural Residential to (C) Commercial. I stated my intentions to the Planning Commission at their meeting in November and it was received with positively. I would like to relocate my office and operations to this parcel. This would entail a large showroom area with offices attached and a separate large building to house our trucks, trailers and equipment.

The Parcel in questions is:

Section 34 Township 033 Range 021 ALL THAT PT OF SW1/4 OF NW1/4 LYING NW OF PUBLIC HIGHWAY EX THAT PT OF THE W 267 FT OF THE SW1/4 OF NW1/4 LYING N'LY OF THE N'LY R/W LINE OF LAKE BLVD ALSO KNOWN AS HWY 8 AND LYING NW LY OF THE NW'LY R/W OF HAZEL AVE FORMERLY HWY 98.

Thank you,

DJ Gregory

Owner

dj@gregorycontracting.com

Phone: 651.213.0668

10510 South Ave STE B

Chisago City, MN 55013

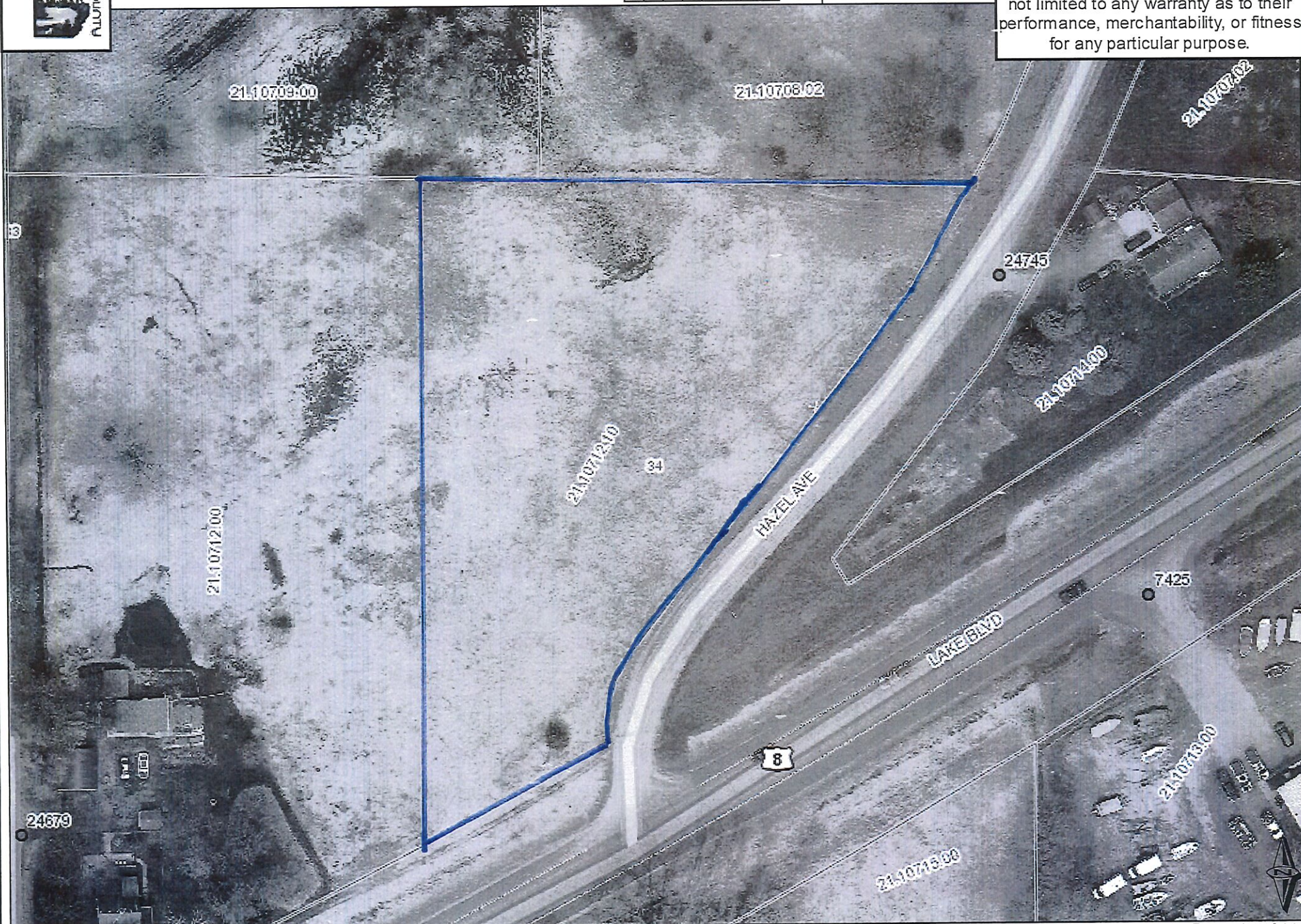


Gregory
Contracting



Date: 1/25/2022
Time: 2:21:30 PM

These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



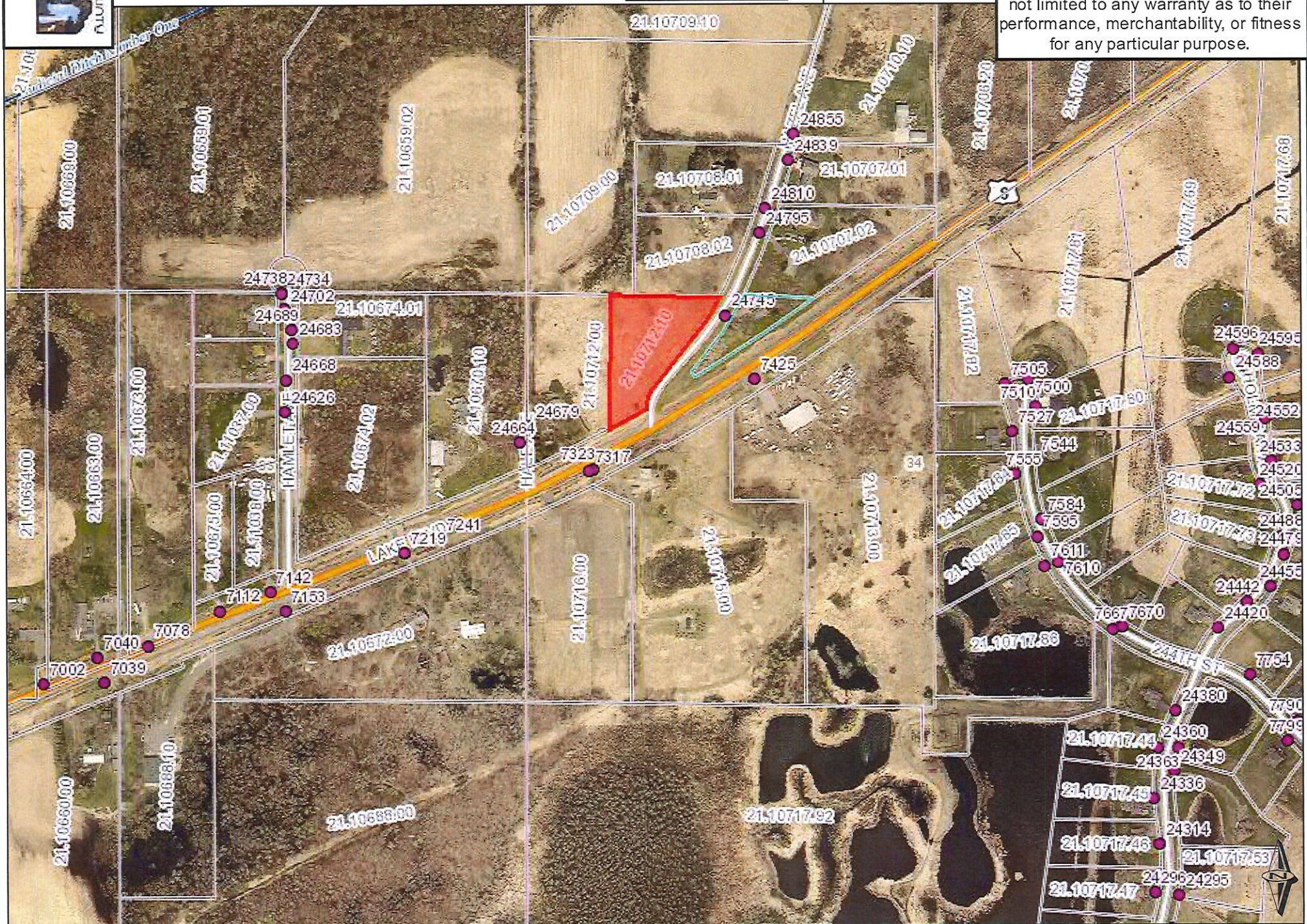


Z-22-001 Rezoning R-2 to C

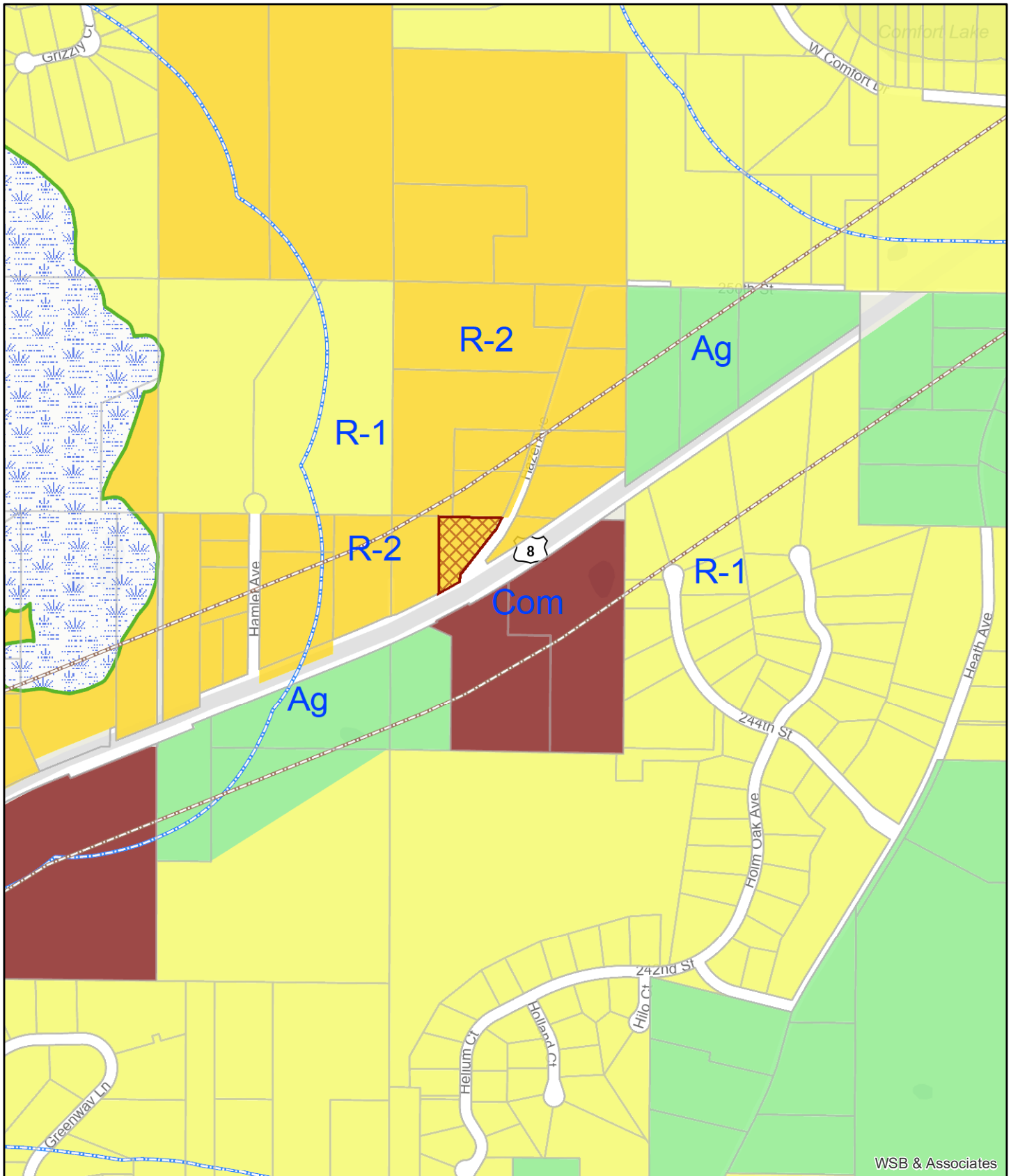
0 130 260 520 ft

Date: 2/18/2022
Time: 11:58:31 AM

These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



Z-22-001 R-2 to Commercial



WSB & Associates

1 in = 752 ft

- | | | | |
|--|---------------------------------|--|----------------------------------|
| | Carlos Avery Wildlife Perimeter | | Required Wetland Buffers |
| | Highway 8 Overlay District | | Significant Wetlands |
| | Shoreland Management Overlay | | Closed Landfill Restricted (CLR) |



February 23, 2022

Map Powered By DataLink

**Excerpts from the November 9, 2021 approved minutes and from the February 22, 2022
unapproved minutes of the Wyoming Planning Commission**

November 9, 2021

1. Comprehensive Plan update – Highway 8 Corridor Map

Zoning Administrator Weck explained that Mr. Gregory was here to have an informal discussion regarding a parcel along the Highway 8 corridor. He stated that currently this is a vacant lot and gave an overview of other parcels in the area. He stated that it is currently zoned Rural Residential 2 and asked Mr. Gregory to explain to the Commission his thoughts on what he would like to do with this parcel.

Mr. Gregory stated that his business is growing and currently have a total of 28 employees. He stated that they are currently renting a facility in Chisago on Highway 8 so they are unable to expand. He stated that he has been looking around the Highway 8 corridor looking for existing opportunities, but there is nothing available. He stated that he feels this parcel would work well for their office and potentially their operations. He stated that he would like to build an office space with a nice sized showroom and then have operations on the rear of the property. He stated that he would also like his trucks and trailers to be inside and explained that they have been robbed 3 times over the last 5 years for about \$40,000 damage each time at their current location. He stated that they currently employ 12 people in their offices and would like to have the opportunity to grow and adjust.

Chair Lobermeier explained that part of what the Commission is discussing tonight is the whole Highway 8 corridor and how they envision it in the future. He stated that he believes that the Commission would like to see the entire corridor go to commercial, so Mr. Gregory's ideas fit with that plan, even though it is contrary to the current zoning. He asked about the access and noted that his concern is not with Mr. Gregory's proposal, but with a possible change in access when and if Highway 8 is improved because of their frequent desire to reduce the access points along the highway for safety purposes. He stated that his understanding is that there would not be an access point in this location long-term. He stated that his understanding is that they are planning some sort of roundabout. He noted though that if he had to put money on whether they would actually build something or not, he would bet against it because they have been talking about this for so long.

The Commission discussed the design of the intersection at Viking Boulevard and Highway 65 and noted that is also what they have proposed in this location. They discussed that they are supposedly a safer style of intersection but noted the number of accidents and uncertainty at that location because it can be confusing.

Mr. Gregory stated that he would like the added visibility of this location and would not necessarily need a direct access to turn into the business because most people that come to the business are not simply stopping in. He stated that his only real concern is whether this land is considered wetland or not.

Zoning Administrator Weck noted that he suspects there is probably some wetland in there, but not all.

Mayor Iverson noted that the cities in the area are working with the County on getting some type of report together on what kind of businesses can be put on Highway 8 when the money eventually comes in. She stated that while she cannot speak for the entire Council, it is nice to see a business interested that fits into what they are trying to do along this corridor.

Zoning Administrator Weck explained that if Mr. Gregory were to start this process now, MnDOT would get the opportunity to comment and will take a look at the current Hazel Avenue access

and whether or not the size of this business will require turn lanes. He stated that he has no idea what they would comment on this idea because it can be hard to predict what MnDOT will say.

Chair Lobermeier thanked Mr. Gregory for coming to discuss his interest and idea in this parcel.

Zoning Administrator Weck gave an overview of the timeline of activities that would need to take place in order for this to move forward, including: rezoning; Comprehensive Plan amendment; and site plan review.

Mr. Gregory asked if the City would have any issue with there being two separate buildings with one being used for office space/showroom and the other operations.

Zoning Administrator Weck stated that should not be a problem. He stated that the City does have architectural standards and noted that they can do pole barn construction, however it cannot look like a pole barn. He stated that he can review these details with Mr. Gregory at a future date.

Chair Lobermeier noted that Mr. Gregory's plans seem to fit perfectly with what the City has in mind for the Highway 8 corridor.

Mayor Iverson reiterated that the cities are working with the County to take a look at what is available along Highway 8, what types of businesses are desired, what businesses will be the best for this corridor, and to come up with an overall plan of what they would like to see.

February 22, 2022

2. Rezone: Z-22-001 Rural Residential II (R-2) to Commercial ©

Location: Lake Boulevard/Highway 8 and Hazel Avenue

Applicant: Richard Gregory, Jr.

Owner: Westkey Enterprises, LLC

Property ID Number: 21.10721.10

Zoning Administrator Weck explained that staff has reviewed the application for rezoning and is recommending approval of both the map amendment and the rezoning.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO OPEN THE PUBLIC HEARING.

Voting Aye: Murdock, West, Teel, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

Zoning Administrator Weck explained that he had received a phone from Mr. Hall, who owns the property just to the north of this parcel who was unable to attend the meeting. He indicated that he does not have a problem with the rezoning, but would like, when there is the site plan review, that they screen the north face near the residential side. He explained that he had communicated to Mr. Hall that the City's ordinance does require screening. He stated also, a Mr. Neil Rever contacted him a number of times and had expected him to attend tonight's meeting. He explained that Mr. Rever is opposed to the rezoning, but he was not certain of his reasons.

Commissioner West asked if Mr. Rever had an abutting property.

Zoning Administrator Weck stated that his property abutted this parcel directly to the west with Bonnie Christensen.

MOTION BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING.

Voting Aye: Murdock, West, Teel, Carr, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Commissioner Murdock noted that he was not in attendance the last time this was discussed and asked if there was any prospective future use.

Richard Gregory stated that he owns Gregory Contracting which is a residential remodeling company. He stated that they are growing to the point where they are busting at the seams of their current facility, so he has been looking for a few years and felt this property would work well for them. He stated that they would like to put in an office building that is a bit over 5,000 square feet with an area up front for a showroom as their Phase I. He explained that Phase II would be a larger storage building where he could put his trucks and trailers towards the back of the property.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO RECOMMEND REZONING THE PROPERTY LOCATED AT LAKE BOULEVARD/HIGHWAY 8 AND HAZEL AVENUE FROM RURAL RESIDENTIAL II (R-2) TO COMMERCIAL (C) AND TO AMEND THE COMPREHENSIVE PLAN MAP TO REFLECT THIS CHANGE FOR PROPERTY ID NUMBER: 21.10721.10

Voting Aye: Murdock, West, Teel, Carr, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

NEW BUSINESS: NONE

RESOLUTION NO. 22-03-21

RESOLUTION APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT AND A REZONING FROM THE RURAL RESIDENTIAL II (R-2) DISTRICT TO THE COMMERCIAL (C) DISTRICT AT PROPERTY IDENTIFICATION NUMBER 21.10721.10

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, Richard Gregory, Jr. has applied for approval of a comprehensive plan map amendment and a rezoning of property from the Rural Residential II District (R- 2) to the Commercial (C) District on property legally described as.

All that part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 33, Range 21, Chisago County, Minnesota lying Northwest of public highway except that part of the West 267 feet of the Southwest Quarter of the Northwest Quarter lying Northerly of the Northerly right-of-way line of Lake Boulevard also known as Highway 8 and lying Northwesterly of the Northwesterly right-of-way of Hazel Avenue formerly Highway 98.

WHEREAS, on March 22, 2022 the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The requested rezoning will not create an excessive demand on parks, schools, or streets serving the area.
2. The proposed rezoning is compatible with existing development and will not deter the appropriate development of vacant lands.
3. The rezoning is consistent with the goals and policies of the City and the spirit, intent and purposes of the zoning ordinance.
4. The proposed rezoning will not cause traffic hazard or congestion.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **GRANTS** the Rezoning as requested by the applicant.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 1st DAY OF
MARCH, 2022.**

Lisa Iverson, Mayor

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

ATTEST:

Robb Linwood, City Administrator



Request for Council Action

Date: February 25, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Construction Management Proposals

Method: New Business

Background Information:

A construction project manager's duty is to provide objective project management and technical expertise to represent the best interests of the owner and the project. As the owner's representative, the construction manager will view the project from a comprehensive perspective and typically manage the entire process: feasibility, entitlement, preconstruction, coordination of design, budget, schedule, quality and function, risk management, retention and coordination of the project team.

Professional construction managers utilize specialized project management techniques to manage the planning, design and construction of a project from beginning to end. They are fluent in construction methods and technologies, interpret contracts and technical drawings and have the depth of experience to develop the optimal project plan. Construction managers issue and coordinate the bidding process for all required team members, advise the owner on the most appropriate project team and manage them to bring out their best work. They coordinate engineering, architecture, contractors and specialty consultants. Acting as the owner's project liaison, they coordinate required disciplines, often can identify problems in advance, mitigate change orders and ensure quality.

Most savings opportunities are identified during the early planning and preconstruction phases when a comprehensive scope of work is established and the total project budget is defined. The construction manager should be brought on board early to provide critical project budgeting techniques, cost estimating services and vital input on the developing design and project plan. They will offer improvements and critical feedback on scope decisions and their cost implications, all of which need to be explored and weighed against schedule. This approach to budget and schedule is an improvement to the change order process later in construction as there will be less opportunity for change orders and budget increases to occur. Throughout the life-cycle of the project, the construction manager will continue to refine and



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576

update budget and schedule estimates to maintain constant and strict cost control of the process to avoid costly surprises.

The City of Wyoming requested proposals from firms for construction management services for the construction of a new public safety facility including police department offices, garage, fire apparatus bay and associated administrative spaces, as well as a new EOC for the City. The decision to bring on a Construction Manager (CM) is to facilitate the cost exploration and sequencing of work for the efficient and proper allocation of the available funds. The CM will be part of an integrated team to assure that the scope of work and the goals of the City are properly aligned through the design process.

The core planning group of city staff utilized the following criteria when completing analysis on the proposals:

- Quality, thoroughness and Clarity of Proposal
- Capability of the Firm
- Experience in Public Safety Buildings or other experience advantageous to the city
- References
- Fee Proposal matches requested format and content
- Fee represents comprehensive services
- Overall Fee

The city received seven (7) proposals from firms:

Construction Management Firm	BID
Donlar Construction	\$513,000.00
Market & Johnson	\$579,140.00
Terra Construction	\$672,580.00
Bradbury Stamm Construction	\$689,244.00
Kraus Anderson	\$696,657.00
Stahl Construction	\$755,480.00
Loeffler Construction	\$1,016,137.89



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After considerable review staff is recommending to the city council that they interview the following firms for the construction manager selection:

- Terra Construction
- Kraus Anderson

These proposals both stood out in regards to the criteria that staff utilized through the quality, thoroughness and clarity of the proposal, capability of the Firm, significant experience in Public Safety Buildings, fee proposal matches requested format and content, comprehensive services and overall fee. Both of the firms have extensive experience in construction management, Public Safety building experience and advocating for the city for a product on time and within budget.

Recommendation: To approve interviews with Terra Construction and Kraus Anderson on Thursday, March 3, 2022 at 6:00PM at Wyoming City Hall.



CITY OF WYOMING

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Phone: 651-462-0575 Fax: 651-462-0576



PROPOSAL FOR CONSTRUCTION MANAGEMENT SERVICES

PUBLIC SAFETY PROJECT FOR THE CITY OF WYOMING, MINNESOTA

2.18.2022



Serving those who serve others™

COVER LETTER





763.463.0220
877.604.2118



info@terracc.com
terracc.com



February 18, 2022

City of Wyoming
Attn: Robb Linwood
26885 Forest Blvd
Wyoming, MN 55092

RE: Request for Proposal for Construction Manager Services | City of Wyoming Public Safety Project

Dear Robb,

Terra Construction would like to thank you for the opportunity to submit our proposal for CM services for the City's Public Safety Project. We strongly believe our team is the best choice for this project which can be emphasized by the following:

// Extensive Construction Management Experience

We have served as construction manager for numerous projects, including many with local municipalities. We will manage an efficient work site while minimizing disruptions to residents, pedestrians and traffic.

// Fire Station Experience

We have successfully completed fire stations and fire training facilities for the cities of Eagan, Maplewood and Oakdale. We also recently completed Elk River's Public Safety Building Addition and Expansion, a new police station for the City of New Hope and renovations for Hennepin County's Water Patrol in Spring Park. Our current public safety projects include Elk River's new Fire Station #3, Bloomington's new Fire Station #4 and Apple Valley's new Fire Station #2. We will bring team expertise and a commitment to collaboration.

// Public Buildings + Multi-Use Facilities

One of our strengths is working in and around existing public buildings and sites. We understand this requires managing multiple departments and various phases of work. We take pride in our ability to responsibly construct such facilities while collaborating with the design professionals, staff members and all stakeholders. Our experienced team understands the critical steps and logistical thinking involved.

We are excited about the opportunity to partner on this project and look forward to sharing with you our approach. Should you have any additional questions, please contact me at (763) 463-0243 or bnewlin@terracc.com.

Respectfully submitted,

A handwritten signature in green ink that reads 'Benjamin Newlin'.

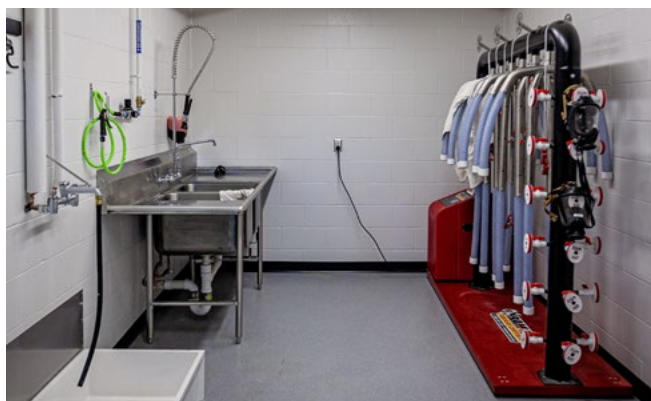
Ben Newlin
Vice President



21025 Commerce Blvd, Suite 1000 // Rogers, MN 55374

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1 //

FIRM QUALIFICATIONS



Serving those who serve others.™



Corporate Office

Terra Construction
21025 Commerce Blvd
Suite 1000
Rogers, MN 55374

Website

www.terragc.com

Sustaining Member



Terra Construction is a Minnesota-based commercial builder specializing in public safety projects including fire stations, police stations and training facilities.

At Terra, we believe in making each project a great experience for everyone involved. We assure you we will provide leadership, but also allow for a collaborative spirit where you, as our client, feel confident, well-informed and are an integral part of the process. We understand and respect the importance of this project to your community.



Safety is a top priority. We implement several methods to ensure our safety strategy is successful:

- Safety Plans
- Utilization of Marsh McLennan Agency
- OSHA Consultation Program
- OSHA 30-Hour Training



Elk River Public Safety Building Addition & Expansion

Elk River, MN



PROJECT DESCRIPTION

This project included renovations and an expansion to Elk River's Public Safety Building which includes Fire Station #2 and the Police Department. The fire station scope included a 3,800 sf expansion to include two apparatus bays as well as a 4,000 sf renovation of the existing apparatus bay and supports spaces. Support spaces will include turnout gear storage room, decontamination areas, locker rooms, showers, kitchen and dayroom. The police department scope included a 12,200 sf interior renovation to improve security and workspace efficiency as well as the buildout of a 4,000 sf second floor shell space.

SERVICES PROVIDED

Pre-Construction, Construction Management:

- Cost Estimating
- Value Engineering
- Life Cycle Cost Analysis
- Bid Package Development
- Bidding
- Construction Coordination Administration
- Scheduling

SQUARE FOOTAGE

24,000

CONTRACT AMOUNT

\$6,368,984

TYPE OF PROJECT

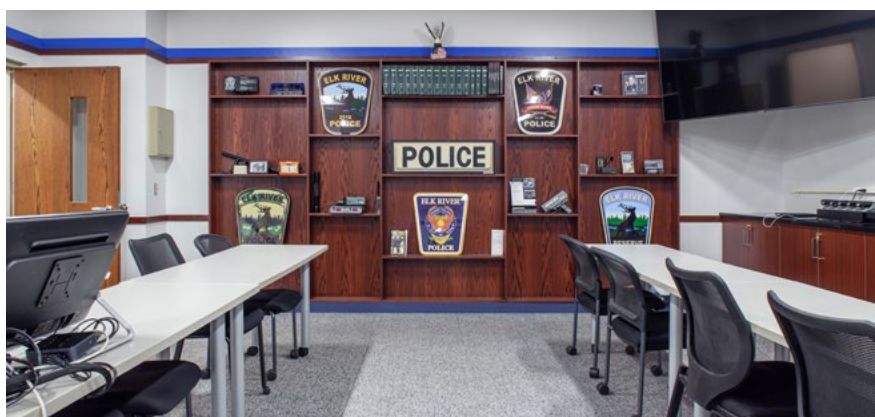
Addition/Renovation

DELIVERY METHOD

CMAR

DATE OF COMPLETION

December 2021



PROJECT SIMILARITIES

- Public safety facility
- Scope included police squad garage, reception/lobby, locker rooms, offices and storage space
- Scope included fire station spaces including multiple apparatus bays, locker rooms, decontamination room, turn out gear room, offices and restrooms
- Project included mezzanine
- Same Project Manager and General Superintendent

“ The attention to detail, communication skills, ability to find cost savings, as well as **looking after the best interests of the client were top notch**. The construction superintendent and his assistant were **always available for questions** even after the day was done.

Ron Nierenhausen • Elk River Chief of Police



OWNER

City of Elk River
13065 Orono Parkway
Elk River, MN 55330

Brandon Wisner
Engineering Project Manager
bwisner@elkrivernm.org
763.635.1054



ARCHITECT

BKV Group
222 N 2nd St., Suite 101
Minneapolis, MN 55401

Craig Carter
Associate Partner
ccarter@bkvgroup.com
217.390.3006



Eagan Fire Station #1

Eagan, MN



PROJECT DESCRIPTION

This project included construction of a new two-story facility that houses five apparatus bays, offices, and lounge and support space for the fire department. A clock tower was also built in the center of the structure with large windows that bring natural light into the station. The fire station was built after the City of Eagan selected to change their fire department from a paid on-call model to a duty crew model where several volunteer firefighters work dedicated shifts to allow response to more minor calls the department receives as well. The station opened in the spring of 2017.

SERVICES PROVIDED

General Construction:

- Material Procurement
- Scheduling
- Logistics and Coordination
- Subcontractor Contract Management
- Value Engineering

SQUARE FOOTAGE

15,272

CONTRACT AMOUNT

\$4,832,931

TYPE OF PROJECT

New (Ground-Up)

DELIVERY METHOD

Design-Bid-Build

DATE OF COMPLETION

February 2017



PROJECT SIMILARITIES

- Public safety facility
- Ground-up construction
- Scope included apparatus bays, offices and support spaces
- Same Principal in Charge and Pre-Construction Manager

“ I can say without a doubt that the project with Terra **has been the smoothest project** I have worked on, and this is a **direct result of Terra** and the staff involved with our project.

Mike Scott • Eagan Fire Chief



OWNER

City of Eagan
3890 Pilot Knob Rd
Eagan, MN 55122

Mike Scott
Fire Chief
mscott@cityofeagan.com
651.675.5901



ARCHITECT

CNH Architects
7300 147th St. W
Apple Valley, MN 55124

Quinn Hutson
Principal
qhutson@cnharch.com
952.997.4583



Maplewood Fire Department South Station & Police Substation

Maplewood, MN



PROJECT DESCRIPTION

This project included construction of a new station site on the 3M campus in Maplewood that houses four apparatus bays, departmental offices and a police substation. It is the first Minnesota building to be built under the International Green Construction Code® (IgCC), being built with environmental sustainability and energy efficiency in mind. The site has rain gardens, native plants and a solar reflective roof. It was constructed with recycled materials including windows that increase natural light, efficient appliances, plumbing fixtures that use less water and a timed LED lighting system.

SERVICES PROVIDED

General Construction:

- Material Procurement
- Scheduling
- Logistics and Coordination
- Subcontractor Contract Management
- Value Engineering

SQUARE FOOTAGE

14,786

CONTRACT AMOUNT

\$3,723,610

TYPE OF PROJECT

New (Ground-Up)

DELIVERY METHOD

Design-Bid-Build

DATE OF COMPLETION

November 2014



PROJECT SIMILARITIES

- Ground-up construction
- Scope included apparatus bays, offices and police station
- Same Principal in Charge and Pre-Construction Manager



Terra did an **outstanding job in communicating** with everyone to ensure that the building **met the needs of the fire department.**

Steve Lukin • Maplewood Fire Chief



OWNER

City of Maplewood
1830 County Road B E
Maplewood, MN 55109

Steve Lukin
Maplewood Fire Chief
steve.lukin@ci.maplewood.mn.us
651.775.7316



ARCHITECT

SEH
3535 Vadnais Center Dr
St. Paul, MN 55110

Larry Koch
Project Manager
lkoch@sehinc.com
651.490.2053



New Hope Police Station & City Hall

New Hope, MN



PROJECT DESCRIPTION

This project involved the construction of a new City Hall to house city offices and the police department for the City of New Hope. The scope included demolition of the Honsey Outdoor Pool, construction of a new 66,000 square foot facility and associated site work. Interior work included the construction of a lobby, council chambers, conference rooms, offices, workstations, a breakroom, a workroom, holding rooms, jail cells, interview rooms, locker rooms, restrooms, a fitness center and several parking garages.

SERVICES PROVIDED

General Construction:

- Material Procurement
- Scheduling
- Logistics and Coordination
- Subcontractor Contract Management
- Value Engineering

SQUARE FOOTAGE

63,556

CONTRACT AMOUNT

\$15,160,554

TYPE OF PROJECT

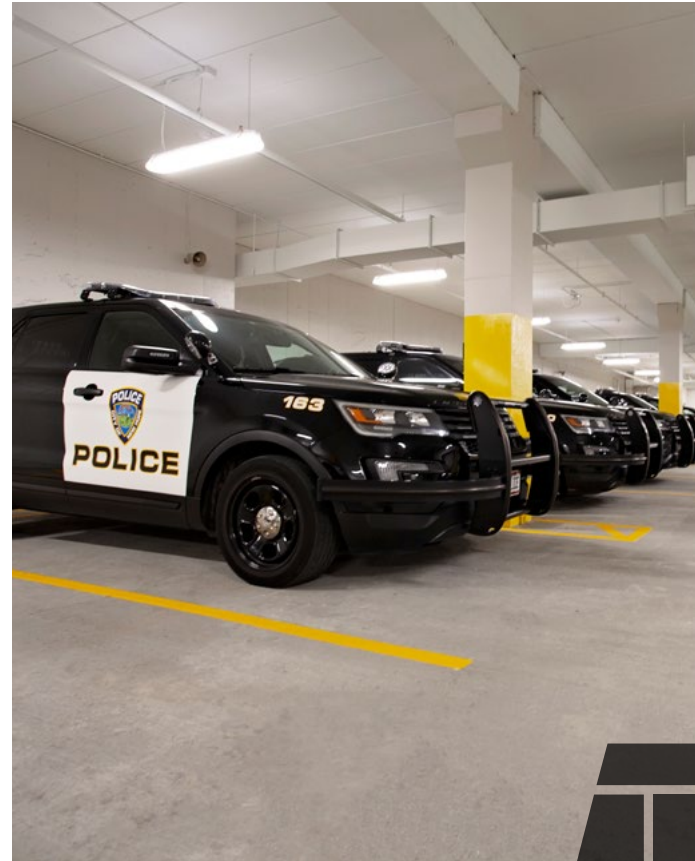
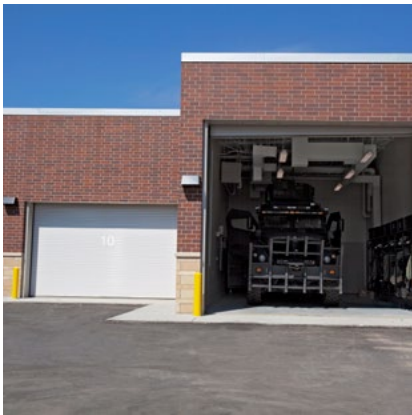
New (Ground-Up)

DELIVERY METHOD

Design-Bid-Build

DATE OF COMPLETION

July 2019



PROJECT SIMILARITIES

- Ground-up construction
- Police facility
- Scope included police department offices, locker rooms and police squad garage
- Same Principal in Charge and Pre-Construction Manager

“ Not even polar vortexes can slow down the construction of New Hope’s new Police Station/ City Hall. The brutal weather caused **minimal delays** and construction crews are **continuing to work diligently** inside the new facility to keep the city **on schedule** to move in this summer.

City of New Hope Project Update



OWNER

City of New Hope
4401 Xylon Avenue N
New Hope, MN 55428

Valerie Leone
City Clerk
vleone@newhopemn.gov
763.551.5117



ARCHITECT

Wold
332 Minnesota St.
St. Paul, MN 55101

Matt Rodgers
Architect
mrodgers@woldae.com
651.227.7773

Relevant Projects

Terra has worked on public safety and municipal facilities throughout Minnesota and understands the sensitive nature of these working environments. We develop detailed disturbance avoidance plans to ensure minimal disruption around the project site and participate in ongoing safety initiatives to ensure safe site environments.

PROJECT NAME	SIZE (IN SF)	YEAR COMPLETED	CONSTRUCTION VALUE	Public Safety and/or Public Project CM Delivery Ground Up Construction Delivered On Time/Under Budget			
City of Apple Valley Fire Station #2*	30,000	2023	\$15,000,000	✓	✓	✓	IP
City of Bloomington Fire Station #4*	25,286	2023	\$9,800,000	✓	✓	✓	IP
City of Elk River Fire Station #3*	17,500	2022	\$6,946,891	✓	✓	✓	IP
City of Elk River Public Safety Building Renovation & Expansion*	24,000	2021	\$6,290,219	✓	✓	✓	✓
City of Eagan Fire Station #1	15,272	2017	\$4,900,000	✓		✓	✓
City of Maplewood Fire & Police Department South Station	14,786	2014	\$3,600,000	✓		✓	✓
City of New Hope Police Station & City Hall	63,556	2019	\$14,800,000	✓		✓	✓
City of Maplewood East Metro Public Safety Training Center	6,385	2015	\$1,260,000	✓	✓	✓	✓
City of Rogers Event Center	9,438	2020	\$2,370,000	✓	✓	✓	✓
Hennepin County Sheriff's Water Patrol Modifications	10,000	2020	\$755,711	✓		✓	✓
City of Rosemount Family Resource Center	4,913	2020	\$1,030,382	✓		✓	✓
Hennepin County Family Justice Center	11,665	2018	\$1,224,312	✓			✓
Hennepin County Public Defender's Office	30,329	2014	\$3,323,000	✓			✓
Hennepin County Absentee Ballot Counting/Conference Center	7,379	2016	\$744,267	✓			✓
Ramsey County Lions Park Restroom/Shelter	3,879	2021	\$1,500,000	✓		✓	✓
City of Mahtomedi Park Facility	1,160	2010	\$185,119	✓		✓	✓
City of Champlin Mississippi Crossings*	9,500	2021	\$6,000,000	✓		✓	✓
Hennepin County Rogers Library Exterior Renovation	N/A	2018	\$505,746	✓			✓
City of Stillwater Main Street Pedestrian Walkway Restrooms	716	2012	\$303,653	✓		✓	✓
City of Brooklyn Park River Park Restroom	644	2010	\$208,570	✓		✓	✓
City of Mound Pump House	N/A	2011	\$79,745	✓		✓	✓
ARCC College Services & Library Renovation	28,000	2020	\$4,225,266	✓	✓		✓
Bemidji State University Academic Learning Center	82,622	2020	\$17,961,000	✓	✓	✓	✓
Carleton College Scoville Hall	14,463	2017	\$5,032,471	✓	✓		✓
Century College Engineering & Applied Technology Center	14,600	2020	\$4,581,072	✓	✓		✓
Century College Transportation Training Center	10,000	2009	\$2,157,018	✓	✓	✓	✓
Chaska Truck Station (MnDOT)	50,583	2012	\$8,123,648	✓	✓	✓	✓
Ebenezer Community Church Addition	18,490	2021	\$4,047,867	✓	✓	✓	✓
ISD 728 Rogers High School 3rd Wing Addition	53,000	2017	\$10,344,103	✓	✓	✓	✓
ISD 728 Rogers High School Performing Arts Center	24,000	2017	\$11,940,858	✓	✓	✓	✓
ISD 728 Salk Middle School Improvements	88,440	2018	\$11,186,424	✓	✓		✓
MSU - Moorhead Comstock Memorial Union	30,000	2015	\$6,508,856	✓	✓	✓	✓
Saint Paul College East Tower Masonry & Windows	N/A	2020	\$3,833,631	✓	✓		✓
St. Cloud State University Eastman Hall Renovation	58,853	2019	\$16,034,038	✓	✓		✓
St. Cloud State University East & West Shoemaker Halls	83,159	2014	\$14,576,264	✓	✓		✓
St. Cloud State University North Shoemaker Hall	33,000	2011	\$5,324,987	✓	✓		✓
UMN - Morris Blakely Hall Instructional Classroom Improvements	6,348	2019	\$1,633,140	✓	✓		✓
UMN - Morris Humanities Instructional Classroom Improvements	5,800	2019	\$1,071,818	✓	✓		✓

*In design or construction

What makes Terra's Process Different?

Terra prides itself in providing a client focused project approach – one that is centered on understanding the client's needs, wants and project constraints. The ability to successfully understand the client and their needs allow Terra to anticipate and tailor the project approach to one that is best suited for the project and the client. **What sets Terra apart is our attention to the details and taking the time to understand the project from the client's perspective.** In doing so, Terra can better anticipate the project goals.



Design Phase

- Review the current high level phasing and project approach assumed during schematic and pre-project planning (pre-CM involvement)
- Identify the client's project needs and constraints
- Affirm that the current high level phasing and project approach is compatible with the client's needs and constraints, making adjustments as necessary
- Collaborate with the client and the design team using the final high level phasing and project approach and created a detailed schedule and phasing plan
- Provide a complete design deliverable schedule to ensure the project meets the schedule requirements
- Assist as needed with the city review and planning process

Bidding Phase

- Identify bid packages that provides the best quality and efficiencies based on the design, phasing and project approach
- Identify long lead time items and phase bid packages as needed
- Review the drawings and specifications and ensure the bid documents contain all scope, phasing and schedule information to secure complete and accurate pricing
- Pre-Award Review – discuss the phasing and project approach with 2-3 low bidders to confirm their understanding of the phasing and project approach and allow the bidder an opportunity to react to the phasing and project approach and provide any value engineering suggestions that may set them apart from the other bidders
- Present bid review results to the client and design team and make final bidder selections

Contract Phase

- Draft, coordinate and issue contracts
- Gather required insurance and bond information
- Issue complete contracts to the City for final signature and execution

Construction Phase

- Construction Kick-Off Meeting – formal review with Terra, the design team, and all awarded subcontractors to address any questions related to the drawings, specifications, phasing or schedule
- Manage submittals to ensure project schedule is maintained and identify any long lead time items, create a submittal schedule for design team planning
- Re-evaluate the phasing and schedule throughout the project to ensure that it continues to meet the client's needs and continues to be the best approach
- Manage any newly identified project deliverables and adjust phasing and project approach as needed
- Disturbance Avoidance Plan & 3-Week Look Ahead Schedule; Proactively communicate current and upcoming project phase and impact to client

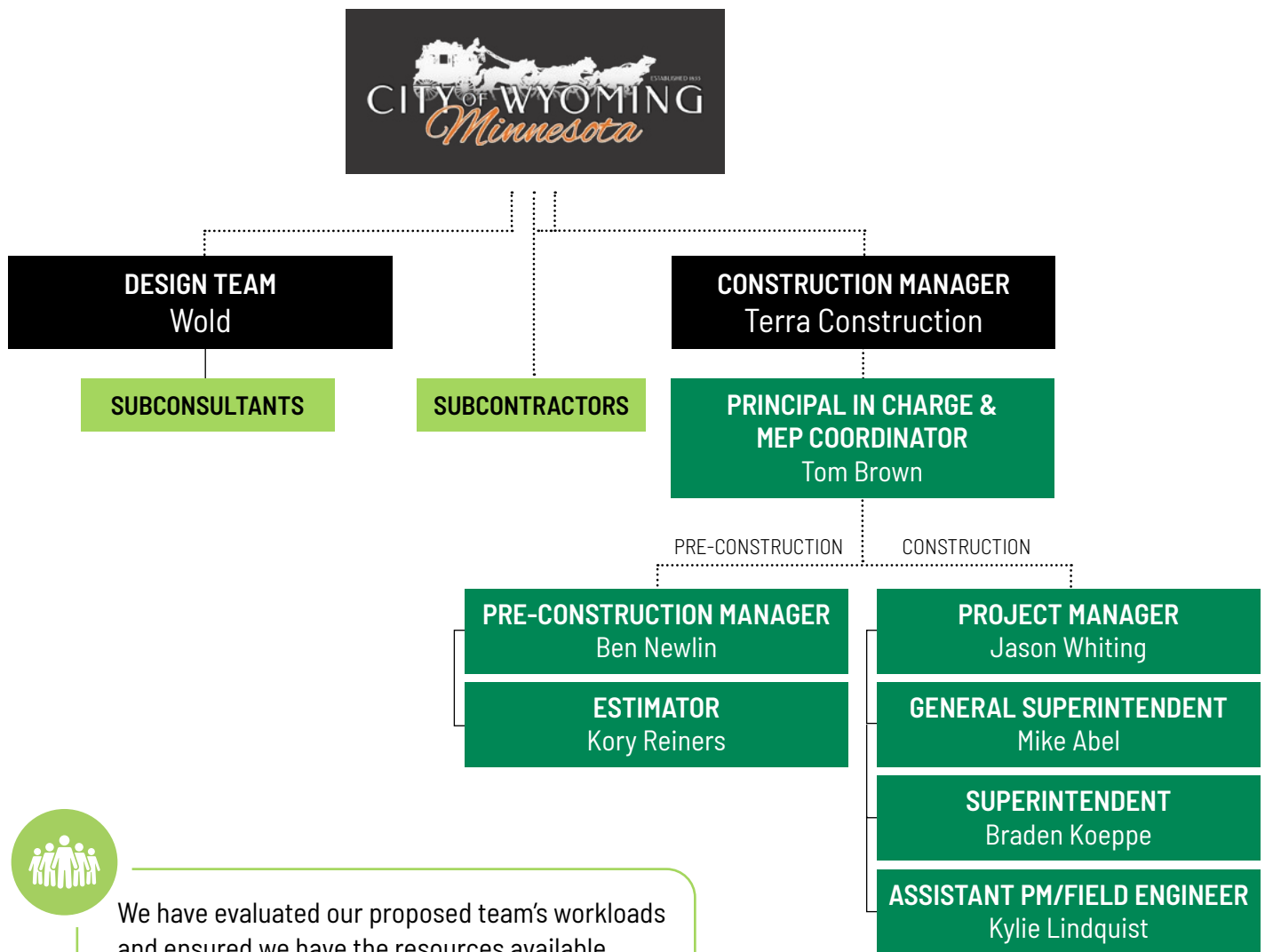
Project Completion & Closeout

- During design phase identify all the project completion requirements as it relates to final inspections, turnover, owner training and final documents
- Well in advance of project completion review project completion and closeout requirements and identify any additions or adjustments; Adjust project plan as needed, such that there is enough pre-planning to allow for minor adjustments without having impact to the overall schedule
- Continue to review and check-off completed items as project completion approaches

2 //

STAFF QUALIFICATIONS





We have evaluated our proposed team's workloads and ensured we have the resources available to perform the work from the pre-construction phase through construction completion.



Terra did an **outstanding job in communicating** with everyone to ensure that the building **met the needs of the fire department**.

Steve Lukin • Maplewood Fire Chief



35 YEARS OF EXPERIENCE
15 WITH FIRM

EDUCATION

- B.S. in Building Construction Management, University of Wisconsin - Platteville

TRAINING/CERTIFICATION

- OSHA 10-Hour
- CPR / First Aid / AED Training
- American Hospital Association Certified Healthcare Constructor

TOM BROWN CHC

Project Executive & MEP Coordinator

Tom's experience includes municipal, public safety, healthcare, education and industrial projects. Tom brings a relationship-based approach, providing important communication to the client. Working for a large mechanical contractor early in his career, he also brings valuable insight to MEP coordination.

Responsibilities: Executive oversight on team performance, staffing, risk management, quality control, client satisfaction; MEP coordination throughout design/construction

SELECT EXPERIENCE

Elk River Fire Station #3 — Elk River, MN
 Elk River Public Safety Building Renovation & Expansion — Elk River, MN
 Bloomington Fire Station #4 — Bloomington, MN
 Eagan Fire Station #1 — Eagan, MN
 Maplewood Fire & Police Department South Station — Maplewood, MN
 East Metro Public Safety Training Center — Maplewood, MN
 New Hope Police Station & City Hall — New Hope, MN



10 YEARS OF EXPERIENCE
14 WITH FIRM

EDUCATION

- B.S. in Construction Management and Architecture w/ Minor in Landscape Architecture, University of Minnesota

TRAINING/CERTIFICATION

- OSHA 10-Hour
- CPR / First Aid / AED Training

BEN NEWLIN

Pre-Construction Manager

Ben's experience includes municipal, public safety, education, healthcare, industrial, retail and office projects. He has been the pre-construction manager on all projects we have delivered under the CM delivery method. His collaborative nature ensures trusted partnerships with all stakeholders.

Responsibilities: Managing the pre-construction phase to include scheduling, development of a logistics plan, creation of the various bid packages, management of the entire bidding process and overall construction procurement

SELECT EXPERIENCE

Elk River Fire Station #3 — Elk River, MN
 Elk River Public Safety Building Renovation & Expansion — Elk River, MN
 Bloomington Fire Station #4 — Bloomington, MN
 Eagan Fire Station #1 — Eagan, MN
 Maplewood Fire & Police Department South Station — Maplewood, MN
 East Metro Public Safety Training Center — Maplewood, MN
 New Hope Police Station & City Hall — New Hope, MN



11 YEARS OF EXPERIENCE
9 WITH FIRM

EDUCATION

- B.S. in Construction Management, North Dakota State University

TRAINING/CERTIFICATION

- LEED® Green Associate™
- OSHA 30-Hour
- CPR / First Aid / AED Training

KORY REINERS

LEED® Green Associate™

Estimator

Kory brings over a decade of experience managing and estimating projects in the municipal, healthcare, education and industrial markets.

Responsibilities: Providing detailed and accurate construction estimates throughout the design phase including early SD budget estimates, establishment of the detailed GMP and CD price checks

SELECT EXPERIENCE

East Metro Public Safety Training Center — Maplewood, MN
Bemidji State University Hagg-Sauer Hall — Bemidji, MN
Plaisted Companies Addition & Remodel — Elk River, MN
Ebenezer Community Church Expansion — Brooklyn Park, MN
Hennepin Healthcare Brooklyn Park Clinic & Pharmacy — Brooklyn Park, MN



24 YEARS OF EXPERIENCE
10 WITH FIRM

EDUCATION

- B.S. in Construction Management; Minor in Business Administration — North Dakota State University

TRAINING/CERTIFICATION

- OSHA 30-Hour
- Adult/Child CPR
- First Aid/AED

JASON WHITING

Project Manager

Jason has recent experience on multiple public safety projects. He will work both on site and from the home office assisting Braden.

Responsibilities: Project management from the beginning of construction through closeout and warranty, coordination of subcontractors, continuous updating and management of CPM schedule, management of submittal phase to ensure procurement of long lead items and review of pay applications and change order requests

SELECT EXPERIENCE

Elk River Public Safety Addition & Expansion — Elk River, MN
Elk River Fire Station #3 — Elk River, MN
Minnesota West Community & Technical College Health & Wellness Center — Worthington, MN
St. Cloud State Eastman Hall Renovation — St. Cloud, MN

REFERENCES

Brandon Wisner
City of Elk River
Engineering Manager
763-635-1054
bwisner@elkrivernm.org

Jesse Robbins
Lothenbach Family Office
Property Director
952.873.1016
jesse@rjlfo.com



18 YEARS OF EXPERIENCE
6 WITH FIRM

EDUCATION

- B.S. in Construction Management, MSU-Moorhead;
- A.A.S. in Architectural Technology, Northland Community & Technical College

TRAINING/CERTIFICATION

- OSHA 30-Hour
- Erosion & Stormwater Management Certification
- CPR / First Aid / AED Training
- Forklift / Aerial Lift Training

MIKE ABEL

General Superintendent

Mike has managed a variety of project types throughout Minnesota including several recent public safety facilities. He has extensive experience working on construction sites with lots of public activity and requiring coordination with occupied spaces.

Responsibilities: Develop a project specific QA/QC program, coordinate MEP rough-in requirements, shop drawing and submittal review and coordination, scheduling and coordinating pre-installation meeting with trade contractors, developing a project specific schedule and quality of work goals

SELECT EXPERIENCE

Elk River Public Safety Building Renovation & Expansion — Elk River, MN
New Hope Police Station & City Hall — New Hope, MN
Elk River Fire Station #3 — Elk River, MN

REFERENCES

Ron Nierenhausen

City of Elk River

Police Chief

763.635.1066

rnierenhausen@elkrivernm.gov

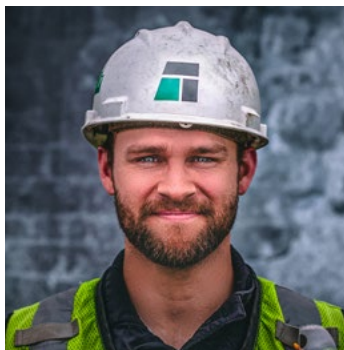
Travis Barnes

Bemidji State University

Director of Facilities

218.755.3988

tbarnes@bemidjistate.edu



10 YEARS OF EXPERIENCE
4 WITH FIRM

EDUCATION

- B.S. in Construction Management, Minnesota State University, Moorhead

TRAINING/CERTIFICATION

- OSHA 30-Hour
- Erosion & Stormwater Management Certification
- Adult / Child CPR
- First Aid / AED Training
- Forklift / Aerial Lift Training

BRADEN KOEPPE

Superintendent

Braden has a decade of experience delivering successful projects for municipal clients including recent public safety project experience. He brings strong leadership and attention to detail, ensuring quality work is delivered efficiently.

Responsibilities: On-site supervision, construction coordination and monitoring of all work/activities, coordination of owner-related activities, progress reviews, safety monitoring and daily field documentation of activities

SELECT EXPERIENCE

Elk River Public Safety Addition & Expansion — Elk River, MN
New Hope Police Station & City Hall — New Hope, MN
Elk River Fire Station #3 — Elk River, MN

REFERENCES

Ron Nierenhausen

City of Elk River

Police Chief

763.635.1066

rnierenhausen@elkrivernm.gov

Mark Dickinson

City of Elk River

Fire Chief

763.635.1066

mdickinson@elkrivernm.gov



6 YEARS OF EXPERIENCE
1 WITH FIRM

EDUCATION

- B.S. in Project Management w/ Emphasis in Construction & Facilities Management, Bemidji State University

TRAINING/CERTIFICATION

- OSHA 30-Hour
- CPR / First Aid / AED Training
- Mobile Elevated Working Platform Training
- Skid Steer Training

KYLIE LINDQUIST

Assistant Project Manager / Field Engineer

Kylie will play a key role in coordinating activities in the field with our superintendents. She will work with Mike and Braden to provide project assistance and communicate with the City of Wyoming, Wold, subcontractors and suppliers daily.

Responsibilities: Project assistance and support throughout the entire project, monitoring of project progress, coordination with the project manager, Wold and the City of Wyoming and issuing RFIs, shop drawings and both weekly and monthly reports

SELECT EXPERIENCE

Elk River Fire Station #3 — Elk River, MN

Elk River Public Safety Building Renovation & Expansion — Elk River, MN

Century College Engineering & Applied Technology Center — White Bear Lake, MN

Saint Paul College East Tower Masonry Renovations & Window Replacement — St. Paul, MN

401 Lake Street East Building Shell — Wayzata, MN

University of Minnesota Moos Tower 4th Floor Lab Remodel — Minneapolis, MN

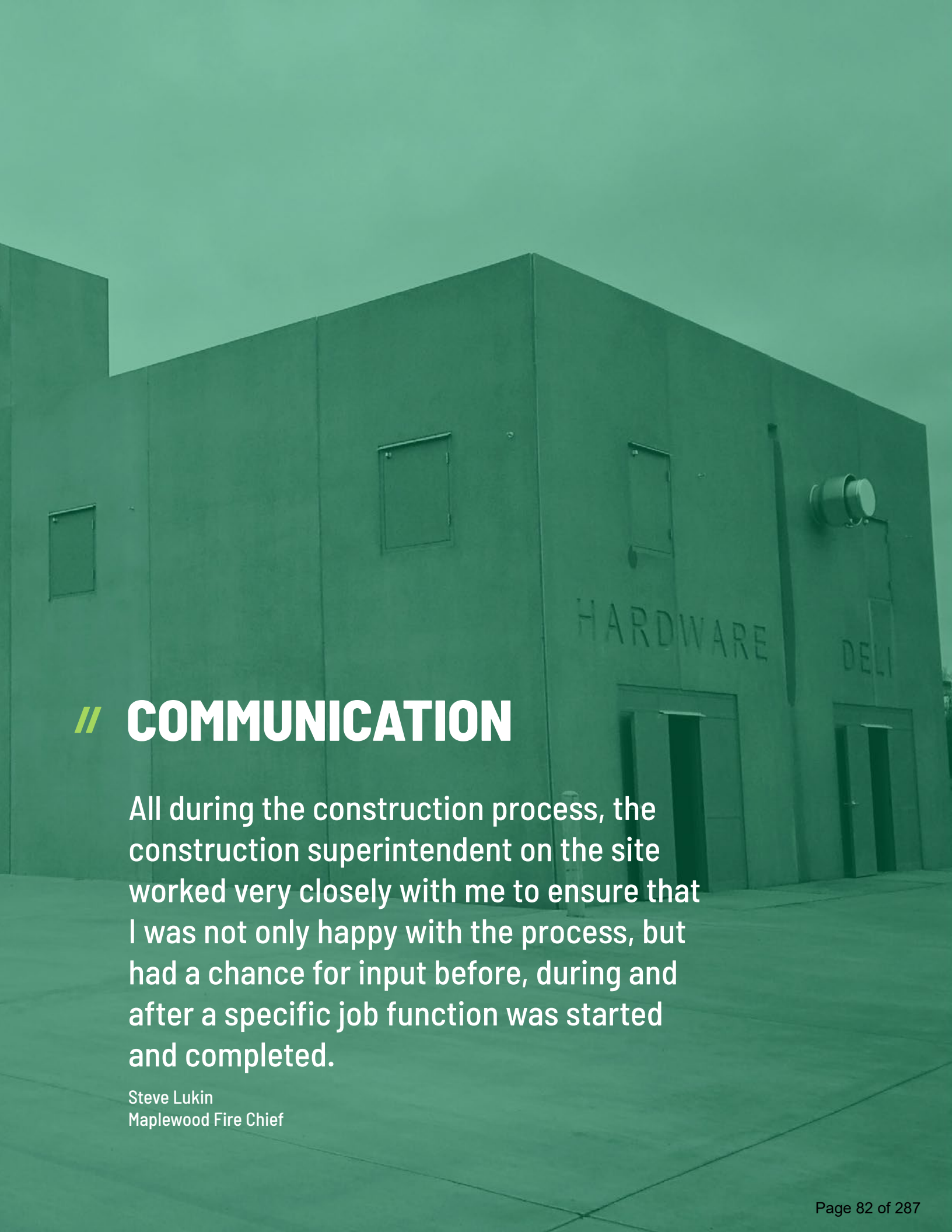
Elk River Fire Station #3
Complete March 2022



Scope of Work

Tom
Ben
Kory
Jason
Kylie
Mike & Braden

PRE-CONSTRUCTION TASKS - PHASE 1					
Attend design meetings		✓	✓		
Perform estimating exercises and explore value engineering options			✓		
Provide recommendations as it relates to construction and bidding strategies		✓			
Perform minority and women owned firm outreach		✓			
Develop an overall project specific quality control and safety plan	✓	✓		✓	✓
Perform subcontractor prequalifications		✓			
Constructability and document review		✓		✓	✓
MEP design coordination	✓	✓			
Bid document preparation and assistance		✓			
Bid package and bid category development		✓		✓	✓
Develop and maintain overall project schedules		✓		✓	✓
Assist with the bid advertisement		✓			
Temporary relocation coordination, planning, scheduling and pricing		✓		✓	✓
Assist and coordinate with the City purchasing		✓			
Conduct a pre-bid meeting		✓			
Coordinate and issue addenda		✓			
Publicly open bids		✓			
Issue bid recommendations and contract awards		✓			
Coordinate approvals with local and state agencies		✓		✓	✓
Obtain all permits required from state and local jurisdictions		✓		✓	✓
CONSTRUCTION TASKS - PHASE 2					
Issue contracts				✓	
Lead weekly progress meetings, prepare agendas and distribute minutes				✓	✓
Manage submittals and long lead items				✓	✓
Manage and coordinate RFI's, PR's, ASI's and Change Orders				✓	✓
Manage and maintain a Financial Reporting System				✓	✓
Review and process pay requests				✓	✓
Perform Change Order review and negotiations with subcontractors				✓	✓
MEP construction coordination				✓	✓
Provide overall project schedule updates				✓	✓
Prepare project status reports				✓	✓
Assist the Owner in FF&E procurement and delivery coordination				✓	✓
Perform project closeout					✓
Develop, monitor and enforce schedules				✓	✓
Maintain record documents				✓	✓
Coordinate substantial and final completions and inspections				✓	✓
Implement and enforce a site safety program and perform weekly site safety audits				✓	✓
Schedule and communicate with building inspectors					✓
Coordinate and schedule trade contractors, work sequence and deliveries					✓
Provide and document daily field reports					✓
Schedule and coordinate with special inspection and testing agents					✓
Coordinate pre-installation meetings					✓
Develop disturbance avoidance plans					✓
Prepare and distribute detailed 3-week look ahead schedules on a weekly basis					✓
Perform quality control inspections					✓
Ensure a clean and organized site is maintained					✓



// COMMUNICATION

All during the construction process, the construction superintendent on the site worked very closely with me to ensure that I was not only happy with the process, but had a chance for input before, during and after a specific job function was started and completed.

Steve Lukin
Maplewood Fire Chief

3 //

CONSTRUCTION MANAGEMENT APPROACH



Our Approach to Key Challenges

PROJECT STAGING TO MINIMIZE DISRUPTIONS

Our approach to staging the project in such a way to minimize operations disruptions are focused around several key elements. In order to understand this specific project, we have visited the site to gain insight of the surrounding elements, traffic flow, residential areas, potential high risk areas and to observe the natural grading as it would related to stormwater management. The key elements we have identified for this project are as follows:

- **Establish a site fence perimeter, silt fence location and site access points that provide the following:**
 - Necessary site safety and security
 - Stormwater control and management
 - Efficient site traffic routes for material delivery
 - Strategic construction entrance locations
 - Minimize/eliminate any disruptions to normal traffic flows for local business access 273rd St and Forest Blvd

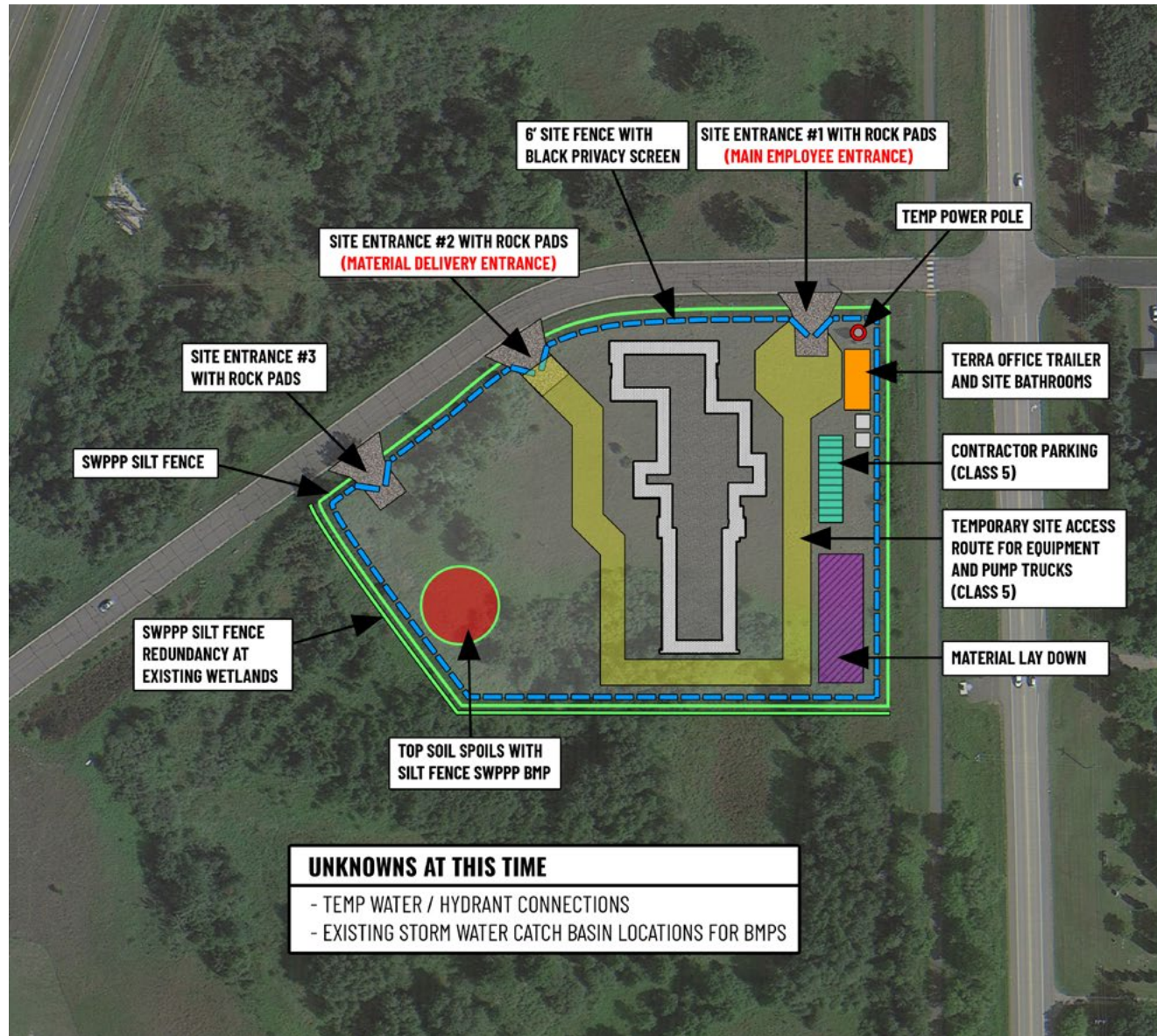


- **Establish temporary site access routes / equipment travel paths:**
 - Provide consistent access for material delivery to ensure that site conditions due to weather do not dictate our ability to maintain overall schedule
 - Provide on site travel routes for equipment to ensure safe and productive movement of material from staging areas to final installation locations

- **Material Onsite Staging Locations:**
 - Provide material staging locations that do not require multiple relocations in turn ensuring manpower on site is used as efficient as possible
 - Sequence overall schedule to provide hardscape surfaces material staging as soon as possible for benefits listed below:
 - Sufficient and organized material staging area to allow early delivery and onsite storage of materials.
 - Clean and maintainable surfaces to avoid material damage, and in turn, avoiding any unintended schedule delays due to material damage.
 - Provides a safer and more efficient working surface for foot and equipment traffic when distributing staged materials
- **Temporary Utility and Facility Locations:**
 - Providing temporary water and power locations that provide the services necessary with out the need to relocate multiple times throughout the construction process
 - Locate facilities such as onsite offices and portable bathrooms in locations that allow for efficient use without the need for multiple relocations



**See Project Staging Plans
on pages 28-29.**

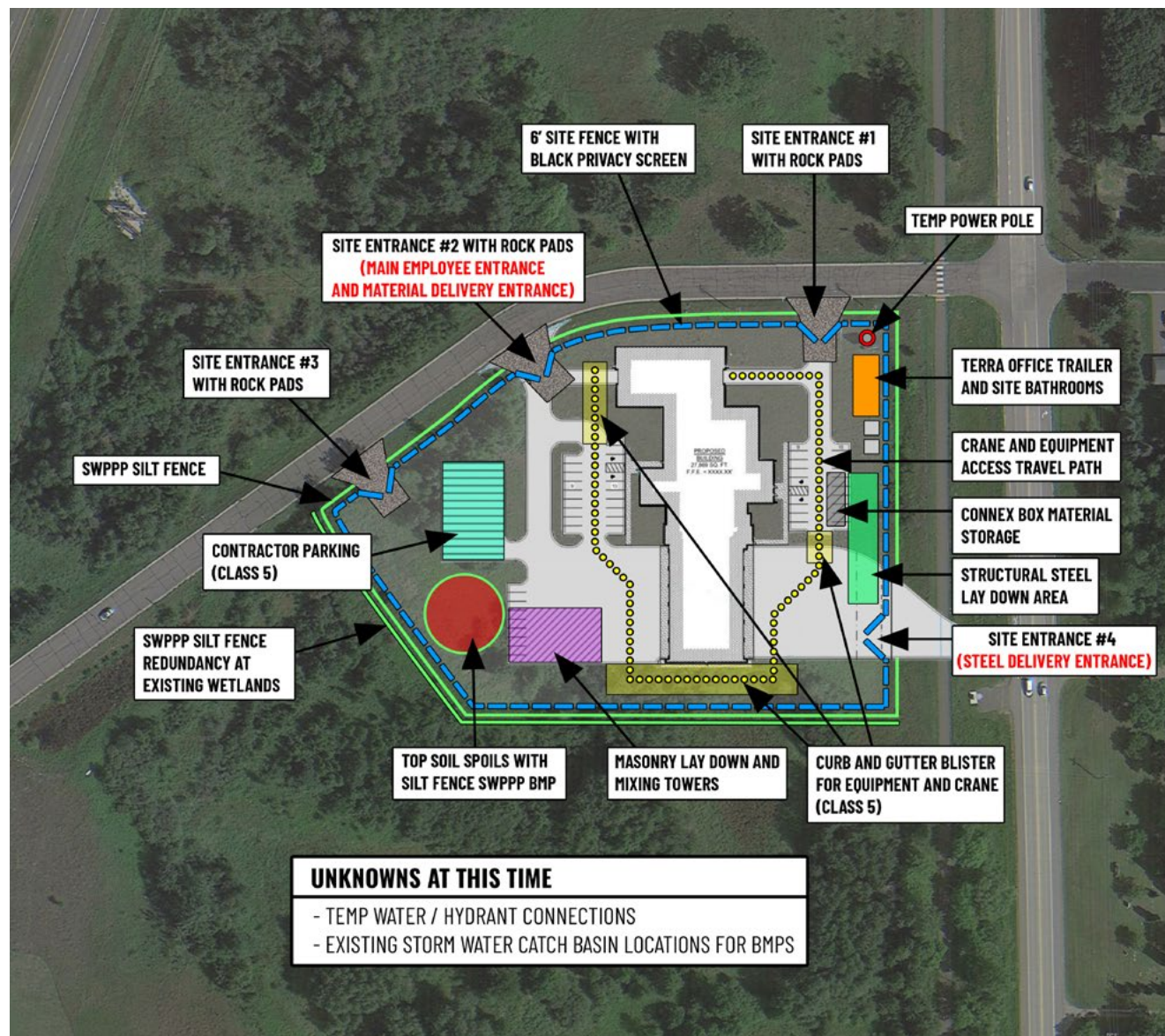


SITE UTILIZATION PLAN

SITE PREP THROUGH FOUNDATIONS
4/3/22 - 7/7/22

CITY OF WYOMING PUBLIC SAFETY PROJECT





SITE UTILIZATION PLAN

STRUCTURE THROUGH FINISHES
7/17/22-2/23/23

CITY OF WYOMING PUBLIC SAFETY PROJECT



MAINTAINING PROJECT BUDGET

Terra will create a cost format from the current design documents Wold has available. This format will be utilized to determine if the current design is within the project budget.

We will utilize our Revit® construction design software, Bluebeam, Sage, Terra's cost database and recent historical cost comparisons in establishing the GMP and further estimates.

During Design

Cost control will begin during design with systematic document review and accurate cost estimates. Upon contract award, Terra will provide:

- Thorough review of the documents throughout the entire design phase of the project. This will not only allow us to better perform a constructability review, but also identify any discrepancies amongst drawings and specifications, or conflicts between trades. This approach will also help eliminate future change orders after construction begins.
- Very detailed and thorough cost estimates throughout design

During the DD phase, we will continually update the estimate by updating our BIM model, completing quantity takeoffs, utilizing our current market cost data, reviewing current market trends and utilizing the relationships that we have with local, metro and national subcontractors and suppliers. Throughout this process, Terra will also evaluate the impact of the schedule related to costs, utility/service shutdowns and alternate construction opportunities.

At the end of the DD phase, Terra will establish and present an updated cost estimate to the City of

Wyoming, which will include a contingency for those items yet to be defined or designed. Terra will continue to evaluate and test the design in comparison to the DD Estimate to confirm that the project stays on budget through CDs. This process will ensure a successful bid opening, which has been the case on all of our CM projects.

Throughout the design phase and while establishing the GMP, Terra will work closely with the City of Wyoming and the design team in developing a project contingency that is appropriate and specific to the project. This contingency can be allocated for unforeseen conditions or potential unknown conditions during the design period. Terra will issue the City an updated contingency log on a weekly basis and only use such contingency items after receiving approval.

During Construction

Once construction begins, cost control would come through our aggressive, but fair, change order negotiations with the awarded trade contractors. Our knowledge of material costs, means, methods and current cost trends will be a valuable resource to the project.

Terra will maintain an overall construction budget and will continually monitor and update the budget as changes occur. The reports we provide as part of our overall budget tracking system include:

- Total Project Budget Summary
- Contract Summary Log
- Subcontractor Contract Summary Log
- Change Log
- Contingency Log
- Invoice/Cost Tracking Log



Mechanical And Electrical Cost Management

Terra has in-house staff that works directly with the mechanical and electrical subconsultants during design to ensure the project stays within the budget established for the MEP scope. The MEP budgets developed are not only from:

- Historical information from past projects
- Current market pricing obtained by Terra for the MEP scope at all stages of design (SD, DD and CD)

Additionally, during construction this same staff will continue to work with the consultants and the selected MEP contractors to evaluate any changes that occur along the way. Cost management of the MEP scope is one of the most critical components of design development and construction administration because it is generally the largest scope of the project.

DELIVERING THE PROJECT ON SCHEDULE

Pre-Construction

During pre-construction, Terra will coordinate a scheduling meeting with Wold to plan the design milestones including the Design Development (DD) completion, DD Estimate, Construction Document (CD) duration and key CD milestones. This schedule will outline various design and user group meetings or “committee workshops” with specific agenda items. Our involvement throughout the design phase will allow the entire team to collaborate on key design, bidding and construction milestones to be included and updated in the CPM Schedule. We will review early bid packages and incorporate them into the overall schedule. Terra utilizes Microsoft Project scheduling software to create the master Critical Path Method (CPM) project schedule and includes this schedule with the bidding documents.

Terra utilizes various tools and opportunities in the documentation of the scope of work and the establishment of the GMP. Rather than relying on the information in a set of drawings, we approach this collaboratively and utilize the following strategies to establish the GMP:

- Attending design meetings to understand the design intent, features and finishes
- Understanding the basis of design and intent on mechanical and electrical systems from the engineers
- Attending individual meetings with the interior designer to understand what they are intending to specify for various finishes and manufacturers
- Reviewing specification section and alignment to the drawing set
- Reviewing the drawings and details
- Completing quantity take-offs and unit pricing
- Reviewing manufacturer, supplier and specialty contractor budget pricing
- Analyzing any upcoming material tariffs and timing of labor pay scale increases
- Understanding timing of construction and whether any premium time should be considered

Construction

We will use the master CPM Schedule as a baseline against the current status of construction to identify if the project is ahead or behind schedule. Our team will update and maintain the schedule throughout the entire construction period. It, along with short interval planning, are tools that we will use to help everyone understand what is expected of them.

Terra will use the schedule:

- To track progress and provide a baseline against the current status of the project
- To assist in coordinating critical construction activities with the appropriate contractors
- As a resource that can be utilized by all team members

Terra will provide a detailed 3-week look ahead schedule on a weekly basis to the City of Wyoming, Wold and all subcontractors. This 3-week look ahead schedule will identify specific daily tasks and activities. It is reviewed and discussed by Terra and our subcontractors during the weekly safety and scheduling meeting that we hold separate from the

weekly progress meeting with the City and design team. These safety and scheduling meetings cover specific detailed discussions with subcontractors and suppliers on delivery dates, scheduled installations, weather-related impacts, means and methods and upcoming milestones.

At the end of every week, Terra will issue to the project team a "Weekly Report" that outlines subcontractors on site, current major activities taking place that week and the upcoming scheduled work for the following week. Included with this report will be photos documenting various construction activities that occurred that week.



Project Name: ERFD Station #3
 Project #: 20.705
 Date: 10/11/2021
 Owner: City of Elk River
 Superintendent: Mike Abel
 PM: Jason Whiting

Example 3-Week Look Ahead Schedule

Identifies specific daily tasks and activities and is reviewed weekly by Terra and our subcontractors

		LOOK AHEAD WEEK # 1							LOOK AHEAD WEEK # 2							LOOK AHEAD WEEK # 3							Comments
		October 11, 2021							October 18, 2021							October 25, 2021							
WORK ACTIVITY	Description	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
Subcontractor	Description	M	T	W	TH	F	S	S	M	T	W	TH	F	S	S	M	T	W	TH	F	S	S	
Structure/Enclosure																							
GL 4 - 8																							
Camco	Complete Brick Veneer	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X			
GL 1 - 4																							
Patriot	Relocate Steel for App Bays and Training Tower to North Side of Site	X																					
Niemela	Complete Framing and Dens from Top of CMU to Bottom of Deck	X	X	X																			
Patriot	Complete Steel Erection at Training Tower and App Bay	X	X	X	X	X			X	X	X	X	X										
All	Relocated Material and Conex Boxes at South Side of Parking Lot		X																				
Thomsen	Place Mezzanine SOMD		X	X																			
Century	Complete Exterior Wall Cavity Blocking															X	X						
Niemela	Intsall Dens Glass at Eaves and Rakes															X	X	X					
Quality Coatings	Complete Air Barrier																	X	X	X			
Century	Complete Facia Plywood at Eaves and Rakes																	X	X	X		Complete 10/29	
Horizon	Complete Roofing Dens Deck																	X	X	X		Complete 10/29	
Horizon	Complete Roofing Vapor Barrier																					Start 11/1 - Complete 11/2	
Century	Complete All Roof Blocking																					Start 11/2 - Complete 11/5	
Horizon	Complete Standing Seam Roof																					Start 11/8/21	



CONSTRUCTION SITE SAFETY

Terra provides OSHA 30 training to our whole staff. The company has a safety culture whether you are working on site or within the office. Safety starts the second you wake up in the morning and doesn't end until you go to bed in the evening.

Terra's superintendents all carry/have a Trauma Kit in the vehicle or on their project sites. All employees have received CPR, AED and First Aid training and have been trained in the use of the Trauma Kit. They communicate to all project participants where it is while they are on the project. The Trauma Kit also contains an AED.

◀ Safety signage communicating important information which must be followed by anyone entering the site.

Our Approach to Services

CONTRACT ADMINISTRATION

Bidding Strategy & Transparency

Terra's approach and philosophy on construction management projects ensures transparency and is defensible. For every bid received from the pre-qualified bidders, the lowest responsible and responsive bidder will be awarded the contract for the scope of work defined. Terra's entire bid process is completely transparent from the bid advertisement to the opening of bids. Terra will ensure that all bidders receive the notice to bid, have an equal amount of time to bid and confirm that all bidders have received addendums when they are issued. Furthermore, Terra will publicly open and read aloud all bids by bid category. The City, Wold and all subcontractors are welcome to attend this bid opening.

Bid Phase Administration

Prior to bidding, Terra will identify specific bid scopes and categories that best fit the requirements of this project. These proposed bid categories will be reviewed by the team prior to finalizing the bid packages. We will also develop a realistic schedule that can ultimately be used during bidding. This will allow all bidders to be aware of the expectations prior to bidding and eliminate any discussions related to schedule during construction. We would not expect any time extensions, nor additional costs for schedule related items.

Early Bid Packages

There are a number of bidding strategies we have identified for this project that will assist in the overall delivery. When it comes to pre-ordering, Terra has recent experience in procuring various long-lead items early such as steel, roofing, precast and elevators direct during the design phase to ensure the material delivered and ready for installation as scheduled. We have also utilized early bid packages as a strategy to procure various materials and ensure adequate time during the submittal process.

Role In Preparing The Project Manual

Our role in preparing the project manual will primarily be focused on the front-end (Divisions 0 and 1).

- **First**, we will outline the requirements of construction and prepare a detailed scope of work and a schedule (by bid package) confirming all work and responsibilities are accounted for.
- **Then**, we will prepare bid forms for each bid package and incorporate the form of contract.
- **Finally**, we will integrate the specific insurance and bonding requirements by bid package.

Terra will work closely with the City of Wyoming and the design team throughout this process to ensure consistent, thorough and detailed construction bids.

ENSURING PROJECT QUALITY

Part of our quality assurance program is to perform a constructability review. Our thorough understanding of means and methods helps us identify potential problems and offer realistic solutions. During design, this type of coordination and oversight is critical in today's construction environment and can provide insight on scheduling key milestones, identifying cost savings and other project related requirements. Throughout the entire pre-construction phase of the project, Terra will continually review and update all team members of their constructability review. This activity will help reduce the number of conflicts or changes once construction begins.

During construction, we will perform pre-installation meetings on specific key aspects of construction such as roofing, flashing, waterproofing, curtain walls, windows and finishes. An example would be an exterior window opening mock-up that shows the wall cavity, construction material, flashing and craftsmanship. Often times, the pre-installation meetings and mock-ups can resolve issues before the construction of these activities begins.



▲ Example pre-installation masonry mock-ups

Our partnership with the City, Wold and the engineers will promote very effective communication which will help identify any work that is in non-conformance or not acceptable. We have found that the earlier a deficiency can be identified, the easier it is to resolve and the less impact it has on the construction cost or schedule.

Value Engineering

Value engineering is one of the most misrepresented and incorrectly performed activities in the design phase. Value engineering does not compromise the design solution, cost-cutting and scope reduction do. The goal of value engineering is to develop the best return on the investment and still achieve the goals that were set out to accomplish from the beginning. It has been our experience that significant savings can be achieved by properly implementing a value engineering process.

Every system from the structure, mechanical and electrical systems to the building envelope and interior finishes, should be included in this assessment. Our value engineering process starts at the design phase and continues through project completion. To be the most effective, we recommend that the first value-engineering session be held during the schematic design phase when preliminary system evaluations are being made.



When it is conducted correctly, the results of value engineering are cost effective solutions that meet the owner's expectations of quality, function and budget. In addition, the owner/users gain significant insights into the options which are available in the marketplace.

Terra's cost work plan for this project will include a complete material list with the identified quantities for construction and associated costs. This will be presented at the estimate/budget review meetings with the City of Wyoming and the design team. This will allow the entire team to see what the "big ticket" items are. This tool is useful if the project is coming in over budget in the design phase and allows individual specified items to be exposed from a cost standpoint. In addition to this, each specified item will have a "life expectancy" which will highlight the number of years that specific product is expected to last before it will need to be replaced. Once all of this information is presented, then real decisions can be made with full consideration of life cycle costs.

Communication

Our communication plan for this project will be structured in a way to ensure deadlines are met and that all parties are aware of the most current information. During the design phase of the project, Terra will communicate with all team members in a manner as if we were an extension of their staff. Terra will be in attendance at all design meetings, respond accordingly to specific action items and ensure the design team, City of Wyoming, user groups and consultants are copied and aware of the information being sent or the questions being asked. Terra will schedule the budget/estimate meetings to occur immediately after a design review meeting to ensure the best use of everyone's time. Once construction begins, the communication will become more structured through the RFI process, meeting minutes and pre-installation meetings. Either before or after our weekly progress meetings, we will schedule a walk-through of the construction site with the team to review the current progress and any critical items.

SAFETY PROGRAM

Terra's safety program follows our written safety manual and OSHA guidelines. Terra works with Marsh McLennan Agency (MMA) to manage our safety and training programs. We also intend to participate in a voluntary OSHA inspection program.

We will use our safety program and policies to enforce all aspects of construction — both for the workers and everyone coming in contact with the project. Our site superintendent will conduct a weekly safety meeting. Terra will require all subcontractors submit their written safety plan prior to the start of work and that these safety plans are project specific and include all Safety Data Sheets (SDS) for the materials they will be working with. Copies of all safety manuals will be kept on site. Additionally, every subcontractor personnel who arrives at a Terra site must go through “First Day First Hour” training prior to starting work on the project.

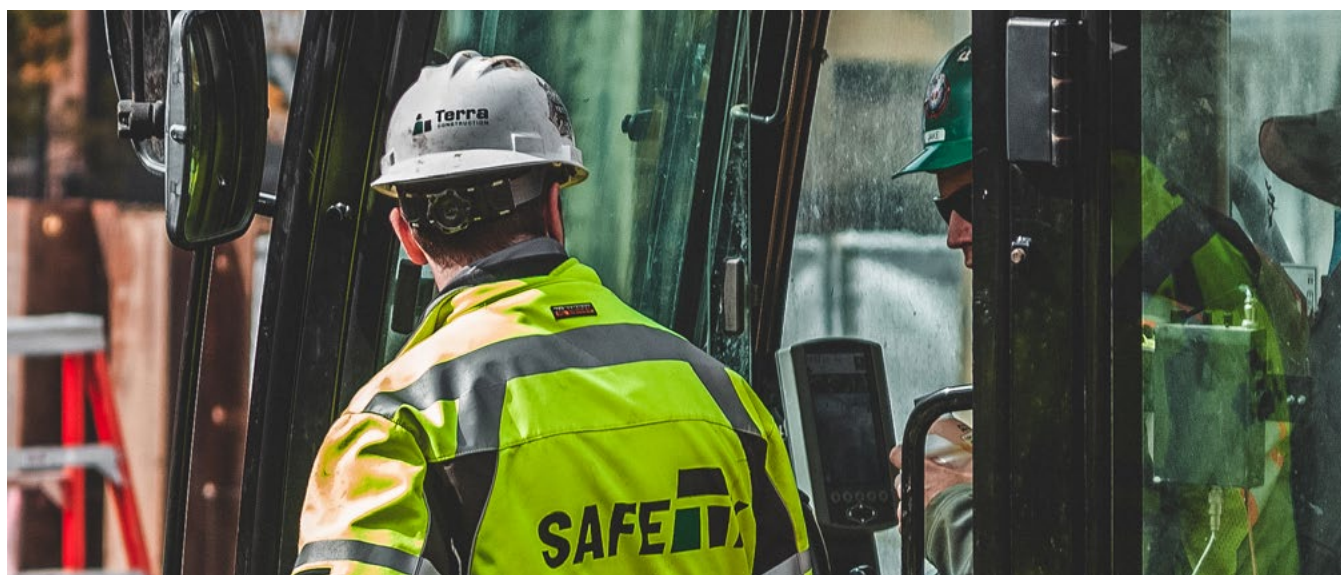
CHANGE ORDER PROCEDURES

We provide aggressive and fair change order negotiations with the trade contractors. We will review all costs submitted for any change and require trade contractors to break down the costs in itemized material and labor hours. We use this to determine if the costs submitted are consistent with the scope of work identified in the change. We have a thorough understanding of means, methods, material costs, labor costs and current cost trends. We will provide you with the expertise and ability to challenge or negotiate costs in a fair and professional manner.

MANAGEMENT AND COORDINATION OF FINAL STARTUP, TESTING AND OCCUPANCY

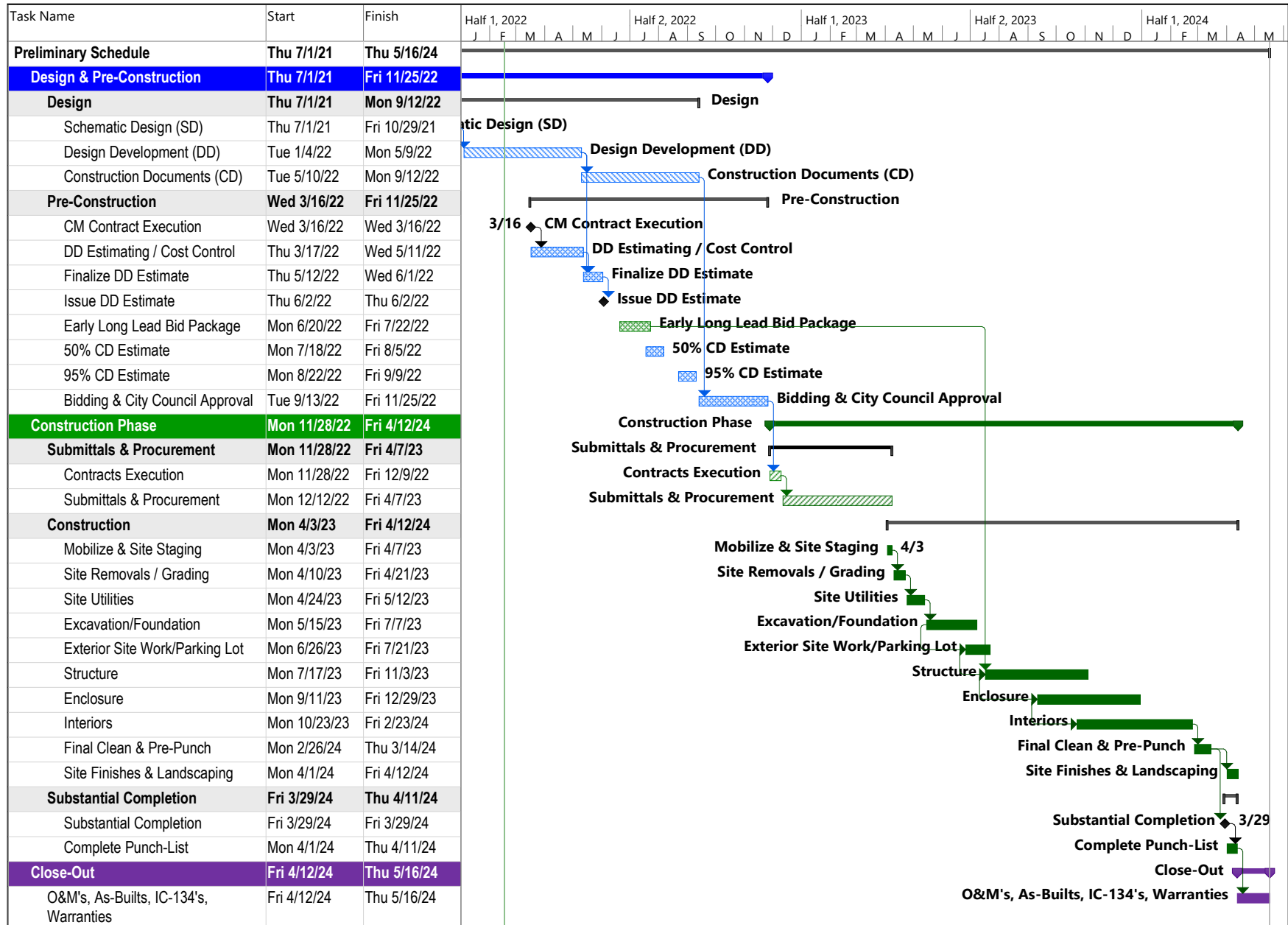
Our team has extensive experience in final start-up, testing, and occupancy for a variety of projects. This is the most important aspect of the project and is rarely done properly. The best process for ensuring that the start-up and testing process goes smoothly is to have an inspection and receive verification that all systems were designed, installed and tested properly and the City of Wyoming is properly trained. Terra will coordinate with the City for system start-up and testing, continual inspections, verifications and training of staff. During construction, these processes will occur from start to finish. Similar to our past successful projects, Terra will provide all the critical communication and scheduling to ensure this project receives a high level of service.

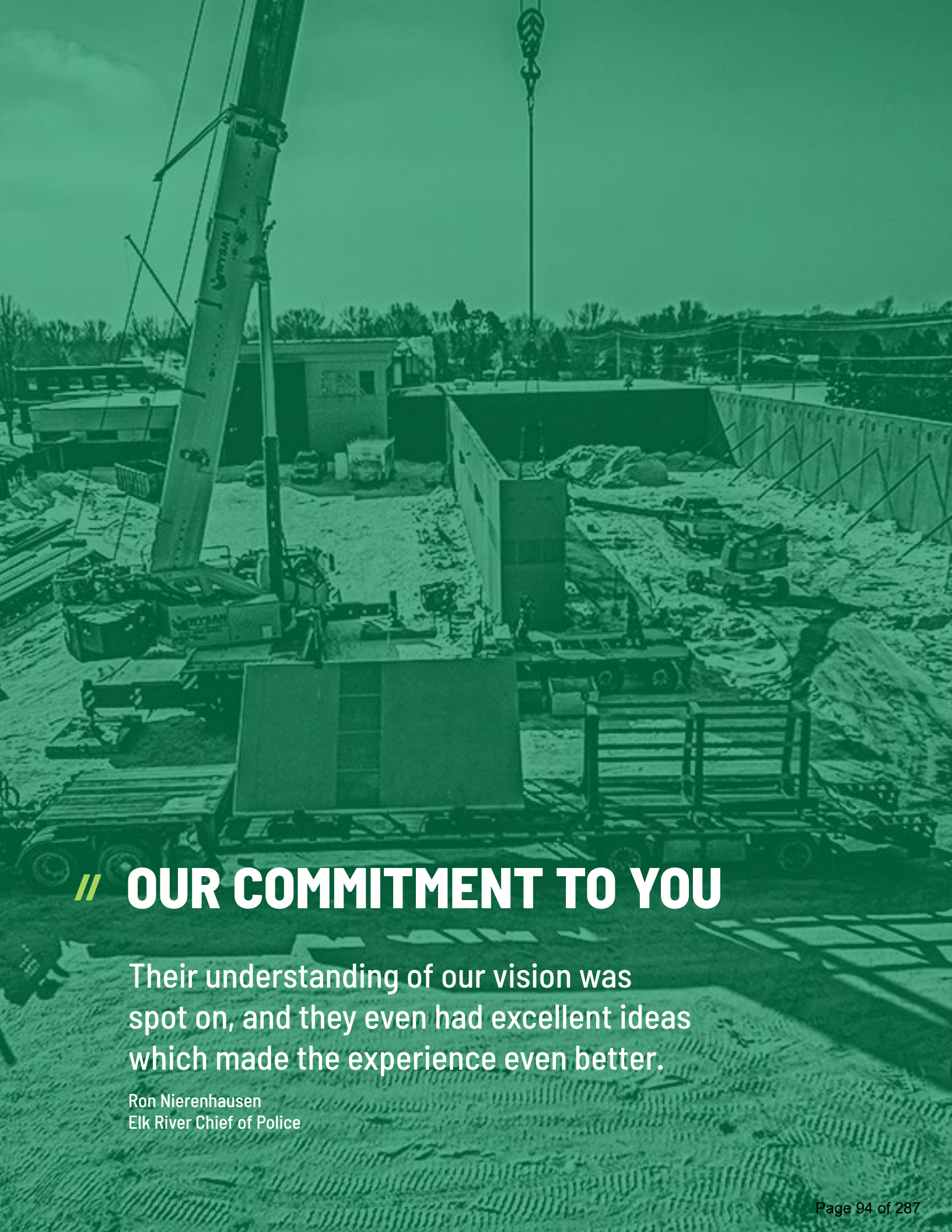
These processes need to occur throughout the project and require a great amount of teamwork to be successful. A project that has good communication and teamwork throughout will help make this a reality. We focus our attention during this phase of the project on good communication. Terra schedules and conducts all final start-up procedures, which will not begin until all prerequisite activities have been completed. We will coordinate and work with your staff and contractors to perform training sessions on all mechanical and electrical components of the building.





Wyoming Public Safety Project Preliminary Schedule





// **OUR COMMITMENT TO YOU**

Their understanding of our vision was spot on, and they even had excellent ideas which made the experience even better.

Ron Nierenhausen
Elk River Chief of Police

4 //

COST PROPOSAL





ATTACHMENT B

**City of Wyoming Public Safety Facility CM Fee
Proposal**

Terra Construction

February 18, 2022

Pre-Construction				
Start Date:		March 2022		
Finish Date:		December 2022		
10.0	40	200	1600	
Months	Weeks	Days	Hours	
Description	Quantity	Unit	Unit Cost	Total
Project Executive	40	HRS	In Fee	In Fee
Preconstruction Manager	160	HRS	115	\$ 18,400.00
Cost Estimator	320	HRS	100	\$ 32,000.00
Construction Project Manager	40	HRS	100	\$ 4,000.00
Superintendent	40	HRS	100	\$ 4,000.00
MEP Systems Coordinator / Quality Control	80	HRS	100	\$ 8,000.00
Subtotal - Phase 1:				\$ 66,400.00
Preconstruction Discount - Our Commitment to the City				\$ (56,400.00)
Subtotal PRECONSTRUCTION STAFF				\$ 10,000.00
Construction				
Start Date:		April 2023		
Finish Date:		March 2024		
12.0	52	260	2080	
Months	Weeks	Days	Hours	
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	60	HRS	In Fee	In Fee
General Superintendent	208	HRS	In Fee	In Fee
Superintendent	2080	HRS	100	\$ 208,000.00
Senior Project Manager	208	HRS	110	\$ 22,880.00
Project Manager	780	HRS	100	\$ 78,000.00
Field Engineer / Assistant PM	2080	HRS	75	\$ 156,000.00
Safety Director	156	HRS	In Fee	In Fee
Subtotal CONSTRUCTION STAFF				\$ 464,880.00
CM Fee				
Description	Construction Cost	Unit	Percent	Total
CM Fee (Based on Construction Cost)	\$ 11,180,000	%	1.50%	\$ 167,700.00
Subtotal FEE				\$ 167,700.00
Reimbursables				
Description	Quantity	Unit	Cost	Total
Monthly Reimbursables	12	MO	2500	\$ 30,000.00
Builders Risk Insurance (By City per RFP 1.1 & 3.2.10)	-	-	-	-
TOTAL REIMBURSABLES				\$ 30,000.00
Summary Total for Construction Management Services				
Total Staff (Preconstruction & Construction Staff)				\$ 474,880.00
Construction Management Fee				\$ 167,700.00
Total Reimbursables				\$ 30,000.00
TOTAL				\$ 672,580.00

EXHIBITS





February 16, 2022

To whom it may concern:

Being in law enforcement for 34 years has taught me many things and one of them is acknowledging exceptional performance. We recently expanded our police facility adding a huge garage, finishing a second level with offices, and remodeled the main level. Thankfully, we chose Terra as our construction management team and would highly recommend them to anyone.

The attention to detail, communication skills, ability to find cost savings, as well as looking after the best interests of the client were top notch. The construction superintendent and his assistant were always available for questions even after the day was done. Their understanding of our vision was spot on, and they even had excellent ideas which made the experience even better.

If you have any additional questions or need clarification, please feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ron Nierenhausen". The signature is stylized with a large, sweeping "R" and a long, horizontal stroke extending to the right.

Ron Nierenhausen
Chief of Police
Elk River Police Department

Chief Ron Nierenhausen
13077 Orono Parkway • Elk River, MN 55330 • 763.635.1200
www.ElkRiverMN.gov/Police



City of Eagan

Fire Department

Michael D. Scott
CHIEF

Kip Springer
DEPUTY CHIEF

Darin Bramwell
DEPUTY CHIEF-FIRE MARSHAL

Jeffrey Bahrke
BATTALION CHIEF

Dan Benson
BATTALION CHIEF

David Diloia
BATTALION CHIEF

1001 Station Trail
Eagan, MN 55123
Phone 651.675.5900
Fax 651.675.5910
TDD 651.675.5086

www.cityofeagan.com

Mike Maguire
MAYOR

Paul Bakken
Cyndee Fields
Gary Hansen
Meg Tilley
COUNCIL MEMBERS

David M. Osberg
CITY ADMINISTRATOR

THE LONE OAK TREE
The symbol of
strength and growth
in our community.



November 30, 2016

City of Burnsville
100 Civic Center Parkway
Burnsville, MN 55337

RE: Letter of Recommendation

To Whom It May Concern:

It is with great pleasure that I offer a letter of recommendation for Terra General Contractors. Terra is the general contractor for Eagan's current fire station project, which started in 2016, and will be complete in early 2017.

As Eagan's Fire Chief, I have been the city project manager on two new fire stations, and two major remodel projects. Prior to Eagan, I was a project manager for a job with the Dakota County Sheriff's Office. I can say without a doubt, that the project with Terra has been the smoothest project I have worked on, and this is a direct result of Terra and the staff involved with our project.

I would have no second thoughts on hiring Terra General Contractors on any future projects.

Please contact me with any questions.

Sincerely,

Mike Scott
Eagan Fire Chief



To whom it may concern

This letter is in regards to Terra general contractors. Terra general contractors were awarded the bid to build a new 18,700 square-foot fire station for the Maplewood fire Department. Construction of this new station started in March of 2014 and was completed by November 1, 2014. Terra appointed Ben Newlin as our project manager along with our construction superintendent Mitch Huemen. Terra held numerous preconstruction meetings to go over both architectural and civil engineering plans to ensure that all team members were up to speed and prepared to start construction as soon as the weather permitted. Weekly construction meetings were held right up to the week when the building was turned over with all team members. In the construction meetings an updated schedule was presented change orders and work done to date were also provided in the meetings along with much open discussion.

All during the construction process the construction superintendent on the site work very closely with me to ensure that I was not only happy with the process but had a chance for input before and during and after a specific job functions was started and completed. Their willingness to sit down with me and provide me with ideas in making changes to building to better meet our needs as well as costs saving ideas were done on an ongoing basis. They were able to answer all of my questions as well as provide me with knowledge when I had questions regarding why something was being done in that manner. They held the subcontractors to their schedule and ensured that the product that they delivered was according to the specifications and they delivered high quality work. The combined knowledge of the project manager and project superintendent were the main factors in having such a successful completion of this building.

The new fire station is the first building in the state of Minnesota to be built to the new green building construction code. Daily checks were needed to be completed by the site superintendent to ensure that at the end of the project it would meet the new green code. These were uncharted waters for not only Terra but also the architectural group. The two of them work together to ensure that the building met the green code. Their communication skills and willingness to work as a team were the reason for the success in the building meeting the new green code construction.

The Maplewood fire department has two stations remodeling yet to go and I would not hesitate to hire Terra to complete these two new station remodels due to their professionalism their knowledge and their skills to complete and deliver on time and on budget. If you would like and further information please don't hesitate to call. (651-775-7316)

Sincerely Steve Lukin Maplewood Fire Chief

OFFICE OF THE FIRE CHIEF • 651-249-2802 • FAX: 651-249-2809
CITY OF MAPLEWOOD • 1955 CLARENCE STREET • MAPLEWOOD, MN 55109



December 1, 2016

Subject: Letter of Recommendation for TERRA GENERAL CONTRACTORS

To Whom It May Concern:

As Chairman of Board of the East Metro Public Safety Training Facility (EMPSTF) I had the opportunity to work with Terra General Contractors on two different phases of construction of the facility.

In both project phases I was impressed by Terra's ability to complete all work on time, and to stay on budget. The work was always thorough and complete. There were very easy to work with regarding any changes or problems that occurred during the course of construction, and worked with us to insure we were satisfied with the outcomes.

Overall, Terra and project manager Ben Newlin did an outstanding job representing our interests and making sure we had a quality project that was completed on time, and within budget. I strongly recommend Terra General Contractors and feel they would be an excellent contractor to consider for your project.

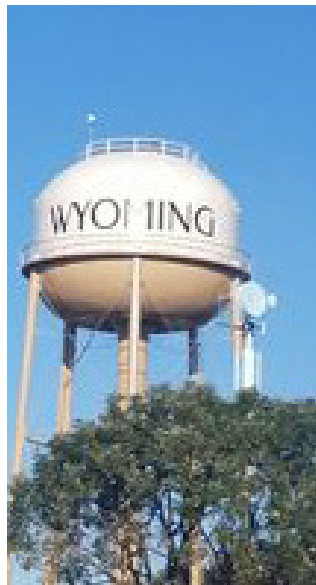
Sincerely,

Jeff Anderson
Fire Chief, Oakdale Fire Department
Chair of Board, EMPSTF





Proposal to provide CMA Services



Building enduring relationships and strong communities

February 18, 2022



KRAUS-ANDERSON®

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February 18, 2022

Robb Linwood, City Administrator
City of Wyoming
P.O. Box 188; 26885 Forest Blvd.
Wyoming, MN 55092

Dear Mr. Linwood:

Thank you for the opportunity to respond to the City of Wyoming's Public Safety RFP. Kraus-Anderson (KA) is excited to provide you with our comprehensive Construction Management proposal. KA's team is experienced, solution driven, and transparent. We look forward to further discussing how we can align and exceed the City goals and objectives.

The following differentiators are just a few reasons why we want to be your strategic partner, now and in the future:

City Advocate: The KA team will advocate on your behalf to ensure the project is delivered on time and on budget, while continually communicating with you throughout all phases. We will guide and assist the City through all subcontractor contracts, be cost conscientious from beginning to end, have difficult discussions when needed in order for you to know and understand all aspects of a situation.

Solution Driven: The proposed project has many different components and moving parts, especially due to current supply chain challenges. Our experienced public sector team will think outside the box and engage all stakeholders to determine viable options. We have a long history of working with Wold Architects and public sector decision makers to discuss aspects such as; alternative doors, review several phasing options, and suggest different materials based on availability, while keeping the intent of design intact and cost conscience.

Team Experience: The KA team has built 27 police stations and 31 fire stations together. We have a strong history with Wold Architects, with whom we have successfully completed 146 projects, totaling \$1,852,000,000. Over 97% of Kraus-Anderson's work is performed through the Construction Management delivery method.

Connected to Wyoming: KA has a long history of developing relationships across the Twin Cities. Those relationships certainly extend to the City of Wyoming and the surrounding area through the clients we have served and the contractors we have worked with. Beyond this, Dan Kjellberg– KA Project Manager, and Steve Sontag– KA Project Superintendent, grew up in the Wyoming area and will provide valuable insight and personal investment to the project.

We are solution-driven, passionate, and energetic. Kraus-Anderson looks forward to building an enduring relationship with the City of Wyoming. Our proposal outlines many technical resources and examples of our long history of successfully delivering projects. Our team is passionate about your community, and we look forward to discussing your project. If you have any additional questions, please contact me at 612.747.5357 or mark.kotten@krausanderson.com.

Sincerely,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Mark Kotten, Construction Executive | Principal in Charge, Public Sector
MK:ML

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146 KA and Wold Architects projects – For your Public Safety Project, KA will leverage our successful, extensive working relationship with Wold Architects. We will utilize Wold Architects's expertise in designing and engineering a well-crafted, innovative environment, working cooperatively to bring value to the design, budget, and schedule for the project, while improving processes and efficiencies throughout.

- Relevant projects include Washington County 2025 Campus Improvements and Multiple Government Center Remodels, Scott County Government Complex, Minnetonka, Hopkins City Hall Remodel, Burnsville City Hall and Police Department Remodel, City of Carver new City Hall, Carver County Government Center Addition and Remodels, Cottage Grove Central Fire Station, Edina Community Center, and St. Croix County Jail and Mental Health Unit Expansions.

KA has delivered over 185 public projects totaling almost a billion dollars in the last 5 years for clients like the City of Wyoming, City of Virginia, City of Chaska, City of Cottage Grove, City of Forest Lake, and City of Rochester, and City of Watford City (ND).

Over 97% of Kraus-Anderson's work is performed through the Construction Management delivery method, where we join the team early in a collaborative format.

Our construction management processes are tailored to effectively and efficiently give the City of Wyoming the tools and open-book transparency to deliver a Public Safety Project that will benefit the region and its residents.

On the following pages, we have outlined a selection of projects that are similar to yours.



MINNETONKA POLICE AND FIRE STATION ADDITIONS AND RENOVATIONS

Minnetonka, MN



- 43,000 SF, 2-story police renovation
- 15,800 SF police garage addition
- 37,000 SF fire station addition
- New mechanical and electrical throughout
- Site work includes new electric service and generator, retaining walls, underground storm vault, new well water line, and site shoring/earth retention

Contract Amount: \$25,967,421

Type of Project: Addition and Renovation

Delivery Method: CMaR

Owner/Contact: Will Manchester, Director of Public Works
City of Minnetonka
(952) 988-8403
wmanchester@eminnetonka.com

Architect/Contact: Wold Architects and Engineers
John McNamara, Partner
651-227-7773

Date of Completion: 9/30/21



BURNSVILLE POLICE DEPARTMENT AND CITY HALL ADDITION AND REMODEL

Burnsville, MN



The 57,940 SF remodel, renovation, and expansion to the Police Department and City Hall consisted of three additions: a 31-stall garage for the squad cars, a front entry vestibule and lobby for the police department, and a three-car garage for processing evidence.

- Phase 1: Police Property/Evidence Processing expansion and redesign; Police Training, Conference, and Office renovation included expansion of training room, conference room, and interview space; and Police Detention Area redesign and expansion
- Phase 2: City Hall Community and Meeting Rooms redesign provided more multi-functional space, updated finishes, and technology; and General Building ADA renovations

Contract Amount: \$11,107,306

Type of Project: Addition and Renovation

Delivery Method: CMA

Owner/Contact: Garrett Beck
Parks, Recreation, and Facilities
Director, City of Burnsville
952-895-4516

Architect/Contact: Wold Architects
and Engineers
Melissa Stein, Associate
651-227-7773

Date of Completion: 4/15/18



BURNSVILLE NEW FIRE STATION

Burnsville, MN

KA was selected by the City of Burnsville to provide preconstruction and construction management services for a 44,206 SF new fire station.

The current design includes 6 apparatus bays, gear turnout, wash/decon, SCBA areas, hose tower, offices, conference room, classroom, EMS central/storage, fitness, administrative support, dorm rooms, restrooms, wellness room, lockers, kitchen, dining, day room, patio, and training mezzanine.

Contract Amount: \$16,313,046

Type of Project: New construction

Delivery Method: CMA

Owner/Contact: BJ Jungmann, Fire Chief,
City of Burnsville
952-895-4571

Architect/Contact: CNH Architects, Inc.
Quinn Hutson, Principal
952-997-4583

Date of Completion: 11/1/21





CRYSTAL POLICE FACILITY City of Crystal, MN



This 53,281 SF facility is underway, with a targeted completion of summer 2022. This project consists of the demolition of 1/3 of the existing City Hall (police portion) and a large police administration and garage addition. Continued operations of the adjoining City Hall and adjacent Hennepin County Library are crucial to success.

Contract Amount: \$16,270,000

Type of Project: Addition and Renovation

Delivery Method: CMa

Owner/Contact: Anne Norris,
City Manager, City of Crystal
952-895-4516

Architect/Contact: Wold Architects
and Engineers
Joel Dunning, Partner
763-531-1140

Date of Completion: 8/11/22



Contract Amount: \$10,207,783

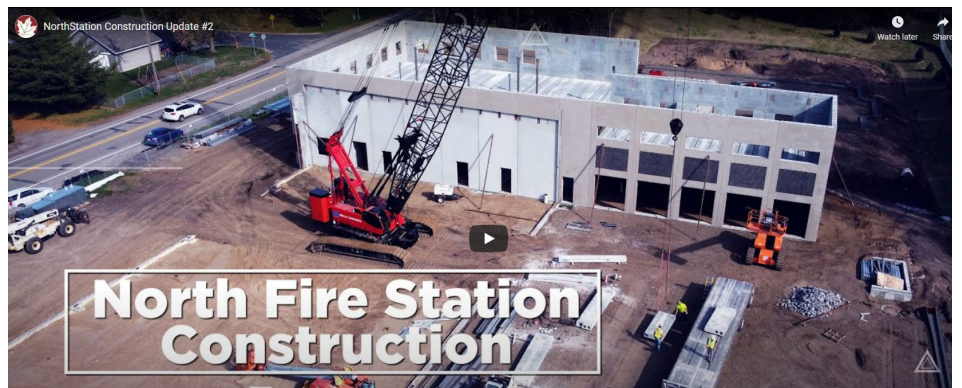
Type of Project: New Construction

Delivery Method: CMa

Owner/Contact: Michael Mondor,
Fire and EMS Chief,
City of Maplewood
651-249-2822

Architect/Contact: SEH
Brian Bergstrom, Project Manager-
Architecture
952-215-8118

Date of Completion: 6/1/22



MAPLEWOOD NORTH FIRE STATION Maplewood, MN 55109

KA is currently constructing a replacement fire station for the City of Maplewood. The project consists of demolishing the existing fire station and a 34,800 SF, 2-story new fire station with 7 apparatus bays, command parking, gear turnout, wash/decon, SCBA areas, EMS storage, administrative offices, training/community room, conference room, kitchens, 8 bunk rooms, laundry, kitchen, dayroom, showers, and patio.





KA'S SPECIAL STRENGTHS

KA'S PROJECT MANAGEMENT TECHNIQUES

Working with the City and Wold Architects, KA will define the important quality activities and resources for the project that are specific to the unique construction involved in public safety projects.

We achieve this by:

- Reviewing and understanding the project requirements.
- Determining key stakeholders and decision makers.
- Setting the project goals and aligning them with the expectations of the City and Wold Architects.
- Utilizing KA's experienced in-house technical support professionals who specifically focus on and support the team with any specialty needs for the City's operations.
- Reviewing the project documents and providing feedback to Wold Architects. We will identify areas where clarification is required, highlight discrepancies, and provide timely recommendations regarding constructability, long-term building performance, and value management options.
- Pre-installation meetings and field inspections.

PUBLIC SECTOR EXPERIENCE

Kraus-Anderson has a proven track record of successful public sector projects. In the last five years, we have served over 66 governmental organizations, including city, county, state, and federal. Since inception, we have constructed over 1,182 city, county, state, and federal facilities combined and have developed a process ensuring your schedule and budget are at the forefront of every decision. KA is highly experienced in working with public entities, where it is essential to inspire and engage the community to support votes for funding. In the end, it presents the benefits of providing facilities that allow staff an efficient workplace, while keeping the communities they serve, safe - and building the environments that support this. Our construction management processes are tailored to effectively and efficiently give the City the tools and open-book transparency to deliver a Public Safety Center that will benefit the region for years to come.

OWNER ADVOCATE

It is more than just construction. As your advocate, it is our responsibility to ensure project success on all fronts. This is a team effort requiring informed decisions, some examples of which from recent projects are listed below.

Material/Schedule/Cost:

At the Maplewood Fire Station and Crystal Police Department projects, we encountered the industry-wide issue of extended lead times for steel. We analyzed cost and schedule, and arrived at different conclusions for each: on the first project, it made sense to stay the course with the specified material; and the second project favored switching products.

Contract Method:

A client who had initially hired us on the basis of one delivery method quickly realized this method no longer suited their needs. We willingly re-negotiated our agreement to better facilitate a delivery model that helped them reach their goals.

Construction Impacts:

On a recent police department project with an extremely tight site, we worked with the neighboring county on a joint use agreement, allowing construction site access and enabling the completion of the work in a mutually beneficial way.

OPEN-BOOK TRANSPARENCY

Over 80% of our CM work is repeat or referral based, and we know it all starts with trust. Transparency is a cornerstone of trust, and this team delivers with integrity. You will receive regular financial and schedule updates throughout the duration of the project and upon request at any time.

CM

As your CM, our team of Specialists excel and thrive in complicated and heavily phased projects. Combining our knowledge of public safety facilities and operations with technical construction expertise, we are able to provide creative solutions to meet all project goals.

KA brings stability in our ability to staff projects correctly and consistently. This is due in large part to employee loyalty, longevity, and retention. This team embodies our core purpose of **building enduring relationships and strong communities with integrity, commitment, team-work, and valuing people**. It is our people who truly earn our ranking in the Star Tribune's *Top 150 Work Places* for over 10 years running.

PROJECT INFORMATION MANAGEMENT AND CLIENT ENGAGEMENT/ACCOUNTABILITY TECHNICAL TOOLS

KA utilizes the latest software and hardware technology for estimating, constructability analysis, and project management. This project team is well-versed in these technologies and processes along with how to effectively implement them for you. These tools are utilized to make your life easier and to know that our team is looking out for your best interest. The following resources illustrate why we are the preferred construction manager for many cities and counties:

- **Modelogix/WinEst:** These technologies, along with our experienced team, are the backbone of our continuous estimating and proven project pricing to ensure accurate budgets from the start
- **Building Science/Mechanical and Electrical Systems Reviews:** We will utilize our in-house expertise to aid in quality and constructability reviews throughout design. Our specialized team members assist in driving value engineering into the project to ensure the City of Wyoming gets the best quality at the best cost
- **Viewpoint/PlanGrid:** These technologies are considered some of the best communication tools in the industry. They allow for real time communication so that all trades and members of the project team are working off the same plans and houses all key, up-to-date project information such as schedule, submittals, etc.
- **BIM/VDC:** Finding and solving problems before they begin. Our Building Information Modeling (BIM) and Virtual Design and Construction (VDC) team can perform clash detection of major building components to solve problems before they ever reach the field, saving you time and money. This is an integral part of our phasing and site logistics to bolster our communication abilities



Burnsville Fire Station groundbreaking - Drone photo

Leveraging Technology for Project Communication

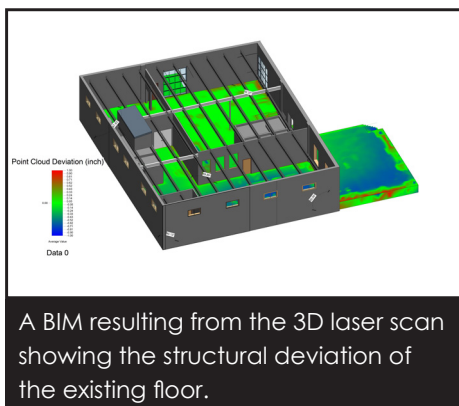
- Instant updates to entire team
- Immediate tracking of changes to drawings
- Integration of field progress photos for clarification
- Instantly prepare and share RFIs
- Drawing revision tracking and recall
- As-built drawing tracking and closeout



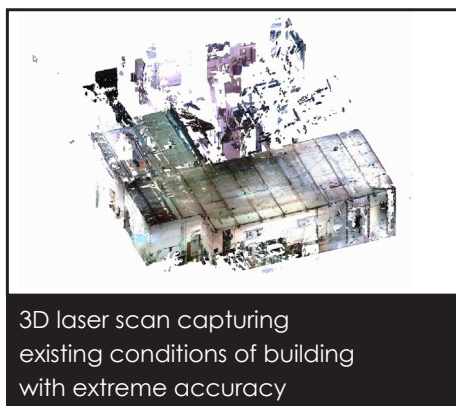
SAMPLE PROJECT REPORT
CRYSTAL POLICE
DEPARTMENT



SAMPLE VIDEO UPDATE
BURNSVILLE FIRE
STATION



A BIM resulting from the 3D laser scan showing the structural deviation of the existing floor.



3D laser scan capturing existing conditions of building with extreme accuracy

KA can utilize laser scanning to documenting existing conditions:

- Create accurate existing drawings or 3D models of buildings, MEP systems, and site
- Analyze structural settlement
- Facilitate forensic engineering
- Demonstrate project knowledge to Owner
- Communicate existing conditions to entire team





City of Wyoming Public Safety Project
TEAM ORGANIZATIONAL STRUCTURE



Mark Kotten
Principle In Charge

ARCHITECT

PRECONSTRUCTION PHASE

Jason Rentmeester
Public Safety Specialist |
Senior Project Manager

Dustin Phillips
Preconstruction Services Manager |
Senior Project Manager

Dan Kjellberg
Project Manager

Steve Sontag
Project Superintendent

CONSTRUCTION PHASE

Jason Rentmeester
Public Safety Specialist |
Senior Project Manager

Dustin Phillips
Preconstruction Services Manager |
Senior Project Manager

Dan Kjellberg
Project Manager

Steve Sontag
Project Superintendent

COMPLETION/CLOSEOUT PHASE

Jason Rentmeester
Public Safety Specialist |
Senior Project Manager

Dustin Phillips
Preconstruction Services Manager |
Senior Project Manager

Dan Kjellberg
Project Manager

Steve Sontag
Project Superintendent

TECHNICAL RESOURCES TEAM

Austin Gapinski
Estimator

Jon Porter, PE, Associate AIA
Director of Building Science

Matt Stringfellow, LEED Green Associate
M&E Systems Manager

Allie Bindert, Associate AIA
BIM/VDC Specialist

Jay Vander Leest
Director of Safety

TECHNICAL RESOURCES

KA's in-house value-added technical expertise team members and resources are available to support the project as needed.

safety



BIM



MEP Coordination



Building Science|Quality Control



Estimating







Dan Kjellberg

Project Manager

Dan will be the day-to-day project manager focused on the City of Wyoming Public Safety project work from preconstruction through construction completion. He will manage all project elements, including budget, schedule control, and overall project communication.

He will also provide the front-end bidding documents and generate local bidder interest in the project. His responsibilities will include contractor performance review, contractor negotiation and award, monitoring and updating progress schedules, and working closely with Steve Sontag on field operations.

His relevant projects include: *Crystal Police Station Addition and Renovation, Scott County Government Center East and Justice Center Remodel, New Government Center West Building, and Law Enforcement Center Renovation, Woodbury City Hall Renovation, Washington County Wildwood Library, Washington County Valley Library, City of Cottage Grove River Oaks Addition, Wayzata School District: East Middle School Safety Improvements; Sunset Hills, Kimberly Lane, and Greenwood Elementary Schools Media Center Renovations, City of Waconia Fire Station, Waconia, City of Rosemount Public Works and Public Safety Facility, Rosemount MN*

Education

BS, Construction Management, Minor, Business Administration, Minnesota State University Mankato, Mankato, MN

Certifications and Training

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

Professional Associations

- International Facility Management Association (IFMA)

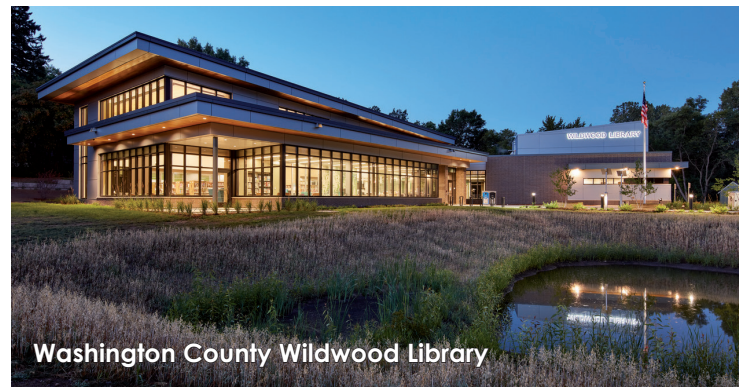
Construction Industry Experience

13 years

City of Wyoming Public Safety Project
Wyoming, MN



City of Crystal Police Department



Washington County Wildwood Library



Waconia Firestation

Client References

Anne Norris

City Manager

City of Crystal

763-531-1140

anne.norris@crystalmn.gov

Stephanie Revering

Police Chief

City of Crystal

763-531-1010

stephanie.revering@crystalmn.gov



Steve Sontag

Project Superintendent

Steve is responsible for the day-to-day supervision and management of all construction activities associated with the City of Wyoming's Public Safety project. He is directly responsible for scheduling, coordination, quality control, and ensuring the safety of all on-site personnel as well as the general procedures. Steve will hold weekly meetings with trade contractors to review the progress of the work. He is also the direct contact for the users as it concerns logistics and coordination of on-going operations. During the construction phase, he will work closely with Dan Kjellberg, the Project Manager, to lead, manage, and direct all field activities.

Steve's responsibilities will also involve: Preparation of detailed construction schedule; conducting weekly contractor meetings; monitoring safety program; administering construction support activities; ensuring construction compliance; resolving field installation details/ issues; start-up and commissioning; and developing punch lists.

His relevant projects include: Gem Lake City Hall, White Bear Lake, New City Hall, Forest Lake Metro Transit Center, Forest Lake, New Transit Station, Three Rivers Park District, Maple Grove, New Maintenance Facilities Building, City of Farmington Fire Department, Farmington, Construction of New Fire Station, Brooklyn Park Police Station, Brooklyn Park, Renovations and Additions, Minneapolis Fire Department, Minneapolis, Renovation and Addition of Fire Station #6, Minnesota Department of Transportation, Oakdale, MNDOT Renovation

Education

Carpenter
Apprenticeship Program

Certifications and Training

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

Construction Industry Experience

37years



Client References

Mark Shervey
Senior Engineering Manager
Buhler
763-847-0304
mark.shervey@buhlergroup.com

Chris Paquette
Maintenance and Operations Manager
Mounds View Schools
651-621-6090
chris.paquette@moundsviewschools.org





Jason Rentmeester

LEED AP BD+C

Public Safety Specialist | Senior Project Manager

Jason will be a main point of contact throughout the project. He will be responsible for monitoring and refining the long-range and short-term plans to ensure success on the project. He will provide project oversight and team support throughout the project, and in planning and coordinating schedule, safety, and budget. Jason's relevant police and public safety experience will prove invaluable as constructability and risks are anticipated, planned for, and effectively mitigated.

His relevant projects include: Minnetonka Fire Station and Police Additions and Renovations, Crystal Police Addition and Remodel, Burnsville City Hall and Police Department Remodel, Renovation, and Expansion, Burnsville New Fire Station, Orono Police Department and City Hall Addition and Remodel, Hopkins City Hall Renovation and Addition, Maplewood North Fire Station Demolition and New, Spring Lake Park Schools: SLP High School Addition and Renovations; Westwood Middle School, Intermediate School, and Woodcrest Spanish Immersion School: interior remodeling; Site security upgrades at six schools; and Mounds View High School Additions and Renovations.

Education

BS, Construction Management,
Minor, Business Administration
University of Wisconsin-Stout, Menomonie, WI

Military Service

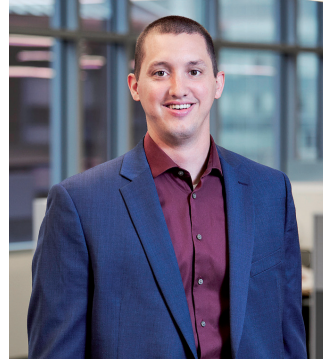
9-Year Veteran of Wisconsin Army National Guard and served two tours to Operation Iraq Freedom

Advanced Training/Certification

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

Construction Industry Experience

22 years



Dustin Phillips

Preconstruction Services Manager | Senior Project Manager

Dustin will support the team with his extensive preconstruction experience for public projects. He will facilitate each project estimate, lead the value management discussions, collect current real-world market data to inform the project and work with the team to set a clear and achievable project schedule. In addition, Dustin will develop a cash flow disbursement schedule for use by the City of Wyoming, ensure the front-end bidding documents are complete, and target local trade contractors for bidding.

His relevant projects include: Washington County Public Works North Shop, Washington County Public Works South Shop Master Plan, Washington County Public Works Storage Building, Wright County Highway Department Facility, City of Minneapolis Hiawatha Maintenance Campus Expansion, St. Croix County Highway Department Campus, Scott County Public Works Storage Facility, Scott County Government Center East and Justice Center Remodel, New Government Center West Building, and Law Enforcement Center Renovation, Woodbury City Hall Renovation, Washington County Wildwood New Library and Valley Library Remodel, Ramsey County Public Works Study, and Washington County Government Center Remodel.

Education

MS, Construction Management, BS, Construction with a Minor in Business Administration,
University of Wisconsin-Stout, Menomonie, WI

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

15 years



Mark Kotten
Project Director

Mark is a Construction Executive focused on the Public Sector for KA with extensive experience working for governmental agencies and delivering CM projects. He will be responsible for the corporate commitment and delivery of all preconstruction and construction services and ensure the full availability of KA resources for this project. He will advocate for the City's goals and objectives, to deliver the Police and Public Works project to your expectations.

His relevant projects include: *Minnetonka Police and Fire Station Additions and Renovations, Crystal Police Addition and Remodel, Washington County Public Works North Shop, Washington County Public Works South Shop Master Plan, Washington County Public Works Storage Building, Wright County Highway Department Facility, City of Minneapolis Hiawatha Maintenance Campus Expansion, St. Croix County Highway Department Campus, Scott County Public Works Storage Facility, Scott County Government Center East and Justice Center Remodel, New Government Center West Building, and Law Enforcement Center Renovation, Woodbury City Hall Renovation, Burnsville City Hall and Police Department Remodel, Renovation, and Expansion, Hopkins City Hall Renovation and Addition, and Orono Police Department and City Hall Addition and Remodel.*

Education

BS, Construction Management
North Dakota State University, Fargo, ND

Advanced Training/Certification

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

Construction Industry Experience

29 years



Cottage Grove Fire Station



Bayport Fire Station



Stillwater Fire Station



Washington County Public Works - North Shop Expansion



Eric Gieseke
Police Facility
Consultant

Eric Gieseke, retired Chief of Police for the City of Burnsville, has 30 years of experience in law enforcement. He led the Burnsville Police Department building remodel with a very similar scope, size, and cost, and also designed by Wold Architects and built by KA. He is available to contribute his unique knowledge, lessons learned, and best practices to the project team throughout the design and construction process.

Eric is adept at listening to, understanding, and navigating the different stakeholder's concerns and needs and working towards a successful outcome with the City and stakeholders.

THE TECHNICAL RESOURCES TEAM IS AVAILABLE TO SUPPORT THE PROJECT IN THEIR RESPECTIVE AREAS OF SPECIALIZATION. THEY WILL WORK COLLABORATIVELY AND PROACTIVELY WITH THE TEAM AS NEEDED AND CONTRIBUTE VALUABLE BEST PRACTICES AND INNOVATIVE AND CREATIVE SOLUTIONS.

Austin Gapinski, Cost Estimator

Austin will be responsible for the continued development of the project cost. He will also be responsible for assisting in take-offs, constructability reviews, and value engineering along with the other team members. Austin will work to confirm that the most current subcontractor pricing trends are reflected in our estimates and that the upcoming bid period of the project is effectively communicated to the subcontractor 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 clients' expectations. He serves as a technical resource to the project team in relation to means and methods, constructability, building materials technology, workflow and sequencing, proper installation techniques, and testing and acceptance protocols.

Matt Stringfellow, LEED Green Associate, Mechanical and Electrical (M&E) Systems Manager

With 36 years of experience in the field of mechanical and electrical 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.

Allie Bindert, Associate AIA, Building Information Management/Virtual Design and Construction (BIM/VDC) Specialist

Allie will support the team in the integration and coordination of BIM/VDC tools for the project. Utilizing lean thinking, she works on leveraging the latest technology so our teams can identify system conflicts prior to construction, streamline clash detection and fabrication, and prevent rework. A FAA Part 107 UAS Pilot, Allie can leverage drone flying and laser scanning services which KA offers for capturing existing conditions and documenting project progress for design, planning, site logistics, quality control, and as-built purposes.

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, Workers' Compensation and claims management, federal and state record keeping, company strategic planning, Safety Department leadership, and further developing a comprehensive safety culture throughout Kraus-Anderson and our projects.



CAPACITY AND RESOURCES FOR BACK-UP AND SUPPORT

Our team will be dedicated to the Public Safety project and involved from the onset through construction and post occupancy. Dale and Jesse will play a critical role in the delivery of the project, from design constructibility and phasing guidance to day-to-day construction activity management and closeout-post occupancy-warranty coordination. Our Technical Resources Team is available to provide further insight and value in the areas of civil engineering review, building sciences/quality management, and safety control.

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



Kraus-Anderson Headquarters

IN-HOUSE TECHNICAL SERVICES

Our Technical Experts are available to provide the City and Wold Architects with additional support in cost estimating, building sciences, mechanical and electrical systems coordination, and quality management for the project. Their value is immediately evident in the preconstruction stage, where conflicts and challenges are unearthed and addressed well before they can emerge in the field when they can drive up costs and time.

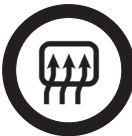


Bayport Fire Station

Building Science



MEP & Integrated Technology



Virtual Design & Construction



Building Science Group	Mechanical and Electrical Systems Group	BIM/VDC Group
• Quality planning, assurance, and control • Constructability reviews, preconstruction meetings, and pre-mobilization meetings • Analyze building envelope • Bidding process, work scopes validation • Field quality control	• Review MEP Systems • Cost estimates • Value engineering alternatives • Sustainability, energy opportunities • Start-up and commissioning	• Building Information Modeling (BIM) and Virtual Design and Construction (VDC) technology and tools • Software analysis before bricks and mortar • Material take-off using models • Clash detection • Drone photography • Laser scanning

PROJECT STAGING TO MINIMIZE OPERATIONS DISRUPTIONS

DISRUPTION AVOIDANCE PLANNING

We will work with the City of Wyoming and the necessary departments to understand their day-to-day activities, so our construction operations have minimal impact. Our team will work with facility personnel to design detailed plans for construction phasing, noise mitigation, temporary shutdowns, and maintenance of HVAC, electrical, and life safety systems during construction. An emergency management plan will also be developed with the City in the case of construction or operational emergencies. We will work with the City in developing a communication plan that interfaces with all stakeholders.

MAINTAINING PROJECT BUDGET

ESTABLISH A DETAILED ESTIMATE

Upon award, KA will work with the City of Wyoming and Wold Architects to confirm the target budget for the project. KA will perform a detailed estimate using information from our project cost history for similar

building types and spaces. This estimate informs our target values for the project budget and informs decision-making going forward. We will work with the City and Wold Architects to determine to provide the best value in materials and schedule. We will work with the City and Wold Architects to test the project budget as often as necessary via detailed estimates to ensure the City is getting great value for every dollar spent. KA's in-house technical support team is available to provide estimating, value management, and constructability review throughout the process.

VALUE MANAGEMENT AND CONSTRUCTABILITY

Value Management is most effective when it is done in conjunction with the City and Wold Architects as the design process is being completed. Our preconstruction team will provide real-time cost saving opportunities during design meetings so the City can make informed decisions. These options will provide the team with different pathways for project savings of schedule impacts to stay within the overall project budget and schedule. KA will provide constructability reviews of the project plans then assist with design, layout, and constructability to get the best value for the City.



KRAUS-ANDERSON®			
Ramsey County Public Health Value Management Discussion 15-Jan-21			
		\$0.00	
Preliminary GMP Budget Deficit		Accepted Y/N	Bid As Alternate
(\$143,977.00)			
1	Roof: Remove mechanical fastening (Alt)	\$15,000.00	Yes *
2	Circulation Room 102 Casework	\$2,500.00	Yes *
3	Meeting Room 106 Casework and Sink	\$9,500.00	Yes *
4	SOS Staff Room 110 Casework	\$1,400.00	Yes *
5	Electrical for EPA Weather Stations	\$7,000.00	Yes *
6	AV System Rough-In	\$2,900.00	No
7	Data Cabling	\$3,500.00	No
8	White Noise	\$800.00	No
9	Fire Alarm	\$4,200.00	No
10	Security System	\$800.00	No
11	Change Double Wall Duct to Single. Move to 3" fiberglass Board (Alum Jacket)	\$25,000.00	Yes
12	Reduction in OT for 3 Day Closures. Includes the change to Single Wall for Labor Savings.	\$30,000.00	Yes
13	Remove 4 Windows in Auditorium Wall	\$20,000.00	Yes *
14	Do Not Replace Existing Windows (Encompass)	\$3,900.00	No
15	Reduction in General Conditions (deeper dive)	\$26,077.00	Yes
16	SOS 111 Remove Glass Door. Move to Match Others.	\$7,500.00	Yes *
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28	Alternates		
* If noted as a bid alternate above, these will be looked at during construction documents.			

Ramsey County- Public Health		County Budget	GMP Updated	
County Budget (Roof & RTU Replacement)		1,826,000	1,826,000	
County Budget (Auditorium Interior Improvements)		208,000	208,000	
FFE Funding		0	0	\$120
HVAC Ionization		0	0	Not I
Other Funding		0	0	
		\$2,034,000	\$2,034,000	
Construction Costs Budget				
GMP (Roof & RTU Replacement)		\$1,645,732	\$1,599,561	All sc
GMP (Auditorium Interior Improvements)		\$208,000	\$414,030	All sc
Phase 1 Services			\$14,750	This
Phase 2 CM Services			\$137,756	This
Phase 2 Design Services			\$40,680	This
Phase 2 FFE Design Services			\$7,200	This
Value Management Selected Items			(\$143,977)	See i
		\$1,853,732	\$2,070,000	
Soft/Owner Cost / Budget				
Owner Contingency		\$55,612	\$62,100	Recomm
				ended at 3%
Encompass Design		\$11,970	\$11,970	
Building Permit / Plan Review		\$0	\$0	Total
Testing & Inspections		\$0	\$0	Shoul
Fixture / Furniture / Equipment (FF&E)		\$0	\$0	Own
Environmental Assessment / Abatement		\$0	\$0	Repor
Misc. Owner Expenses		\$20,000	\$20,000	Budg
Builders Risk		\$92,687	\$0	BR wk
Total Owner Budget		\$180,269	\$94,070	(80% of Soft Costs for Roof/RTU) (20% of Soft Costs to Auditorium)
Total Project Costs		\$2,034,000	\$2,164,070	
Over/Under Total Project Costs		\$0	\$130,070	

COST CONTROL: KA has successfully provided value management services most recently to Ramsey County on the Public Health project resulting in over \$140K in savings from the baseline.





CONTROLLING THE BUDGET DURING CONSTRUCTION

KA's construction administration is focused on open communication and transparency. KA employs sophisticated financial and project management systems to provide critical information to the project team to evaluate project status and make well-informed decisions. We will carefully manage the workflow and information through a direct and efficient interface with your staff and Wold Architects. We will prepare weekly progress meetings and detailed reports for the team on each subcontractor's work and overall financial management of their portion of the project. Billing, cash flow projections, and job cost reports are included in our monthly reporting, ensuring we are on top of your budget through every step of the project.

CONSTRUCTION SITE SAFETY

We have assigned experienced on-site, full-time Project Superintendent, Steve Sontag to organize and supervise all construction activities. In conjunction with our Project Manager, Dan Kjellberg, Dan and Steve will coordinate the management, scheduling, and planning of the contractor's work, ensuring that requirements of the overall schedule are met.

Dan and Steve will be responsible for quality and safety program compliance with assistance from KA's Director of Safety, Jay Vander Leest. They will also monitor all deliveries of materials and contractor progress and measure physical completion of work, in conjunction with each contractor's invoicing procedures. They will ensure that each contractor has the appropriate staffing to meet schedule requirements.

COVID-19: KA'S COMMITMENT TO JOB SAFETY

As the world continues to deal with and adapt to the unprecedented challenges of the COVID-19 pandemic, Kraus-Anderson's top priority remains safety. The company has implemented stringent social distancing practices and other elevated safety protocols on construction job sites, details of which can be found at <https://www.krausanderson.com/about/kraus-anderson-responds-to-covid-19/>.

KA's Safety Program includes:

- COVID-19 screening and jobsite protocols
- OSHA consultation
- Orientation and training
- OSHA hazard assessments
- Use of OSHA approved personal protective equipment
- Properly maintained tools, equipment, and facilities
- Formal and informal inspections to find and eliminate any unsafe acts or conditions
- Investigation of all incidents and accidents to prevent a recurrence

Project Specific Safety Plan includes:

- Review the safety programs of each of the contractors and develop an overall safety plan for the project
- Job site visits by our Director of Safety, Jay Vander Leest
- Our full-time, onsite Project Superintendent, Steve Sontag, will be responsible for establishing, monitoring, and enforcing our safety policies for all contractors during construction
- Steve Sontag will lead daily huddle and weekly toolbox meetings
- We keep all stakeholders advised of all construction operations through daily and weekly coordination and progress meetings, ensuring that all team members and parties are informed of current/upcoming construction activities

CM ADVISOR CONTRACT ADMINISTRATION

- Recommend bid packages
- Conduct pre-bid overview meeting with local and under served contractors
- Recommend work scopes
- Bid timing to gain value and coverage
- Conduct pre-bid meetings with bidders
- Make bid attractive to prime contractors
- 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
- KA has implemented online bidding via Bid Express in response to COVID-19. Learn more at <https://www.bidexpress.com>.

CONSTRUCTION MANAGEMENT APPROACH

ENSURING PROJECT QUALITY

Working with the City and Wold Architects, KA will define the important quality activities and resources for the project and are specific to the unique construction involved in police/fire projects. It involves understanding the appropriate quality standards, design, and sustainability goals for the project and incorporating a process to address them.

We achieve this by:

- Reviewing and understanding the project requirements
- Determining key stakeholders and decision makers
- Setting the project goals and aligning them with the expectations of the City and Wold
- Utilizing KA's experienced in-house technical support professionals who specifically focus on and support the team with any specialty needs for the City's operations
- Reviewing the project documents and providing feedback to Wold Architects. We will identify areas where clarification is required, highlight discrepancies, and provide timely recommendations regarding constructability, long-term building performance, and value-management options.

SAFETY PROGRAM

Providing a safe work environment is Priority Number One at Kraus-Anderson. It is our policy to provide a safe and healthy work environment for all workers and to abide by all federal, state, and local regulations as they pertain to our operations and your project. We strive for zero lost-time on every project through good management, utilization of our resources, a proactive approach to safety, a strong supervisory presence, and hazard assessment.

KA has a formal, written Safety and Health Program which addresses general safety and OSHA standards and guidelines. We will also incorporate all applicable federal, state, and local regulations into our program.

Kraus-Anderson has been recognized annually since 1991 for its excellent safety record that consistently ranks within the top tier of construction firms nationally. Our commitment to providing a safe and healthy work environment, and our dedication to safety on our project sites assure you that every precaution will be taken, and every control implemented to provide for the health and safety of anyone on – or visiting – the jobsite.

KA is proud of our safety accomplishments and safety record. We have an EMR rating of 0.46, which places us within the top tier of construction firms nationally.





CHANGE ORDER PROCEDURES

Using our experience with fire and police stations, additions, and remodeling, the team will be able to reduce the potential for changes in the scope of work – and the accompanying expense – by taking the time at the outset to clarify expectations and clearly define parameters. Programmatic issues, basic design direction, budgets, and schedules will be fully explored, mutually agreed upon, and clearly communicated from the beginning.

CHANGE ORDER MANAGEMENT

- Prompt transparent communication between the City and Dan Kjellberg with any change directive
- Measure schedule effects resulting from a change or proposed change
- Detailed review of all pricing to ensure fair market-based value
- City of Wyoming's written authorization before new efforts are undertaken
- Prompt response to all new work orders and changes directed by the City of Wyoming
- Establish and maintain a change request log to identify, record, and monitor status of potential and existing changes
- Prompt preparation and submission of accurate, detailed costs, with substantiating documentation

MANAGEMENT AND COORDINATION OF FINAL START-UP, TESTING, AND OCCUPANCY

During the preconstruction phase, we will prepare the necessary schedules that define the project closeout activities. This ensures all appropriate parties are prepared for final inspections and occupancy.

During project completion, we conduct a walk-through with your maintenance personnel to direct the checkout, the operations of the various systems and equipment for readiness, and to assist in the initial commissioning start-up and testing by the subcontractors. We will coordinate the training of personnel on the operation and maintenance of the major building systems. We secure and transmit required guarantees, affidavits, releases, bonds and waivers, operating manuals, records, and as-built drawings to you. This information will be provided in both hard copy and electronic form. We will provide an 11-month walk-through with the City's maintenance personnel.



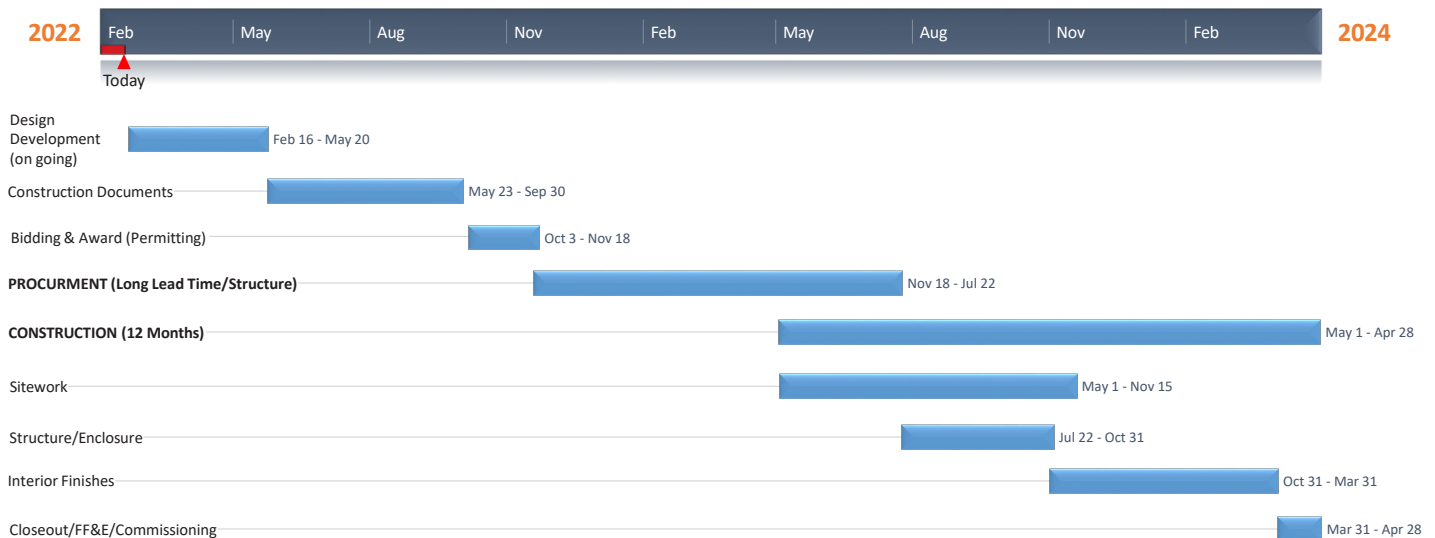
SCHEDULING AND PHASING

We believe the best schedule is one that has contractor buy-in and works to each contractor's strengths. As such, we will develop a detailed critical path schedule that promotes productive and efficient construction flow.

To accomplish this we will undertake two major phases of scheduling:

- During preconstruction, we will work closely with the core team to develop a schedule that aligns with the design, construction types, and operational needs.
- After contracts have been awarded, we will solicit and implement contractor specific feedback to ensure an achievable schedule that the entire team agrees with. This revised schedule will be monitored and updated weekly throughout the project.

City of Wyoming Public Safety Project RFP MILESTONE SCHEDULE 12-MONTHS



Preconstruction: Material selection will play an important role in the project schedule. Our team will evaluate the base material impacts for the project and can provide alternate materials/schedule for consideration. We will help find the right solution for the City of Wyoming.

Procurement: Lead Times for Steel, Detention Equipment are still out 6 months +/- . We will work alongside Wold Architects and the City during design to ensure that materials arrive and we hit the ground running in Spring of 2023.

Construction: Our schedule incorporates integral commissioning so that upon turnover, the facility is operating as intended and all owner training completed. From the RFP we understand this to be a critical challenge to address, which we have done successfully on countless projects with the Wold Architects team for our clients.

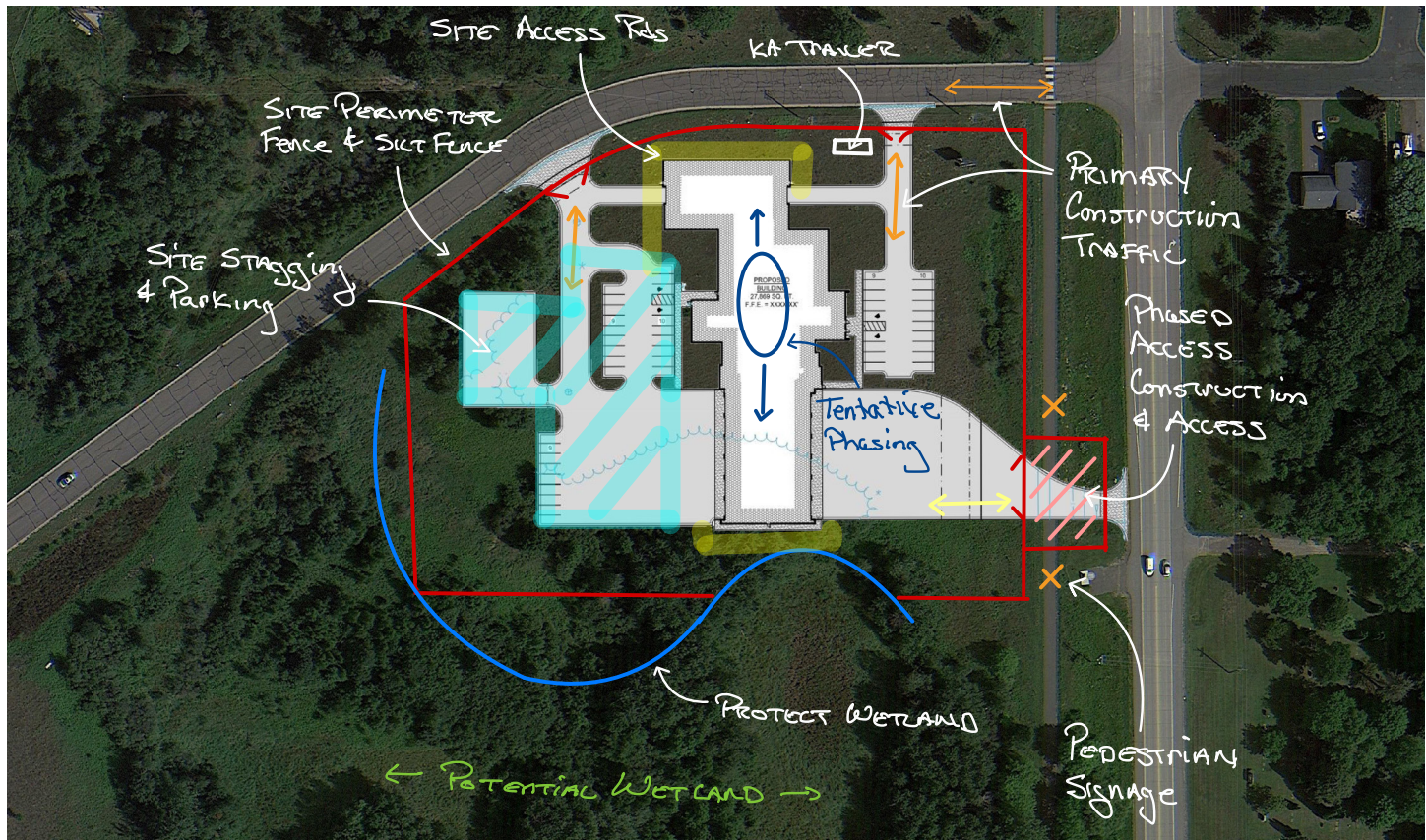


SITE LOGISTICS

ASSUMPTIONS

The Site appears to have ample space for the new facility and presents typical challenges related to wetlands and adjacent utilities. Some of those considerations are as follows:

- Adjacent wetlands to be identified and protected during construction
- The utilities appear to be readily available along the perimeters of the site
 - There appears to be a major AT&T Fiber line (NE Corner Sign) and City utility station (East side)
 - It is unclear if the overhead power lines will need to be relocated or raised. We will coordinate with the Utility for this potential work.
 - It is unclear if the Bowling Alley sign will remain, we can coordinate work related to this sign with the Bowling Alley
- Primary construction access will be from the north, limiting interference with the pedestrian/snowmobile path and the main highway
 - The construction of the East access will be coordinated with the City to limit impacts to pedestrian and vehicular traffic. Construction traffic thru this access will be limited.
- The building will be constructed from the core outward as indicated.
 - A singular bid package works for project phasing of long lead items.
 - Temporary site staging and roadways will be constructed to facilitate construction
 - Temporary roadway materials will be reused onsite
 - A May start will allow for an April finish and will benefit the City with:
 - ♦ Good weather for foundations/structure
 - ♦ Interior finish construction during off peak season (fall/winter)
 - ♦ Limited winter construction costs
 - ♦ Final landscaping in the spring planting window



**City of Wyoming Public Safety Facility CM
Fee Proposal
Kraus-Anderson Construction Company
February 17, 2022**

PRECONSTRUCTION				
		Start Date:		March 1, 2022
		Finish Date:		May 14, 2023
14.5	63	314	2513	
Mo.	Wks	Days	Hours	
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	31	HRS	\$184.00	\$ 5,781
Senior Project Manager	94	HRS	\$158.00	\$ 14,892
Project Manager	63	HRS	\$134.00	\$ 8,420
Project Superintendent #1	31	HRS	\$132.00	\$ 4,147
Preconstruction Manager/Estimator	189	HRS	\$134.00	\$ 25,259
Quality Manager	13	HRS	\$138.00	\$ 1,734
MEP Coordinator	13	HRS	\$145.00	\$ 1,822
Project Coordinator	189	HRS	\$66.00	\$ 12,441
Subtotal PRECONSTRUCTION STAFF	622	HRS		\$ 74,495
Discounted PRECONSTRUCTION RATE				\$ 16,000

CONSTRUCTION				
		Start Date:		May 15, 2023
		Finish Date:		May 14, 2024
12.0	52	260	2080	
Mo.	Wks	Days	Hours	
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	52	HRS	\$184.00	In Fee
Senior Project Manager	104	HRS	\$158.00	\$ 16,432
Project Manager	936	HRS	\$134.00	\$ 125,424
Project Superintendent #1	2,080	HRS	\$132.00	\$ 274,560
General Superintendent	52	HRS	\$146.00	\$ 7,592
Quality Manager	26	HRS	\$134.00	In Fee
MEP Specialist	13	HRS	\$145.00	In Fee
Safety Manager	52	HRS	\$144.00	\$ 7,488
VDC/BIM	0	HRS	\$123.00	In Fee
Project Coordinator	260	HRS	\$66.00	\$ 17,160
Accounting	26	HRS	\$66.00	\$ 1,716
Subtotal CONSTRUCTION STAFF	3,549	HRS		\$ 450,372

CONSTRUCTION MANAGEMENT FEE	\$ 11,180,000	1.65%	\$ 184,470
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Based on **1.65%** hard construction cost of **\$11,180,000**

Monthly Reimbursables*	12.0	MOS	\$ 3,818	\$ 45,815
Builders Risk Insurance	12.0	MOS	\$950.00	By City
TOTAL REIMBURSABLES				\$ 45,815

Total Staff				\$ 466,372
Construction Management Fee				\$ 184,470
Total Reimbursables				\$ 45,815
Total Fee Proposal				\$ 696,657

*Reimbursables Include:

- 1 - Job Site Office Trailer
- 2 - Job Site Office Equipment
- 3 - Job Site Office Supplies
- 4 - Superintendent Truck
- 5 - Superintendent Subsistence
- 6 - Construction Trailer Phone and Data



Kraus-Anderson Supplemental Reimbursables					
Travel and Expenses	12.0	MOS	\$	500	\$ 6,000
Umbrella Liability Insurance	12.0	MOS	\$	779	\$ 9,350
Reproduction & Shipping	12.0	MOS	\$	73	\$ 880
Collaboration Technology	12.0	MOS	\$	883	\$ 10,594
Subtotal REIMBURSABLES					\$ 26,824
Note: The above noted costs are typically included in KA reimbursable costs and should be included in the total valuation of KA proposal to City of Wyoming.					

The lump sum total of \$696,657.00 plus KAs Supplemental Reimbursables of \$26,842.00; represent 14.5 months of Preconstruction Phase Services, 12.0 months of CMa Construction Phase Services and a 1.65% Fee based upon a \$11,180,000 Cost of Work. Should the Durations, Cost of Work, or Delivery Model change, the Construction Manager shall request an equitable adjustment of its compensation.

STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER

KRAUS-ANDERSON HAS SUCCESSFULLY NEGOTIATED CONTRACT AGREEMENTS USING BOTH THE AIA C132-2019 FOR CM AS ADVISOR PROJECTS, AND AIA A133-2019 FOR CM AT RISK PROJECTS, ON NUMEROUS OCCASIONS. WE ARE CONFIDENT THE CITY OF WYOMING AND KRAUS-ANDERSON WILL BE ABLE TO REACH A MUTUAL AGREEMENT ON THE FINAL CONTRACT TERMS TO ALLOCATE THE PROJECT RISKS AND RESPONSIBILITIES FAIRLY BETWEEN THE PARTIES, AS ROUTINELY ACCOMPLISHED BY KRAUS-ANDERSON AND PROJECT OWNERS, INCLUDING THE USE OF INDUSTRY-STANDARD INSURABLE INDEMNIFICATION LANGUAGE SUCH AS WHAT IS FOUND IN THE C132-2019 AND A201-2017.

KA PROJECT EXPERIENCE HIGHLIGHTS

- 2,340 public sector projects completed to date
- 31 fire stations completed to date
- 27 police stations completed to date
- We have worked with 245 cities nationwide
- 80% of our business is repeat clients and referrals
- 146 projects with **Wold Architects** relationship and project history
- 125-years in business, established and financially stable



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

NORTH DAKOTA

Bismarck

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

WISCONSIN

Madison

151 East Wilson Street
Suite 100
Madison, WI 53703
608-838-5444

Milwaukee

126 North Jefferson Street
Suite 402
Milwaukee, WI 53202
414-216-7249



CITY OF WYOMING



REQUEST FOR PROPOSALS CONSTRUCTION MANAGEMENT SERVICES CITY OF WYOMING PUBLIC SAFETY PROJECT

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EAU CLAIRE FIRE STATION #10 • EAU CLAIRE, WI

FIRM QUALIFICATIONS



EAU CLAIRE FIRE STATION #10 • EAU CLAIRE, WI



COMPANY OVERVIEW

Providing construction solutions since 1948, Market & Johnson has evolved to become one of the Midwest's leading construction management and general contracting companies. We take pride in providing our clients with innovative and cost-saving construction solutions that go well beyond traditional bricks and mortar.

Market & Johnson operated as a family business until early 2001, when Dan Market began offering ownership opportunities to key employees. The new ownership team maintains our small-town family atmosphere where our business philosophy is simple—we are in the business of building relationships. These relationships are based on trust, honesty, commitment to excellence, and a sincere desire to satisfy every one of our client's needs. We work together as a team with the owner and architect to ensure every project exceeds our expectations.

Market & Johnson operates offices in three locations, Eau Claire and La Crosse, Wisconsin, and Stillwater, Minnesota, and employs approximately 350 employees, most of which are our highly-trained field workforce. We provide flexible preconstruction and construction services to the following markets: civic/municipal, commercial, education, food processing, healthcare, industrial, manufacturing, student housing/multi-unit housing, senior living, and religious.

OFFICE LOCATIONS

PRIMARY PROJECT OFFICE

1950 Curve Crest Blvd.
Stillwater, MN 55082

P 651.340.6146

CORPORATE OFFICE

2350 Galloway Street
P.O. Box 630
Eau Claire, WI 54703

P 715.834.1213

BRANCH OFFICE

652 Lakeshore Drive
La Crosse, WI 54603

P 608.784.5000

CONTACT PERSON

James Hanke
Business Development
E jhanke@market-johnson.com
P 651.340.6146

COMPANY STATISTICS



FOUNDED

by Juel Market
and Milt Johnson
in Eau Claire, WI



OFFICE LOCATIONS

Eau Claire, WI
La Crosse, WI
Stillwater, MN



EMPLOYEES

most of which is
our highly-trained
field workforce.



ANNUAL VOLUME

Our firm is #283 on
the ENR's 400 Largest
Construction Firms
in the United States



COMMUNITY

organizations have
benefited from EIF
in the past 6 years



RICHARD H. ROWAN PUBLIC SAFETY TRAINING CENTER

ST. PAUL, MN

This new, 2-story, 50,000 square foot facility houses offices, multiple scenario training areas, fitness, classrooms, and a state-of-the-art indoor shooting range. It is used to train new police cadets and continued education of their current police force. Much of this building is core-filled CMU with brick veneer. This is a public project with technology intensive requirements of similar scope including emergency operation training. Despite many challenges, the M&J team successfully completed this project in September 2017.



Contract Amount \$ 10,691,112

Project Type New Build

Construction Delivery Method Design/Bid/Build

Owner St. Paul Police/City of St. Paul, St. Paul, MN

Contact Stacy Murphy, Training Unit Commander

P 651.266.5558 **E** stacy.murphy@ci.stpaul.mn.us

Architect Wold Architects and Engineers, St. Paul, MN

Contact Melissa Stein

P 651.227.7773 **E** mstein@woldae.com

Date of Completion: September 2017





PIERCE COUNTY JAIL & SHERIFF'S DEPARTMENT FACILITY

ELLSWORTH WI

The Pierce County Jail & Sheriff's Facility was built to replace their previously inadequate and outdated facility. The new 60,000 sq. ft. facility houses an 80-bed jail pod with the potential to expand to 120 beds with expanded kitchen, laundry, and storage areas to accommodate that growth. The facility's design also allows for a future courts building.

The additional space allows the county to consolidate other key county departments into the facility, including the Sheriff's Department, Dispatch Center, Emergency Operations Center, and the Huber Program. Other notable spaces include a lobby, jail administration area, an attorney visiting area, medical spaces, an expanded evidence area with a separate space for vehicle-evidence processing, dedicated rooms for inmate programming and education, a sallyport, and mechanical and electrical spaces. Security improvements for the county include less access and entry points at the new facility, new security technology systems that also allows for video visitation and arraignments, and the pod-style housing greatly improves staff and inmate security. Market & Johnson also recently completed a renovation in the prior jail and operations center to address Pierce County's current court needs.

Contract Amount \$ 18,270,000

Project Type New Build

Construction Delivery Method Construction Management

Owner Pierce County, Ellsworth, WI

Contact Jason Matthys, Administrative Coordinator

P 715.273.5051 **E** Jmatthys@co.pierce.wi.us

Architect Potter Lawson, Madison, WI

Contact Mark Paschke, NCARB, LEED AP

P 608.274.2741 **E** PaschkeM@AyresAssociates.com

Date of Completion: July 2017





HUDSON FIRE DEPARTMENT

HUDSON, WI

Market & Johnson was the general contractor on the new 26,785 SF fire station for the City of Hudson. The new facility replaced their current downtown location with additional fire truck capacity, offices, conference room, and future dorms—additionally, the project incorporated a new training facility by adding a two-story hose tower.

The construction consisted of precast wall panels, precast roof tees, and cast-in-place foundations. The City built the facility to handle Hudson's current and future growth.

Contract Amount \$5,700,000

Project Type New Build

Construction Delivery Method General Building Contractor

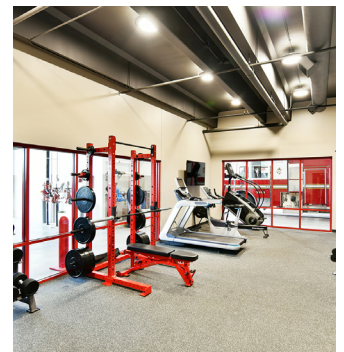
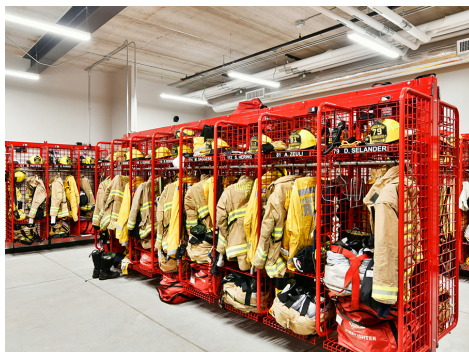
Owner City of Hudson, Hudson, WI

Contact Scott St. Martin, Fire Chief/Fire Marshal
P 715.386-4270 **E** sstmartin@hudsonwi.gov

Architect Brunton Architects & Engineering, Mankato, MN

Contact Tom McCone
P 507.386.7996 **E** tomm@bruntonarchitects.com

Date of Completion March 2020

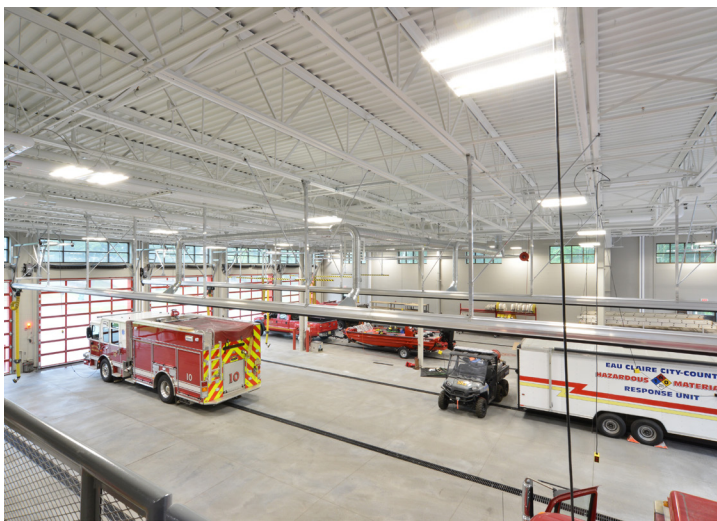




EAU CLAIRE FIRE STATION #10

EAU CLAIRE, WI

Market & Johnson was the Construction Manager for the City of Eau Claire's new Fire Station # 10. M&J worked closely with the City of Eau Claire, ECFD, and Five Bugles Design, since conceptual design/site selection. We also worked closely with City Purchasing and Finance to assist in City Council and Committee approvals. The fire station is a 19,767 square foot facility with five apparatus bays with attached office, training and living quarters.



Contract Amount \$4,004,219

Project Type New Build

Construction Delivery Method

General Building Contractor/Construction Management

Owner City of Eau Claire, Eau Claire, WI

Owner Contact Chris Bell, Fire Chief

P 715.839.5012 E christian.bell@eauclairewi.gov

Architect Five Bugles Design/ A Division of Wendel

Contact Rob Krzyzanowski

P 715.832.4848 E rkrzyzanowski@wendelcompanies.com

Date of Completion June 2018





PIERCE COUNTY JAIL & SHERIFF'S DEPARTMENT FACILITY • ELLSWORTH WI

STAFF QUALIFICATIONS

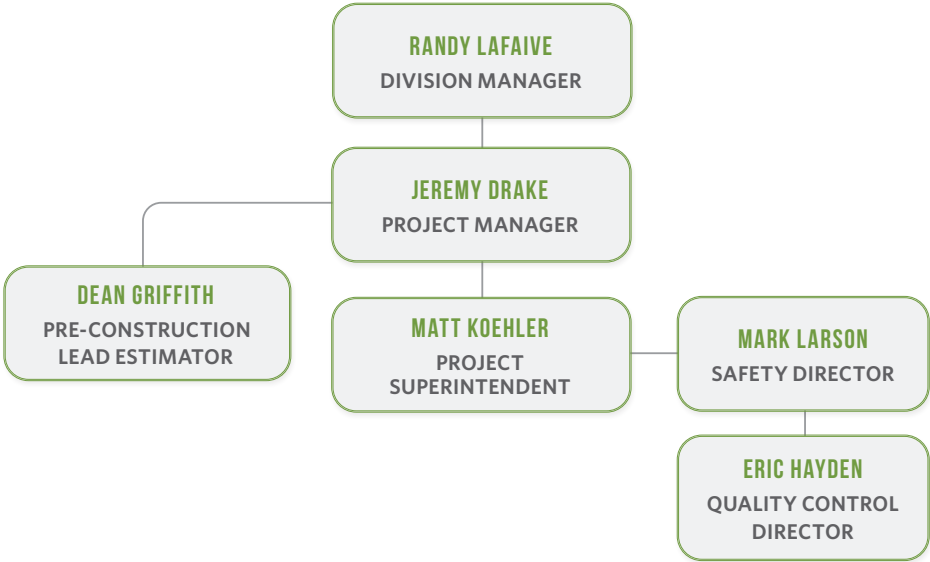


PIERCE COUNTY JAIL & SHERIFF'S DEPARTMENT FACILITY • ELLSWORTH WI



PROJECT ORGANIZATIONAL CHART

We know the value each player brings to the table, so we put a lot of thought on building the right team to set a project up for success. To ensure the success of your project, we have selected key members from our professional project management team to see that your project’s goals and expectations are not only met, but exceeded!



ADDITIONAL RESOURCES



350 FIELD
PROFESSIONALS



LEED ACCREDITED
PROFESSIONALS



IN-HOUSE
STRUCTURAL ENGINEER



24/7 EMERGENCY
RESPONSE DIVISION



RANDY LAFAlVE
DIVISION MANAGER

As Division Manager, Randy will focus on the client and designer relationship to ensure the design and construction team has the full support of Market & Johnson. He will coordinate and manage all pre-construction and construction resources required to support the project, be directly involved in establishing the GMP, and participate in public information sessions supporting the project. In addition, Randy will work closely with the City of Wyoming, providing leadership to all project activities to ensure the project’s goals and deadlines are met.

QUALIFICATIONS

- 25 years of construction experience
- 6 years with Market & Johnson, 17 years with Knutson Construction
- UW-Stout – Menomonie, WI
B.S. Degree Construction Management
- Arizona State University – Tempe, AZ
Performance Information Procurement System Best Value/Project Management
- Northwest Technical Institute– 1993
Associates of Science Architectural Drafting
- Board of Directors President – Minnesota Builders Exchange
- Board of Directors – Hudson Hospital Foundation
- Serving on the Hudson Lion’s Club
- Served on St. Paul Builders Exchange Board of Directors (2010–2012)
- 2018 MN Construction Summit
- AGC Advanced Management Program
- CPR/AED and First Aid Certified

SELECTED PROJECT EXPERIENCE

- City of Amery – Amery, WI**
\$3.2M 27,558 sq. ft. Amery City Center
- St. Paul Public Safety Training Facility – St. Paul, MN**
\$10M 40,000 sq. ft. police training facility
- Hudson Fire Department – Hudson, WI**
\$5.7M 26,785 sq. ft. new facility
- Polk County – Balsam Lake, WI**
\$9.6M 60,000 sq. ft. County highway maintenance facility
- University of Wisconsin River Falls – River Falls, WI**
\$11.5M Rodli Hall renovation
- St. Croix County – Hudson, WI**
\$261K 700 sq. ft. huber visitation center remodel
- Tattersall Distilling – River Falls, WI**
\$11M 80,000 sq. ft. renovation
- Stillwater High School – Stillwater, MN**
\$2M 136,000 sq. ft. addition – concrete work only
- Pierce County – Ellsworth, WI**
\$18M 57,000 sq. ft. jail and sheriff department facility
- Marshfield Clinic – Eau Claire, WI**
\$10M 34,514 sq. ft. healing and rehab center addition
- St. Croix County Health Center – New Richmond, WI**
\$18M 120,000 sq. ft. remodel current 72-bed facility to a 50-bed facility on the existing building’s first floor
- Amery Hospital & Clinic – Luck Clinic – Luck, WI**
\$560K 5,000 sq. ft. new clinic
- 3M – Cottage Grove, MN**
\$3.2M 1,800 sq. ft. power distribution upgrade
- Eagan Fire Station – Eagan, MN**
\$488K 1,800 sq. ft. dorm remodel



JEREMY DRAKE
PROJECT MANAGER

As a Project Manager for Market & Johnson, Jeremy is responsible for estimating, managing and coordinating all project services. Jeremy is experienced in all project activities including budgeting, systems analysis, value engineering, project scheduling, and project administration throughout the entire lifecycle of a project.

REFERENCES

City of Menomonie
Director of Public Works
Randy Eide

800 Wilson Avenue
Menomonie, WI 54751
E reide@menomonie-wi.gov
P 715-232-2221

ISD 622 District Education Center*
Mike Boland CPMM CPS
Operations Supervisor, LTFM Capital Projects/Health & Safety

2520 E12th Ave
North St Paul MN 55109
E mboland@isd622.org
P 651-748-7524

*** Jeremy is working with Wold Architects on this project**

QUALIFICATIONS

- 19 years of construction experience
- UW-Stout – Menomonie, WI
B.S. Degree Construction Management
- American Society of Healthcare Engineers (ASHE) Certified in Health Care Construction/ Infectious Control
- WHEA Constructor Certification
- Children’s Hospital of Wisconsin – Golf Outing Committee Member
- AGC Training – Negotiating Skills for Project Managers
AGC Project Manager Training
AGC Supervisory Training Program Classes Unit 1 Leadership and Motivation, Unit 2 Oral and Written Communication, Unit 3 Problem Solving and Decision Making, Unit 4 Contract Documents and Construction Law, Unit 5 Planning and Scheduling, Unit 6 Understanding and Managing Project Costs, Unit 7 Accident Prevention and Loss Control
- OSHA 30 Hour Training
- Dale Carnegie Training Program
- MSHA Training: 24 Hour Training, Forklift Training, Aerial Lift Training, Small Tool Training, Fall Protection Training, Rigging Training, Voice and Hand Signal Training, Electrical Training, Hazard Communication Training, First Aid Training
- Leadership Eau Claire
- Microsoft Project
- Masonry Design and Construction, Eau Claire
- CPR/AED and First Aid Certified

SELECTED PROJECT EXPERIENCE

Justice Alan Page Elementary School – Maplewood, MN
\$26M 112,000 sq. ft. new elementary school

City of Menomonie – Menomonie, WI
\$5M 44,000 sq. ft. new Community Services Building

North Barstow Parking Ramp – Eau Claire, WI
\$10.8M 231,000 sq. ft. new parking ramp with 770 parking stalls

503 Broadway – Menomonie, WI
\$8M 76,800 sq. ft. mixed-use building, 40 apartments, retail space, underground parking

Menomonie High School – Menomonie, WI
\$20.2M 90,000 sq. ft. of remodeling and 45,000 sq. ft. of additions including gymnasium, commons, kitchen, locker rooms and tech ed classroom, \$1M high school track, track event areas, and football field

Lakeview Medical – Rice, Lake, WI
\$36M 152,000 sq. ft. replacement hospital, \$1.4M 5,500 sq. ft. dialysis addition, \$1.1M 9,500 sq. ft. orthopedic addition

Hewlett Packard Enterprise (HPE) – Chippewa Falls, WI
\$5.7M 44,075 sq. ft. expansion

Xcel Energy Sky Park– Eau Claire, WI
\$7.8M 85,000 sq. ft. remodeling completed over 4 phases

Xcel Energy – Hudson, WI
\$6.3M 44,310 sq. ft. service center, \$302K 2,100 sq. ft. evidence storage building

Xcel Energy Phillips – Phillips, WI
\$5.7M 22,000 sq. ft. service center



DEAN GRIFFITH

PRE-CONSTRUCTION LEAD ESTIMATOR

Dean Griffith has been involved in leadership roles throughout his career with Market & Johnson. He led the process of developing our current estimating system and has provided total project management services on numerous projects within our company. He has been responsible for the estimating of projects, crew and project scheduling as well as providing the contract administration on many projects.

QUALIFICATIONS

- 37 years of construction experience
- UW-Stout – Menomonie WI
B.S. Degree Industrial Technology Concentration Building Construction
Minor Business Administration
- AGC Training – Building to LEED-NC, Neg. Skills for Project Managers
- Lead Estimator: 5 years
- Project Manager: 5 years
- Journeyman Mason: 14 years
- Mason Superintendent: 8 years
- Certified Lead Safe Renovator
- Maxwell Users Conferences – Las Vegas, NV and Orlando, FL
- Mastering Microsoft Excel – Eau Claire, WI

SELECTED PROJECT EXPERIENCE

Hudson Civic and Sport Center – Hudson, WI

20,000 sq. ft. addition to both rinks with a two-story link connecting the two rinks, locker rooms, meeting areas, concessions, main entrance, and associated stair/elevator tower.

Pablo Center at the Confluence – Eau Claire, WI

\$50M 144,000 sq. ft. performing arts center

Eau Claire County Law Enforcement – Eau Claire, WI

\$31M 254,762 sq. ft. new jail, garage, and courthouse

Pierce County – Ellsworth, WI

\$18M 57,000 sq. ft. jail and sheriff department facility

Trempealeau County Healthcare Center – Whitehall, WI

\$24.5M 120,500 sq. ft. replacement nursing home and IMD rehabilitation facility

Jackson County – Black River Falls, WI

\$3.2M 8,000 sq. ft. courthouse addition and remodel

Mayo Clinic Health System – Luther – Eau Claire, WI

Parking ramp masonry

Cumberland Library – Cumberland, WI

3,500 sq. ft. expansion and remodel

Cable Natural History Museum – Hayward, WI

New facility

Forrest Street Elementary – Black River Falls, WI

Masonry restoration of exterior of the school

Jackson Electric Cooperative – Black River Falls, WI

30,000 sq. ft. new facility

Marshfield Clinic – Eau Claire, WI

Flatwork

Charter Bank – Eau Claire, WI

Concrete work, foundations and flatwork

Florian Gardens – Eau Claire, WI

21,000 sq. ft. convention and banquet facility

Ban Tara Retail Center – Hudson, WI

10,000 sq. ft. multi tenant retail complex

Barron County Justice Center – Barron, WI

111,000 sq. ft. new facility (mason superintendent & masonry estimator)



MATT KOEHLER
SUPERINTENDENT

Matt will provide on site leadership, quality control, enforce project safety programs, manage subcontractors, maintain schedules, and provide the owner with day to day on site contact.

REFERENCES

ISD 622 District Education Center*
Mike Boland CPMM CPS
Operations Supervisor, LTFM Capital Projects/Health & Safety
2520 E12th Ave
North St Paul MN 55109
E mboland@isd622.org
P 651-748-7524

*** Matt is working with Wold Architects on this project**

Pierce County
Jason Matthys
Administrative Coordinator
Ellsworth, WI
P 715.273.5051
E jmatthys@co.pierce.wi.us

QUALIFICATIONS

- 22 years of construction experience
- 10 years with Market & Johnson
- AGC Supervisory Training
- Carpenter Apprenticeship Program
- Forklift / All Terrain Operator
- Aerial Lifts Training
- MSHA - 24 Hour Safety Training
- OSHA 10 Hour Safety Training
- Scaffold Training
- Fall Protection Training
- CPR/AED and First Aid Certified

SELECTED PROJECT EXPERIENCE

Maplewood School District - Maplewood, MN
\$26M 112,000 sq. ft. new elementary school

University of Wisconsin River Falls - River Falls, WI
\$11.5M Rodli Hall renovation

Pierce County - Ellsworth, WI
\$18M 57,000 sq. ft. jail and sheriff department facility

Somerset High School - Somerset, WI
\$10M 78,375 sq. ft. renovations, maintenance, security and site work

UWRF - River Falls, WI
\$5.3M 30,410 sq. ft. May Hall addition and renovation

Phillips Medisize - New Richmond, WI
\$2.5M 10,000 sq. ft. office expansion, \$5M 53,000 sq. ft. warehouse and production expansion, \$130,000 parking lot expansion, \$650,000 6,500 sq. ft. class seven clean room, \$600,000 10,000 sq. ft. building E alterations, \$1.5M 10,000 sq. ft. class 8 cleanroom

Haymarket Landing - Eau Claire, WI
\$32M 238,014 sq. ft. mixed-use building

Riverfront Terrace - Eau Claire, WI
Concrete foundations

Haymarket Landing - Eau Claire, WI
Mixed-use building and river wall

Cascade Improvements - River Falls, WI
Steam tunnel, ductbanks

Nestle Gateway - Eau Claire, WI
Office addition

Kwik Trip - Baldwin, WI
3M - Cottage Grove, MN Addition

Jordan Sand - Mankato, MN
Wet plant and dry plant



MARK LARSON
SAFETY MANAGER

As the Safety Manager for Market & Johnson, Mark is responsible for ensuring a safe job site during a project's construction. He will provide safety planning, training, assess job sites for potential hazards, and audits the site's operations to ensure compliance with safety procedures. Mark is responsible for establishing standards for construction procedures and the use of safety equipment. He ensures compliance with safety regulations set by local and federal government agencies.

QUALIFICATIONS

- 17 years of construction experience; 13 years at Market & Johnson
- MSHA Trainer
- OSHA Outreach Trainer
- WHEA Healthcare Certificate- Level 1 and 2
- Forklift Operator Training
- Aerial, Scissors, and Boom Lifts Training
- Rigging and Signaling Training
- Hydromobile Scaffold Training
- CPR/AED and First Aid Certified



ERIC HAYDEN
QUALITY CONTROL DIRECTOR

As the Quality Control Director for Market & Johnson, Eric will be a resource for our project superintendent and superintendent to ensure quality standards are met. He will assist them in preplanning with scheduling, sequencing, site conditions, submittals, plans, and any other details needed. Eric will attend preinstall meetings, weekly site inspections, and help verify the need for any particular preinstall meeting or mock-up to help clarify the scope of work. Eric will work with the estimating department to review plans and help determine the best installation methods for a final quality product. He will work with all installers to verify the quality of work and ensure proper installation is utilized to eliminate rework. He will conduct weekly quality control checks and assist with implementing M&J safety standards. Eric will help conduct a final quality inspection as phases of the job are completed and before the architect or owner's representative conducts their final punch list.

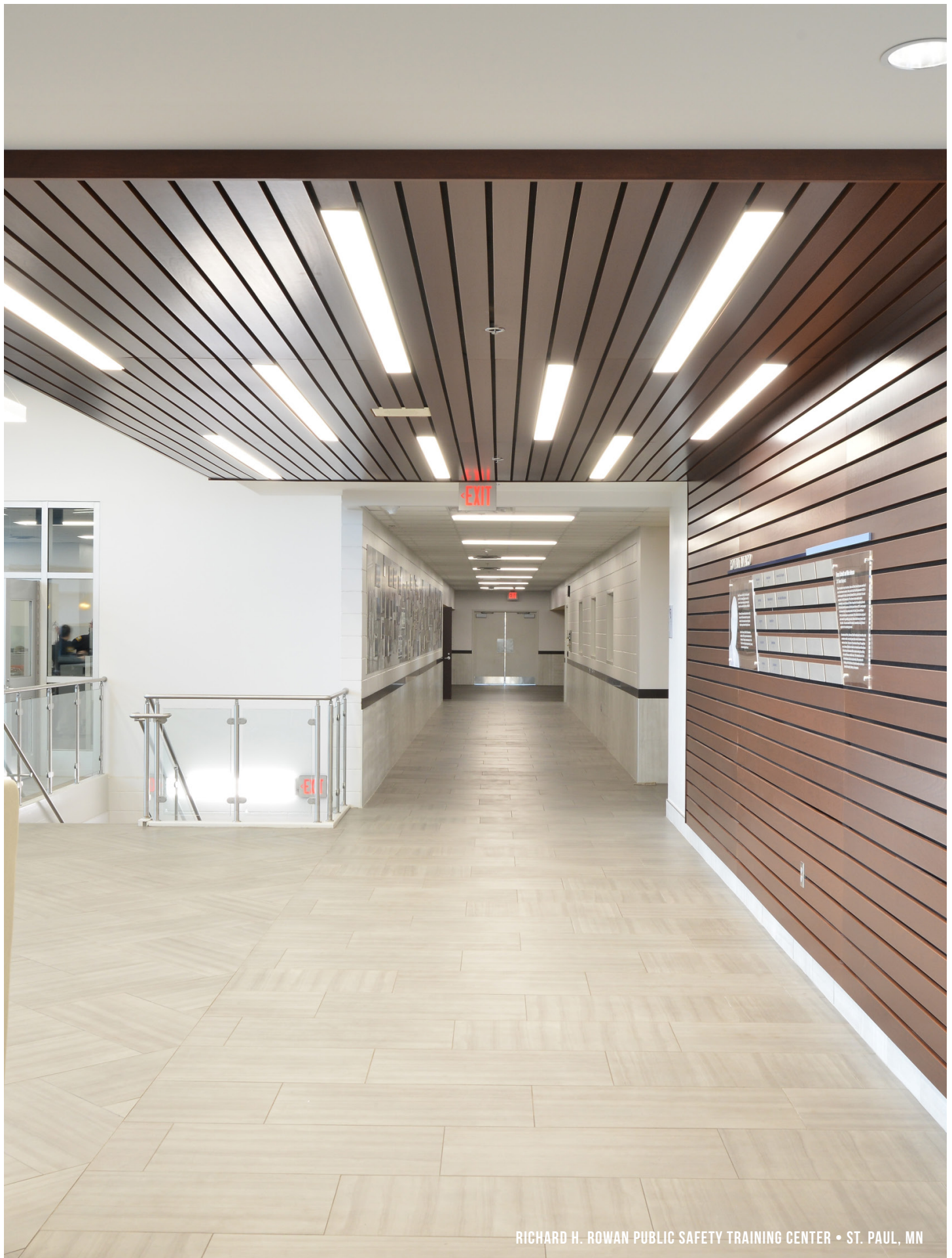
QUALIFICATIONS

- 30 years of construction experience
- ACI Concrete Flatwork Technician Certified
- AGC Supervisory Training Program Classes Unit 1 Leadership and Motivation, Unit 2 Oral and Written Communication, Unit 3 Problem Solving and Decision Making, Unit 4 Contract Documents and Construction Law, Unit 5 Planning and Scheduling, Unit 6 Understanding and Managing Project Costs, Unit 7 Accident Prevention and Loss Control, Unit 8 Managing the Project—The Supervisor's Role, Unit 9 Productivity Improvement, Unit 10 Contractor Dynamics
- OSHA 30 Hour Training
- OSHA 10 Hour Training
- Rigging/Signaler Training
- Aerial Lift Training
- Forklift/All Terrain Operator
- Confined Space Training
- CPR/AED and First Aid Certified



RICHARD H. ROWAN PUBLIC SAFETY TRAINING CENTER • ST. PAUL, MN

CONSTRUCTION MANAGEMENT APPROACH PRE-CONSTRUCTION PHASE SERVICES





PRE-CONSTRUCTION SERVICES

Over 90% of our workload is comprised of projects where the owner incorporates our services very early in the process. That's because the most impact that we can have on a project in terms of cost and schedule occurs during the design phase. Our hybrid Integrated Project Delivery Model, called the Market Method, is our platform for providing high quality, consistent, and impactful project services.

Our preconstruction services focuses on two concepts. The first is aligning of strengths and the second is communication. We feel every team member brings knowledge and expertise to the project and those skills should be capitalized on during the process.

Our role is to not only be your construction expert during this time but also to facilitate everyone's skills and to balance that within your project. In doing that, communication becomes a key component. As your construction manager, we will not only bring the construction skills to impact your project, but we will listen to other team members, balance their ideas and concepts, and proactively solicit ideas. We will manage the entire project while keeping the budget, schedule, and quality as the overarching goals. One of the most important areas our team is challenged with is balancing the wants and needs of the client.

Our key skills during the preconstruction phase:

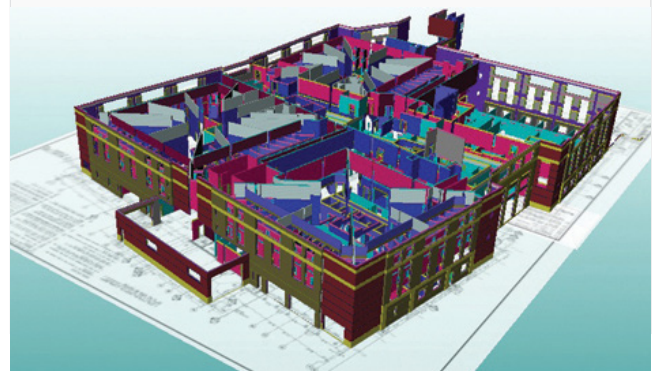
- Continual Project Budgeting
- Systems Review-Life Cycle Costing
- Value Engineering
- Project Scheduling-phasing
- Governmental and Regulatory Compliance Review
- Beginning of Infection Control Planning
- Building Information Modeling (BIM)
- LEED/Green Concept integration

BUILDING INFORMATION MODELING (BIM)

Our firm has been utilizing 3-dimensional estimating and take-off software for several years. This additional depth of 3-dimensional viewing is especially effective with our masonry professionals. This estimating tool allows for instant access to block types, how changes impact design, as well as a excellent visualization tool.

Our team is willing to provide this 3-dimensional tool at no additional fee. We have used BIM on several projects and have found it to be a useful tool during the planning and design as well as during construction.

We lead the coordination efforts with our architectural, mechanical, electrical, plumbing and fire protection partners in an effort to enhance the design and minimize changes.



BUDGETING PROCESS - MAINTAINING PROJECT BUDGET

1

CONCEPTUAL DESIGN BUDGETS

The very first step in our estimating approach is to develop a very preliminary design, floor plan and potential exterior elevation and then utilize our historic cost database to develop a preliminary square foot budget. This provides a baseline as to owners' expectations and the preliminary design and allows the team to begin evaluating the most cost effective manner to design and build the project.

2

SCHEMATIC DESIGN BUDGETS

As the design becomes more detailed, our ability to budget does as well. During this phase, our budgets will begin to show the divisions of work and will become more detailed and broken down into specific areas. We can start to budget specific material and can begin to evaluate some of the systems options that may be available for the project (HVAC, Electrical and Plumbing needs).

3

DESIGN DEVELOPMENT BUDGETS

Our team is now able to provide very detailed budgets. The estimates are based on actual quantity takeoffs and actual product costs. The budgets become very accurate at this point so the detailed process of value engineering, material evaluation and systems analysis can occur. All of these can have a tremendous impact on the overall project costs.

4

FINAL CONSTRUCTION BUDGETS

At this point the drawings are complete and our budgets have been fine tuned to a point that the project is ready for the bidding process. Our firm will solicit bids on the work and will be able to determine a Guaranteed Maximum Price during this phase. You will have the ability to review all the bids received and will have the flexibility to select the contractors that you want to work with. Our team will evaluate all the bids so you can feel confident in the subcontractor team and the overall project costs.



ESTIMATING AND COST MANAGEMENT

All projects, large or small, operate within a finite budget. Compromise, creativity, cost-cutting, and value judgements are a normal part of the design process. Finding the balance between creative design, quality appearance, durable construction, and value comes with experience and practice. Helping our clients make value judgements starts at the programming phase and endures until the building’s grand opening day or beyond.

Budget management and control have become a major challenge for most owners. We approach budget control by providing as much information as possible to you so that good decisions can be made. This information is based on experience and input from architects, contractors, and consultants.

The needs, wants and opportunities will make budget a key design criteria throughout the project. Scope, quality and provisions for future opportunities will be evaluated at each phase and resolved before proceeding to the next phase. It is never easy to “take things out” of a project — but if revisions or reductions are based on the project’s clearly articulated objectives, strategy and vision, then every decision has a standard evaluation process.

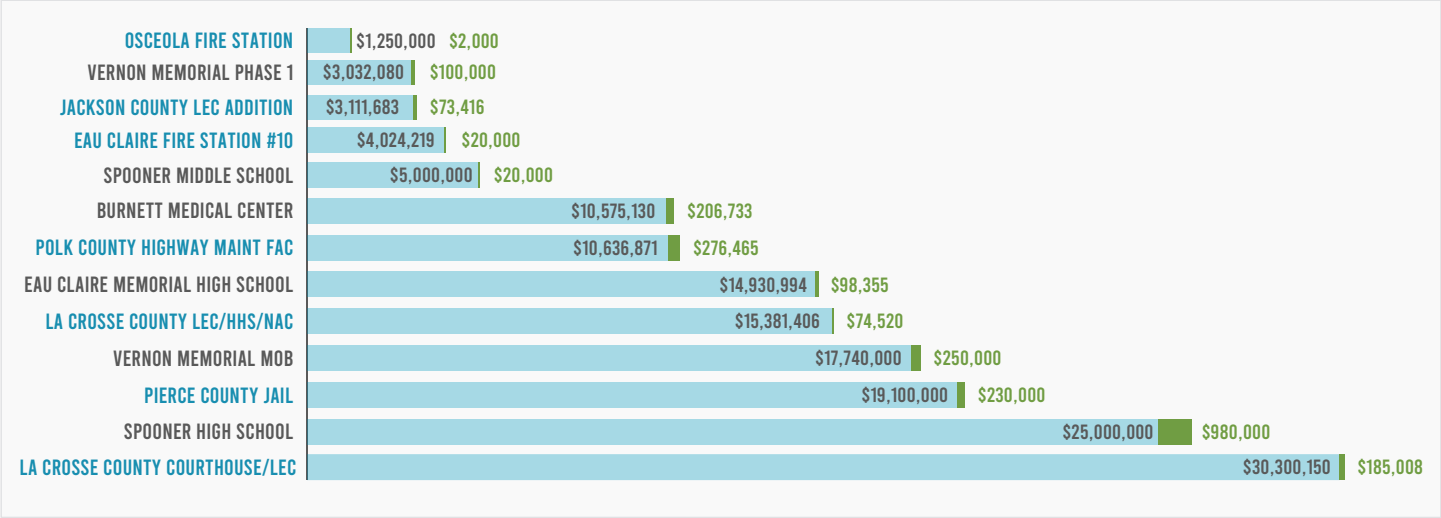
Estimating is a continual process. Individual systems are compared to alternatives, and each finish selected by comparing several manufacturers. The level of detail continues to be refined as the documents are completed. We will provide estimates at the completion of each phase and will continually update and price alternates throughout the process.



ESTIMATING ACCURACY AND PROJECT SAVINGS

Our team has the unique ability to provide accurate preliminary estimates, backed up by a proven track record of creating project efficiencies resulting in real cost savings. Our team is the only one that can combine all the above critical components to this process. With many of our recent projects, our summary reports have shown savings in various areas, which has allowed the owner the ability to enhance the project in other areas. **Results!** Our firm is proud of our proven track record of delivering projects within budget and often times under budget.

Below is a partial list of project savings recently returned to our clients.



Detailed Cost Estimating:

As drawings and specifications are developed, the schematic design estimate is refined and updated. Using information regarding quantity surveys, previous cost data, current market pricing and features unique to the project, a realistic construction estimate is developed. An actual takeoff will be performed and will provide a very accurate cost estimate. In our opinion, a detailed cost estimate should be completed when the construction documents are at the 50% complete point and again at the 80% complete point.



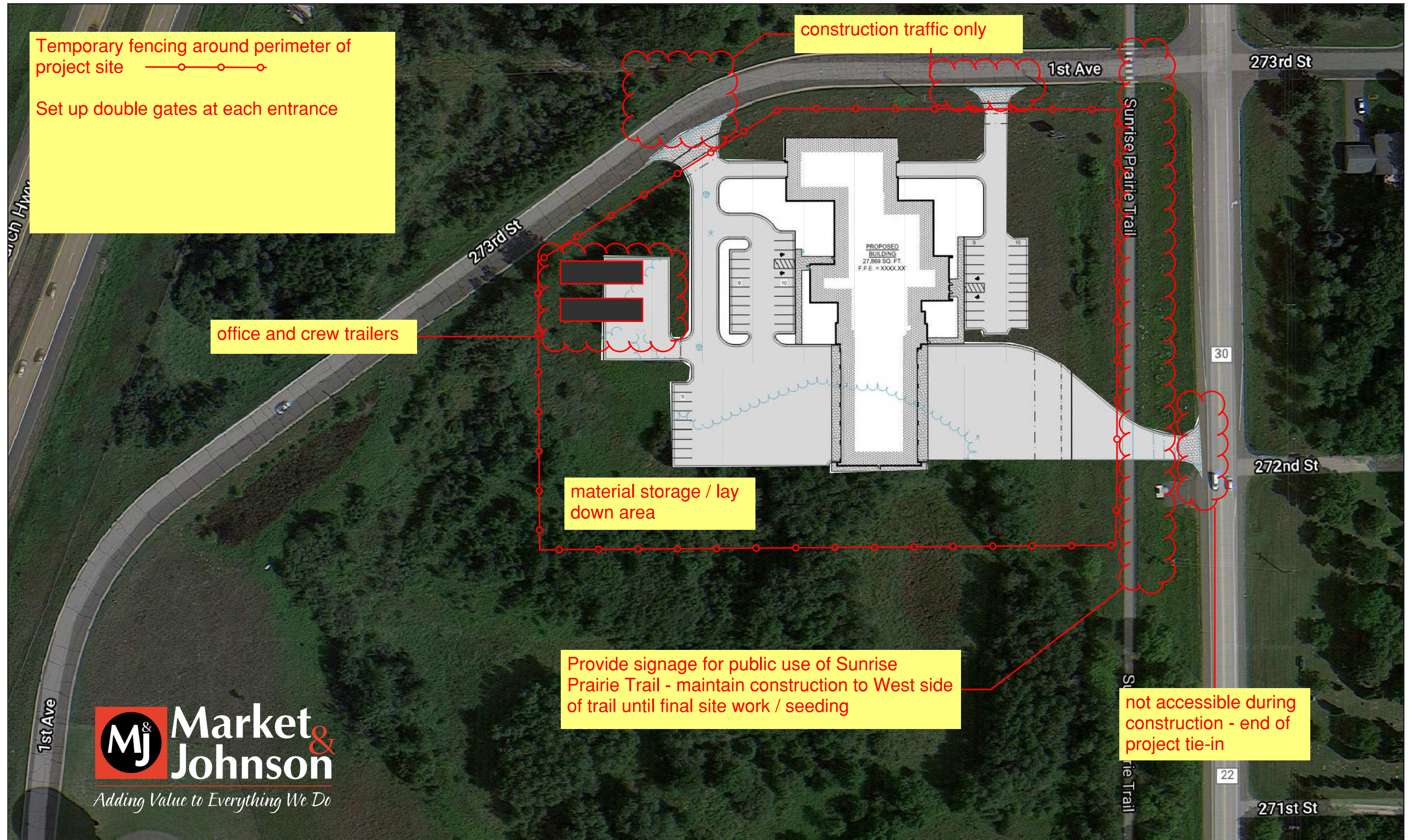
VALUE ENGINEERING/COST SAVINGS PROCESS

Over 90% of our work is negotiated where we are involved throughout the design, working with the team to develop cost options. In this process, our team provides preconstruction services that include value engineering to assist the owner and designer with balancing wants and needs with the budget.

Our value engineering examples include the over \$4 million worth of options developed for Crossing Rivers Health's new replacement hospital to the roofing and structural options we developed for Hayward Memorial Hospital that created enough project savings to add a new entrance. We also generated over \$100,000 in opportunities on the Sacred Heart Emergency Department project and over \$250,000 worth of options for the new Trempealeau County Healthcare Center.

See a small portion of the Value Engineering Suggestions chart for Crossing Rivers Health below:

VALUE ENGINEERING SUGGESTIONS											
1 IDENTIFY AN EXTENSIVE LIST OF COST SAVING OPPORTUNITIES				2 DETERMINE AMOUNT OF SAVINGS				3 TEAM DISCUSSION OF ITEMS TO BE CONSIDERED, CHOSEN, OR TABLED FOR FUTURE CONSIDERATION			
Area	Item	Description	Cost Savings	Revised Cost Savings	SFMS Option 1 Savings	SFMS Option 2 Savings	PdCMH Selected Savings	M-J/SFMS Savings	Notes	Accept	Reject
Sitework	1	Eliminate Covered Vehicle Canopy or use fund raising dollars.	\$289,000	\$289,000	\$289,000	\$289,000	\$289,000	\$289,000	Kalwall Panels are extremely expensive. Cost range from \$65 to \$70 installed. Possibly look into different form of construction if Canopy is to remain. Could bid as an alternate. M-J to provide cost for steel column/perlins, standing seam roof.		
	2	Seed area in lieu of Sod along pedestrian walk path	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500	Without irrigation of this area it will be difficult to establish sod.		
	3	Native Area- Change to Low Mow seed mix	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500	Native seed is much more expensive than the Low Mow seed or select a less expensive mix for native grasses.		
	4	Reduce Shade Tress by 50%	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	\$21,200	Eliminate 80 units		
	5	Limestone Walls Reduce Quantity by 50%	\$13,950	\$13,950	\$13,950	\$13,950	\$13,950	\$13,950	Eliminate 465 SF of walls. These are decorative, but have no function. Keep most in front		
Architectural /Structural	1	Reduce Quantity of Stone interior on Exterior to SD volume or select a less expensive stone product	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	SD budget included 7,700 SF of stone DD budget includes 14,200 SF of stone at the following locations. No locations have been eliminated at this time. Reduce quantity of stone and use a less expensive product		
	2	Reduce thickness of concrete roof at hospital and change MOB roof to bar joist/metal deck roof	\$48,222	\$48,222	\$48,222	\$48,222	\$48,222	\$48,222	DD Budget includes 7.5 overall thickness of concrete at roof. The roofs steel construction is nearly identical to that shown on first floor. The steel cost is approximately \$9.25/SF and the concrete topping costs come in at \$3.94/SF.		
	2a	Reduce MOB Roof to 2inch thick for structural	\$20,666	\$20,666	\$20,666	\$20,666	\$20,666	\$20,666	Suggest placing a 3.5" concrete roof deck and eliminate the parapet that would have been added. Same cost savings.		
	3	Reduce Quantity of Vegetated Roof to SD level	\$42,223	\$42,223	\$42,223	\$42,223	\$42,223	\$42,223	Currently the DD set includes 7100 S of Vegetated Roof @ \$15.74. Ballasted Roofing is \$6.45/SF. Only put vegetative roof at OB		
	4	Remove cover board @ Ballasted Roofing	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	Spec calls for a cover board to be put over the insulation, with a ballasted roof this has to be a wood fiber type product (can't put a gyp. product as the top layer of a ballasted assembly), but its not really needed anyway for warranty.		
	5	Change Canopy Construction	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	Kalwall Panels range from\$65- \$70 SF installed. Look at changing construction of roof or reducing quantity of Kalwall panels. Can we find a material that can be installed for \$35/SF		
	6	Eliminate pneumatic tube system	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	Include rough in for future installation.		
	7	Eliminate pre-cast bands and replace with brick	\$125,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	Use brick instead of ornamental pre-cast banding		
	8	Eliminate screen wall on roof at equipment	\$79,800	\$79,800	\$79,800	\$79,800	\$79,800	\$40,000	Do not include a screen wall to hide equipment on roof.		
	9	Move Chapel to interior space	\$100,000	\$0	\$0	\$100,000	\$0	\$0	Move Chapel to inside where small conf room is located		
10	Change doors to ER Treatment Rooms to hinged type from break-away doors	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	Change 6 doors to hinged doors. Does not include Trauma Rooms		
Mechanical /Electrical	1	Eliminate one 750kw Generator-do not put all of hospital on emergency backup	\$457,000	\$125,000	\$125,000	\$0	\$250,000	\$250,000	Means list the typical hospital Generator costs at \$2.83/SF. Two 750 KW Generators cost about \$853,000 or \$6,200/SF. Reduce quantity of generators propose savings of \$457,000. If PdCMH only uses 1 750KW generator, savings may reach \$300K		
	2	Eliminate Low Voltage Bank (Concrete Enclosure)	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	Look at running wire in conduit in lieu of duct bank.		
	3	MC Cable for all MOB electrical	\$75,000	\$50,000	\$50,000	\$50,000	\$75,000	\$75,000	Use MC for all electrical in MOB		
	4	Eliminate Lightning Protection	\$63,423	\$63,423	\$63,423	\$63,423	\$63,423	\$63,423	Two Story structure is this required? Scott Hole says some insurance carriers give lower premiums for this "Master Label".		
	5	Site Lighting	\$25,000	\$0	\$25,000	\$25,000	\$25,000	\$25,000	Site Lighting Package is very expensive. Some fixtures are about \$2,865 a piece. The site lighting package came in at \$119,822. Suggest changing fixtures to more reasonable allowance of \$1600 Each.		
	6	Reduce Med Gas Outlets to required levels at all areas	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	Reduce outlets to required levels plus some		
	7	Eliminate Medical Air in Patient Rooms	\$0	\$0	\$0	\$0	\$0	\$0	FGI Guidelines do not require medical air in patient rooms. This was a user request. This eliminates medical air compressor and reverts to bottles for lower anticipated usage rates. M&J to verify costs.		
	7a	Eliminate piped oxygen in Rehab	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	Eliminate pipe run to MOB and reduce number of outlets (\$2500/outlet)		





RICHARD H. ROWAN PUBLIC SAFETY TRAINING CENTER • ST. PAUL, MN

CONSTRUCTION MANAGEMENT APPROACH CONSTRUCTION PHASE SERVICES



PROJECT COST CONTROLS

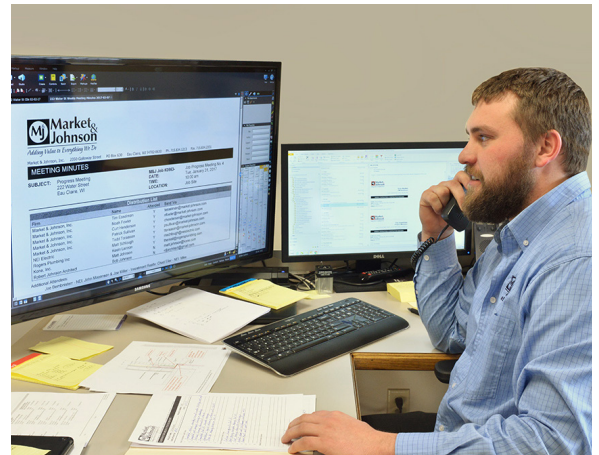
Controlling project costs is always an owner's major concern. Our team is always on top of cost controls by performing weekly and monthly reports to compare the budgeted costs to the actual costs. This process acts as a proactive means to red flag any potential problem areas. Our main reporting systems include:

Weekly Labor Cost Reports. Every week our field supervisors will receive a report that indicates the estimated hours, actual hours used and projected hours to complete for the literally hundreds of work phases on the project. This is the first line of defense in not allowing a project's labor costs to get out of control. This report is used if we self perform the work with M&J employees.

Weekly Job Costs Reports. Our project managers will have weekly reports that indicate not only where the labor hours are, but also the status of material costs, equipment costs, and indirect costs. Our project managers will monitor your project on a weekly basis and react to those areas that show signs of concern.

Weekly & Monthly Summary Report. As owner, you can receive weekly or monthly reports that summarize the entire project indicating the estimated costs, actual costs and projected costs. With many of our recent projects, these reports have shown savings in various areas, which has allowed the owner the ability to enhance the project in other areas.

Executive Summary Report. This tool is a high-level review of all major components of your project.



OUR PROJECT MANAGERS HAVE WEEKLY REPORTS THAT INDICATE NOT ONLY WHERE THE LABOR HOURS ARE, BUT THE STATUS OF MATERIAL COSTS, EQUIPMENT COSTS, AND INDIRECT COSTS.

PROJECT SCHEDULING AND PHASING

Primary Milestone Project Scheduling. After consulting with the team, a preliminary project schedule is submitted indicating major milestone dates for design, bidding, construction, occupancy, and other key items. This schedule will direct the entire project team towards answering questions regarding potential phasing or the need to pre-order long lead time items.

Project Phasing. If phasing appears to be required, the project team will develop a strategy to concentrate on the construction documents and specifications to price out and potentially begin the physical construction of various portions of the project. For example, creating an early site preparation bid package can typically save several weeks of on-site construction. If there are any long lead time item concerns, the project team will develop the product specification and quantity take-off of those items for early bidding and product procurement.

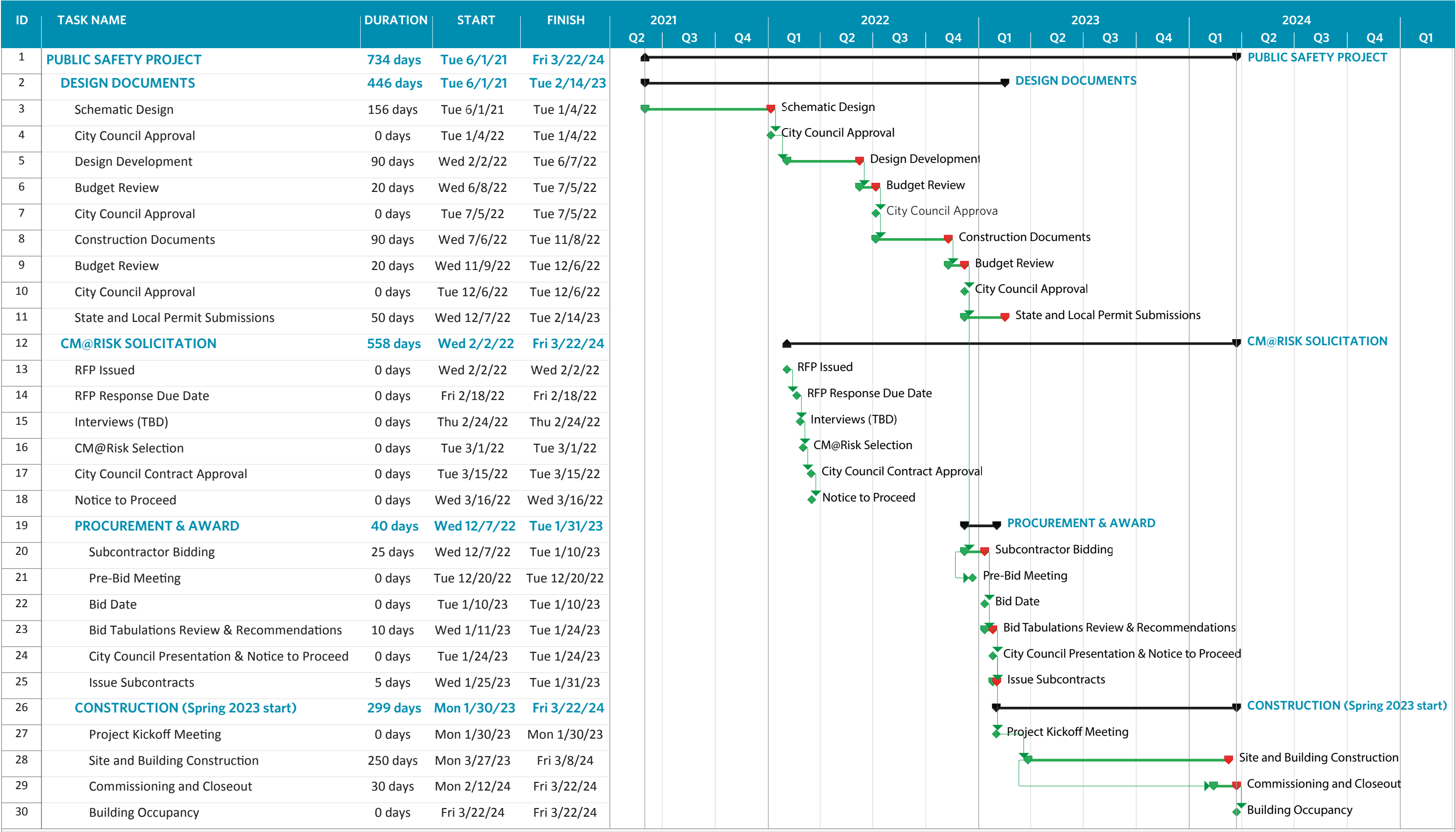
Master Project Scheduling. As the design proceeds and building parameters are identified, the earlier primary milestone project schedule is expanded with a detailed critical path method (CPM) schedule for design and construction. This CPM schedule analyzes the time required for each activity and refines time requirements for each team member and trade contractor. Long-lead material and equipment purchase recommendations and deliveries will be identified. Once subcontractor bids are received, the schedule will be reviewed with the major subcontractors to assure the allotted time will be adequate. If need be, refinements can be made at this early point to produce a project that can be completed on time.

Recently **Lean Construction** scheduling processes have been utilized to coordinate delivery of materials and equipment to optimize the use of on-site labor. Market & Johnson is committed to utilizing this type of scheduling process to maintain a smooth project flow while at the same time maximizing labor cost savings.

Weekly Project Coordination Meetings. Once construction begins, weekly coordination meetings are scheduled. Attendees for these meetings include representatives from the owner, the architectural/engineering team, the construction manager, subcontractors active on the project, and any needed equipment and material supplier representatives. These meetings will be the backbone for monitoring all project issues as they relate to RFI responses, project scheduling, project change status, cost control issues, and quality issues. Meeting minutes are available within a day of each meeting on our collaboration software.

 Mark & Johnson <i>Adding Value to Everything We Do</i>	NEXT WEEK LOOK AHEAD														Job# 2220	
															Job Name: Eau Claire County Jail/Courthouse	
														Project Leader: Curt Williams		
														Project Mgr: Kevin Renley		
WEEK OF: 3-20-12																
WORK PLANNED	Mon		Tues		Wed		Thurs		Fri		Sat/Sun		Est. Comp. Date	Tools/Equip./Mat'l Needed to Complete (48 Hour Notice)		
	G	L	G	L	G	L	G	L	G	L	G	L				
POUR PATCH AT ELEVATOR				1										2-13		
DEMO EXISTING TERRAZZO				1										2-13		
REMOVE DUST WALL				2										2-13		
ALUMINUM REVEALS & ROCK				2												
DOORS & HARDWARE						2										
COUNTRY BOARD SOFITS								2		2						
MISC		1		1		1		1		1						
FRAME,ROCK,BENCHES @ JAIL		2		1		2		2		2						
CLEANING				2		2		2		2						
DAILY CREW TOTAL SIZE																
Alternate Work (Plan B)																
CEILING GENERATOR ROOM																
SHORING LOADING DOCK																
Subcontractors/Information Needed: NAMI/AHERN,HAGEN,AMERICAN RESTORATION, WESTERN, FIRELINE,BENEDICTS,B&B, GRAZZINI,VALLEY BUILDERS,METCO, ESSER, SANITORS,																
Notes: NEED 1 FINISHER ON MONDAY																
Reviewed with Crew ☒ Yes ☐ No Reviewed with Project Mgr ☒ Yes ☐ No																
Possible Crew Changes Carp _____ Laborer _____																
Cement Fin _____																
Submit to Office by Thursday Noon																
Email: shawn@markandjohnson.com or Fax: 715-834-2331																
cc: Coordinator, Project Manager and Operations Manager																

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BID AND AWARD PROCESS

Our philosophy is to assure you that all capable subcontractors, equipment providers, and material suppliers are knowledgeable of your project and invited to bid on their respective divisions of work. We utilize the various Builders Exchanges, Dodge Reporting Service, Market & Johnson's own in-house "Bid Notification Software," and direct phone contacts.

As design nears completion, an appropriate list of bidders is identified, prequalified, and recommended. To ensure competitive bidding and accurate pricing, our team formulates a list of qualified vendors and subcontractors.

Selection from this list will be determined by the following criteria:

- Relevant project experience
- Previous experience with the team
- Ability to staff the project and maintain schedules
- Financial strength
- Safety record
- Minority business enterprise considerations
- Owner approval
- Local experience

LOCAL SUBCONTRACTOR ENGAGEMENT

Whether we are managing construction for school districts, electric and telephone cooperatives or local units of government, Market & Johnson recognizes the importance of ensuring local contractors, have the opportunity to participate in the project through our competitive bidding process. We go to great lengths to identify local subcontractors and understand their capacity to provide a competitive bid, and we strive to ensure they have the information needed to be successful on bid day. We will also closely examine our approach to formulating the bid packages in an effort to ensure more local subcontractors are available to bid on the project. For example, we are accustomed to breaking up the concrete bid into multiple bid packages, resulting in more opportunities for locals to be involved in the project. This drives local engagement and local satisfaction in the overall project.

As your construction manager we view part of our role as a facilitator to local subcontractors and drive their engagement in the building process. Our methods to achieve this local engagement involve going above and beyond traditional bid posting and achieve real results.

At a minimum Market & Johnson is committed to the following:

- Local Identification & Evaluation
- Local Open House Before Bid Day
- Multiple Bid Packages in Certain Divisions of Work to Drive More Local Involvement
- Active Communication with All Local Subcontractors



CONSTRUCTION SUPERVISION AND PROJECT MANAGEMENT

Once construction begins, Market & Johnson initiates our quality project management services. Our leaders will direct and manage the communication process necessary to successfully complete every project.

Our management skills and tools are two of our firm’s strongest assets and allow the project management team to deliver a cost-effective, high quality, and safe project.

Our project management services include:

- On-Site Management
- Project Scheduling
- Budget Control
- Quality Assurance
- Subcontractor Management
- Project Communication
- Project Safety Plan

SUBCONTRACTED WORK

Market & Johnson does not envision needing any outside services based on our existing internal resources and our knowledge of Wold’s Architectural and Engineering expertise and processes.

However, if required, our firm has proven relationships with partners such as HVAC specialists, building envelope specialists, equipment selection, and move in/move out services, if those additional services are needed.

ONCE CONSTRUCTION BEGINS, MARKET & JOHNSON INITIATES OUR QUALITY PROJECT MANAGEMENT SERVICES.





SAFETY PRACTICES

Project safety cannot be emphasized too much. It is our responsibility to make certain that all persons—construction trades people, your employees, and visitors are all exposed to a safe and friendly construction environment. It is critical for both our reputations. In the construction industry safety is a critical component of every project. Market & Johnson places a tremendous value on safety in many different aspects. From our employees to subcontractor and from our client's employees to the general public that may come in contact with your building project—Market & Johnson makes safety our number one priority. Our goal on every project is to have everyone that project touches go home safely at night.

Our full time safety director leads a very proactive safety

**OUR SAFETY PROGRAM
IS BASED ON CONTINUAL
TRAINING, ON-SITE
EVALUATION, SITE SPECIFIC
PLANS AND A MOTIVATIONAL
INCENTIVE PLAN.**

program that produces positive results and creates safe projects. Our safety program is based on continual training, on-site evaluation, site specific plans and a motivational incentive plan. Preplanning is also a major component of our program. By proper planning we are able to create plans for those activities that possess a safety risk. We then can develop a specific training for that activity ahead of time.

Over the past 10 years, Market & Johnson has received numerous safety awards from the Associated General Contractors of Wisconsin.

Market & Johnson Safety Program:

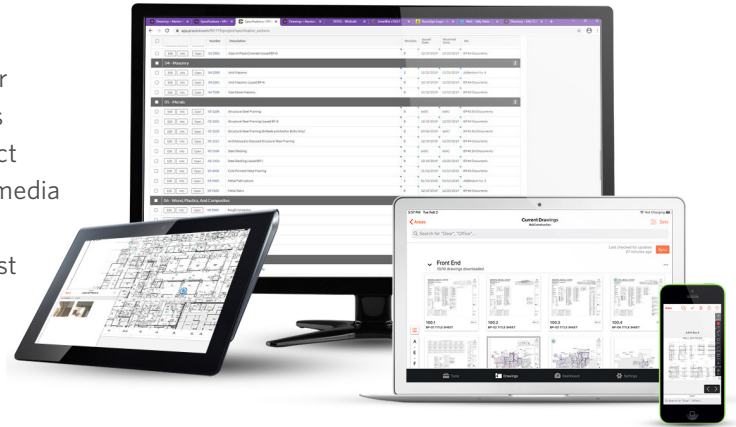
- Project Specific Program for the City of Wyoming
- Sub Contractor Management
- Pre Planning Each Day

EMR RATING – EXPERIENCE MODIFICATION RATE					
2021	2020	2019	2018	2017	2016
.64	.70	.68	.71	.73	.59

COMMUNICATION METHODS

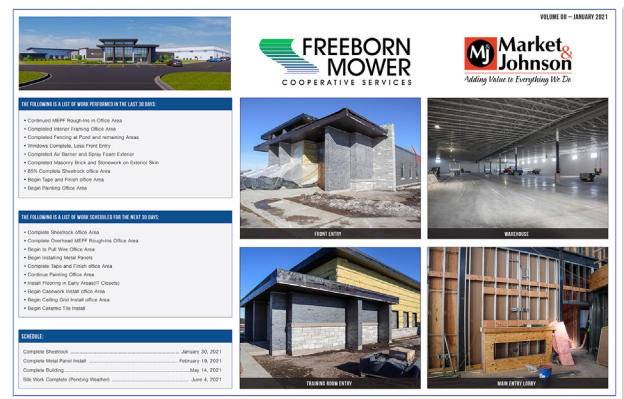
24/7 Procore Communication

Market & Johnson uses Procore software to provide our clients with all their project communication needs. This secure, online tool allows our clients access to all project information 24 hours a day, seven days a week on any media device. From drawings and budgets to schedules and RFI's—our clients always have the ability to see the most up-to-date information on their project.



Executive Monthly Report

Each month an Executive Monthly Report is created to keep the project team updated with the project's progress. The report is then emailed or printed for distribution to the project team. Report highlights include what has happened in the last 30 days, what will happen in the next 30 days, key project schedule dates and pictures of the project's progress.



Public Communication and Participation

Market & Johnson's project team has worked with over thirty counties on building projects ranging from County Jails to Administrative Facilities to County Highway Facilities. Our team understands the importance of providing accurate and timely information to County staff to ensure all public stakeholders are fully informed. Our project team is also prepared to participate in all project meeting, public forums, design charettes, committee meetings, and County Board meetings as needed.

We view our role as a facilitator of information, and strive to ensure all stakeholders have the ability to make informed decisions throughout the project life-cycle. From the budgeting and design phase through construction and project completion, Market & Johnson will be a valued communication resource.

Drone Footage

One new form of communication Market & Johnson has invested in is unmanned aerial vehicles (UAVs), more commonly known as drones. Our drones are used to take aerial photos and videos of projects to show clients the progress of their project. These images and videos allow stakeholders to keep track of the progress visually without ever setting foot on the property.



OUR DRONES ARE REGISTERED WITH THE FEDERAL AVIATION ADMINISTRATION (FAA), AND OUR DRONE OPERATORS ARE ALL CERTIFIED WITH THE FAA. SHOWN HERE HUDSON FIRE DEPARTMENT IN HUDSON, WISCONSIN

QUALITY CONTROL PROGRAM

Market & Johnson Quality Policy

It is the policy of Market & Johnson to construct all building projects of such quality that they reliably perform their intent to the standards that Market & Johnson is recognized for within the construction industry. All contractual agreements, local, state, and federal regulations, and Market & Johnson's quality standards will direct all projects.

Our quality control procedures include but are not limited to the following:

- Contract Review
- Control of subcontractor
- Control of inspection & testing equipment
- Control of Quality Records
- Limited Design Control
- Corrective and Preventive Action
- Inspection and Testing Status
- Internal Audits
- Management weekly Review
- Product Identification and Handling
- Quality Control Training
- Safety Training

In pursuit of this policy, it is the intent of Market & Johnson that:

- All building projects are regulated by any applicable laws and regulations quality control standards.
- All building projects exceed the client's expectations and thereby contribute positively to Market & Johnson's construction quality reputation.
- All subcontractors will be held to the same quality assurance standards and regulations to assist in maintaining or exceeding Market & Johnson's quality reputation. These standards are enforced regardless of project size, the material used, or location.

Responsibility and Authority

- Market & Johnson utilizes a team approach in compliance with our quality assurance program. The Vice President of Operations is responsible for the design and implementation of all quality control and safety procedures. Project Managers are held accountable for the implementation of these programs on each job site, and the Project Superintendent monitors and enforces these procedures.
- Any employee who finds a nonconforming process or procedure can initiate a change request. These procedures will then be evaluated immediately by a Market & Johnson management member.
- All conditions adverse to quality assurance and safety that are not resolved are reported to Market & Johnson's Executive Committee to resolve the issue before it affects the project quality.

Resources

- Our firm utilizes several resources to ensure quality. These resources are responsible for inspections, testing, and training.
- To ensure proper quality control checks, Market & Johnson uses an independent testing agency to test several processes. These processes include but are not limited to: concrete slump and strength, soil testing, and steel strength, welds, and tension on bolts.
- Market & Johnson's employees are extensively trained to uphold our quality standards. Our internal training program focuses on proper techniques, safety, and quality standards. The training program focuses on concrete crack controlling, studs and drywall techniques, masonry procedures for flashing and cracking, and other relevant procedures.
- In compliance with our quality standards, Market & Johnson also rely on several external training resources to properly train all personnel. Our employees go through an extensive OSHA 10-hour training program, Supervisory Training Program through AGC (Association of General Contractors), and periodic seminars on specific issues.
- Quality and Safety audits are performed and evaluated periodically. Weekly progress meetings focus on quality assurance, safety compliance, and overall progress. Personnel conducting the audits are properly trained to assess that specific process.

Procedures

- We designed this Quality Assurance program to offer employees and clients the means to understand our position on quality. Market & Johnson strives to consistently maintain the highest level of quality and safety on all projects.



CHANGE ORDER PROCESS

The first step in change order management begins during the design. Most change orders originate from unclear details on the plan and then need to be clarified in the field, which often can generate changes. By partnering your construction expert with your architectural partner, you have already taken the first step in managing the number of changes as many potential changes will be caught during the design.

During the construction process there will be changes that come up. We take a proactive approach to make sure that the change is warranted and ensure that the most competitive price is provided for the change. The following steps will be taken to address any changes that occur on your project:

- Evaluate the validity of the request and make certain it is per plan and spec
- If warranted, work with the architect and owner to determine the best option or alternative
- Develop a pricing request for the suggested change and solicit a competitive number from the appropriate contractor or contractors
- Review pricing and compare it to our historical database of cost to ensure competitiveness
- If appropriate, forward to the City of Wyoming for approval
- If not competitive, solicit additional pricing from alternate contractors
- On any deduct change orders, we will ensure that the deduct price is dollar for dollar and fair to the owner.
- Document and monitor all change orders with a computerized change order log
- Manage change order costs to maintain Guaranteed Maximum Price



WE TAKE A PROACTIVE APPROACH TO MAKE SURE THAT THE CHANGE IS WARRANTED AND ENSURE THAT THE MOST COMPETITIVE PRICE IS PROVIDED FOR THE CHANGE.



PROJECT CLOSE-OUT

The items targeted in the project close-out phase may seem rather small when compared to the scope of your entire project, but we feel very strongly that they are vitally important to bringing a project to a satisfactory completion. Our team will work diligently to accomplish these items.

System Start-Up and Testing

It is recommended that the owner's facilities and maintenance personnel join the project team to observe the trade contractor's check-out of operational systems and equipment evaluation for readiness while assisting in their initial start-up and testing. Videotaping will take place as requested and be furnished for future training and reference purposes.

Punch List

All subcontractors are required to self administer punch lists of their work as they near completion. The progress of these items is monitored during the weekly meetings. We have experienced that a quality subcontractor can eliminate nearly all of the typical punch list items.

As the work nears completion, the owner, Market & Johnson, the architect and the engineering consultants will determine the appropriate time to inspect each area for contract compliance. Our team will publish a list to correct items that are not in compliance with the drawings and specifications, and then be responsible for correcting all non-compliant items. This work is typically completed right after substantial completion.

Certification of Substantial and Final Completion

As the work approaches completion, a list of incomplete items and a completion schedule is prepared. Progress is monitored and preparations are made for final inspection and issuance of the Architect's Certificate of Final Completion.

Required guarantees, affidavits, releases, bonds and waivers are completed and delivered. Additional items that will be delivered to the owner include all keys, manuals, record drawings and additional material stock.

Post-Construction

We also believe it is important for the people operating systems to be assisted by engineers and suppliers during the first year's seasonal transitions. Collaboration between our team and the facilities personnel during the first year will help the key systems changeover events run smoothly. All team members will be available to help with any issues that may arise. Our relationships are of utmost importance to us and we will make sure that you are satisfied.

Eleventh Month Inspection

As an added precaution, an Eleventh Month Inspection is completed. Our team will review the entire project, looking for anything that may fall within the minimum one-year warranty period. Our team will also meet with the owner's representatives to review any concerns you may have with any feature of your building and its systems. This time frame allows us the opportunity to make any needed corrections and have them fall within the minimum one-year warranty period.

Special Projects Division

Market & Johnson has a Special Projects Division that provides comprehensive maintenance and small project services to our clients. This team of dedicated professionals are committed exclusively to smaller projects, including operations maintenance, warranty work and smaller remodeling projects. Our commitment to your project does not end with the warranty period and includes a comprehensive service that the owner can access for years to come. We are the only Construction Management in the region that provides a dedicated service to meet your Special Project needs.



EAU CLAIRE FIRE STATION #10 • EAU CLAIRE, WI

WHY MARKET & JOHNSON?



EAU CLAIRE FIRE STATION #10 • EAU CLAIRE, WI



WHY MARKET & JOHNSON?

Our mission statement, Adding Value to Everything We Do is the guiding policy that influences all our services. When you are engaged with the Market & Johnson project management team, you will find a group of professionals that will lead you through every step of the construction process. Our team will provide the highest quality services from start to finish such as:

Public Sector Construction Management Expertise. Over 90% of our work is providing cost effective solutions by utilizing our construction management tools and resources. Our professionals will take the lead in ensuring a cost-effective project is developed, maximize the bidding opportunities for area subs, manage all construction activities and drive the schedule, quality and project safety on site. No other firm will provide a more hands-on approach to managing your project. Our direct and relevant experience providing construction management solutions will be Invaluable to the City of Wyoming throughout the entire process.

Pre-Construction & Cost Estimating. All projects, large or small, operate within a finite budget. Compromise, creativity, cost-cutting, and value judgments are a normal part of the design process. Finding the balance between creative design, quality appearance, durable construction, and value comes with experience and practice. Helping our clients make value judgments starts at the programming phase and endures until the building's grand opening day and beyond. Our team has the unique ability to provide accurate preliminary estimates, backed up by a proven track record of creating project efficiencies resulting in real cost savings.

Value Engineering. As your construction expert, we will work closely with the project team to evaluate and develop different options, alternatives, and ideas on the best way to cost effectively complete your project. A building project is designed with hundreds of options to accomplish the project goals.

Our role is to identify those options, provide accurate up front and life-cycle costing and allow the team to make educated decisions. We manage that process throughout the entire project, not just during the design as many good cost savings opportunities come when actual construction is going as well.

WE EMPLOY FOUR
LEED ACCREDITED
PROFESSIONALS AND
HAVE COMPLETED DOZENS
OF PROJECTS THAT ARE
EITHER CERTIFIED OR ARE
CERTIFIABLE.

Building Information Modeling (BIM).

We are experienced and have the capabilities to do 3D modeling, in fact, we often utilize 3D modeling on many of our projects and have found it to be a useful tool during planning and design, as well as during construction.

LEED B3 and Green Initiatives.

Market & Johnson has been practicing sustainable construction processes for many years. We employ four LEED accredited professionals and have completed dozens of projects that are either certified or are certifiable.

We will work closely with the design team to incorporate LEED and B3 items that are cost effective and have a realistic payback period. We have found in our experience that it is easy to accumulate LEED points, but we pride ourselves in incorporating the items that provide the largest returns for our clients in the areas of shorter paybacks, lower upfront costs, more durability, and are better for long term maintenance.

Bid Solicitation. Our philosophy is to assure you that all capable subcontractors, equipment providers, and material suppliers are knowledgeable of your project and invited to bid on their respective divisions of work. We utilize the various Builders Exchanges, Dodge Reporting Service, Market & Johnson's



own in-house “Bid Notification Software,” and direct phone contacts. As design nears completion, an appropriate list of bidders is identified, pre-qualified, and recommended. Our project team is also accustomed to hosting local subcontractor open house events to ensure that community-based subs have an opportunity to bid on and earn work on the project.

Project Cost Controls. Controlling project costs is always an owner’s major concern. Our team is always on top of cost controls by performing weekly and monthly reports to compare the budgeted costs to the actual costs. This process acts as a proactive means to red flag any potential problem areas.

Project Scheduling. Our firm is known for completing projects on time by developing realistic schedules and then adhering to them. Our success is a direct result of thorough scheduling and planning up front, and consistent schedule monitoring during all phases.

Project Safety. Our full-time safety director leads a very proactive safety program that produces positive results and creates safe projects. Our safety program is based on continual training, on-site evaluation, site specific plans and a motivational incentive plan. Preplanning is also a major component of our program. By proper planning, we can create plans for those activities that possess a safety risk. We then can develop a specific training for that activity ahead of time.

Total Project Communication. Market & Johnson utilizes ProCore, a tool that is web-based, available 24 hours a day and is easy for clients, subcontractors, and architects to use. Our system provides access to all project data, schedule, budgets, RFI, PR, and meeting minutes. In addition, we will provide comprehensive weekly updates that will be available for City staff to convey to project stakeholders, and our drone video provides a visual representation of the progress onsite. We are

also prepared to provide regular updates to the City Council, and we will provide a variety of other communication tools to ensure the community can stay informed.

Project Close Out. The project close-out phase may seem rather small when compared to the scope of your entire project, but we feel this phase is vitally important to bringing a project to a satisfactory completion. Our team will work diligently to accomplish items such as punch list items, system start-up, and testing, and explore potential extended warranties.

Two Year Warranty/Twenty-Third Month Inspections. Our inspection protocol is associated with the warranty period of various components of our building. Market & Johnson is committed to providing a Two-Year Warranty on your facility. As an added precaution, an Eleventh Month Inspection is completed, followed by a Twenty-Three Month Inspection. Our team will review the entire project, looking for anything that may fall within the minimum two-year warranty period. Our team will also meet with the owner’s representatives to review any concerns you may have with any feature of your building and its systems. This time frame allows us the opportunity to make any needed corrections and have them fall within the minimum two-year warranty period.

Market & Johnson also has a Special Projects Division that provides comprehensive maintenance and small project services to our clients. This team of dedicated professionals are committed exclusively to smaller projects, including operations maintenance, warranty work and smaller remodeling projects. Our commitment to your project does not end with the warranty period and includes a comprehensive service that the Owner can access for years to come. We are the only Construction Management in the region that provides a dedicated service to meet your Special Project needs.

**AS AN ADDED PRECAUTION,
AN ELEVENTH MONTH
INSPECTION IS COMPLETED,
FOLLOWED BY A TWENTY-
THREE MONTH INSPECTION.
OUR TEAM WILL REVIEW
THE ENTIRE PROJECT,
LOOKING FOR ANYTHING
THAT MAY FALL WITHIN
THE MINIMUM TWO-YEAR
WARRANTY PERIOD.**



All in all working with Market & Johnson has been a positive experience. During these tenuous times we were able collaborate and adapt for a successful project.

In all of my years in inspections. I have not met a more conscientious and professional than Tim Pogoziński. Tim was the project superintendent and was always upfront with any issues and was prepared to share solutions and options, even when it was not Market & Johnson's problem.

— **City of Hudson**

Scott St. Martin

Fire Chief

P 715.386.5861

E sstmartin@ci.hudson.wi.us

ASK THE EXPERTS

We are a great partner, but you don't have to take our word for it!

"Working with Market & Johnson was a great experience. Their knowledge and customer service is the model we should all strive for."

— **City of Eau Claire**

Chris Bell

Fire Chief

P 715.839.5012

E Christian.bell@eauclairewi.gov

Overall, our project came in nearly one million dollars under budget. We never touched our contingency funds of \$512,000. One thing I can say about Market & Johnson is for me they made me feel like this was the only project they were doing."

"I'd highly recommend Market & Johnson as a construction manager and would hire them again on a separate project. I look forward to working with them again."

— **Polk County**

Emil (Mo) Norby

Highway Commissioner

P 715.557.0320

E emil.norby@co.polk.wi.us

"Market & Johnson provided excellent project management during the construction of our Police Training Center. They delivered the project on time and kept us up to date on progress throughout construction. Overall, it was an excellent experience and we are happy to be a reference for Randy LaFaive and the Market & Johnson team."

— **City of St. Paul**

Stacy Murphy

Training Unit Commander

P 651.266.5580

E stacy.murphy@ci.stpaul.mn.us

"We had a close working relationship with Market & Johnson. They were responsive and professional. They were a major asset in holding subcontractors accountable onsite. What impressed me the most was their dependability, and we would definitely work with Market & Johnson again."

— **Pierce County**

Jason Matthys

Administrative Coordinator

P 715.273.5051

E jmatthys@co.pierce.wi.us



EAU CLAIRE FIRE STATION #10 • EAU CLAIRE, WI

ATTACHMENT: EXHIBIT B



EAU CLAIRE FIRE STATION #10 • EAU CLAIRE, WI

ATTACHMENT B

**City of Wyoming Public Safety Facility CM Fee
Proposal**

**Market & Johnson
dated February 18, 2022**

Pre-Construction				
Start Date:			March 16, 2022	
Finish Date:			TBD	
	Mo.	Wks	Days	Hours
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	Inc Fee	HRS		\$
General Superintendent	Inc Fee	HRS		\$
Superintendent	Inc Fee	HRS		\$
Senior Project Manager	Inc Fee	HRS		\$
Project Manager	120	HRS	120.00	\$ 14,400.00
Field Engineer	Inc Fee	HRS		\$
Safety Director	Inc Fee	HRS		\$
Administrative Assistant	Inc Fee	HRS		\$
Estimator	240	HRS	120.00	\$ 28,800.00
		HRS		\$
Discount		HRS		\$ (33,000.00)
Subtotal PRECONSTRUCTION STAFF				\$ 10,200.00

Construction				
Start Date:			TBD	
Finish Date:			TBD	
	Mo.	Wks	Days	Hours
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	Inc Fee	HRS		\$
General Superintendent	Inc Fee	HRS		\$
Superintendent	2,080	HRS	123.00	\$ 255,840.00
Senior Project Manager	Inc Fee	HRS		\$
Project Manager	1	HRS	LS	\$ 100,000.00
Field Engineer	Inc Fee	HRS		\$
Safety Director -	Inc Fee	HRS		\$
Administrative Assistant	Inc Fee	HRS		\$
Data Processing	Inc Fee	HRS		\$
Estimator	Inc Fee	HRS		\$
Yard/Equipment Manager	Inc Fee	HRS		\$
Subtotal CONSTRUCTION STAFF				\$ 355,840.00

CONSTRUCTION MANAGEMENT FEE	1.50	%		\$ 167,700.00
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Based on _____% hard construction cost of \$11,180,000

Monthly Reimbursables *	12	MO	3,200	\$ 38,400.00
Builders Risk Insurance	1.0	LS	7,000	\$ 7,000.00
TOTAL REIMBURSABLES				\$ 45,400.00

Total Staff				\$ 366,040.00
Construction Management Fee				\$ 167,700.00
Total Reimbursables				\$ 45,400.00
Total Fee Proposal				\$ 579,140.00

* Reimbursables include:

- 1 - Job Site Office Trailer
- 2 - Job Site Office Equipment
- 3 - Job Site Office Supplies
- 4 - Superintendent Truck
- 5 - Superintendent Subsistence
- 6 – Construction Trailer Phone and Data

Excludes general conditions, Temporary facilities, Controls, Permits, General liability insurance, utility costs, surveying, toilets, temporary cleaning, and other general conditions required.



MINNESOTA OFFICE

1950 Curve Crest Blvd.
Stillwater, MN 55082
Ph (651) 340.6146

CORPORATE OFFICE

2350 Galloway Street
Eau Claire, WI 54703
Ph (715) 834.1213

LA CROSSE OFFICE

1652 Lakeshore Drive
La Crosse, WI 54603
Ph (608) 784.5000

www.market-johnson.com



WYOMING PUBLIC SAFETY PROJECT

Construction Management Proposal
Prepared for the City of Wyoming, MN

FEBRUARY 18, 2022



Nearly a Century of Building Value For Our Clients



February 18, 2022

Attn: Robb Linwood
City of Wyoming, MN
Wyoming Public Safety Project
P.O. Box 188, 26885 Forest Blvd
Wyoming, MN 55092

Re: Construction Managment – City of Wyoming, MN Public Safety Project

Dear Selection Committee,

Important community projects like the City of Wyoming Public Safety Project are what our team does best. We have worked with Wold Architects on several projects in the past and would work with them to develop the most efficient, cost-effective building type with the best possible schedule to meet your needs. 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. you get a local partner with the strength and best practices of a proven public works 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 336th 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 and design professionals for this project. Your team will be led by Project Manager Chris Koepp, who will oversee all aspects of the project and will serve as your primary point of contact during all phases of the project. The entire Bradbury Team is committed to begin work on the Wyoming Public Safety Project at full capacity immediately.

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 Wyoming throughout the preconstruction and construction process.

Thank you for considering Bradbury Stamm Construction Winkelman, LLC. and our team for your project and for your review of our proposal. We wish to express our sincere gratitude in your consideration of Bradbury Stamm as your Construction Manager of choice, and are excited to work with you on this very important project, striving to exceed your expectations, and continued involvement in your great City!



John Waletzko
President
Cell: 320.250.2938
jwaletzko@bradburystamm.com



Our Midwest Office, located in St. Cloud, MN 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, 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, Pre-Referendum Services, Facility Studies, General Contractor and Design/Build services. Projects include educational facilities, auto dealerships, health care and recreational facilities, multi-family units, governmental facilities, manufacturing facilities, churches, assisted living centers, office complexes, and historic renovations.

In 2017, the firm transitioned to the Bradbury Stamm family of companies. This transition brought enhanced financial stability, a strong focus on the future, and specialized safety. We have remained focused on being the best local contractor, that provides the highest level of service.

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 are known in the Minnesota area as a commercial contractor with a variety of commercial 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.

- ✓ Established 1923
- ✓ Established in St. Cloud, MN 1969
- ✓ Employees: 180+
- ✓ EMR Rate: 0.71
- ✓ Women Owned
- ✓ #335 Top 400 Contractors 2021, Engineering News Record (ENR)
- ✓ #84 Top Green Building Contractors 2021, Engineering News Record (ENR)
- ✓ Certificate of Commendation for Excellent Safety Record, Associated General Contractors (AGC)
- ✓ Bonding Capacity \$500M
- ✓ Dun and Bradstreet Rating: 4A2 - Good \$10-\$50M



DIVERSITY & FLEXIBILITY

We have a long history of success in the midwest on projects similar to the Wyoming Public Safety Project, and many other project types. One of the biggest reasons we have been successful over the 50+ year history of our company is because we have remained diverse and flexible in what we do and how we do. In the current market environment, you have to think differently to keep projects on track. We utilize our company resources to review and develop the best plan for the project. The team we are presenting will be your direct team and contacts, but know that in the office we are all working collaboratively to make sure no rock is left unturned to make this project successful.

BUDGET

When it comes to people, ours have been in the local construction industry for many years, which affords us the ability to be accurate in our early stage budgeting. Our process for developing concept budgets and thinking about the details in the earliest stages of design has made us very successful in maintaining project budgets over the course of design and into construction. We have a proven track record on public projects that we have been brought in early on to complete budgeting, a year, two, or even three years prior to the project starting and those projects ultimately finishing within budget.

BID PROCESS

Through the process of preparing this project for construction, we will competitively bid out each scope of work. With this, we do not self perform any work. This means that we are never competing against our subcontractor partners for work, so they know they can accurately and fairly bid projects that we are managing. We do staff a couple of finish carpenters to review and help work through punch lists and closeouts at the end of the project, which helps make the finishing touches come together quickly.

PRACTICAL PERSPECTIVE

During the preconstruction phase we will attend the design and programming meetings as needed to listen to the conversations, so that we can collaboratively know how the team ultimately ends up at the final design. During this process we work hard to listen, and review to help ensure that the City of Wyoming staff needs, and desires are implemented in the project. We work with the project team on any changes or items we notice may have been overlooked, or could be adjusted to ease the long term maintenance of the facility for the City of Wyoming.



CMMHC - BEHAVIORAL HEALTH CENTER

St. Cloud, MN

This project consists of a new health center building located on the existing campus here in St. Cloud. The existing campus is located within a residential/light commercial area and included the demolition of one existing building prior to the construction of the new facility and includes new underground storm retention systems and all new parking lots. All this activity is taking place while keeping the other buildings in full operation so CMMHC can continue to provide their great services to the community. Much collaboration and planning has taken place to safely perform the construction activities on this campus; planning for safety of clients and staff using the other facilities, working around existing utilities and installing new utilities and maintaining emergency routes for vehicles and pedestrians.

OWNER NAME & CONTACT

CMMHC
Robin Matushin
GM for Central MN Mental Health
Centers
605.290.3245

ARCHITECT NAME & CONTACT

GLTArchitects
Evan Larson
320.252.3740

CONTRACT AMOUNT
\$5.25M

CONSTRUCTION DELIVERY METHOD
CMA

TYPE OF PROJECT
Demo/New Construction

DATE OF COMPLETION
Currently under construction

FIRM QUALIFICATIONS

Representative Projects



SHERBURNE COUNTY PUBLIC WORKS FACILITY

Becker, MN

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 skylights for natural day-lighting. In addition to the primary complex, the 20 acre site supports a fuel island, two cold storage buildings and two salt sheds.

OWNER NAME & CONTACT

Sherburne County
763.765.3000

ARCHITECT NAME & CONTACT

BWBR Architects
Doug Wild
651.290.1916

CONTRACT AMOUNT
\$10.1M

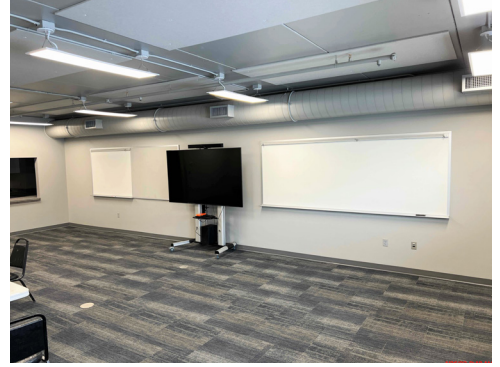
CONSTRUCTION DELIVERY METHOD
CMA

TYPE OF PROJECT
New Construction

DATE OF COMPLETION
August 2008

FIRM QUALIFICATIONS

Representative Projects



MAHNOMEN FIRE HALL ADDITION & RENOVATION

Mahnomen, MN

The Mahnomen Fire Hall Addition & Renovation Project includes renovation of the existing fire hall, demolition of an existing vehicle bay, remodel of two existing vehicle bays, and renovation of an office area.

OWNER NAME & CONTACT

City of Mahnomen
Karie Kirschbaum
218.350.1673
kariekirschbaum@gmail.com

ARCHITECT NAME & CONTACT

Foss Architecture + Interiors
Steve Skoblik
701.282.5505
steve@fossarch.com

CONTRACT AMOUNT
\$1.5M

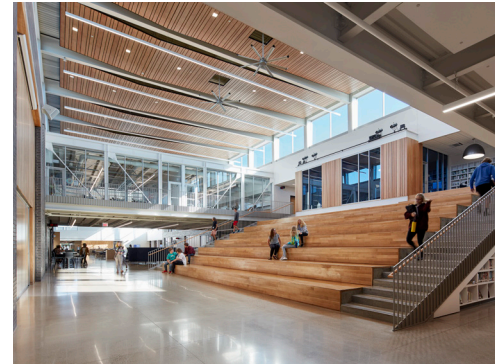
CONSTRUCTION DELIVERY METHOD
General Contracting

TYPE OF PROJECT
Remodel/Addition

DATE OF COMPLETION
1/31/22

FIRM QUALIFICATIONS

Representative Projects



SARTELL-ST. STEPHEN DISTRICT WIDE UPGRADES

Sartell, MN

This referendum consisted of multiple projects within the Sartell-St. Stephen School District: a new high school building, remodeling of the existing high school building to be utilized as the new middle school, and renovation to the old middle school to become the 3-5th grade building. This was contracted as a Construction Manager as Advisor, however, to ensure the success of the project, Bradbury Stamm managed all the associated work as a Construction Manager at Risk. During this project, we coordinated the intricate placement of equipment and made sure the infrastructure was properly placed. We also worked close to existing utilities and carefully excavated to ensure existing structures were not compromised.

OWNER NAME & CONTACT

Sartell - St. Stephen Schools
Independent School District 748
Joe Prom, Finance Director
320.656.3721

ARCHITECT NAME & CONTACT

Cunningham Group &
iiW Minnesota

Dan Grothe, Cunningham Group
612.379.3400

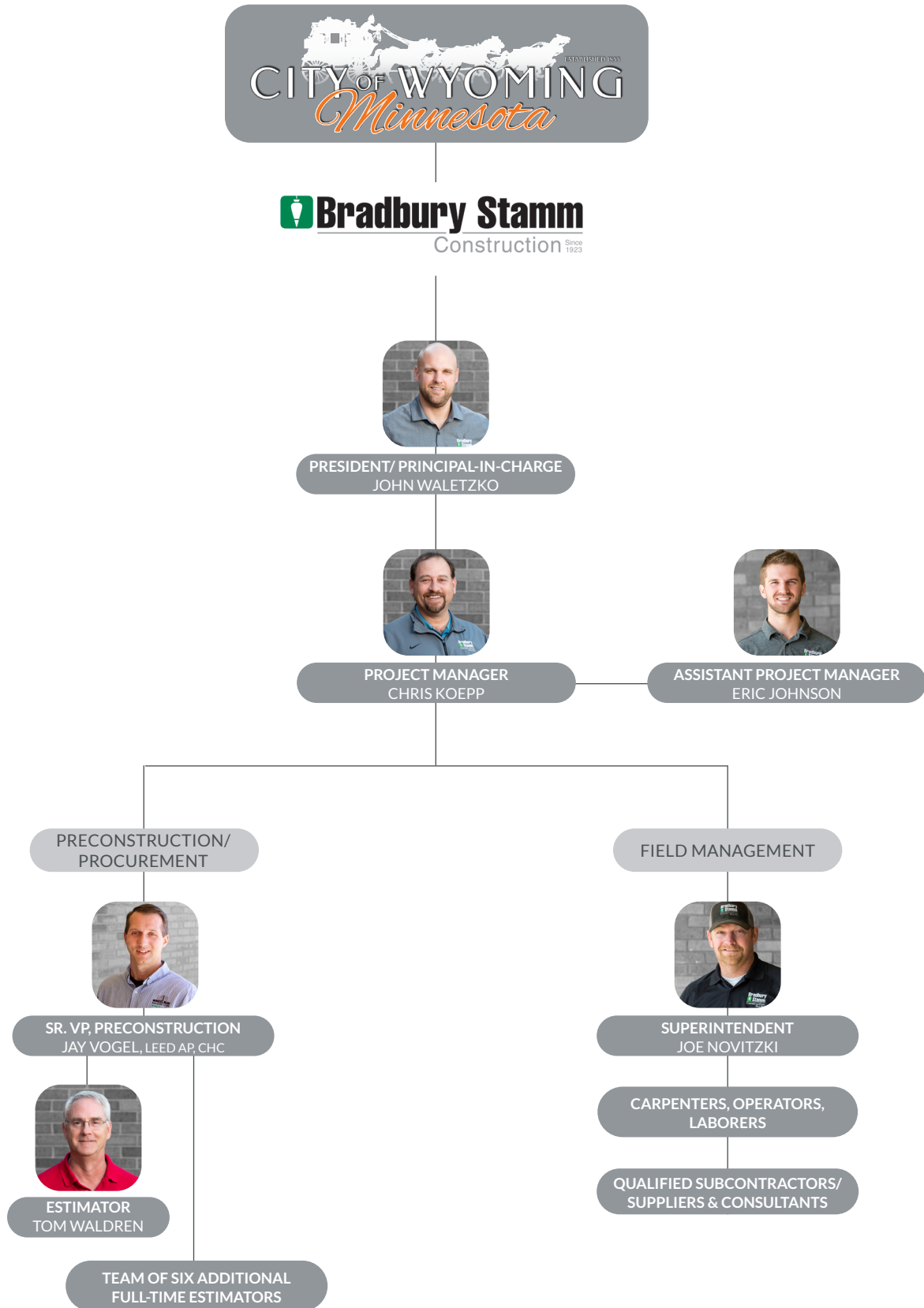
Whitney Lougheed, iiW Minnesota
320.408.7009

CONTRACT AMOUNT **CONSTRUCTION DELIVERY METHOD**
\$105M CMA

TYPE OF PROJECT **DATE OF COMPLETION**
New Construction 2020
Remodel
Remodel / Addition

STAFF QUALIFICATIONS

Organizational Chart





JOHN WALETZKO

PRESIDENT

John is a dedicated construction professional. He grew up in a construction family and spent six years in his family's masonry business prior to joining Bradbury Stamm. John has proven to be a true leader and is President for our Midwest office. As such, John helps to oversee project success and client satisfaction and subcontractor relations for all of the office's projects. John also champions our safety management efforts and ensures that our field teams have the resources and support needed to complete their projects to the highest quality level.

RELEVANT PROJECT EXPERIENCE

Sartell High School

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

The new facility has three learning neighborhoods, shared lab spaces, fine arts neighborhood with a full auditorium, activities wing with competition and practice gyms, pool, weight rooms, and a public commons / lunchroom area. It also features a full array of softball, baseball, soccer and football fields, and six tennis courts. The unique site design incorporates a variety of retention and detention ponds and rain gardens that provide water for the athletic fields and treats all storm water on site.

Sartell Middle School Conversion

Sartell, MN | \$10.0M, 250,584sf

Annandale PK-5 School

Annandale, MN | \$21.2M, 146,300sf

LEED SILVER

Fosston High School and Elementary Improvements

Fosston, MN | \$5.7M, 90,000sf

Riverview Intermediate Renovations

Sartell, MN | \$2.5M, 60,364sf

Sartell Elementary Schools

Sartell, MN

North Junior High School

St. Cloud, MN | \$6.1M, 25,000sf

South Junior High School

St. Cloud, MN | \$1.7M, 20,000sf

Clearview Elementary

Clear Lake, MN | \$3.9M, 15,000sf

Madison Elementary School Addition

St. Cloud, MN | \$2.3M, 12,000sf

Scheels Athletic Complex

Sartell, MN | \$5.0M, 35,245sf | PEMB

Leighton Enterprises Radio Station

Grand Forks, ND

North Central Truck Accessories

St. Joseph, MN

Family Fare Foods

Dickinson, ND

Leafline Labs Dispensers

St. Cloud, MN

Manpower Office

St. Cloud, MN

CEC Theater Retail Center

St. Cloud, MN

St. Cloud Refrigeration

St. Cloud, MN

Beaver Island Brewery

St. Cloud, MN

Reach-up Office

St. Cloud, MN

Sysco Foods Canopy

St. Cloud, MN

EXPERIENCE

Years of Experience: 10+

EDUCATION

BS in Construction Management
St. Cloud State University

CERTIFICATIONS

Qualified Builder - State of Minnesota

OSHA 30-Hour Certified in Construction, Safety and Health

Erosion and Stormwater Management Certification

REFERENCES

Jeff Schwiebert, Sartell School District
320.656.3701 | Jeff.schwiebert@sartell.k12.mn.us

Pat Welty, St. Cloud Refrigeration
320.251.6861 | pat.welty@scr-mn.com

Whitney Lougheed, IIW-Minnesota
320.230.0840 | w.lougheed@iiwengr.com



CHRIS KOEPF

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

CMMHC - Behavioral Health Center
St. Cloud, MN | \$5.7M

U of MN Crookston Dowell Hall Science Classrooms
Crookston, MN | \$2.0M

U of MN Crookston Owen Hall Research Lab
Crookston, MN | \$1.7M

Wright County Bertram Chain of Lakes Campground
Monticello, MN | \$1.5M

Watab Creek Park Shelter
Sartell, MN

Sartell High School
Sartell, MN | \$90M

Morris Area High/Middle School Deferred Maintenance
Morris, MN | \$19.3M

Morris Area Schools Bus Garage
Morris, MN

Fosston High School and Elementary Improvements
Fosston, MN | \$5.9M

Royalton Schools
Royalton, MN

Kennedy Community School Addition
St. Joseph, MN

Annandale PK-5 School
Annandale, MN

Meadowview of Johnston
Johnston, IA | \$20M

Whitefish at the Lakes Senior Housing
Crosslake, MN | \$13.9M

Discovery Church Education/Youth Add.
Sauk Rapids, MN

Fulton Brewery Cooler Expansion
Minneapolis, MN

Health Partners Clinic
St. Cloud, MN

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

Germain Professional Center
St. Cloud, MN

Country Chevrolet
Annandale, MN

Metro Bus Training Center
St. Cloud, MN

Beaver Island Brewery
St. Cloud, MN

Abounding Joy Lutheran Church
St. Cloud, MN

Louis Industries
Paynesville, MN

Virnig Manufacturing
Rice, MN

EXPERIENCE

Years of Experience: 24

EDUCATION

BS in Construction Engineering
North Dakota State University

REFERENCES

Paul Oelze, University of Minnesota
612.625.0588 | Oelze001@umn.edu

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

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



ERIC JOHNSON, NABCEP ASSOCIATE ASST. PROJECT MANAGER



Eric will support your project management team during all phases of the project. He is trained and familiar with BIM coordination, building codes, design review boards, construction documents, construction schematics, and design coordination. Eric brings strong communication and technology skills to the project. He has a BS in Civil Engineering from North Dakota State University and is a NABCEP Photovoltaic Associate. Eric leads our solar project efforts.

RELEVANT PROJECT EXPERIENCE

CMMHC Behavioral Health Center
St. Cloud, MN | \$0.4M, 13,000sf

Meadowview of Davenport
Davenport, IA | \$20.5M, 106 Units

Tri-Cap Little Falls Office and Bus Facility
Little Falls, MN | \$1.3M, 4,800sf

Sartell Middle School Conversion
Sartell, MN | \$11.8M, 87,000sf

Riverview Intermediate Renovations
Sartell, MN | \$2.5M, 60,364sf

New Flyer Building Addition
Crookston, MN | \$3.4M, 12,000sf

U of M Morris Softball-Baseball Field
Morris, MN | \$0.4M

U of M Morris Solar Array
Morris, MN | \$0.5M, 400 MW

Dairy Queen Grill & Chill - Princeton
Princeton, MN | \$1.0M, 1,886sf

Gray Plant Mooty Law Office Renovation
St. Cloud, MN | \$0.2M, 15,000sf

Prairie Potato Farm Solar
Rice, MN | \$1.9M, 1.2 MW

Dairy Queen Grill & Chill - Royalton
Royalton, MN | \$1.0M, 2,612sf

City of St. Cloud Solar Projects
St. Cloud, MN | \$1.8M, 1 MW

Coldspring Solar
Cold Spring, MN | \$1.7M, 1.2 MW

Fulton Brewery Cooler Expansion
Minneapolis, MN | \$1.0M, 6,464sf

24 North Lofts
St. Joseph, MN | \$3.5M, 20,000sf

Lube Zone - Carnesville
Carnesville, GA | \$1.7M, 20,000sf

EXPERIENCE

Years of Experience: 4

EDUCATION

BS in Civil Engineering
North Dakota State University

CERTIFICATIONS

ABC Project Management

NABCEP Photovoltaic
Associate

Engineer in Training (EIT)
Certified

UAS Pilot's License (Drone)

REFERENCES

Andrew Bjur, U of M Morris
320.589.6158

Josh Mulder, Power Systems Engineering, Inc.
320.978.8022

Ola Boye, Power Systems Engineering, Inc.
320.978.8022



JAY VOGEL, LEED AP

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 25 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

Sherburne County Public Works Facility
Becker, MN

Benton County Public Works Facility
Foley, MN

U of M - Crookston Dowell Hall Renovation
Crookston, MN

U of M - Crookston Owen Hall Renovation
Crookston, MN

Bethel University Wellness Center
St. Paul, MN

Annandale PK-5 School
Annandale, MN
LEED SILVER

Lake Benton School PK-6
Lake Benton, MN

Sartell-St. Stephen Schools
Sartell, MN
\$110Million includes Sartell High School, Sartell Middle School Conversion, Intermediate School Conversion and Elementary School Renovations

Scheel's Athletic Complex
Sartell, MN
35,224sf, Addition usable as both an ice rink or a turf field with a mezzanine level training area and locker rooms.

Bernick's Ice Arena
Sartell, MN
34,000sf, Ice rink with seating on two levels, multiple locker rooms, meeting rooms, a concession area, pro shop, offices and storage.

Metro Bus Training Center
St. Cloud, MN

Freeborn Bank Historic Renovation
Albert Lea, MN

Jackson County Services Building
Jackson, MN

Benton County Services Building
Foley, MN

Lonsdale Library
Lonsdale, MN

New London-Spicer High /Elementary Addition & Renovation
New London, MN

Morris Area Schools
Morris, MN

Fosston High School and Elementary School Improvements
Fosston, MN

Swanville K-12 School
Swanville, MN

Globe University
17 campuses across four states

Royalton Schools
Royalton, MN

Morris Area High School
Morris, MN

EXPERIENCE

Years of Experience: 25

EDUCATION

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

CERTIFICATIONS

USGBC - LEED Accredited Professional

Certified Healthcare Constructor (CHC) - Expired

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

Joe Prom, Sartell-St. Stephen Schools
320.656.3721 | joe.prom@sartell.k12.mn.us

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



THOMAS WALDREN

ESTIMATOR

Thomas is a detail oriented estimator with project coordination and project management skills. He brings 40 years of experience in General Construction, Industrial and Pre-Engineered Metal Buildings. Thomas brings experience in numerous public projects along with managing multiple projects simultaneously while maintaining tight deadlines. He is involved in volunteer work to improve community health and safety, including being a 9 year volunteer/Course Marshall for the Stomp Out Suicide 5K in Wyoming, MN.

HISTORY

Thomas spent more than 25 years in the Pre-Engineered Metal Building Industry, from design through build. Previous to that, he served as a Designer, Estimator and Project Manager of Thermal Insulation Systems for numerous Power Plants, Paper Mills, Refineries and Heavy Industrial Plants throughout the U.S., including thermal Insulation and Aluminum Siding on Air Quality Control Equipment and Boilers. Thomas has worked with multiple PEMB Manufacturers – Behlen Building Systems, and Nucor Building Systems. He has also served on both the Behlen (Behlen Building Advisory Committee) and the Nucor (Presidents Advisory Team) Builders Advisory Committees, a chosen group of Builder Members that meet with the Manufacturer Top Personnel semi-annually to discuss issues, new ideas, future outlooks, etc.

RELEVANT PROJECT EXPERIENCE

Rosenbauer
Wyoming, MN

River Bank
Wyoming, MN

Solid Rocks
Wyoming, MN

CMMHC Behavioral Health Center
St. Cloud, MN

City of Eagan Public Works
Eagan, MN

MNDoT
Ada & Forest Lake, MN

Carver County Public Works
Chaska, MN

Hugo Public Works
Hugo, MN

UMN - Crookston, Dowell & Owen Hall Renovations
Crookston, MN

Ramsey/Washington County Recycling & Energy
Oakdale, MN

**Wright County Bertram Chain of Lakes
Campground Support Buildings**
Monticello, MN

**Thief River Falls Electrical Maintenance
Building**
Thief River Falls, MN

Empire WWTP Phase 1 - Metal Buildings
Farmington, MN

PHS West Expansion
Rockford, MN

ThermoTech
Sauk Rapids, MN

Best Vet Addition
Willmar, MN

DemCon Facilities
Shakopee, MN

**Great River Energy Waste-to-Energy
Steam Plant/RDF and RRF Facilities**
Elk River, MN

EXPERIENCE

Years of Experience: 40

EDUCATION

AS in Structural/Architectural
Drafting

*Northwest Technical Institute/
Dunwoody College of Technology*

Architectural Studies and
General Courses

North Dakota State University

CERTIFICATIONS

Behlen Edge and Nucor/e-quote
Estimating Software for Metal
Building Estimating

Lions Leadership Institute

BOARDS

Special Olympics Chair for the
Lions of 5M-7

American Foundation for
Suicide Prevention - Minnesota
Chapter

PAST BOARDS

MN Lions Vision Foundation -
Former Board of Director

Lions Club - Past Club President,
Secretary and Zone Chairman

AWARDS

Lions President's Presidential
and Leadership Medals

REFERENCES

LS Engineers
Gene Dwyer
507.665.6255

Oertel Architects
Thomas Stromsodt
651.696.5186

ThermoTech Windows
Duncan Ryan
320.529.4012

Tushie Montgomery Architects
Gary Tushie & Gary Fischer
612.861.9636

Oertel Architects
Jeff Oertel
651.696.5186



JOE NOVITZKI SUPERINTENDENT

Joe has more than 15 years of construction experience having worked on a variety of Commercial Construction projects including a number of Construction Management projects. Joe will be responsible for the coordination of trade contractors, maintenance of the schedule and cost management with a continual focus on the project budget backed by the highest of work quality standards. Joe will ensure effective communication between all parties while remaining dedicated to your time line and budget parameters.

RELEVANT PROJECT EXPERIENCE



Sherburne County Public Works Facility
Becker, MN
\$9.3M | 73,317sf



24 North Lofts
St. Joseph, MN
\$3.5M | 20,000sf
TIGHT SITE



Microbiologics
St. Cloud, MN
\$5.8M | 35,000sf



Kennedy Community School
St. Joseph, MN



St. Cloud School District Office Renovations
Waite Park, MN
\$0.1M
ACTIVE SITE



FedEx Distribution Center
Waite Park, MN



Lauson Building Upgrades
Waite Park, MN
\$0.5M | 7,420sf
OCCUPIED, FAST-TRACK



Monticello Water Treatment Plant
Monticello, MN



Sartell Water Treatment Plant
Sartell, MN



Benton County Public Works Facility
Foley, MN
\$2.3M | 33,000sf



City of St. Cloud Solar
St. Cloud, MN
\$1.8M | 1MW



GATR Truck Center
Elk River, MN

Pillager High School
Pillager, MN

Willow Lane Elementary School
White Bear Lake, MN

Howard Lake Waverly High School
Howard Lake, MN

Lake Aires Elementary School
White Bear Lake, MN

EXPERIENCE

Years of Experience: 21

CERTIFICATIONS

Erosion and Stormwater Management Certification

OSHA 30-Hour in Construction, Safety and Health

OSHA 40 HAZWOPPER

OPSEC Awareness for Military Members, DoD Employees and Contractors

KEY RESPONSIBILITIES

Works directly with the Project Manager

Coordinates all subcontractors, suppliers, and construction personnel

Performs field inspections to ensure each project conforms to specifications

Recognizes/reviews problem areas with the construction team

Ensures a safe job environment
Prepares daily reports on progress and materials used

Creates and completes final punch lists

REFERENCES

Mike Spanier, St. Cloud School District
320.267.6195

Marc Mattice, Wright County
763.682.7693 | marc.mattice@co.wright.mn.us



NAME OF PROJECT	OWNER	ARCHITECT	CONTRACT AMOUNT	% COMPLETE	SCHEDULED COMP DATE
MEADOWVIEW OF DAVENPORT DAVENPORT, IA	MEADOWVIEW OF DAVENPORT, LLC SARTELL, MN	TROSSEN, WRIGHT PLUTOWSKI MINNEAPOLIS, MN	22,500,000	20%	8/31/2022
MEADOWVIEW OF CLIVE CLIVE, IA	MEADOWVIEW OF CLIVE HOLDINGS, LLC SARTELL, MN	TROSSEN, WRIGHT PLUTOWSKI MINNEAPOLIS, MN	22,500,000	10%	3/31/2023
CMMHC BEHAVIORAL HEALTH CENTER ST CLOUD, MN	STEARNS COUNTY WAITE PARK, MN	GLT ARCHITECTS ST CLOUD, MN	4,300,000	75%	4/15/2022
NEW FLYER BUILDING ADDITION CROOKSTON, MN	NEW FLYER OF AMERICA CROOKSTON, MN	WIDSETH SMITH NOLTING GRAND FORKS, ND	3,400,000	67%	5/31/2022
TCAAP SGRS TREATMENT PEMB CROOKSTON, MN	ARCADIS US, INC HIGHLANDS RANCH, CO	ARCADIS US, INC HIGHLANDS RANCH, CO	3,800,000	45%	6/1/2022
KATHERINE JOHNSON EDUCATION CENTER ST CLOUD, MN	ISD 742 ST CLOUD, MN	JLG ARCHITECTS ST CLOUD, MN	6,000,000	45%	9/1/2022
CHAIN OF LAKES CHURCH BLAINE, MN	CHAIN OF LAKES CHURCH BLAINE, MN	RICE-STROMGREN ARCHITECTS MINNEAPOLIS, MN	1,500,000	50%	4/30/2022

CONSTRUCTION MANAGEMENT APPROACH

Key Challenges

PROJECT STAGING

The project team will develop a site logistics plan collaboratively with the rest of the project team so that everyone is on the same page regarding the use of the site and surrounding streets, etc. The provided site plan shows us that access in and out will be off Forest Blvd, and that we will need to make sure we communicate that 273rd St is not utilized. The best route will likely be a left turn off Forest Blvd in to the site, and then a right on to 273rd, and back on to Forest Blvd from there. Again, we will collaboratively work through this as a team and communicate site logistics and restrictions in the bid documents to the subcontractors.

BUDGET

Project Manager Chris Koepp is responsible for the project budget from pre-construction through closeout. Chris understands that when you select a Design/Build you are looking for a construction partner that will work to protect your money. All accounting and budget information is available to you at any time in the project through our cloud based **Procore** system. Chris takes ownership of the project budget and provide weekly cost reports to ensure you know exactly where the budget stands. Chris verifies every subcontractor invoice to confirm its validity, and do not consider change orders without just cause. The project contingency is discussed each week and any use of the construction contingency is thoroughly discussed to ensure all parties understand the need and reason.

SCHEDULE

Project Manager Chris Koepp will work with you and the design team to provide and update an overall master schedule. This initial schedule will focus heavily on the pre-construction effort to include the major milestones that will take the team toward a successful GMP. Chris will continuously update this schedule during pre-construction to accurately show the various phases of the project. He will collaborate with the project team to explore early work packages, evaluate schedule impacts during building material selections and prepare submittal and closeout schedules based on the project details. Superintendent Joe Novitzki also plays an integral role in the development and management of the project schedule. Joe will provide the three week detailed schedules during construction that drive the day to day activities of the subcontractors. Together, the team will update the overall schedule and provide weekly updates on the project's progress. Chris and Joe will ensure that you know exactly where the overall project schedule is each week at the project meeting.

SITE SAFETY



Superintendent, Joe Novitzki, will oversee adherence to your project-specific safety plan. He will utilize Bradbury Stamm's Safety Passport to ensure best safety practices are followed.

The **Bradbury Stamm Safety Passport™** is small booklet, available in both English and Spanish, carried in every employee's hard hat. Written and continually updated by a former OSHA Inspector, all the common safety practices are in this book, readily available for employee reference. Employees are aware of all rules and consequences of violations of the Safety Passport. The disciplinary program is included in the booklet, consisting of a violations page and an employee administered write-up page.

CONTRACT ADMINISTRATION

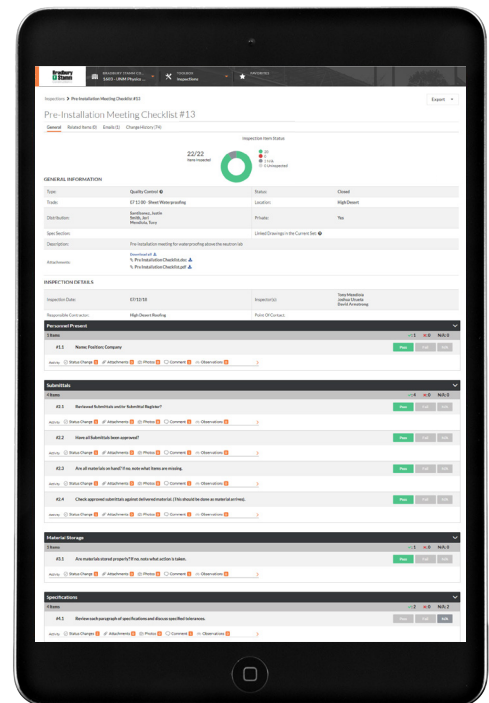
Our approach in the administration of contracts is consistent regardless of the contract type we are under. When in a CM as Advisor contract type, we act responsibly on behalf of the owner to hold the prime contractors responsible for the scope of work they are contracted for. We will create bid packages in the bidding phase so that they scope for each prime contractor is clear. We also will maintain a project schedule which we expect each prime contractor to adhere to, and will react accordingly if we see this is not occurring. When change requests are sent we will evaluate prior to submitting for approval to verify the legitimacy of the request, and make sure it is accurate and fair per the documents. We will staff the project with a full time site superintendent to make sure that the contractors are safe, the work is being properly sequenced, and to make sure the work being completed is up to the standards of the specifications.



QUALITY ASSURANCE

The Bradbury Stamm Construction Quality Program is designed to ensure we deliver a high quality project that stands the test of time for the City of Wyoming. In the Design/Build process we can impact quality at an earlier phase in the process by ensuring high quality products are specified and installed.

During construction Superintendent Joe Novitzki is responsible for the quality control program on the project. He takes this responsibility seriously and establishes a culture on the project site which ensures the project is constructed with the highest attention to detail. This begins with setting subcontractor expectations during pre-construction and at the pre-installation meetings where quality expectations are clearly stated and understood before work begins. This focus on quality and detail is apparent during subcontractor inspections, meetings and is clearly evident during closeout where we require a three phase completion list by each subcontractor. Each subcontractor is responsible for completing an internal punch list, Bradbury Stamm punch lists and then an Owner/Architect punch list... in that order.



Quality Tools:
Pre-installation Meeting Checklist in Procore

SAFETY PROGRAM

Bradbury Stamm will develop a project specific safety plan that addresses the project during all phases of construction. The initial plan will be prepared by us based on discussion with the project team. This site safety plan will then be presented at a project kick-off meeting to finalize procedures and responsibilities. Superintendent, Joe Novitzki, conduct daily safety meetings with subcontractors working onsite as well as walking the site to inspect safe working conditions. The coordination and implementation of the safety plan will be discussed at weekly subcontractor coordination meetings as well as owner meetings.

PRE-CONSTRUCTION SAFETY

Safety starts by setting a project up right before any employees or equipment is on site.



CONSTRUCTION SAFETY

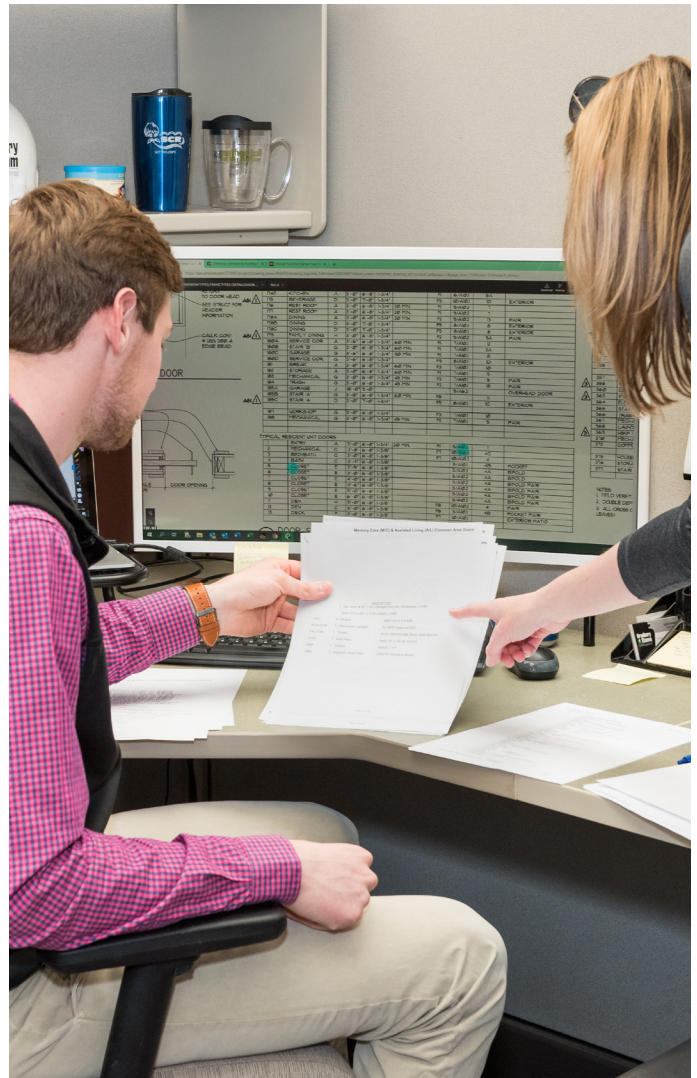
- ✓ Proper use and implementation of Bradbury Stamm Safety Passport System™.
- ✓ Proper use and implementation of the Bradbury Stamm Safety Directives.
- ✓ Daily verifications – including site fencing, site signage.
- ✓ Daily safety tool box talks.
- ✓ Traffic Plan review.
- ✓ General housekeeping/material waste program.
- ✓ Weekly “all hands” safety meetings.
- ✓ Physical On-site inspections.
- ✓ Job Hazard Analysis.
- ✓ Physical, General and Specific Training held on the project site.
- ✓ Behavioral Observations.
- ✓ Safety Program Evaluation.
- ✓ Continuous improvement of systems and methodologies.

CHANGE ORDER PROCEDURES

The Architect, Owner or Trade Contractor can initiate a Request for Pricing (RFP) as a vehicle to obtain itemized pricing for an anticipated change in the project. The proposed change is described within the RFP in detail. We will identify and list within the RFP each vendor associated with the proposal and request detailed pricing from them. Once pricing is obtained, we will review the individual proposals for compliance and will price out the RFP and submit to the Architect and Owner for approval. After the Architect and Owner have agreed and signed off on the RFP, we will issue individual change orders to each material supplier and trade contractor associated with the RFP prior to the commencement of work.

Change orders requested by material suppliers and trade contractors will be reviewed by us and the Architect for legitimacy. If it is determined that the change order is required, we will request detailed cost documentation from the material supplier or trade contractor. We will review the cost documentation to ensure that it meets with the local industry cost standards and assemble the documentation into a change order for review and approval by the Architect and Owner prior to commencement of the work.

We will provide, to the Owner, a detailed summary sheet identifying each change order, the dollar amount, date submitted and date approved on a monthly basis. We will not allow any work to proceed without an approved change order from the Owner or an approved field directive.



FINAL STARTUP, TESTING, AND OCCUPANCY

Bradbury Stamm will act as liaison/coordinator of all parties involved in the project from trade contractors and suppliers, to Owner's representatives, local building inspectors and fire marshals, in conjunction with the Architectural/Engineering firms. We will implement and coordinate the punch list, Owner's operation meetings, final inspections and the completion of the work, ensuring Owner acceptance and occupancy of the facility. All testing, training and operating of systems will be completed by the installation contractor along with your staff. Following hands-on training and prior to leaving the site, a complete operation manual will be provided for the appropriate operation of your new systems.

We know that one of the most important parts of every project is the proper operation of the mechanical systems for the building. For us this means that we start thinking about start-up, and testing at the beginning of the project, so that we have a solid plan that is coordinated and everyone on the project team has bought into. We recommend a third party commissioning agent to help with the process, and with their help will maintain accountability with our trade partners in finalizing the project. We will make sure your project is complete and fully operational within a reasonable amount of time of occupancy.

City of Wyoming Public Safety Facility CM Fee Proposal

BRADBURY STAMM CONSTRUCTION WINKELMAN, LLC

February 18, 2022

Pre-Construction				
		Start Date:		March 16, 2022
		Finish Date:		TBD
	Mo.	Wks	Days	Hours
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	52	HRS	\$ 185	\$ 9,620
General Superintendent		HRS		N/A
Senior Project Manager	52	HRS	\$ 155	\$ 8,060
Pre-Construction Manager	156	HRS	\$ 125	\$ 19,500
Estimator	208	HRS	\$ 100	\$ 20,800
Field Engineer		HRS	\$ -	N/A
Safety Director		HRS		In Fee
Administrative Assistant		HRS		In Fee
		HRS		\$ -
Subtotal PRECONSTRUCTION STAFF				\$ 57,980.00
Discounted Subtotal PRECONSTRUCTION STAFF				\$ 25,000

Construction				
		Start Date:		TBD
		Finish Date:		TBD
	Mo.	Wks	Days	Hours
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	62.4	HRS	185	\$ 11,544
General Superintendent		HRS		N/A
Superintendent	2080	HRS	120	\$ 249,600
Senior Project Manager	624	HRS	155	\$ 96,720
Assistant Project Manager	832	HRS	130	\$ 108,160
Field Engineer		HRS		N/A
Safety Director		HRS		In Fee
Administrative Assistant		HRS		In Fee
Data Processing		HRS		In Fee
Estimator		HRS		In Fee
Yard/Equipment Manager		HRS		In Fee
Subtotal CONSTRUCTION STAFF				\$ 466,024

CONSTRUCTION MANAGEMENT FEE	10,600,000	\$	1.65%	\$ 174,900.00
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Based on __% hard construction cost of \$10,600,000

Monthly Reimbursables *	12	MO	1485	\$ 17,820.00
Builders Risk Insurance	1.0	LS	5500	\$ 5,500.00
TOTAL REIMBURSABLES				\$ 23,320.00

Total Staff				\$ 491,024.00
Construction Management Fee				\$ 174,900.00
Total Reimbursables				\$ 23,320.00
Total Fee Proposal				\$ 689,244.00

* Reimbursables include:

- 1 - Job Site Office Trailer
- 2 - Job Site Office Equipment
- 3 - Job Site Office Supplies
- 4 - Superintendent Truck
- 5 - Superintendent Subsistence
- 6 - Construction Trailer Phone and Data

CITY OF WYOMING PUBLIC SAFETY PROJECT

*RFP FOR CONSTRUCTION
MANAGEMENT SERVICES*



02/18/2022



PREPARED FOR:
MR. ROBB LINWOOD
CITY OF WYOMING


LOEFFLER
CONSTRUCTION & CONSULTING

Integrity Built
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2/18/2022

CITY OF WYOMING PUBLIC SAFETY PROJECT
MR. ROBB LINWOOD
P.O. BOX 188, 26885 FOREST BLVD
WYOMING, MN 55092

RE: Request for Proposals - City of Wyoming Public Safety Project

Dear Mr. Linwood,

Thank you for the opportunity to provide a response for the City of Wyoming Public Safety Project. We are excited for the opportunity to bring this project to fruition and be a part of the incredible impact that it will have on the area. Years of Municipal Public Safety and Construction Manager Advisor experience have established Loeffler Construction & Consulting as a competitive and exemplary choice. Our commitment to the City of Wyoming is to surpass expectations with an **Integrity Built** approach and leadership aptitude.

We will start by listening to your needs and ensure that those needs are at the forefront of our planning. We know that a successful project is extremely important to your community and each of the public safety departments involved, and we commit to deliver that overall, positive experience on your project. We pride ourselves on open communication and an environment conducive to constructive dialogue, teamwork, and creative solutions. We are excited to partner with you and be an integral part of the design and construction process for your project that will provide a priceless service to the community. Our services will identify all stakeholder objectives, manage the delivery of your development with transparency, and provide value that will result in a successful project.

Our main point of contact for this project will be Ben Nordquist, who can be reached at bnordquist@loefflerconstruction.com, or 952-955-9119.

Respectfully,



DOUG LOEFFLER
LEED - AP, CEO
LOEFFLER CONSTRUCTION & CONSULTING

ENCLOSURE: OFFICIAL PROPOSAL DOCUMENTS

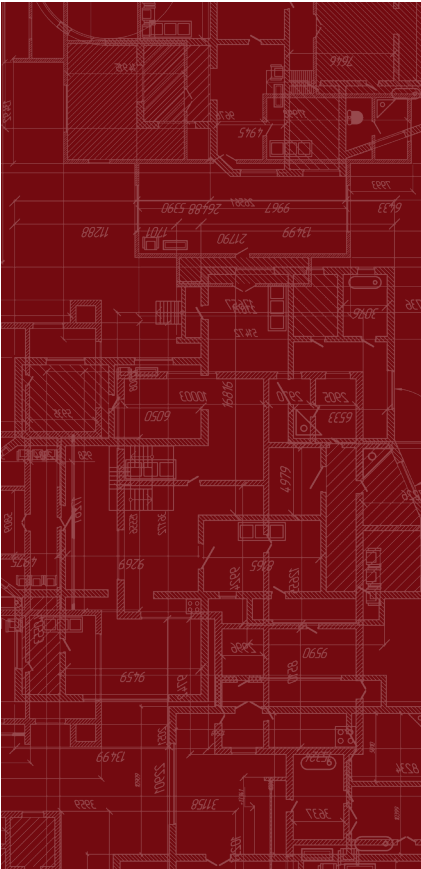


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1.



FIRM QUALIFICATIONS



UNIVERSITY OF MINNESOTA PUBLIC SAFETY FACILITY

Minneapolis, MN

PROJECT DESCRIPTION:

Loeffler provided Construction Manager at Risk services for the Expansion and Renovation of the University of Minnesota's Transportation and Public Safety Building on Washington Avenue. The project consolidated under one roof all public safety divisions on the Minneapolis campus, including the Police Department, University Security, and the Public Safety Emergency Communications Center (PSECC).

Since the existing building was fully occupied, the project required a phased approach to displacement and construction which included relocating occupants of the Center for Transportation Studies (CTS) and PSECC to make room for the expanded police facility. Critical to the University, the UMPD and PSECC were fully operational and continued to operate with no "down" times through design, construction, and relocation.

PROJECT OWNER:
University of Minnesota
Paul Oelze
oelze001@umn.edu

PROJECT ARCHITECT:
Wold Architects &
Engineers
Joel Dunning
judnning@woldae.com

CONTRACT AMOUNT:
\$7.3 Million

COMPLETION DATE:
August 2019

DELIVERY METHOD:
CMAR

Integrity Built



MINNEAPOLIS FIRE STATION 15

Minneapolis, MN

PROJECT DESCRIPTION:

The City of Minneapolis was looking to hire a general contractor who would help provide supervision and meet their construction schedule. Originally opened as Station 29 in May of 1916, Minneapolis Fire Station 15 was the last new station built to protect newly developed areas of the city. All subsequent stations would replace or relocate earlier stations. Located at 27th Avenue NE and Johnson Street, the concrete in the apparatus bay was beginning to deteriorate. Mechanical and electrical upgrades were needed in addition to interior finish upgrades throughout the building.

The Loeffler team assembled a group of qualified subcontractors that were able to complete the required updates in the time frame allowed by the City. Our team was able to provide the required upgrades required for the interior structural system and update the existing electrical and mechanical system to become more modernized. We effectively managed the project schedule and project and provide Owner's training for the new electrical and mechanical system installed. After all was said and done, Loeffler was able to provide the required updates needed to continue daily operations within the allotted budget set forth by the City of Minneapolis.

PROJECT OWNER:

City of Minneapolis
Chris Backes
chris.backes@minneapolismn.gov

PROJECT ARCHITECT:

TKDA
Troy Androli
troy.androli@tkda.com

CONTRACT AMOUNT:

\$825,033

COMPLETION DATE:

November 2017

DELIVERY METHOD:

CMAR

Integrity Built



Wold



Wold

VIRGINIA PUBLIC SAFETY FACILITY

Virginia, MN

PROJECT DESCRIPTION:

Loeffler provided cost estimating services for the City of Virginia, Minnesota Public Safety Facility. The project proposed a city block to be demolished and converted into a site to house the new building for the community. The Structure itself provides many uses from the fire station, police station, training facility, and administration offices. Built with longevity in mind the envelope is constructed with precast, CMU, and exterior façade to withstand the elements of northern Minnesota. The interior finishes provided a welcoming environment while also being durable for the daily usage the facility will have.

PROJECT OWNER:

City of Virginia
Britt See-Benes
britts@virginiamn.us

PROJECT ARCHITECT:

Wold Architects &
Engineers
Michael Klass
mklass@woldae.com

CONTRACT AMOUNT:

\$22.5 Million

COMPLETION DATE:

In Progress

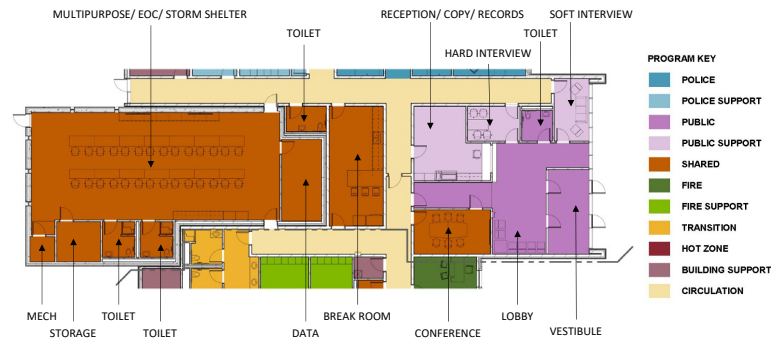
DELIVERY METHOD:

Pre-Construction
Estimating Services

Integrity Built

City of Wyoming - Public Safety Project | 7

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WYOMING PUBLIC SAFETY - PRE-CON ESTIMATE

Wyoming, MN

PROJECT DESCRIPTION:

Loeffler provided a cost estimate during the schematic design phase in congruence with Wold Architects and Engineers for the New Wyoming Public Safety Facility. The new 27,750 square foot building will serve as the Public Safety, Police, and Fire Station Facility

Prior to construction, 90% of the budget is determined within the first 10% of design. Loeffler's pre-construction estimates account for program analysis, core & shell assemblies, MEP systems analysis, and site development, which all play a factor in establishing the benchmark cost model.

PROJECT OWNER:
City of Wyoming
Robb Linwood
rlinwood@wyomingmn.org

PROJECT ARCHITECT:
Wold Architects and
Engineers
Michael Klass
mklass@wolda.com

CONTRACT AMOUNT:
\$13.5 Million (estimated)

COMPLETION DATE:
In Progress

DELIVERY METHOD:
Pre-Construction
Estimating Services

Integrity Built

1. FIRM QUALIFICATIONS

CONTINUED

Project	Construction Value	Square Feet	Year	LCC Role
Cottage Grove Fire Station	\$8,939,003	31,000	2017	Pre-Con Estimating
St. Paul Police Outdoor Range	\$2,290,093	N/A	2017	Pre-Con Estimating
Minneapolis Fire Station 4 & 8	\$3,507,425	15,990	2017	Pre-Con Estimating
Eagan City Hall & Police Renovations & Additions	\$16,034,240	83,319	2017	Pre-Con Estimating
Minnetonka Police & Fire Station	\$24,456,127	94,982	2017	Pre-Con Estimating
City of New Hope - City Hall & Police	\$15,304,323	63,556	2017	Pre-Con Estimating
Carver City Hall	\$4,312,968	10,666	2018	Pre-Con Estimating
Rice County Government Services Addition & Renovation	\$8,174,617	78,654	2018	Pre-Con Estimating
Meeker County Phase 1 Master Plan	\$3,683,114	48,640	2018	Pre-Con Estimating
Hennepin County Sherriff Locker Rooms	\$1,351,496		2018	Pre-Con Estimating
St. Peter National Guard Armory	\$3,503,722	16,844	2018	Pre-Con Estimating
St. Cloud Armory	\$7,543,288	46,430	2018	Pre-Con Estimating
Hopkins City Hall	\$3,360,087	12,515	2018	Pre-Con Estimating
Lonsdale City Hall	\$1,094,730	5,890	2018	Pre-Con Estimating
Dakota County Security Check Points	\$984,703	5,000	2018	Pre-Con Estimating
McHenry County Health Department	\$2,388,277	10,228	2018	Pre-Con Estimating
New Ulm National Guard	\$10,748,729	37,837	2018	Pre-Con Estimating
Brooklyn Park City Hall	\$4,333,366	7,500	2019	Pre-Con Estimating
Stillwater City Hall & Police Renovation	\$599,267	5,000	2019	Pre-Con Estimating
River Falls Police Addition & Renovation	\$3,697,651	6,810	2019	Pre-Con Estimating
Rice County Highway Building	\$2,452,755	8,540	2019	Pre-Con Estimating
Greely Police Records Facility	\$1,984,000	4,000	2020	Pre-Con Estimating
City of Crystal Police Building	\$14,429,120	53,040	2020	Pre-Con Estimating
Redwood County Justice Center	\$10,496,524	25,900	2020	Pre-Con Estimating
UMN Bee Discovery Center	\$4,618,737	6,700	2016	CMAR
VCRC East Wing & 1st Floor Renovations	\$2,976,732	22,329	2014	CMAR
Nico Loading Dock Reconfiguration	\$8,010,620	50,000	2018	Design-Builder
Hennepin County Health Service Building	\$1,353,829	25,000	2015	General Contractor
Lake Marion Elementary School Addition	\$5,803,699	15,500	2020	CMa
Lakeville North & South Turf Fields	\$5,258,451	N/A	2020	CMa
McGuire Middle School Gym Addition	\$4,602,757	17,500	2021	CMa
JFK Elementary School Addition	\$3,200,000	8,600	2021	CMa
Christina Huddleston Elementary School Addition	\$7,300,000	9,365	2021	CMa
Eastview Elementary School Addition	\$3,200,000	9,200	2021	CMa
Lakeville Liquors Keokuk	\$5,408,000	20,000	2021	CMa



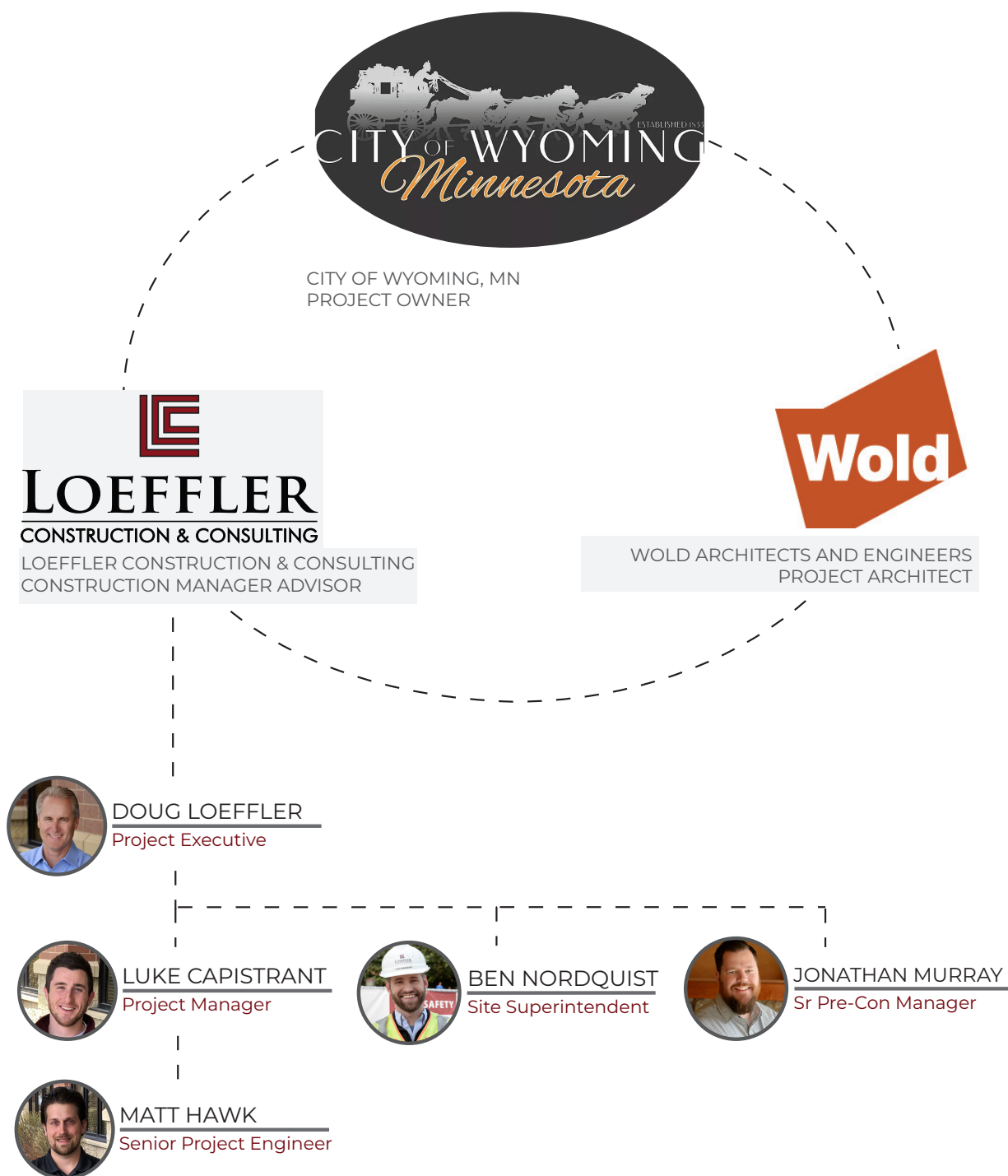
Brooklyn Park Public Works Facility

2.



STAFF QUALIFICATIONS

2. STAFF QUALIFICATIONS



SUPPORTING CAPACITY

At LCC, it is our mission to make sure all project team members have the proper tools and knowledge to succeed in every endeavor. Collaboration is our strong suit, and we have a group of team members outside of our assigned staff that are ready and willing to provide insight and ideas that could help solve potential challenges along the way. That being said, our team utilizes several processes and programs to ensure projects continue to run smoothly, regardless of external factors.

Luke Capistrant will oversee the Loeffler project team throughout the course of this project, and will ensure that the project team is working efficiently. Loeffler is a strong proponent of having full-time onsite supervision, and will ensure that if our Site Superintendent, Ben Nordquist, cannot be onsite, we will send one of our seven other talented Superintendents to be there in his place. It is our goal to never have a site unattended while construction related activities are occurring.

2. STAFF QUALIFICATIONS



DOUG LOEFFLER
Project Executive



O: 952.955.9119
C: 612.877.0303

EDUCATION

Bemidji State University
BS - Construction Management

EXPERIENCE

30+ years

TRAINING

LEED Accredited Professional
First Aid
CPR/AED Training
OSHA 10
OSHA 30
SWPPP
ICRA Accreditation

REFERENCES

**Darin Prescott - Lower Sioux
Indian Community**
[darin.prescott@lowersioux-
health.com](mailto:darin.prescott@lowersioux-health.com)

Bill Holmgren - ISD 194
bill.holmgren@isd194.org

As CEO of Loeffler Construction & Consulting, Doug's enthusiastic perfectionism sets the tone for each of the company's projects. Owners and building partners alike appreciate his collaborative approach and entrepreneurial spirit, not to mention his decades of experience.

"For me, it's all about collaborating with clients and partners," Doug says. "It's what drives me, and it's what drives Loeffler."

PROJECT EXPERIENCE



UMN Public Safety Facility

Minneapolis, MN

Construction Value - \$7.7 Million

Description - Loeffler Construction & Consulting provided CM@R services for the University Public Safety Facility on Washington Ave adjacent to the East Bank Lightrail Station & connected to the Washington Ave Parking Ramp. The program for the facility includes a multi-story building addition & substantial interior remodel of the existing space to support UMN PD, Security, and the Emergency Center.



Fire Station No. 15

Minneapolis, MN

Construction Value - \$900,000

Description - Originally opened as Station 29 in May of 1916, Minneapolis Fire Station 15 is located at 27th Avenue NE and Johnson Street. This project consisted of replacement of deteriorating concrete in the apparatus bay, mechanical and electrical upgrades, and interior finish upgrades throughout the building.



UMN Knoll Area Infrastructure Improvements

Minneapolis, MN

Construction Value - \$11 Million

Description - Utility and roadway improvements including the reconstruction of portions of East River Rd, Pillsbury Dr, and the ICD access drive; improvements for public and University/Vendor vehicles; bicycle parking and pedestrian access; replacement of underground electrical, storm sewers; water main utilities; shallow tunnel repair/replacement; steam/condensate piping; chilled water lines; security improvements; and site restoration.

ADDITIONAL EXPERIENCE

Hennepin County Juvenile Detention
Center
Hennepin County Human Services and
Public Health Department
UMN Plant Growth Research Center
UMN Tashjian Bee and Pollinator
Discovery Center

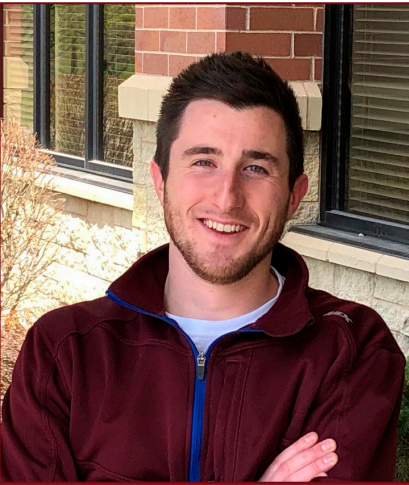
UMN Pleasant Street Reconstruction
UMN North Church Street Reconstruction
UMN South Church Street Reconstruction
UMN Center for Transportation
UMN Landscape Arboretum Gatehouse
Lakeville Liquors Keokuk

Integrity Built

City of Wyoming - Public Safety Project | **12**

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2. STAFF QUALIFICATIONS



LUKE CAPISTRANT
Project Manager

O: 952.955.9119
C: 612.400.3750

EDUCATION

North Dakota State University
Bachelor of Science in
Construction Management

EXPERIENCE

9 Years

TRAINING

OSHA 30
First Aid
CPR/AED Training
ICRA Accredited
Silica Awareness
Soil Report Reading

REFERENCES

**Tiffany Breske - U.S. Fish and
Wildlife Department**
Tiffany_Breske@fws.gov

Sean Kelly - Wold AE
skelly@woldae.com

Luke is well known for his upbeat attitude and team oriented personality. Composed by his strong work ethic, Luke will put forth the time and energy to exceed the goals of anyone he works with.

An expert at executing staging and logistics on challenging sites, he is ready to bring creative solutions to the Wyoming Public Safety Project. His recent experience on 5 recent CMA projects have aptly prepared him to manage this project and deliver it both on time and under budget.

PROJECT EXPERIENCE



Energy Wellness Center

Beulah, ND

Construction Value - \$6.5 Million

Description - This two story precast wellness center sits over the heart of North Dakota's coal town. The 26,500 SF modernized facility includes racket ball courts, golf simulators, running track, gymnasium as well as designated fitness and a daycare facility.



ISD 194 Three School Additions

Lakeville, MN

Construction Value - \$14.5 Million

Description - ISD 194 needed additional space due to a growing student body. This project included storm shelter designs, classrooms and flexible learning space additions for three schools. Work also included parking lot replacements and large MEP upgrades to existing facilities to better suit the District needs. Loeffler worked closely with the design and ownership team to support an 8-month construction schedule, which was completed on time and under budget.



MN Valley Wildlife Refuge Education Addition

Bloomington, MN

Construction Value - \$3.6 Million

Description - Located near the Minneapolis airport, this project includes a wide range of work including, re-roofing and siding improvements, courtyards, building additions, and 8 different interior restoration areas. Spaces will be used to support teaching, conference, locker rooms, museum exhibits, office spaces and much more. Despite many concerns of pandemic and market escalation, this project is weeks ahead of schedule.

ADDITIONAL EXPERIENCE

Cherry View Elementary
McGuire Middle School Gymnasium
UMN Knoll Area Infrastructure
Improvements Ph 1 & 2
UMN Plant Growth Research Facility
UMN Ted Mann Hall Re-Roof

UMN Campus Wide Roof Replacement
UMN North Church Street Reconstruction
UMN Westbank Skyway Water Infiltration
UMN Plant Growth Research Facility
UMN Anderson Library Repairs

2. STAFF QUALIFICATIONS



BEN NORDQUIST
Superintendent



O: 952.955.9119
C: 612.919.8476

EDUCATION

University of Minnesota
BAS - Construction
Management

EXPERIENCE

17 years

TRAINING

CPR
First Aid
SWPPP
OSHA 30
ICRA Accredited
Silica Awareness

REFERENCES

**Shannon McGoffin - University
of Minnesota Department of
Public Safety**
mcgoffin@umn.edu

**Chuck Miner - Lieutenant -
University of Minnesota Police
Department**
miner008@umn.edu

An experienced Superintendent with over 17 years of industry experience, Ben is known for his key attention to detail and creative solutions. As Superintendent, Ben will have full responsibility for all on-site construction activities. He prides himself on being a steward of his clients and ensuring that all parties needs are met and questions answered, He will manage communication between subcontractors, suppliers, and design team.

PROJECT EXPERIENCE



UMN Public Safety Facility

Minneapolis, MN

Construction Value - \$7.7 Million

Description - Loeffler Construction & Consulting provided CM@R services for the University Public Safety Facility on Washington Ave adjacent to the East Bank Lightrail Station & connected to the Washington Ave Parking Ramp. The program for the facility includes a multi-story building addition & substantial interior remodel of the existing space to support UMN PD, Security, and the Emergency Center.



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Minneapolis, MN

Construction Value - \$900,000

Description - Originally opened as Station 29 in May of 1916, Minneapolis Fire Station 15 is located at 27th Avenue NE and Johnson Street. This project consisted of replacement of deteriorating concrete in the apparatus bay, mechanical and electrical upgrades, and interior finish upgrades throughout the building.



UMN Knoll Area Infrastructure Improvements

Minneapolis, MN

Construction Value - \$11 Million

Description - Utility and roadway improvements including the reconstruction of portions of East River Rd, Pillsbury Dr, and the ICD access drive; improvements for public and University/Vendor vehicles; bicycle parking and pedestrian access; replacement of underground electrical, storm sewers; water main utilities; shallow tunnel repair/replacement; steam/condensate piping; chilled water lines; security improvements; and site restoration.

ADDITIONAL EXPERIENCE

Hennepin County Juvenile Detention
Center
Hennepin County Human Services and
Public Health Department
UMN Plant Growth Research Center
UMN Tashjian Bee and Pollinator
Discovery Center

UMN Pleasant Street Reconstruction
UMN North Church Street Reconstruction
UMN South Church Street Reconstruction
UMN Center for Transportation
UMN Landscape Arboretum Gatehouse
Lakeville Liquors Keokuk

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City of Wyoming - Public Safety Project | **14**

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2. STAFF QUALIFICATIONS



JONATHAN MURRAY

Senior Pre-Construction
Manager

O: 952.955.9119

EDUCATION

University of Wisconsin
Stout - Bachelor of Science in
Construction

EXPERIENCE

16 years

TRAINING

LEED-AP
Associate Constructor

REFERENCES

Michael Klass - Wold AE
mklass@woldae.com

John McNamara - Wold AE
jmcnamara@woldae.com

Jonathan is an experienced Senior Pre-Construction Manager who has completed hundreds of projects from the estimating phase through job completion. Although familiar with a variety of market segments, he is extremely familiar with Municipal projects and project owners. Working closely with project owners and architects, he is known for his strong leadership and commitment to delivering projects that exceed client expectations.

PROJECT EXPERIENCE



Wyoming Public Safety - Pre-Con Estimate

Wyoming, MN

Construction Value - \$13.5 Million

Description - Loeffler provided a cost estimate during the schematic design phase in congruence with Wold Architects and Engineers for the New Wyoming Public Safety Facility. The new 27,750 square foot building will serve as the Public Safety, Police, and Fire Station Facility for the City of Wyoming. The program spaces include locker rooms, offices, large vehicle garage, restrooms.



UMN Public Safety Facility

Minneapolis, MN

Construction Value - \$7.7 Million

Description - Loeffler Construction & Consulting provided CM@R services for the University Public Safety Facility on Washington Ave adjacent to the East Bank Lightrail Station & connected to the Washington Ave Parking Ramp. The program for the facility includes a multi-story building addition & substantial interior remodel of the existing space to support UMN PD, Security, and the Emergency Center.



Minnetonka Police and Fire Station

Minnetonka, MN

Construction Value - \$18.5 Million

Description - Loeffler provided Wold Architects and Engineers with schematic and design development estimates for the Minnesota Police & Fire Station. This project included additions and interior renovations to meet the growing needs of the Minnetonka Police & Fire Departments, and to better serve the community.

ADDITIONAL EXPERIENCE

New Hope City Hall & Police Department
St. Paul Police Department
Minneapolis Police Department
Minneapolis Fire Station #4
Minneapolis Fire Station #8
Cottage Grove Fire Station

St. Paul Fire Station #19
Burnsville Police and City Hall
Denver County Jail
Dakota County SMART Center
Redwood County Justice Center
River Falls Police Station Additions

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City of Wyoming - Public Safety Project | 15

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2. STAFF QUALIFICATIONS



MATT HAWK
Senior Project Engineer



O: 952.955.9119
C: 612.418.0005

EDUCATION

University of Minnesota
Bachelor of Science in
Construction Management

EXPERIENCE

10+ Years

TRAINING

OSHA 30
Silica Awareness

REFERENCES

Sean Kelly - Wold AE
skelly@woldae.com

Allyn Kuennen - City of Lakeville
AKuennen@lakevilleMN.gov

Matt is known for his drive to provide exceptional service and desire to add value in any way he can. His strong analytical, problem solving, and leadership skills coupled with a comprehensive knowledge of construction systems makes him a valued resource to Loeffler Construction and our clients.

After spending the first ten years of his career working in facilities management, Matt graduated from the University of Minnesota with a bachelor's degree in construction management. In his construction career, Matt strives to leverage his extensive background of technical building knowledge and vendor management to oversee projects with an eye towards producing long term value.

PROJECT EXPERIENCE



UMN Public Safety Facility

Minneapolis, MN

Construction Value - \$7.7 Million

Description - Loeffler Construction & Consulting provided CM@R services for the University Public Safety Facility on Washington Ave adjacent to the East Bank Lightrail Station & connected to the Washington Ave Parking Ramp. The program for the facility includes a multi-story building addition & substantial interior remodel of the existing space to support UMN PD, Security, and the Emergency Center.



UMN Plant Growth Research Facility

St. Paul, MN

Construction Value - \$5.4 Million

Description - This project required coordination of phasing near occupied spaces & extensive amounts of mechanical & building infrastructure tie-ins to support the new addition. The new greenhouse features a fire suppression system & 4 separate biome environments fully furnished with state-of-the-art technologies & modern temperature, humidity, & lighting controls.



MN Valley Wildlife Refuge Education Addition

Bloomington, MN

Construction Value - \$3.6 Million

Description - Located near the Minneapolis airport, this project includes a wide range of work including, re-roofing and siding improvements, courtyards, building additions, and 8 different interior restoration areas. Spaces will be used to support teaching, conference, locker rooms, museum exhibits, office spaces and much more. Despite many concerns of pandemic and market escalation, this project is weeks ahead of schedule.

ADDITIONAL EXPERIENCE

UMN Tashjian Bee Discovery Center
UMN Knoll Area Infrastructure Improvements
Mino-Bimaadiziwn
Anishinabe III Supportive Housing
Mino Oski Ain Dah Yung
Cedar Heart Homes

UMN Center for Transportation Studies
The HUB Minneapolis
Lakeville Liquors Keokuk



3.



CONSTRUCTION MANAGEMENT APPROACH

3. CONSTRUCTION MANAGEMENT APPROACH TO KEY CHALLENGES

PROJECT STAGING TO MINIMIZE DISRUPTIONS

Project staging is usually a team approach and changes throughout construction depending on the tasks being completed. Safety for trade workers, existing building employees, and the public are always factors in our staging and logistics plans.

We endeavor to understand the needs and operations of those around our work sites. We understand that sometimes special requests for quiet hours, or restrictions on deliveries, etc. may be required and we do our best to accommodate those requests.

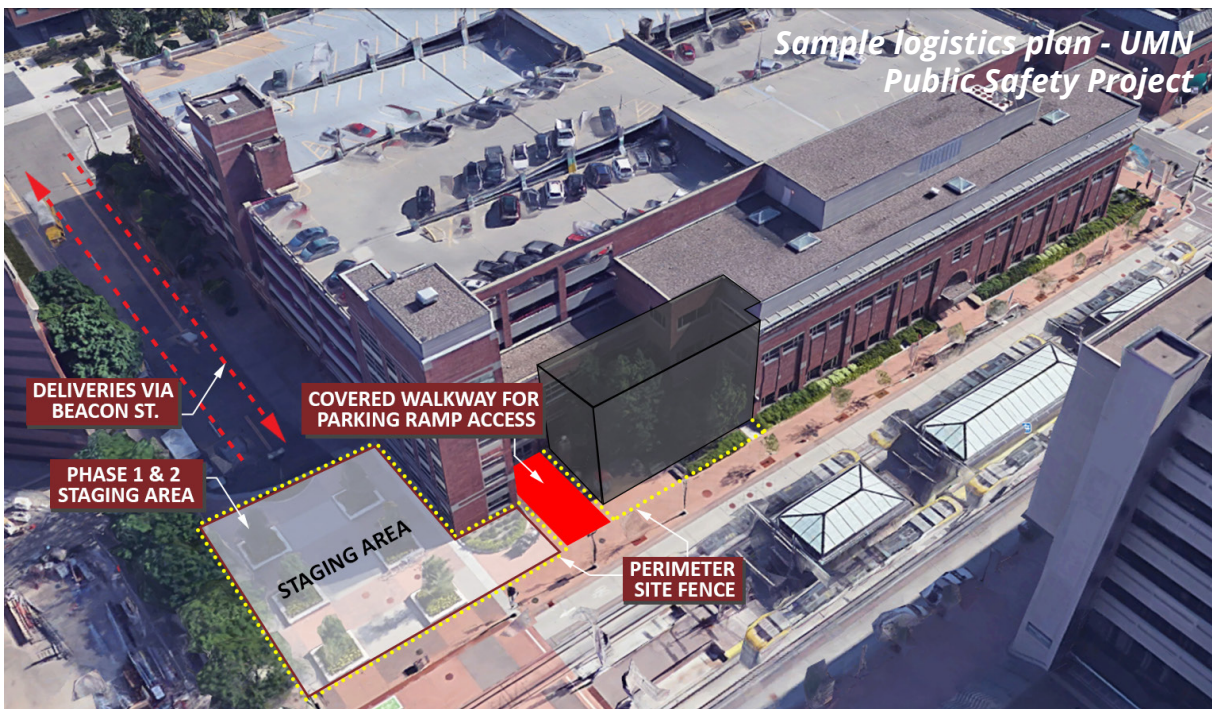
Parking availability for the trades is a common logistics issue that must be worked through. An early determination of these needs helps clearly communicate those logistics so they are a part of the bidding process. Early, and consistent, execution of that plan in the field helps to train everyone to follow the rules and reduce disruptions. This is typically a very fluid process and requires diligent monitoring and adjustments.

MAINTAINING PROJECT BUDGETS

Our approach to Controlling costs starts with pre-construction. When we are brought on board early, we can work closely in collaboration with the design team to price all major building and site systems. By closely monitoring costs during preconstruction, we learn more about the project risks and the areas that cost control might be challenging. We also work closely with high quality subcontractors and material suppliers to build a very detailed procurement and construction schedule. It is also during pre-construction that we perform constructability reviews with key subcontractors so that we can reduce coordination issues in the field.

We have the most influence on controlling cost during the subcontractor bidding phase. For this project, we will write detailed scopes-of-work for the subcontractors so that there are less gaps and overlaps in the scope of work included in their proposals. These scopes of work are prepared by our estimating and project management team and reviewed by our proposed superintendent ensuring that the complete scope of work is included. This helps minimize issues that could otherwise become change orders during construction. Preparing scopes of work provides clarity during bidding and results in more accurate pricing and savings for our Owners that offsets the expense of pre-construction services for a cost neutral investment.

During construction, budgets are continually monitored with allowances, potential change orders, and proposal requests all reviewed at weekly Owner/Architect/Contractor Meetings. We make it a point to be proactive and transparent with estimated costs at completion forecasts and keep our Owners “In the know” at all times.



3. CONSTRUCTION MANAGEMENT APPROACH TO KEY CHALLENGES

DELIVERING PROJECTS ON SCHEDULE

Critical to a successful project is the development of a master schedule that combines the design schedule, permitting and approvals, with the procurement and construction schedule. The master schedule will sequence and coordinate the design process, establish bid dates, provide timelines to evaluate design options, identify and order long lead items, monitor the construction process, and identify timelines for commissioning and occupancy schedules.

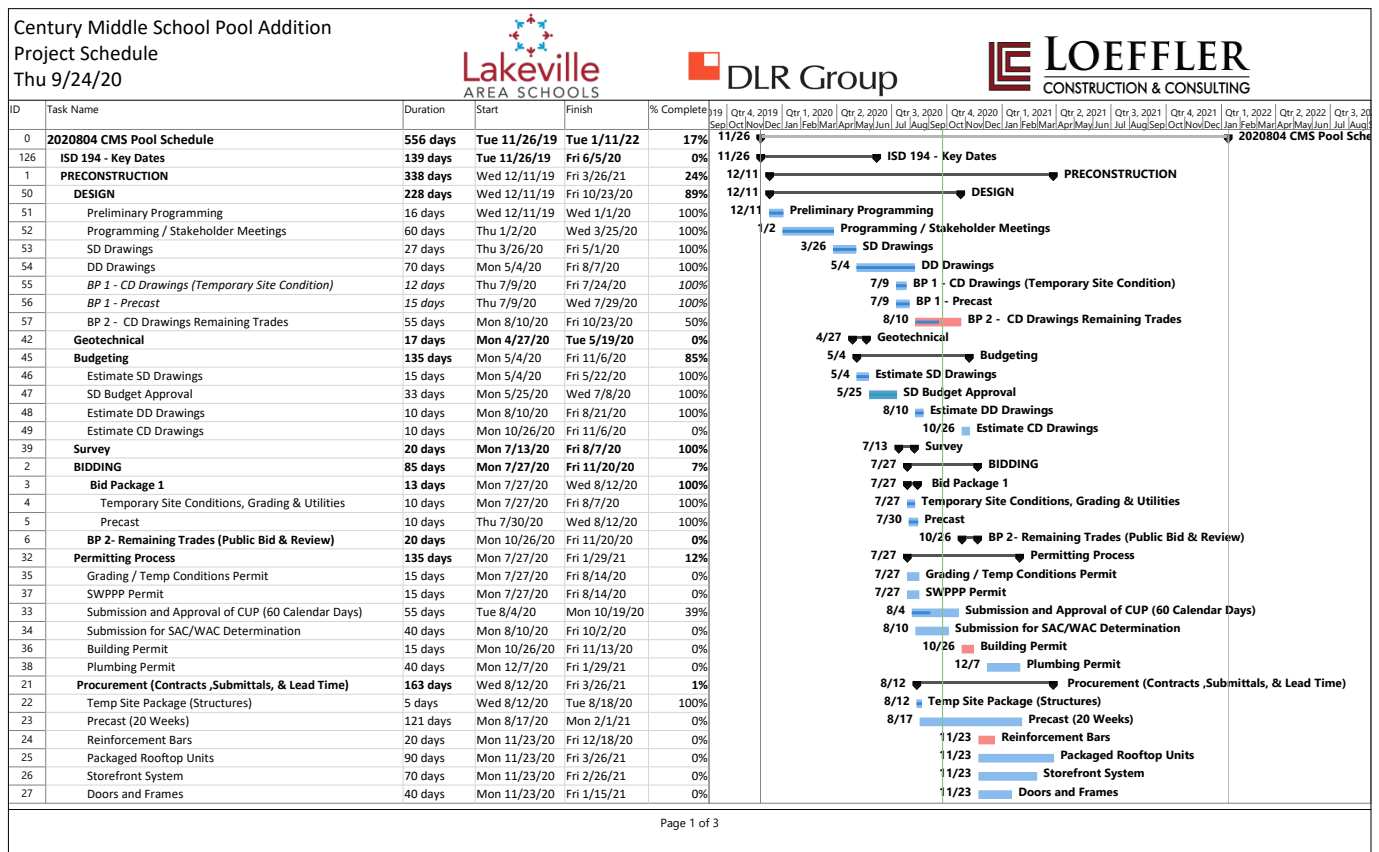
By involving all of the stakeholders in developing the schedule, Loeffler shares ownership of the project schedule and allows everyone to act in the best interest of the project and the mutually agreed upon schedule. It then becomes the responsibility of the Project Team to keep the project on track and make any corrections for any deviations from the master schedule. Loeffler uses Microsoft Project scheduling software to establish, monitor, and schedule the workflow throughout pre-construction and construction.

The schedule will become even more detailed during the construction phase, when it becomes imperative to properly sequence construction activities, deliveries, and sequence the work in a manner that all of the subcontractors can easily understand. We will update the schedule on a monthly basis and submit these updates to the trades as well as the OAC Team.

As the construction proceeds, our Superintendent is responsible for using the schedule as a baseline for creating a 3-week look-ahead schedule used to coordinate and direct the subcontractors so that they stay focused on the tasks and timelines that will ultimately deliver the entire project on time.

Frequent monitoring and updating of the schedule allows us to quickly identify when course corrections are needed. Adding manpower, working overtime, and working weekends are common ways of bringing a project back in alignment with the master schedule.

SAMPLE SCHEDULE



3. CONSTRUCTION MANAGEMENT APPROACH TO KEY CHALLENGES

CONSTRUCTION SITE SAFETY

Everyone deserves to go home to their families every night - that is why LCC is so committed to safety. It's not just about the trade workers on-site, but also an obligation on to the community, our clients, and our employees to maintain a safe workplace. We will approach safety on the Household Hazardous waste & Yard Waste Facility project with the same vigor as we do all projects. Starting with our comprehensive Safety Manual as our guiding principal, we will also incorporate a project specific safety plan, incorporate proactive OSHA consultation and follow our COVID-19 Preparedness Plan. As we know, we continue to navigate a global pandemic. As the delta-variant becomes a growing issue, our safety committee and leadership team continues to assess the situation daily, to ensure we are taking proper protocols. From potential material supply chain impacts to jobsite safety, being as proactive as possible is key.

As logistics change, it will be paramount that they are designed and communicated with safety and security considerations at all levels. Our full-time supervision policy will help support this risk by implementing additional lines of defense to ensure that we have all traffic and safety needs covered. Loeffler will oversee the placement of proper safeguards to ensure that our construction perimeters are secured so that no one is able to unintentionally enter a construction area.

EXPERIENCE MODIFICATION RATING

As an industry standard gauge for both past cost of injuries and future changes of risk, our Experience Modification Rate (EMR) demonstrates the success of our commitment and approach to safety. Currently, we are proud and humbled to have an EMR rating of .86. And, Loeffler has been fortunate to have remained below 1.0 for the life of the company.

ON-SITE MEETING RHYTHMS AND DOCUMENTATION

Some of the highly successful aspects of our approach to jobsite safety include:

- Safety meetings with our trade contractors prior to their work start as part of our pre-installation meetings
- Weekly on-site safety meetings
- Immediate notification and investigation of all accidents, injuries, or illness
- Documentation of all "near misses"
- Daily safety inspections by our site Superintendents
- Internal Safety Audits by our company Safety Manager
- Safety Orientation for all new workers that enter the site
- Enforcement of Personal Protective Equipment
- Competent person training



3. CONSTRUCTION MANAGEMENT APPROACH TO KEY CHALLENGES

PRE-CONSTRUCTION APPROACH

The path to every successful project begins with pre-construction. As we have demonstrated on numerous other projects, we will again demonstrate that the collaborative involvement of the construction team prior to completing the construction documents will save time and maximize the City of Wyoming's construction budget.

We understand that it is critical to deliver a project that meets the programming needs as well as the budget and schedule. Upon award of the Contract to LCC, we are prepared to facilitate a meeting with the Owner, Architect, and other appropriate design professionals to work together to confirm those programming needs and the associated costs and schedule. We will solicit the input of qualified subcontractors to determine the current market costs of labor, materials, and equipment as well as to verify procurement times for materials and equipment. The subcontractors and suppliers will provide critical information on the constructability of the systems and accuracy of the proposed construction schedule. With all of this information in hand, we will produce a line-item budget, including options for value engineering, to allow final design decisions to be made that ensure the City's budget and schedule can be met. Here are several pre-construction activities and how they help us facilitate successful projects:

BUDGETING

- With the current market volatility, having transparency during budgeting is extremely important. When we provide multiple budgets to the owner throughout the process, we index the costs for volatile commodities like steel. That way, the project team is able to track the costs of the project as they relate to specific commodity markets and adjust budgets accordingly without having to fatigue the subcontractor market with repeated estimates. (This results in better pricing from subcontractors and cost savings for our Owners.)
- Our team has great relationships with the suppliers and subcontractors and these relationships allow us to accurately price the work. We work together to identify market trends and extrapolate costs to reflect accurate pricing for the time the project is expected to go to contract.
- Our budgeting is typically organized by CSI / Masterformat. Early estimates are based upon building systems with increasing detail shown as project design progresses.

PERMITTING / COORDINATION WITH AHJ

- We feel that starting communication early, and then maintaining communications, with the local jurisdictions throughout the process will only make things easier when it is time to go through entitlements and get started on construction.
- Coordination between the AHJs and the rest of the team will determine the appropriate durations for planning and zoning reviews and building permit approvals.
- Like all critical activities in pre-construction, the entitlements and permitting process is included in our Master Project Schedule and is monitored and updated frequently.

TARGET VALUE

- We have reviewed the program outlined in the RFP and are confident that we will work with the project team to refine the scope of work and design a project that meets the budget.
- Value engineering, sustainability, and quality will be under consideration from the beginning.
- It is our responsibility to provide the accurate cost information the City needs to make educated choices on upfront costs of construction vs. the life cycle costs of the building. We will work with the design team and outside consultants to determine the pay backs of incorporating varying levels of sustainability into the project.

DESIGN / CONSTRUCTIBILITY ANALYSIS

- Our Project Manager will incorporate the practical perspective of the Site Superintendent for the project to evaluate the design documents for constructability issues. They will work together to provide the design team with insight on construction techniques and logistics. This "boots on the ground" experience will help the team with sequencing the schedule in a manner that allows the trades to be efficient.
- We have found that when project scopes and schedule are sent out to bid with efficient techniques, our owners experience significant savings.

3. CONSTRUCTION MANAGEMENT APPROACH TO KEY CHALLENGES

PROCUREMENT & SCHEDULING

- The past year has demonstrated that the once dependable construction material supply chain has become unpredictable with regard to costs and delivery lead times. Materials, that were previously considered to be an off the shelf item (2 day lead time) can now take multiple months to obtain.
- In an attempt to manage material supply, we include in our detailed construction schedule a procurement section where nearly all of the materials that will end up on the project are tracked.
- We check in with the suppliers frequently to verify that products are shipping at appropriate times.
- For materials at risk of being late and delaying construction, we can accept those materials as soon as we can get them and store them on site until needed. If there is not adequate storage room on the site, we can store them off-site until needed.
- If, during the pre-construction period, we determine that a particular material will not be available on schedule, we will work with the project team to identify appropriate alternatives.

CONTRACTOR BIDDING

- Our firm has administered dozens of publicly bid projects in the past few year and understands the requirements of the public procurement process.
- We work with the owner and design team to determine the scope packages that will be solicited. From there, our project manager, superintendent, and estimators review the bid documents in detail and write detailed scopes of work for each package. We do this to eliminate overlap and gaps in the bids to bring clarity, reduce change orders, and save our Owners money.
- Loeffler will assist in the collection of bids and conduct the public bid opening as required by state law. Upon opening of the bids, Loeffler will review for inconsistencies and then provide contractors recommendations to the City Staff in the desired format.
- The Loeffler team is available to meet with City staff prior to making recommendations and we are available to attend board meetings to provide additional input on bid results.

POST-OCCUPANCY APPROACH

We believe that our responsibilities extend beyond the time that we turn over the keys. Because of this, we are diligent throughout construction to ensure that quality standards are met in all systems and finishes. We would prefer that our Owner not experience any difficulties or trouble after turn-over. However, sometimes things happen and we are committed to assisting with solutions. All of our subcontractors have a 1 year warranty period and we have found that our strong subcontractor relations result in our partners accommodating requests for warranty work. We also conduct an 11 month walk-through with our Owners to review how things are working and holding up. We will create a list of issues and then work with the appropriate trades to make corrections.



3. CONSTRUCTION MANAGEMENT APPROACH TO KEY SERVICES

CONTRACT ADMINISTRATION

CMA projects often include large amounts of paperwork and know-how. From preparing bid documents, public advertisements, bid solicitation process, to drafting contracts, change orders and managing all closeout paperwork, there are a number of documents, processes and routines that must be properly followed. Fortunately, with many past CMA projects in our portfolio, our team is equipped with the appropriate construction management, AIA, and bid exchange platforms to help swiftly deliver and manage these aspects without hassle.

Beyond this basic administration process, our team is familiar with leading and managing all meetings and project documentation using our web-based platform Procore. Using this central hub, all incoming and outgoing information from the design and CMA team is directed through one centralized location. Using this common platform, we assign varying permission levels to all project parties so that reports, directories, meetings, inspections, submittals/ RFIs, documentation reproduction, budgets cost logs, and other like items can be referenced.

GENERAL CONDITIONS COORDINATION

As referenced in the RFP, transparency is key to making sure general conditions costs are budgeted and costed to the over all project. Our construction team will coordinate the required general conditions for the project with the scopes of work that we issue for bid. Using our experience, we will be able to accurately budget the general conditions that are needed to make sure the trade contractors are able to execute the work safely and in accordance with the project schedule. As expenses are incurred during construction, invoices and receipts are maintained by Loeffler. Loeffler will then submit the reimbursable general conditions as a part of a monthly billing package, with all necessary back up documentation. We track the monthly and expenses to date (as a percentage) against the budget to allow the owner to follow general conditions progress with the rest of construction. Our team takes pride in ensuring that these costs come in less than the budget prepared prior to construction.

List of Reimbursable General Conditions:

- Temporary Heating, Ground Thawing or Winter Conditions Costs
- Temporary Access Roads (rock road to maintain schedule)
- Safety Supplies and Equipment Rental
- Temporary Project Sign, Safety Signs etc.
- Traffic control & Fencing
- Street Sweeping or Cleaning
- Temporary Electrical Energy Costs
- Electrical or Gas Utility connection charges (or utility company)
- Reprographics
- Temporary Barricades or Temporary Enclosures
- Construction Progress Cleaning
- Chemical Toilets
- Dumpsters
- Construction Surveying
- Final Cleaning
- Construction Camera (If desired)
- Field Office and Onsite Storage (Connex Box)
- Skid Loader or forklift

3. CONSTRUCTION MANAGEMENT APPROACH TO KEY SERVICES

ENSURING PROJECT QUALITY

Loeffler Construction & Consulting has a formal Quality Control program that describes how we provide Quality Assurance and Quality Control on all of our projects. We have a strong reputation as a quality builder that provides outstanding projects for our clients. We do this by having a quality control program and paying close attention to the subcontractors and tradesmen we have on our projects.

QUALITY ASSURANCE

Quality Assurance metrics are applied during pre-construction of the project when the quality standards are established and the owner's needs and desires for the project are discussed and incorporated into the design documents and technical specifications.

These standards ensure that the right materials are specified and used in the right way. This may involve the use of peer reviews, mock-ups, samples, or bringing in outside specialty consultants.

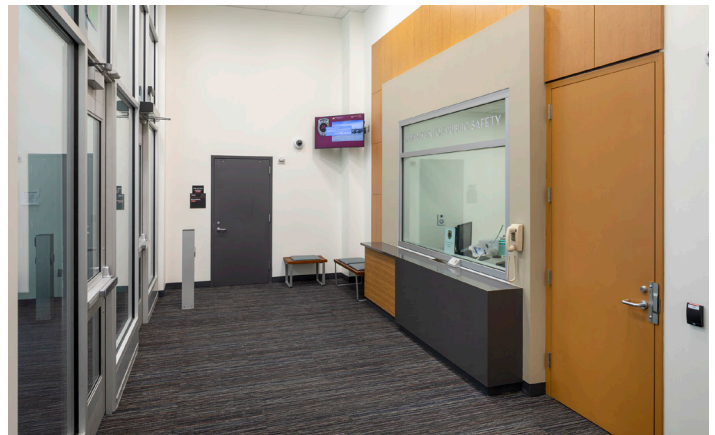
We also consider that quality assurance is our responsibility in selecting the right subcontractors and suppliers and monitoring their submittals all the way to monitoring their workmanship in the field. We take pride in our Quality Assurance!

QUALITY CONTROL

During preconstruction we will assist the Team with developing a quality control program and taking competitive proposals from 2-3 firms that specialize in quality control and testing.

During execution of the work, a quality control system is applied to all work so that the methods, procedures, and checks are applied to assure that established standards are met and that all manufacturers' installation methods are carefully followed so that the products perform as they are designed to perform.

Our quality process begins with clear lines of responsibility and continues through clearly defined procedures, testing, and verification of all systems, all of which is intended to produce the highest quality project possible.



3. CONSTRUCTION MANAGEMENT APPROACH TO KEY SERVICES

SAFETY PROGRAM

Several years ago, Loeffler recognized the importance of an internal Safety Committee. This committee was formed to continue to challenge ourselves to improve our site protocols and equipment to ensure safety for all. Among other safety initiatives, this committee reviews our Safety Manual annually to ensure proper priority is given to organizational changes, legal changes, new rule making, emerging exposures and feedback. Further, the committee meets regularly to identify areas of improvement and to ensure site specific considerations are integrated.

THIRD PARTY RESOURCES

Our safety strategy, in part, also includes proactively reaching out to get OSHA familiar with our project. They have two distinct departments - Enforcement and Consultation. We have been very successful in utilizing their Consultation department as a resource on our larger projects. By enrolling the project in OSHA Consultation, they will come out and help us develop and manage a job specific safety program for the project and they will inspect the project on a quarterly basis with OSHA consultants, not enforcement officials. OSHA Consultation does not issue citations, assess penalties or fines, but rather, are engaged to help keep the project safe and help prepare the contractor, should enforcement visit the site. We have found this service to be invaluable for our clients and the workers on the site.

We will also utilize our insurance carriers' risk management department to review and perform alternating monthly safety audits onsite. These audits a way to get more 'eyes' on our work and have helped to achieve continuous improvement.

TRAINING

Training is paramount to our safety program. Each program we enroll our Site Superintendents in gives them the tools to encourage and teach our trade partners to use proper safety protocols, and also prepares them for what to do in the case of an emergency. Loeffler conducts company-wide safety training twice annually for all employees and provides the following training for our Superintendents:

- First Aid/ CPR/AED Training
- OSHA 10
- OSHA 30
- SWPPP Training
- Forklift Training
- Aerial Lift Training
- Fall Protection
- Confined Space Entry Training
- Personal Protective Equipment



3. CONSTRUCTION MANAGEMENT APPROACH TO KEY SERVICES

CHANGE ORDER PROCEDURES

Whether there is a change directive issued by the design team, or suspect soils identified onsite potentially requiring removal, we see our responsibility as the CMA to manage and communicate those cost impacts before they occur. These discussions and communications are held between the Owner's Representative, CMA, and the design team members to ensure that all parties are agreeing to cost before work occurs.

Our intent is to always give our client as much time and information as possible so they can make an informed decision before proceeding with the work. To support this, we use change event logs from Procore to offer an up to the minute report showing what budgets, spent to date amounts, and what 'open' or anticipated costs are currently expected. Having this information presented and readily available can offer our clients more confidence and informative information before decisions are made.

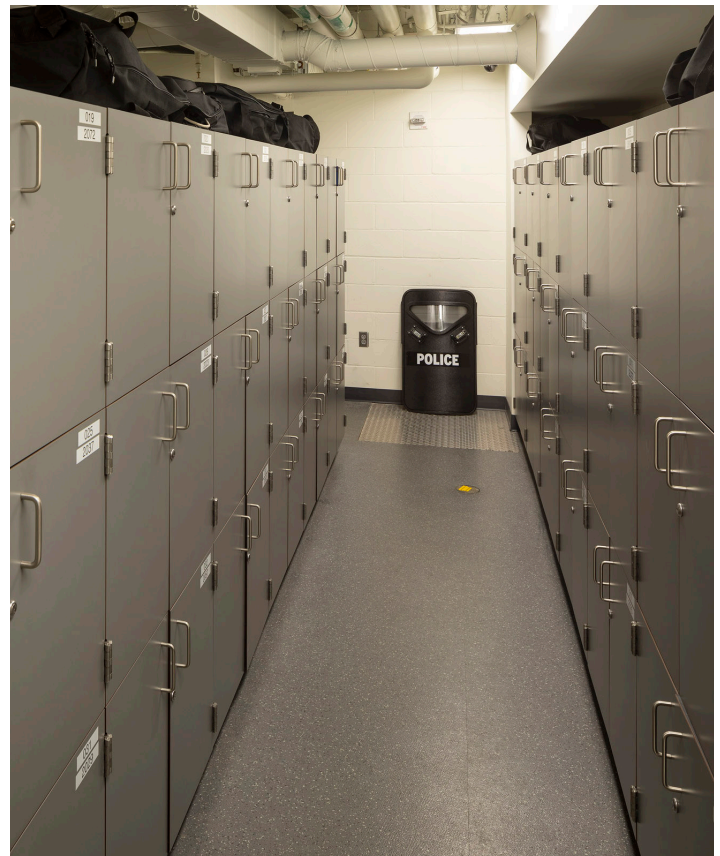
While this is our intent and preferred way of dealing with costs and schedule, there scenarios that may require more expedient approaches depending on the situation. Understanding that those cases exist we often build material unit prices and labor rates into the contracts of scopes. Additionally, punchlist and closeout phases may present smaller dollar change orders that are sometime tedious to prepare and process paperwork for. In those cases, we have built in-scope allowances that are tracked such that the contractor has a set allowance in their scope that they can pull from with authorization of the CMA.

While these are some our preferred approaches, we are always open to tailoring those approaches to best accommodate our client.

MANAGEMENT & COORDINATION OF FINAL START UP, TESTING, AND OCCUPANCY

We endeavor to be proactive with commissioning by determining a plan early in the process and then working the plan. Equipment and technology upgrades are ever evolving. Anything from new building automation systems, HVAC and lighting controls, fire alarm devices, and the ways in which those items all interface and communicate with one another. We see these systems changing so often that what occurred on one project can never be assumed to carry over to the next.

We have become accustom to hosting reoccurring commissioning and equipment start up meetings. In these discussions, we cover everything from equipment startup checklists, reviewing life safety systems, confirming sequence of operations and look ahead schedules. The intent of these meetings is to be informative and to confirm that everyone is on the same page, while ensuring that we can deliver a system without having to call for re-inspection. Through these same meetings, we've found that building official's and fire marshal's may include varying types of reports, inspections, or want units to exhibit certain shutdown sequences. Whatever the request may be, we know that upfront and early communications offers the most effective results.





4.



COST PROPOSAL

4. COST PROPOSAL

ATTACHMENT B

City of Wyoming Public Safety Facility CM Fee

Proposal

Loeffler Construction Consulting

February 18, 2022

Pre-Construction				
Start Date: March 16, 2022				
Finish Date: September 1, 2022				
	5.6	24.1	169.0	
	Mo.	Wks	Days	
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	49	HRS	\$ 160.00	\$ 7,840.00
General Superintendent	0	HRS	\$ 150.00	\$ -
Superintendent	49	HRS	\$ 125.00	\$ 6,125.00
Senior Project Manager	0	HRS	\$ 140.00	\$ -
Project Manager	145	HRS	\$ 130.00	\$ 18,850.00
Field Engineer	0	HRS	\$ 115.00	\$ -
Safety Director	8	HRS	\$ 125.00	\$ 1,000.00
Administrative Assistant	49	HRS	\$ 75.00	\$ 3,675.00
Senior Estimator	194	HRS	\$ 140.00	\$ 27,160.00
Estimator	145	HRS	\$ 120.00	\$ 17,400.00
Sub-total PRE-CONSTRUCTION STAFF				\$ 82,050.00

Construction				
Start Date: May 1, 2023				
Finish Date: May 1, 2024				
	12.1	52.3	366.0	
	Mo.	Wks	Days	
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	105	HRS	\$ 160.00	\$ 16,800.00
General Superintendent	42	HRS	\$ 150.00	\$ 6,300.00
Superintendent	2092	HRS	\$ 125.00	\$ 261,500.00
Senior Project Manager	0	HRS	\$ 140.00	\$ -
Project Manager	1046	HRS	\$ 130.00	\$ 135,980.00
Field Engineer	1046	HRS	\$ 115.00	\$ 120,290.00
Safety Director	105	HRS	\$ 125.00	\$ 13,125.00
Administrative Assistant	105	HRS	\$ 75.00	\$ 7,875.00
Data Processing	0	HRS	\$ 65.00	\$ -
Estimator	0	HRS	\$ 105.00	\$ -
Yard/Equipment Manager	0	HRS	\$ 106.00	\$ -
Sub-total CONSTRUCTION STAFF				\$ 561,870.00

CONSTRUCTION MANAGEMENT FEE			2.50%	\$ 265,000.00
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Based on hard construction cost of \$10,600,000

Integrity Built

City of Wyoming - Public Safety Project | 28

Page 233 of 287

4. COST PROPOSAL

ATTACHMENT B

**City of Wyoming Public Safety Facility CM Fee
Proposal**
Loeffler Construction Consulting
February 18, 2022

Monthly Cost of Work Reimbursables (Construction)	12.1	MO	\$ 6,250.00	\$ 75,417.89
Builder's Risk Insurance	1	LS		\$ 31,800.00
Total Reimbursables				\$ 107,217.89

Total Staff				\$ 643,920.00
Construction Management Fee				\$ 265,000.00
Total Reimbursables				\$ 107,217.89

TOTAL FEE PROPOSAL				\$ 1,016,137.89
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Integrity Built.



9202 202ND ST. W., SUITE 100, LAKEVILLE, MN 55044 | 952.955.9119 | LOEFFLERCONSTRUCTION.COM

CONSTRUCTION MANAGEMENT • COST CONSULTING • OWNER'S REP



STAHL

LEAD | INSPIRE | BUILD

PROPOSAL FOR CONSTRUCTION MANAGEMENT SERVICES

Public Safety Project for the City of Wyoming



February 18, 2022

Mr. Robb Linwood
City of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092

Re: Proposal to Provide Construction Management Services
Public Safety Building for the City of Wyoming

Dear Robb:

Stahl Construction is pleased to submit its proposal to provide the City of Wyoming with construction management services to construct its new public safety building. Enclosed, please find our response stating our qualifications and genuine interest.

Today's world has changed. Business as usual and just going through the motions don't work anymore. Construction is fraught with labor and material shortages, inflated prices, and late deliveries. It is more important now than ever to have a competent, fully engaged construction partner to help guide you through these pitfalls. If selected, we promise to be that partner, putting forth our best efforts to advance the City's interests and help you succeed.

Please contact me directly if you have questions or desire further information. We look forward to hearing from you.

Sincerely,

STAHL CONSTRUCTION COMPANY

A handwritten signature in black ink that reads "Cathy Schmidt". The signature is fluid and cursive, with the first name "Cathy" and last name "Schmidt" clearly legible.

Cathy M Schmidt
President and CEO
cschmidt@stahlconstruction.com

NEW PUBLIC SAFETY BUILDING



COMPANY PROFILE

Stahl Construction was founded in 1981 by Wayne Stahl, who remains active in the day-to-day operations of the business.

Our corporate headquarters are in Minneapolis, Minnesota. We also maintain a branch office in Des Moines, Iowa.

PROFESSIONAL STAFF

Stahl has a staff of thirty-five construction professionals—engineers, project managers, field superintendents, and support personnel—who bring to their projects a wealth of knowledge and experience in their respective fields.

Stahl employees approach their work with positive "can-do" attitudes and operate in an open, collaborative manner, which makes them particularly well-suited for working in a team environment.

SIZE

Stahl is a medium-size construction company with an average annual volume of approximately \$100 million. We maintain a workload of just six to eight projects at any one time so we can be an active, fully engaged construction partner and provide our clients with exceptional service and personal attention.

SERVICES PROVIDED

Stahl provides owners with quality pre-construction and construction services.

During pre-construction we focus on cost, content, and constructability and look for ways to make the design more efficient and maximize value.



NEW PUBLIC SAFETY BUILDING

Once construction starts we utilize proven systems and processes to ensure that our work is of the highest quality and that our projects finish on time and under budget.

OUR WORK

We maintain a balance of team-oriented negotiated work and competitive bid work, which directly benefits our clients.

Our negotiated work requires that we operate in an open, collaborative way to support the designers and their efforts, while ensuring that our client's goals and objectives are met.

Our bid work keeps us current on market trends such as pricing, labor and material shortages, and new construction materials and methods.

Each makes us better at the other and together they make us a more well-rounded construction professional and a greater resource for our clients.

PROJECT AWARDS

In the past ten years, twenty-seven of our individual projects have been recognized for excellence by various associations and organizations.

Because an award-winning project results from a collective team effort among the architect, contractor, and owner, these project awards are a testament to our ability to work effectively in a team environment and produce the best results for our clients.

NEW PUBLIC SAFETY BUILDING



YOUR PROJECT

BACKGROUND

The City of Wyoming wants to hire a construction manager to manage the construction of its new 28,000-SF public safety building, which consists of police- and fire-department areas, administration area, and an EOC.

The City wants to realize the potential benefits of construction management to achieve a quality, efficient, affordable project that meets its needs in the shortest time possible.

ASSUMPTIONS

Our proposal is based on the following project assumptions:

- 5 months of pre-construction starting spring 2022
- Design complete in fall 2022
- Bidding in fall 2022
- 12 months of construction starting spring 2023
- \$11.18-million construction budget
- \$13.50-million project budget

NEW PUBLIC SAFETY BUILDING

OUR OVERALL CM APPROACH

Our overall construction management approach is simple: focus on you and perform in your best interest throughout the project.

Our CM efforts are centered on the overall building process—getting a building designed, built, and occupied—and making that process work to your best advantage. Here is how we do that:

A typical construction project consists of five phases—planning, design, bidding, construction, and occupancy. We refer to them collectively, as the **building process**.

During planning we will help you define your building program, weigh your options, and make good choices. Making the right decisions early on will provide benefits not just during the project but for the long-term life of the building.

During design we will review the plans regularly for cost, content, and constructability to ensure the final design represents an efficient, affordable project that meets your needs.

During bidding we will actively market your project in the local bidding community to ensure the lowest bids, and then will prepare and award the trade contracts on your behalf.

During construction we will monitor the work for quality and schedule, and deliver a quality project finished on time and under budget.

And during occupancy, we will ensure that all building systems are installed and functioning as intended so you can enjoy a comfortable, energy-efficient building with lower operating costs.

NEW PUBLIC SAFETY BUILDING



OUR CM APPROACH TO CITY'S KEY CHALLENGES

Project Staging (site logistics) to Minimize Disruption. Besides managing the building construction, we will also map out a site logistics plan that defines all site support activities including the location of the field office and storage trailers, temporary access and parking, material storage, temporary utilities, and special fabricating areas.

This plan will coordinate workflow and the movement of equipment and materials to facilitate ease of construction and minimize disruption.

Maintaining the Project Budget (cost control). Effective cost control is one of the main reasons owners hire construction managers. It requires that we employ good judgment and constant attention and manage your money as if it were ours.

Upon being hired, we will evaluate the schematic drawings and narratives to determine whether the project budget is adequate for the desired scope of work. If not, we will determine the proper budget or assist the project team with possible cost reductions.

We will review the drawings as they are developed for cost, content, and constructability, and monitor the budget to ensure compliance. If the budget appears to be in jeopardy, we will advise the project team and explore options to get costs back in line.

During bidding we will check items against the budget as the bids come in and update the bottom line.

During construction our staff will utilize project management software to effectively manage costs.

NEW PUBLIC SAFETY BUILDING

Delivering the Project on Time. Once the project requirements have been better defined, we will develop the master schedule showing dates for important milestones including decision points, document completion, bidding, contract award, construction duration, schedule, and building occupancy.

Before construction starts, we will develop a detailed construction schedule. All activities are interconnected such that if one activity changes, all the others change automatically. The scheduling program finds the critical path--the sequence of activities that determines the overall duration of the project.

For those activities not part of the critical path, the program calculates how much delay is possible without affecting the completion date. The schedule provides the entire construction team a clear understanding of where the project is, where it should be, and where everyone fits in.

During construction our field superintendent will conduct daily morning huddles with the foremen to review the work to be done on that day. In addition he will prepare three-week rolling schedules, which keep everyone aware of upcoming activities on the jobsite. Each week the schedule will be "rolled over," replacing the previous week's activities with those of the upcoming week.

Construction Site Safety. Site safety is of the utmost importance on all our jobsites. Over the years we have developed a systematic process and a mind-set that has resulted in safety excellence. Stahl's safety modification rating for the current year is 0.83, below the industry standard of 1.0. Based on our current payroll and the EMR formula, the best EMR Stahl can achieve is 0.79.

We typically invite the Minnesota Department of OSHA, as part of their consultation program, to review our safety plan, conduct jobsite visits, and make recommendations and interpretations regarding safe practices. This helps us avoid citations and injuries. In 41 years, Stahl Construction has never had a serious OSHA violation.

NEW PUBLIC SAFETY BUILDING



OUR CM APPROACH TO SPECIFIC SERVICES

Contract Administration. Administering the trade contracts on behalf of the City will be a two-pronged effort: field and office.

In the field, our superintendent will coordinate the trade contractors' activities and responsibilities and monitor their overall performance for quality and schedule. He will implement the project safety program and will keep a log of pertinent information that can be used to settle disputes and protect the City from claims.

In the office, our project staff will promptly review and process submittals, payment applications, and requests for design interpretation made by trade contractors. They will review change order requests, assist in negotiating pricing, and ensure the City gets fair value. If approved, the changes will be incorporated into the contract documents.

Ensuring Project Quality. Our quality control efforts will start long before we show up on the jobsite. Because the quality of work produced in the field is largely dependent on the quality of the construction documents, we will work closely with Wold during design to monitor the drawings for clarity, completeness, and ease of construction. Not only will this help avoid costly delays and change orders once construction starts, but it will also keep errors and corrective work to a minimum, which means better overall workmanship.

We will maintain a neat and clean jobsite, which will enable the trade contractors to meet their schedules and produce their best work.

NEW PUBLIC SAFETY BUILDING

Our field superintendent will conduct daily inspections and engage the design professionals during their regular site visits to quickly address questions.

Safety Program. See Construction Site Safety above.

Change Order Procedures. Each change order request submitted by a trade contractor must include the reason for the change and a detailed cost breakdown. Once we have that information, we will determine whether the request is legitimate and, if so, negotiate a fair price for the work.

The “bad” change orders are the trade contractor-initiated type where a trade contractor requests additional money due to errors or omissions that show up in the construction documents once construction is underway. Because we work closely with the Wold during pre-construction to review the plans for constructability and design content, we very seldom have trade contractor-initiated change orders on our projects.

Also, remember that not all change orders are additive. Deductive change orders result from opportunities to save money that are identified once contracts are awarded and construction is under way. We have managed projects with more deductive than additive change orders.

Final Start-up, Testing, and Occupancy. Shortly before completion, we will review with your staff the preparations for moving into the new building, including moving logistics or sequential occupancy.

We will take a hands-on approach to ensuring that your operations and maintenance staff have a complete understanding of all testing procedures and the proper training for all building systems and equipment.

Also, if you want, we will expand the portion of the construction schedule dedicated to equipping, testing, occupying, and operating the building into an occupancy schedule, and will help your staff manage its move within that schedule.

NEW PUBLIC SAFETY BUILDING



FIRM QUALIFICATIONS

Representative Projects. We have selected the projects listed below as representative of your project. We believe they address the key project challenges and demonstrate that the City of Wyoming would be in good hands with Stahl. Please see the individual project sheets enclosed later in this proposal.

- City of Victoria City Hall & Library / Public Works
- Hennepin County Emergency Operations Facility
- Lakeville Police Station
- Wayzata Library / City Hall / Police / Fire

Greatest Strengths. Accurate estimates and well-planned schedules are the foundation of a successful project, and we consider them to be two of our strongest assets.

But in today's construction world of inflated prices, labor and material shortages, and delays, the building process has become more demanding. It requires more time, more emails, more phone calls, more meetings to head off potential problems and address real-time challenges. And we must constantly adjust our thinking and redirect our resources to achieve the desired results.

A successful project in today's world requires an active, fully engaged construction partner, not one who takes the "business as usual" approach. We consider this to be our greatest strength and the most significant contribution we will make to your project.

NEW PUBLIC SAFETY BUILDING



THE STAHL TEAM

For your project, we are pleased to propose the following Stahl team:

- Project executive: Lane Schoening, VP of Construction
- Project manager: Dave Schulz, LEED AP
- Jobsite Superintendent: Brad Coulter, LEED AP

Lane, Dave, and Brad are professional, knowledgeable, open, and cooperative. They embrace the team approach and address challenges with a positive, "can-do" attitude. They will enthusiastically promote your interests and ensure that you are well-informed and make good decisions.

Dave will be your primary point of contact during pre-construction. He will learn your priorities, help define the project, and generally get the project off to a good start.

During design, Lane and Dave will assist with constructability reviews and value engineering, and provide valuable budget and schedule input. Dave, who is LEED® AP, will work with the project team as they consider best practices for sustainable design.

Dave will be your project manager once construction starts. He will oversee all paperwork and handle the thousands of details that go into a successful project.

Brad will be your project superintendent. He will be stationed on site and will direct and sequence the work and monitor overall performance for time and quality.

Brad will also keep daily reports recording weather conditions, work completed, on-site personnel, and visitors. This information will be useful in helping to settle disputes and protecting the City of Wyoming should claims arise.



NEW PUBLIC SAFETY BUILDING

Beside your primary team of Lane, Dave, and Brad, several home-office support personnel will be working behind the scenes. Project administration will handle contracts and submittals, accounting will manage the billing process, and marketing can assist with communications, if needed.

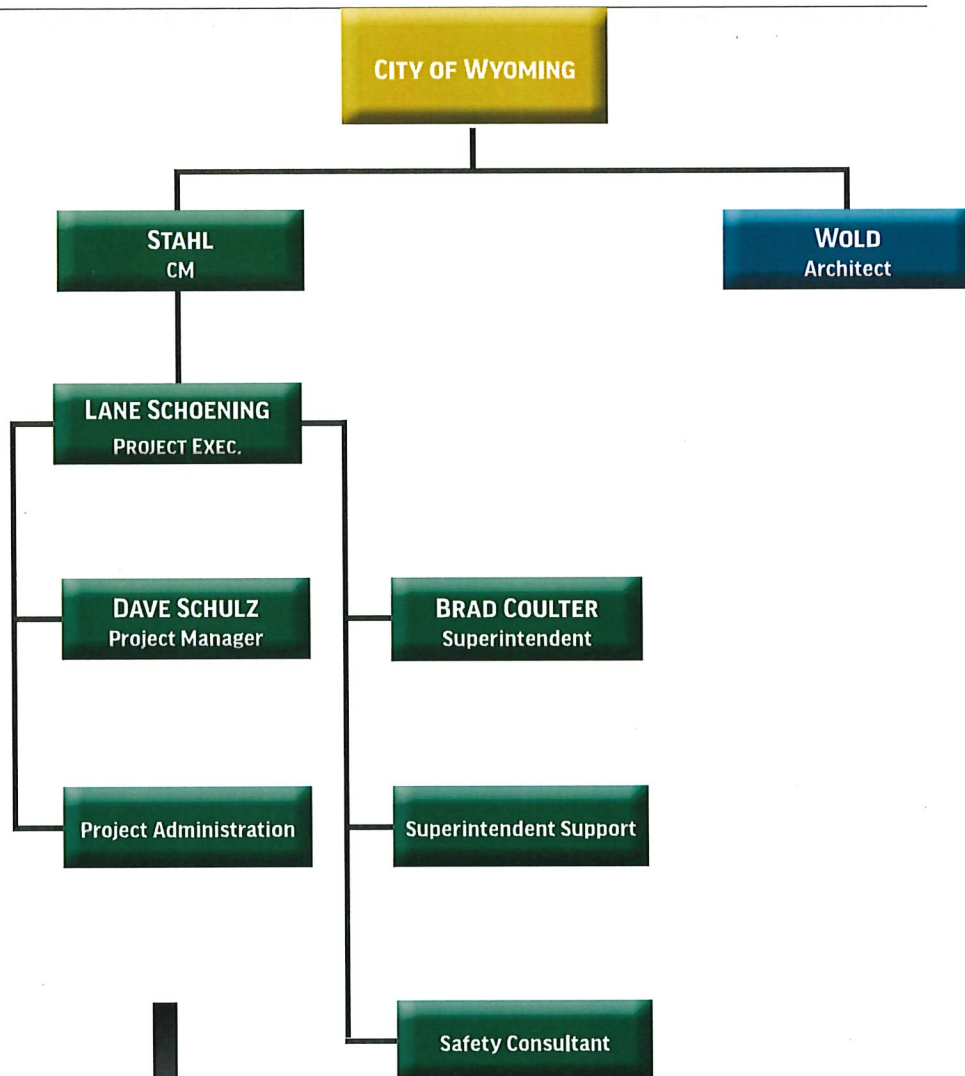
When you hire Stahl Construction, you don't get just two or three people; you get the entire company. Before your project is finished, most people in the company will have contributed to its success.

The level of service and personal attention our teams provide our clients is one of the greatest differentiators between Stahl and our competition. Our people are passionate about their work; they don't shrink from challenges; and they take pride in doing a good job.

An organizational chart is enclosed later in the proposal.

Staff capacity and support. Because Stahl is a medium-sized company with only 6-8 projects at a time that naturally operates in a collaborative, team-oriented environment, our entire management team is aware of and knowledgeable about every Stahl project. This should give you a comfort level that your project will always be a priority with us and that our project team will always be resource for success.

ORGANIZATIONAL CHART



CITY HALL / LIBRARY / PUBLIC WORKS

Victoria, MN



DELIVERY METHOD
Construction Management

CONTRACT AMOUNT
\$3,000,000

OWNER CONTACT
Cara Gehren
City of Victoria

ARCHITECT CONTACT
Tim Auringer
Brunton Architects & Engineers



The 12,000-sf city hall is two stories and is located on Stieger Lake Lane. The building's exterior features a blend of masonry, stone, metal panels, and EIFS. City council chambers and offices are located on the second floor, with a Carver County library extension on the first.

The public works facility on Bavaria Road is a 16,380-sf building with office space, shop areas, and ample equipment storage.

EMERGENCY COMMUNICATIONS FACILITY

Plymouth, MN



DELIVERY METHOD

Construction Management

CONTRACT AMOUNT

\$27,000,000

OWNER CONTACT

James Scott
Hennepin County

ARCHITECT CONTACT

Eric Linner
Wold Architects & Engineers

This state-of-the-art emergency communications facility for Hennepin County manages emergency calls, radio dispatch, and technical services for 37 communities, 23 law enforcement agencies and 21 fire departments in the region.

This building, which replaced the outdated and smaller emergency communications facility in Golden Valley, features 21 dispatch consoles, a 7,000-sf data center, and a 9,500-sf garage for servicing communications equipment and emergency vehicles.

The project adhered to the State of Minnesota's Buildings, Benchmarks & Beyond (B3) guidelines for sustainability. 76% of the construction waste generated during the 430 days of construction was diverted for reuse or recycling.

The project was a finalist for three Minnesota Construction Association project achievement awards.

POLICE STATION

Lakeville, MN



DELIVERY METHOD

Construction Management

CONTRACT AMOUNT

\$15,000,000

OWNER CONTACT

Sgt. Tim Knutson
City of Lakeville

ARCHITECT CONTACT

Michael Cox
Wold Architects & Engineers



The new police station features administration, patrol, investigations and evidence areas. It also includes an evidence garage, booking/detention space, support area, property storage, crime lab, and a secure 35,000-sf underground parking garage for police vehicles.

The project received the Minneapolis/St. Paul Business Journal 'Best in Real Estate Award,' was named a 'Top Project' by Finance & Commerce and was a finalist for the Minnesota Construction Association's 'Project Achievement Award.'

CITY HALL / LIBRARY / FIRE / POLICE

Wayzata, MM



DELIVERY METHOD

Construction Management

CONTRACT AMOUNT

\$12,000,000

OWNER CONTACT

Allan Orsen (retired)
City of Wayzata

ARCHITECT CONTACT

Dennis McGrath
Collin-Hansen Architects

The community asked for traditional and charming buildings to fit into Wayzata's small-town image. As construction manager, Stahl built a new 17,000 SF library with spectacular views of Lake Minnetonka through mahogany-framed windows, and added 15,400 SF onto the current city hall, and police and fire stations.

This project was a signature project, anchored by the library, for the City of Wayzata. The architect specified high-end materials, which had to be installed with great care and attention to detail.

The site provided little room for storage and staging of materials, and the City offices had to remain open and functioning throughout development, which complicated the construction process and made effective site logistics management crucial.

ATTACHMENT B
City of Wyoming Public Safety Facility CM Fee Proposal

Submitted by: STAHL CONSTRUCTION

February 18, 2022

Pre-Construction				
Start Date: Spring 2022				
Finish Date: Fall 2022				
	5	22	154	
	Mo.	Wks	Days	
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge		HRS		
General Superintendent		HRS		
Superintendent	64	HRS	125.00	\$8,000
Senior Project Manager		HRS		
Project Manager	116	HRS	125.00	\$14,500
Field Engineer		HRS		
Safety Director		HRS		
Administrative Assistant		HRS		
		HRS		
		HRS		
Sub-total PRE-CONSTRUCTION STAFF	180	HRS		\$22,500

Construction				
Start Date: Spring 2023				
Finish Date: Spring 2024				
	12	52	365	
	Mo.	Wks	Days	
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	INCLUDED	HRS		
General Superintendent	INCLUDED	HRS		
Superintendent	2,112	HRS	125.00	\$264,000
Senior Project Manager	INCLUDED	HRS		
Project Manager	739	HRS	125.00	\$92,400
Field Engineer	N/A	HRS		
Safety Director	INCLUDED	HRS		
Administrative Assistant	SEE APM	HRS		
Data Processing	192	HRS	75.00	\$14,400
Estimator	IN PM	HRS		
Yard/Equipment Manager	INCLUDED	HRS		
Assistant Project Manager (APM)	1,056	HRS	105.00	\$110,880
		HRS		
Sub-total CONSTRUCTION STAFF	4,099	HRS		\$481,680

CONSTRUCTION MANAGEMENT FEE				\$212,000

Based on 2% of hard construction cost of \$10,600,000

Monthly Cost of Reimbursables * NO REIMBURSABLES FOR PRE-CON	12	MO	5,150	\$61,800
Builders Risk Insurance	1	LS	0.00	\$0
TOTAL REIMBURSABLES				\$61,800

Total Staff				\$481,680
Construction Management Fee				\$212,000
Total Reimbursables				\$61,800

TOTAL FEE PROPOSAL				\$755,480
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* Reimbursables include:

- 1 - Job Site Office Trailer
- 2 - Job Site Office Equipment
- 3 - Job Site Office Supplies
- 4 - Superintendent Truck
- 5 - Superintendent Subsistence
- 6 - Construction Trailer Phone and Data



CONSTRUCTION MANAGEMENT SERVICES
FOR THE

PUBLIC SAFETY PROJECT

SUBMITTED TO:

CITY OF WYOMING, MN

18 FEBRUARY 2022



8 February 2022

City of Wyoming
Attn: Robb Linwood
26885 Forest Blvd
Wyoming, MN 55092

Re: City of Wyoming Public Safety Project

Dear Selection Committee,

Donlar Construction is excited to present the City of Wyoming with a proposal to deliver Construction Management services for your proposed New Public Safety Facility. Along with our team, experience, and proven approach to Construction Management services, be confident that your expectations will be exceeded and affirm your fiscal responsibility to your constituents are safe by selecting Donlar as your partner on this project.

Wyoming is a special place to live, learn, and recreate. With the expanded services with this new facility will provide, we will all feel more connected within the community. The Donlar team has staff that lives in Wyoming and the surrounding area, and we have completed eight projects within the school district and Chisago County over our 50-year history.

- Donlar will ADVOCATE for the City of Wyoming to deliver a successful project. Through open communication, transparency, we will be your partner to deliver the project on time and within budget.
- Donlar is the RIGHT SIZE for this project – Donlar is big enough to manage this project yet nimble enough to give it all the attention it deserves.
- Donlar's EXPERIENCE We have experience in CMr, CMa and general contracting in our 50 years of operation. We manage projects in the public market alongside governmental agencies at the city, county and state level. The City of Wyoming can draw from our "hands on" experience on current pricing, scheduling, phasing and market conditions to deliver a successful project.

We hope you find the attached material informative and enlightening; we look forward to talking with you further about your exciting project. If you have any questions or require additional information, please do not hesitate to contact us at any time.

Sincerely,
DONLAR CONSTRUCTION COMPANY



Jon Kainz, President
jon.kainz@donlarcorp.com
M: 651-227-0631 | C: 651-233-3366



I. FIRM QUALIFICATIONS

DONLAR
CONSTRUCTION

Firm Qualifications



COMPANY OVERVIEW - Since 1972, Donlar Construction has been improving people's lives by building better communities. We are a full-service construction organization that offers communities in Minnesota and the Upper Midwest unparalleled service in Construction Management Services. Donlar Construction has specialized in community-based projects for fifty years. Our wealth of specialized knowledge has made us an expert in planning and constructing facilities that support the surrounding communities. Donlar uses this expertise to assure our clients receive world-class service.

CORE VALUES

Dedicated - Committed to Getting the Job Done

Teamwork - We Collaborate with Others

Integrity - Do the Right Thing, Even When No One is Looking

Strive for Perfection - Do Our Best / Exceed Customer Expectations

COMPANY CAPACITY - Largest single project completed: \$67,600,000

FIRM HISTORY - Donlar Construction was founded in 1972 by Don Kainz and Larry Dotte, two co-workers in the construction industry. During their 35-year partnership, the company grew into a firm that has successfully completed thousands of construction projects for education, civic, religious, medical, industrial and commercial clients, always keeping honesty and integrity as the basis of the company's vision for success.

Don's son, Jon Kainz with years of experience working for the company in the field and eventually joining the firm in 1993 as a project manager/estimator was named President & Chief Operating Officer when Larry retired in 2008. At the end of 2016, Jon became the sole owner when Don retired after 45 years of service.

Today, the company is consistently ranked as one of Minnesota's top contractors. Donlar provides a full range of construction services to best suit our clients' needs.

FIRM LEADERSHIP

Jon Kainz - *President / CEO*

Gary Traut - *Vice President*

Karl Anderson - *Chief Financial Officer*

SERVICES PROVIDED

Facility Assessment Services

General Contracting Services

Construction Manager @ Risk

Construction Manager as Agent

Referendum Planning Services

Design-Build Services

LEED Process Management

**Improving People's
Lives by Building
Better Communities**

MARKET SECTORS

Government - 95%

Education

Healthcare

Tribal

Multi Unit Housing

Religious

Commercial

OFFICES

TWIN CITIES - HQ

550 Shoreview Park Rd

Shoreview, MN

651-227-0631

ST. CLOUD

601 28th Avenue South

Waite Park, MN

320-253-3354

ESTABLISHED 1972

COMPANY OWNERSHIP

Minnesota Sub-S

Corporation, privately held.

SERVICE AREAS

Minnesota, Iowa, North Dakota,

South Dakota & Wisconsin

www.donlarcorp.com



METRO TRANSIT POLICE FACILITY ADDITION/REMODEL



The project included a four-level addition including basement with three stories, followed by renovation of the existing Police Facility.

The addition included jail cells, labs, vehicle bays, sally ports, storage, indoor gun range, administrative rooms, media, conference rooms, office suites and new elevators.

Renovation converted the Metro Transit Council chambers into additional offices, nursing intake, first aid and mothers' nursing room.

OWNER

Metropolitan Council
Stan Owens, Principal
Contract Administrator
612-349-7696

LOCATION

Minneapolis, MN

CONTRACT AMOUNT

\$18,122,113

TYPE

Addition/Renovation

AREA

68,500—New
6,000—Remodel

DELIVERY

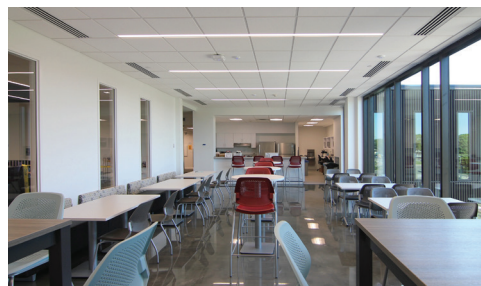
General Contractor

COMPLETION

February 2020

ARCHITECT

Snow Kreilich Architects
Tyson McElvain
612-752-0262





OWATONNA MIDDLE SCHOOL ADDITION/ALTERATIONS



This project involved a 6th grade addition to the existing junior HS creating a middle school environment. Educational & programming upgrades also occurred throughout meeting the increased student population & current requirements. The first of three additions included a large 45,310 SF 2-story a student commons additions with lockers, labs & classroom spaces. The second, 9,800 SF addition included science labs, classrooms & fitness instructional space. The final was a 1,100 sf addition for a teacher lounge & building storage. Major interior renovations occurred in the kitchen & cafeteria, IMC, school offices and nurses offices. Security upgrades occurred throughout the facility including a secure control desk camera monitoring and an access control system.

ADDITIONAL PROJECTS UNDER THIS \$65,000,000 CMA CONTRACT DONE CONCURRENTLY:

- **Owatonna Education Center Renovations (OEC)**
Remodeling existing to class & office space, new reception area.
- **Paving Projects - Multiple Sites** Mill & parking lots, curbs & gutters, sidewalks
- **Multi-Site Entry/Office Renovations & Security Upgrades**
- **McKinley Elementary School Additions & Renovations**
2 additions: 31,300 sf & 2,800 sf addition. Major interior renovations
- **Lincoln Elementary Additions & Renovations**
3 additions East, North and South & Renovation in 2 phases.
- **Washington Elementary School Additions & Renovations**
Renovation to new offices, science classroom & secured entrances. Site upgrades.
- **Wilson Elementary School Deferred Maintenance**
Interior remodel, upgrade of mechanical systems

OWNER

Owatonna Public Schools
Bob Olson, Director
of Buildings & Grounds
507-444-8606

LOCATION

Owatonna, MN

CONTRACT AMOUNT

\$23,910,544

TYPE

Addition/Renovation

AREA

56,210 sf—Additions
113,000 sf—Renovation

DELIVERY

Construction
Manager as Agent

COMPLETION

Phase 1: August 25, 2017
Phase 2: August 17, 2018

ARCHITECT

Wold Architects
& Engineers
Sal Bagley, AIA
P: 612-804-0599



ARMY NATIONAL GUARD CEDAR STREET ARMORY RENOVATIONS



The Cedar Street Armory is a large vehicle assembly and storage facility for the National Guard in downtown St. Paul , MN.

Donlar's work included 100,600 SF interior renovation and 10,000 SF interior mezzanine infill. The project also included the replacement of 5,000 SF of windows at all locations except the main entry curtainwall.

Full replacement and upgrades to the mechanical and electrical systems, furring and insulating the exterior wall to improve energy efficiency and new office and support spaces throughout the building.

Work was completed while highly sensitive joint operations command center remained operational for the duration of construction.

- OWNER**
State of MN Dept.
of Military Affairs
- LOCATION**
St. Paul, MN
- CONTACT**
Dennis Arntson,
Architectural Supervisor
(320) 616-2609
- CONTRACT AMOUNT**
\$9,944,000
- TYPE**
Addition/Renovation
- AREA**
100,600 SF—Remodel
10,036 SF—New
- DELIVERY**
General Contractor
- COMPLETION**
September 2013
- ARCHITECT**
BWBR Architects
Douglas Wild – Principal
651-303-2781



MNDOT MANKATO DISTRICT HEADQUARTERS

Located on 40 acres of land, the MnDOT District Headquarters is a newly constructed, 168,000 sf facility which includes :

- Office space, lavatories, Maintenance shops, and Truck wash all heated by a geo-thermal heating system.

As general contractor, Donlar performed concrete, rough and finish carpentry, coordinated site access, held regular meetings and scheduled tasks to facilitate the new construction, as well as coordinated the work of contractors performing work for other owner-held contracts, on different projects at the same site.

OWNER

State of Minnesota Office of Transportation

Brian McCarty

Architect Supervisor

P: 651-366-3361

LOCATION

Mankato, MN

SIZE

168,000 sf

TYPE

New Construction

CONTRACT

AMOUNT

\$21,663,000

COMPLETION

2011

DELIVERY

General Contractor

ARCHITECT

Vetter Johnson

Architects, Inc.

Mark Vetter

612-977-3500





COLD SPRING FIRE AND POLICE COMPLEX

Donlar is currently working with City of Cold Spring on their new Fire and Police Complex. To be constructed of structural steel and precast concrete, the facility will house both the Police Department and Fire Station on opposing wings with common workspace/conference and training rooms in the center.

Spaces include lunch room/commons & training areas; the police station includes a independent processing area including such areas as chemical analysis lab, filing rack system, evidence room, decontamination chamber and holding cells. The fire station includes areas for hose drying, training and equipment storage.

OWNER
City of Cold Spring

LOCATION
Cold Spring, MN

CONTRACT AMOUNT
\$7,766,792

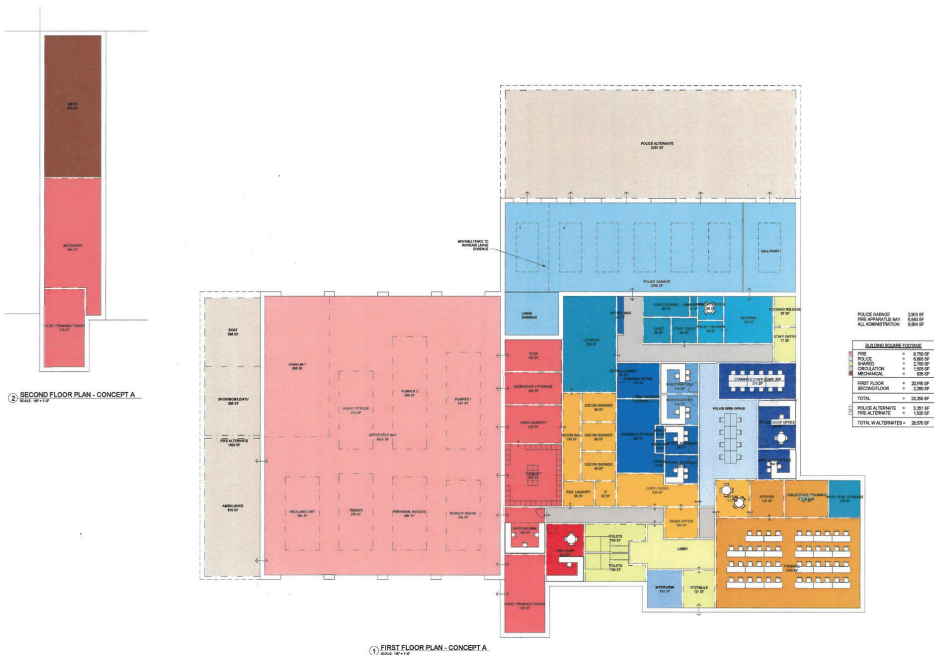
TYPE
New Construction

AREA
28,711 sf—New

DELIVERY
Construction
Management as Agent

COMPLETION
October 2022

ARCHITECT
Wendel/Five Bugles Design



DONLAR’S SPECIAL STRENGTHS - EXCEPTIONAL COMPETENCIES

IMPROVE PEOPLE’S LIVES BY BUILDING BETTER COMMUNITIES

Since 1972, Donlar Construction has operated with a single goal in mind: Improve People’s Lives by Building Better Communities. By improving infrastructure and facilities in the City of Wyoming, we provide the support that helps the facility users and citizens of Wyoming have a better quality of life.



YOUR
ADVOCATE

We understand how this construction project adds responsibilities to your already full schedule. As your CM, we will carry many of those responsibilities for you. Together we will review the city’s program to fully understand your needs and collaborate to create a successful project on all fronts; we advocate for you as we deliver your project on time and on budget.

OPTIMAL
SIZE

This is a very important project for the City of Wyoming. Donlar is the right size firm for this project, large enough to manage this project while being nimble enough to give the City of Wyoming the attention this project deserves. Our CEO, Jon Kainz, will be involved throughout the project. Our team has extensive experience on projects with similar scopes and working together as construction managers, both as agency and at risk.

HANDS ON
EXPERIENCE

Our “hands on” experience gives us the insight to better sequence and phase work. Though we consider ourselves Construction Managers, both as advisor and as constructor, Donlar’s roots are in self-performed labor, and we employ nearly 100 field staff. The in-depth understanding of construction required to self-perform work serves as a valuable asset for this entire project team to draw from and allows us to excel at truly managing the construction project. This allows us to better plan, price, schedule, and execute operations from design through the last punch list item.

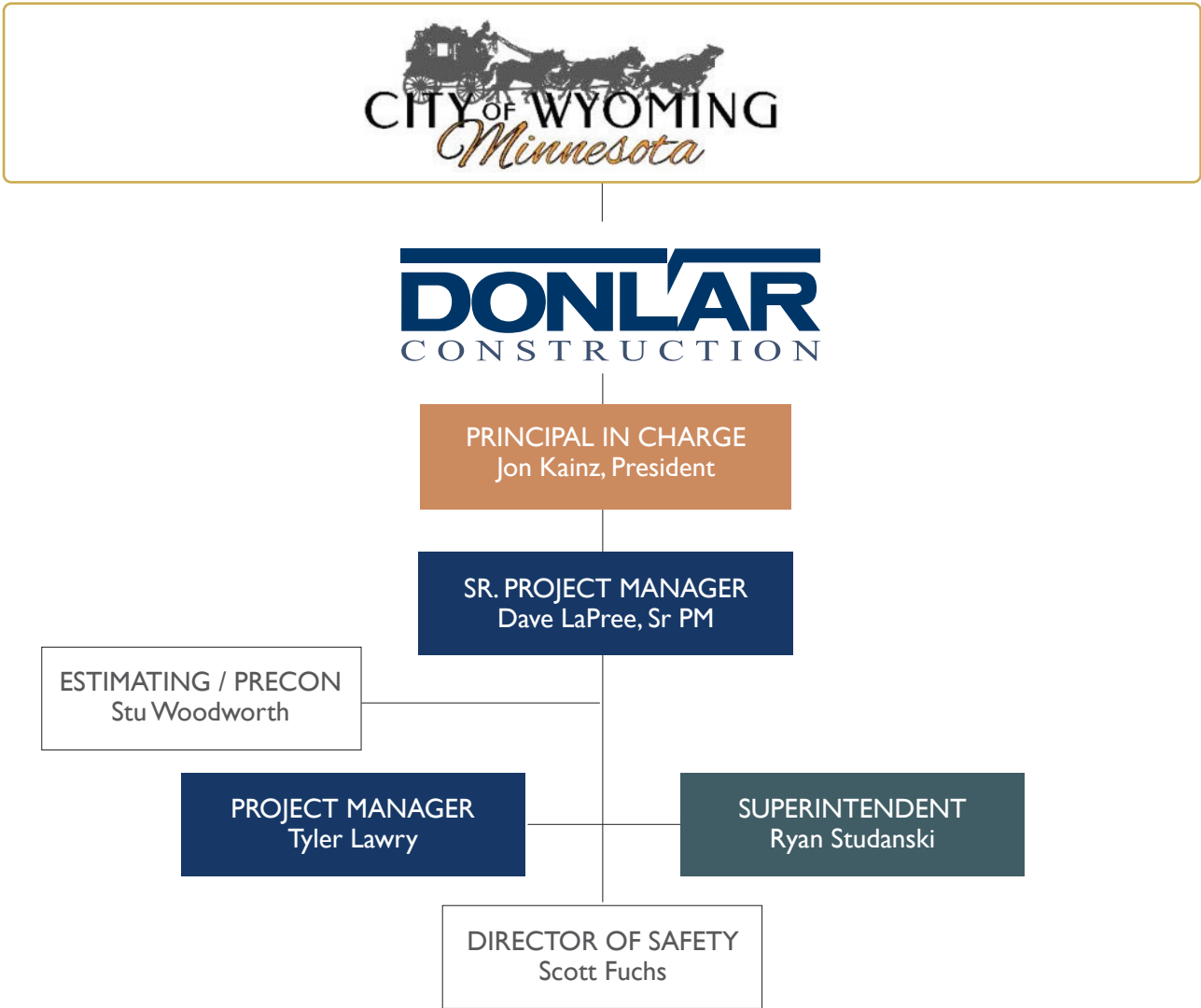
GOVERNMENT
EXPERTISE

Donlar has an array of experience working with governmental sector including work at the city, county, and state level. We are aware of the protocol required when working with a civic entity and the need to fiercely manage the budget and schedule for the City of Wyoming taxpayers. Our experience in this sector leaves us well prepared to handle this project to best meet your specific needs as a municipality.



2. STAFF QUALIFICATIONS





	PRE-CONSTRUCTION	BID AWARD	CONSTRUCTION
David LaPree* Sr Project Manager			
Tyler Lawry PM			
Ryan Studanski Superintendent			
Stu Woodworth Chief Estimator			
Jon Kainz Principal-in-Charge			

*Primary Contact

Staff Qualifications



EDUCATION

Rochester
Community College
AA Civil Engineering
Technology
University of
Wisconsin - Stout
BS Building Construction

REFERENCES

Bob Olson, Director of
Buildings & Grounds -
Owatonna Schools
507-444-8606

Maureen Mullen,
Assistant Dir. of Opera-
tions - Prior-Lake
Savage Schools
952-226-0026

ADDITIONAL EXPERIENCE

Beyer Hall & State Gym,
Iowa State University-
Ames, IA
200,000 sf LEED
Platinum Sports
Recreation, climbing wall,
pool. \$24.4 M

Henry Sibley High School
Upgrades - Mendota
Heights, MN Expanded
cafeteria, remodeled
most classrooms
& upgraded M&E
equipment over 3 years
\$18.5 M 173,000 sf

DAVE LAPREE - Senior Project Manager

Dave has 36 years of experience in the construction industry. He is a dedicated and experienced project manager with clear insight into the construction process. Dave effectively leads the project team, building rapport and trust while effectively facilitating work-flow. Dave is backed by strong credentials and a proven history of high quality projects delivered on-time and on-budget.



Minnesota Department of Health/Minnesota Department of Agriculture Lab Building \$49,000,000 State of the Art 4-story lab facility concrete structure with a steel framed lightwell on the East end. Work included skywalk between this and adjacent office building. MDA/MDH houses extensive labs with over 160 fume hoods, extensive M & E and Lab Casework systems with offices & 3 story atrium. This is a State of the Art lab facility, BSL-3 and BSL-4 spaces within the building.



MCTC Student Affairs Remodel Phases 1, 2, 3 & 4- MPLS, MN \$7,200,000 10,000 SF—Remodel First phase included remodel of existing classroom space into new Student Affairs area. Work included demo, masonry repair, new M&E system, upgraded security & tech and new floor & wall systems. Similar work occurred in Phase 2 for the Student Affairs Onboarding department. Phase 3 & 4th involve continued renovation and upgrades to administration spaces. Total cost - \$7.2 million over 4yrs.



OWATONNA PUBLIC SCHOOLS '14 Referendum Projects:
\$65,000,000 Donlar's team, provided CMA services for:

Owatonna Middle School Additions & Renovation

\$23,910,544 56,210 sf—Additions / 113,000 sf—Renovation
3-additions: 1) 45,310 ; 2) 9,800 sf ; 3) 1,100 sf; Interior renovations. Security upgrades. Deferred maint. - \$10,264,750.

Owatonna Education Center Renovations (OEC)

Remodel repurposing class & office space, new reception area.
Fire projection & exterior waterproofing upgrades



Paving Projects - Multiple Sites

Mill & overlay parking lots, replacing curbs & gutters, replace sidewalks & at select sites, upgrade parking lot LED fixtures.

Multi-Site Entry/Office Renovations & Security Upgrades

McKinley Elementary School Additions & Renovations

McKinley changed from a 4-6 elementary to K-5 elementary. Included: Two additions: 1)-31,300 sf; 2)-2,800 sf addition and major interior renovations. Security upgrades.



Lincoln Elementary Additions & Renovations

3 additions East, North and South & Renovation in 2 phases.

Washington Elementary School Additions & Renovations

Site upgrades for new pedestrian ramp & renovation of existing for new offices, science classroom & secured entrances.



Wilson Elementary School Deferred Maintenance

Mechanical & ceiling system upgrades in 3 buildings + remodeling.

Staff Qualifications



EDUCATION

Minnesota State
Mankato -
Construction
Management

CERTIFICATIONS

CM-BIM
OSHA 30
SWPPP

REFERENCES

Mark Fortman,
Director of Facilities
- ISD 197
612-403-7326

Bob Olson, Dir of
Buildings & Grounds
- Owatonna Schools
507-444-8606

ADDITIONAL EXPERIENCE

Kellogg Center
Historical Society

TYLER LAWRY - Project Manager

Tyler has over 7 years of construction experience. He is adept, efficient, and a perceptive project manager who gets effective results for each project he is involved in. Tyler is aware of and strives to meet owner objectives and addresses issues head-on with a solution based process. Tyler's successful management style is a result of strong communication and setting clear objectives. His success and attitude has allowed Tyler to take on a more central project management role on a current \$33M school renovation project. Tyler has completed the AGC Project Management School and the AGC BIM program.



Henry Sibley High School - Mendota Heights, MN

\$34,265,000 25,000 sf—Addition, 2270,000 sf—Remodel
Additions: New three-court gym with fitness rooms & new main entry. All classrooms were remodeled throughout the facility and the entire HVAC system upgraded. Remodeling also included Science wing, Music suites, and Art & Facts. (APM)



Owatonna Public School '15 Referendum Projects: \$65,000,000

Donlar's team, provided CMa services for the following: (APM)

- Owatonna Middle School Additions & Renovation

\$23,900,000 56,210 sf—Additions / 113,000 sf—Renovation
3-additions: 1) 45,310 ; 2) 9,800 sf ; 3) 1,100 sf; Interior renovations. Security upgrades. Deferred maint. - \$10,264,750.

- Owatonna Education Center Renovations (OEC)

Remodel of existing to repurpose class and office space, new reception area. Fire projection & exterior waterproofing upgrades

- Paving Projects - Multiple Sites

Mill & overlay parking lots, replacing curbs & gutters, replace sidewalks & at select sites, upgrade parking lot LED fixtures.

- Multi-Site Entry/Office Renovations & Security Upgrades

- McKinley Elementary School Additions & Renovations

McKinley Elementary changed from a 4-6 elementary to K-5 elementary. Included: Two additions: 1)-31,300 sf; 2)-2,800 sf addition and major interior renovations. Security upgrades.

- Lincoln Elementary Additions & Renovations

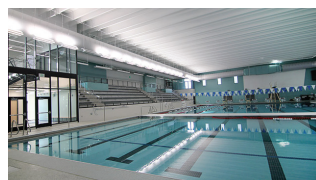
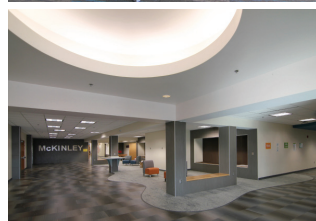
3 additions: East, North and South & Renovation in 2 phases.

- Washington Elementary School Additions & Renovations

Site upgrades for new pedestrian ramp & renovation of existing for new offices, science classroom & secured entrances.

- Wilson Elementary School Deferred Maintenance

Mechanical & ceiling system upgrades in 3 buildings + remodeling.



Henry Sibley Aquatics Center - Mendota Heights, MN

\$7,489,000 26,700sf —New Work included the construction of interior finishes, pool installation (and pool equipment), mechanical and electrical systems and roof. Also included was exterior site work consisting of finish site grading, paving and landscaping. Structure consisted of precast walls with precast T roof. (APM)



Normandale Community College Tunnel Repair & Courtyard

\$4,400,000 Remodel of courtyard including re-waterproofing all foundation walls & tunnels, adding 16,000 SF of new concrete with heated snow melt system, decorative seat walls, & new site lighting. Interior remodeling of tunnels & office space affected by waterproofing repairs.

Staff Qualifications



EDUCATION/ CERTIFICATIONS

Carpentry Program
- Union Training
Apprenticeship

OSHA 10 & OSHA 30
Certification

Storm Water
Professional Training

Union Leadership
Program

PROFESSIONAL AFFILIATION

Carpenter's Union
Local 930

REFERENCES

Mark Fortman,
Director of Facilities -
ISD 197
612-403-7326
Sarah Johnson Principal
- Lakeside Elementary,
Chisago Lakes Schools
651-213-2300

ADDITIONAL PROJECT EXPERIENCE

St. Cloud V.A. Medical
Center Expand &
Renovate Ward
Crosby-Ironton Schools
Renville County Hospital
& Clinics Rough & Finish
Carpentry - Olivia, MN
Shakopee City Hall -
Shakopee, MN
James W Miller Library -

RYAN STUDANSKI - Superintendent

Ryan has 20 years experience in the construction industry. He began his career as a carpenter and is an excellent craftsman. He brings this skill to the projects he oversees, as needed, to guide or assist. Ryan is enthusiastic and dedicated. He is an organized and effective superintendent with a sharp eye for detail, a quick study and dogged agent of safety. Ryan is an effective leader, with deep knowledge of construction methods and an effective communicator who sees the big picture to deliver a successful project.



Lakeside Elementary School - Chisago, City Minnesota

\$24,800,000 | 115,000 sf—New

New elementary built to replace the old Lake Side elementary. Building will consist of two-level classroom wings, gymnasium, new kitchen and cafeteria, and will include district offices. The school is being built in a new location with room to expand. Donlar provided General Construction services as well as provided budgets to assist owner with additional square footage for class room space beyond original scope.



Henry Sibley High School Additions & Remodel

\$34,424,408 | 270,000 sf—New, 25,000 sf—Remodel

Project consisted of new entry plaza, building entrance & Lobby remodel; construction of a new 3-court gym & fitness area on top of an existing one-story structure; significant interior remodeling of the existing 3-story school building including construction of music/performing arts area, science classrooms and laboratories, visual and industrial arts area, new (FACS) areas with commercial food service equipment, new locker rooms; and new and remodel work of the fire suppression, plumbing, HVAC, and electrical services throughout the building.



McKinley Elementary School Additions & Renovation

\$11,235,439 | 34,100 sf Additions / 34,060 sf renovation

Two additions to convert grades 4-6 to k-5. The 1st addition included new classrooms, support spaces & commons areas. 2nd included office relocations for secured entrances & expansion. Interior renovations occurred in music rooms, kitchen, media center, & expanded common spaces. Security upgrades also occurred throughout the facility.



National Hockey & Event Center Addition/Renovation - SCSU

\$14,103,112 | Addition: 104,000 sf | Renovation: 50,750 sf

Addition/renovation in two phases including a new entrance, lobby ticket office and hockey offices and concessions, removal of west ticket office and installation of additional seating, spectator boxes, press box, more lockers, a concourse and 30-50 person classrooms/meeting rooms. The main rink was reconfigured to expand the concourse.



Army Aviation Support Facility

\$33,738,911 | 180,000 sf—New

Built to service the Minnesota Army National Guard's Black Hawk and Chinook helicopters, this 180,000 square foot complex includes hangar, office and shop space. AASF No. 2 was part of the US Federal Government SPiRiT program equivalent to LEED Gold certification. Donlar met these green building guidelines.



EDUCATION

North Dakota State
School of Sciences
Associate Degree
in Architecture

TRAINING

OSHA 10 and
30 hour training
CPR Training

CAREER HIGHLIGHTS

Value of all projects
both estimated and
put in place the last
20 years was over
\$2,000,000,000

Value of local & national
government facility
projects both estimated
and put in place -
over \$500,000,000

ADDITIONAL EXPERIENCE

Glencoe-Silver Lake
Schools I.S.D. 2859
- 2017 Additions &
Alterations
National Guard Armory
Renovations
- Campy Ripley, MN
Minnesota Governor's
Residence Renovation
New Pastoral Center -
Diocese of New Ulm
Prairie Ridge Hospital &
Health Services -
Elbow Lake, MN

STEWART WOODWORTH - Chief Estimator

Project Role: Preconstruction / Estimator

Chief Estimator, Stewart has 41 years of construction related experience and brings a disciplined and comprehensive approach to pre-construction services and cost control. Coupled with the years of experience Stewart has held a variety of positions such as: Vice President, Chief Estimator, Estimator, and Project Manager. The last ten years Stewart has held a degree of high level positions of management in the construction industry responsible for all aspects of day to day operations. As Chief Estimator, he works with Donlar's project management staff to ensure accuracy and timeliness during the critical pre-construction and construction phases of all contract work.



Metro Transit Police Facility Addition-Remodel - MPLS, MN

\$17,782,000 68,500—New, 6,000—Remodel Four-level addition including basement with 3-stories, followed by renovation of existing police facility. The addition included jail cells, labs, vehicle bays, sally ports, storage, indoor gun range, admin rooms, media, conference rooms, offices & new elevators. Further renovation converted MTC chambers to offices/nursing.



Stevens County Highway Department Maintenance Facility

\$3,418,921 17,300 sf—New

Single story metal facility including offices with space for drafting, engineering and soils testing, connected to vehicle repair bays with parallelogram lift, a fabrication bay with overhead crane and hoist, and an enclosed wash bay.



River's Edge Parking Facility – St Cloud, MN

\$10,367,365 140,000 sf—New

Five-level 140,000 sf parking ramp. The cast-in-place pretension concrete structure accommodates 401 parking stalls, 3 precast stair towers, precast spandrel panels and 2 elevators. CM@r.



Herb Brooks National Hockey Center Add/Ren – SCSU

\$14,103,112 104,000 sf—Addition, 50,750 sf—Renovation

This major project involved the addition of a new entrance, lobby ticket office, new concessions, and removal of the west ticket office. New spectator suites, a team store and club space were built into re-purposed spaces, and both mens' and womens' lockers were renovated, as were public restrooms in the expanded concourse. The outdoor plaza was also updated. CM@r.



College of St Benedict Schoenecker Commons

\$9,958,000 66,000 sf Work included new entrances and interior renovations to all 3 historic buildings. An addition, including full-depth basement, to connect Caedmon to Artisan Studios. CM@r. Awards: CMA Awards of Excellence and Finance & Commerce Top Project for 2018



Owatonna Public Schools

Donlar provided CMA services for the Owatonna Public Schools' 2014 Referendum projects: \$65,000,000

- Owatonna Middle School Additions / Renovations
- McKinley Elementary School Additions / Renovations
- Lincoln Elementary Additions / Renovations
- Washington Elementary School Additions / Renovations
- Multi-Site Entry/Office Renovations Security Upgrades
- Paving Projects - Phase I
- OEC Owatonna Education Center





EDUCATION

North Dakota
State University -
Fargo, North Dakota -
Bachelor of Architecture
Tau Sigma Delta
Architectural
Honor Society
Architectural
Registration -
State of Minnesota

PROFESSIONAL ASSOCIATIONS

American Institute
of Architects
Minnesota
Construction
Association (MCA)
United States Green
Building Council

ADDITIONAL EXPERIENCE

College of St Benedict
Schoenecker Commons
(CWA)
- St Joseph, MN
Metro Transit -
Overhaul Base Facility
Renovation & Addition
- St. Paul, MN
Governor's Residence
Renovation -St. Paul, MN

JON KAINZ AIA, LEED AP - President / Chief Executive Officer

Project Role: Principal in Charge

Jon has 41 years of experience in the construction industry, 27 years with Donlar Construction. His experience began working in the field as a skilled laborer and foreman. He has extensive experience in project management, preconstruction and estimating. In 2007, Jon was accredited as a LEED Professional and has been instrumental in five LEED Certified projects. Jon was named Chief Operating Officer in 2008 and Chief Executive Officer in 2016.



Metro Transit Police Facility Addition-Remodel - MPLS, MN

\$18,237,718 68,500—New, 6,000—Remodel Four-level addition including basement with 3-stories, followed by renovation of existing police facility. The addition included jail cells, labs, vehicle bays, sally ports, storage, indoor gun range, admin rooms, media, conference rooms, offices & new elevators. Further renovation converted MTC chambers to offices/nursing.



Stevens County Highway Department Maintenance Facility

\$3,418,921 17,300 sf—New
Single story metal facility including offices with space for drafting, engineering and soils testing, connected to vehicle repair bays with parallelogram lift, a fabrication bay with overhead crane and hoist, and an enclosed wash bay.



Army National Guard - Cedar Street Armory Renovation

- St. Paul, MN \$9,944,000 107,000 SF—Renovation
Interior demo & renovations: Addition included 3 levels of structural steel in the gym for added office and teaching space and a mechanical mezzanine. Replacement of all mechanical systems. Exterior upgrades included all new windows, curtain walls and exterior doors. Work was performed while a highly critical Army branch remained operational throughout.



MNDOT Mankato District 7 Headquarters - Mankato

\$21,674,534 168,000 sf New 2-story District 7 headquarters. Space types include: vehicle storage, vehicle repair & maintenance spaces, truck wash bay, electronics repair space and auto body repair facilities meeting rooms, offices, rest rooms, kitchen and dining. Project included developing a 40 acre site for parking/storage & perimeter security fencing. Energy efficient components included a geo-thermal well system to heat and LED lighting.



Army Aviation Support facility - St Cloud, MN

\$33,738,911 180,000 sf —New
Built to service the Minnesota Army National Guard's Black Hawk and Chinook helicopters, this 180,000 square foot complex includes hangar, office and shop space. AASF No. 2 was part of the US Federal Government SPiRiT program equivalent to LEED Gold certification. Donlar met these green building guidelines



Owatonna Public Schools

Donlar provided CMa services for the Owatonna Public Schools' 2014 Referendum projects: \$65,000,000

- Owatonna Middle School Additions / Renovations
- McKinley Elementary School Additions / Renovations
- Lincoln Elementary Additions / Renovations
- Washington Elementary School Additions / Renovations
- Multi-Site Entry/Office Renovations Security Upgrades
- Paving Projects - Phase I
- OEC Owatonna Education Center



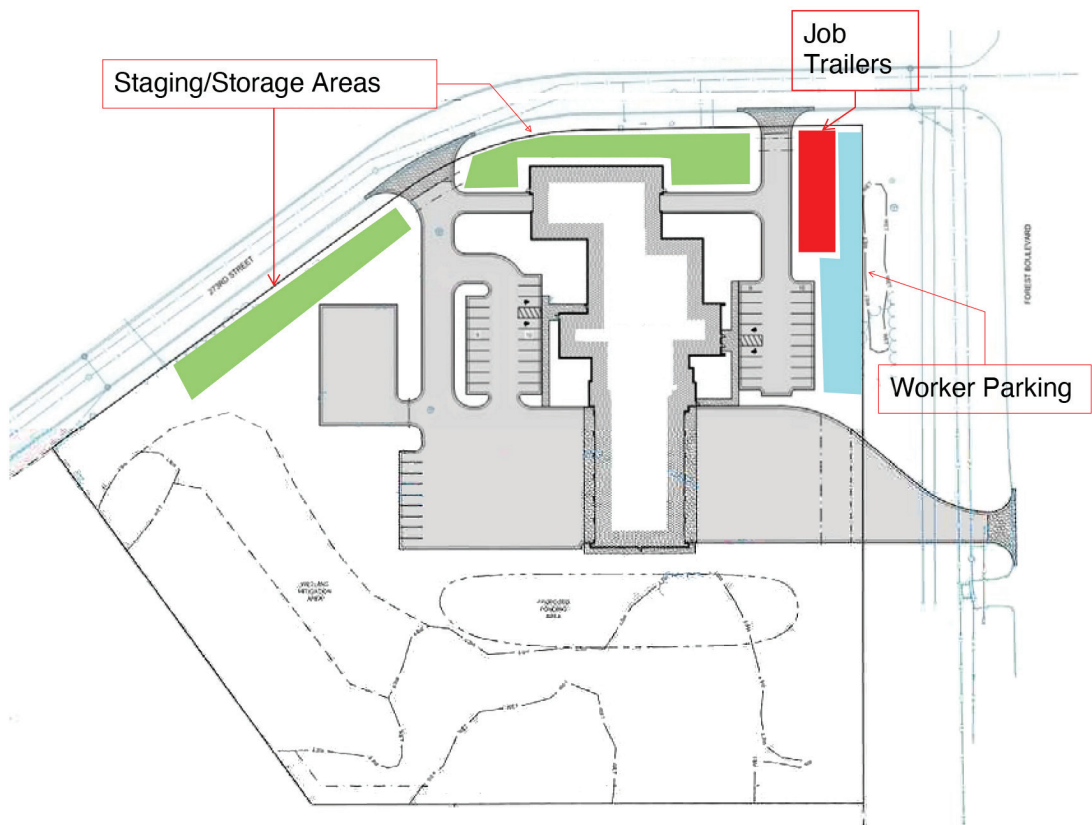


3. PROJECT MANAGEMENT APPROACH

DONLAR
CONSTRUCTION

PROJECT STAGING TO MINIMIZE OPERATIONS DISRUPTIONS

Donlar will create a well thought out site logistics plan with input from the City of Wyoming. Construction material delivery times, routes, site staging, lay down areas and worker parking will be planned to facilitate the city's move-in plans as the project nears completion. A project site located near a bike/walking path, other businesses, and residences makes it important to keep the public informed and safe during construction activities as well. All specific site procedures will be planned out and communicated to all subs and suppliers for the project.



MAINTAINING PROJECT BUDGETS

Donlar will provide budget management through all phases of the project. This will be done through a preliminary estimate and updated estimates through the various phases of design development. We will manage the bidding process, evaluate proposals, interview subcontractors, and provides a written award recommendation to the City of Wyoming project team for final approval.

Preconstruction Phase

Donlar will provide:

- Assistance to the city and the design team to keep project within the fixed project budget and a detailed cost control estimate that we develop and monitor throughout the design process.
- Recommendations to the team regarding materials, building components, and systems, and evaluation of building systems, components, and materials for long term performance, life cycle cost analysis, and economy.

Budget Estimate - State

- etail - With Taxes and Insurance
:timator :

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:timator :
:ject Size : 0 SF

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- Description

Structural slab on grade - aprons

- rebar

rebar
3/4"x24"

- is, total weight
crete in slab

psi direct
area *

DELIVERING THE PROJECT ON SCHEDULE

A master schedule prepared by Donlar will control this project. The schedule will be updated throughout the preconstruction, construction, and closeout processes. This schedule is broken down into:

1. **The Preconstruction Phase** - Encompassing the design, bidding, and related preconstruction services. The preconstruction phase schedule process identifies milestones set to achieve the city's desired time frame.
 - Donlar will engage building officials early, to ensure that any code related issues are addressed and accounted for.
 - Local utility companies will be contacted to make certain that all building services are in place for the new building usage.
 - Testing agencies and commissioning agents will provide input for quality control and building function.
 - Donlar will gather information from owner assigned contractors, FF&E firms, and other entities to ensure their input for their scope of work.
2. **A Procurement and Construction Phase** - Encompassing all the tasks and activities necessary to complete the actual construction of the project.
 - Within our overall schedule Donlar incorporates a "Procurement" section to track durations for both submittals and manufacturing time.
 - With this information Donlar can assess the feasibility of using early bid packages to ensure the project schedule is maintained.
 - During the construction phase of the project the schedule is updated often, keeping the critical path and milestone dates in mind.
 - Our superintendents provide three-week look-ahead schedules providing more detailed information. These are discussed and distributed at job progress meetings.
 - The updated schedule is reviewed at every progress meeting and attached to all monthly pay applications.
3. **Closeout, Commissioning, and Owner Move-in Phase**
 - The punch list and final completion is sequenced in a manner to allow for a smooth move in process for the city.
 - Owner supplied and installed FFE are scheduled to meet owner move in dates.





CONSTRUCTION SITE SAFETY

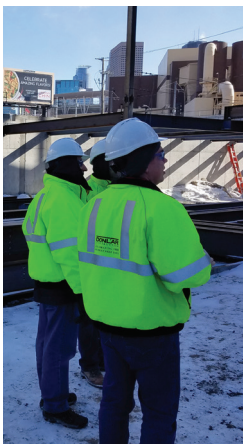
The Donlar Construction Management team will be responsible for quality and safety program compliance. Also involved will be Scott Fuchs, Donlar's Director of Safety and General Superintendent. Our program will encompass:

- Developing, monitoring, and enforcing a jobsite-specific safety program that conforms to all construction industry and OSHA standards.
- All on-site employees will go through the site-specific training and orientation before being allowed to work on the site.
- Each contractor is briefed in the specific safety and emergency procedures during the respective pre-construction meetings.
- Our superintendents are OSHA 30, first aid, and CPR certified.
- We are actively involved with MN OSHA Workplace Safety Consultation and invite regular jobsite inspections for safety compliance. This has helped Donlar to achieve over 1.42 Million Hours (over 10-1/2 years) of No Time Lost Days.

CONTRACT ADMINISTRATION

Donlar has successfully completed numerous Construction Management projects since our start, acting as the owner's advocate during all phases of construction. Through all these phases our experience, desire, and procedures has helped us exceed the expectations our customers.

- Open dialogue and sharing of information.
- Communication through a collaborative software. Donlar uses Viewpoint Team & Microsoft Team.
- Collaboration through pre-construction, pre-installation, and weekly foremen's meetings.
- Collaboration through weekly owner, design team, and subcontractors and suppliers' meetings.
- Schedule and building conflict resolution through state of the art technology.
 - Donlar uses Microsoft Project for scheduling.
 - Donlar has inhouse BIM capabilities for resolution of building construction conflicts.



ENSURING PROJECT QUALITY

Working with the City and Design Team, Donlar will develop a quality control program specifically for the City of Wyoming and the unique construction involved in this project. We achieve this by:

- Reviewing and understanding program requirements specific to the City of Wyoming.
- Pre-installation meetings and field inspections.
- Setting the project goals and aligning them with the expectations of the City and design team.
- Document and track corrective actions from inspections, observation and commissioning reports.



DONLAR SAFETY PROGRAM

Donlar Construction strives for zero injuries on every project through good management, utilization of resources, a proactive approach to safety, a strong supervisory presence and hazard assessments. Our goal is to provide staff, visitors, Donlar employees, subcontractors, and vendors working on or visiting the project site with a safe experience that meets expectations and guidelines. Our superintendents are OSHA 30, first aid, and CPR certified.

Safety is a top priority at Donlar and our 2,603 days, and still counting, of No Time Lost Days is a testament to our commitment to safety. We have developed an aggressive and comprehensive safety program for all construction projects. We are actively involved with MIN OSHA Workplace Safety Consultation and invite regular jobsite inspections for safety compliance helping us achieve over 1.42 Million Hours (over 10-1/2 years) of No Time Lost Days.

We utilize COVID protocols program to ensure all workers are safe and healthy. Our projects require that all subcontractors submit for Donlar approval, a site specific safety program before they mobilize to the job site.

Donlar Construction places safety above all else. To enhance the safety of our workers and our subcontractors, Donlar Construction applied for and was accepted as a member of the Construction Health and Safety Excellence (CHASE) program. Membership is only awarded to contractors meeting the stringent requirements of a safety and health program, and members adhere to a set of guidelines that is designed to decrease injuries, recognize their commitment to safety, and promote open lines of communication between MNOSHA and the construction industry. Donlar Construction is proud to be a level-one member of the CHASE Partnership.

CHANGE ORDER PROCEDURES

Once construction begins:

- The PCO (Potential Change Order) log keeps track of any potential dollar amounts that affect the project budget. The PCO log tracks all changes to the construction documents and specifications. This document will be reviewed at all progress meetings.
- Once PCO pricing is completely vetted, a copy of the proposed changes is provided to the Project team for approval.
- All approved change orders are then incorporated into each subcontractor contract and updated schedule of values are monitored through the construction process.

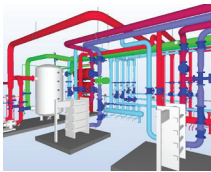
MANAGEMENT AND COORDINATION OF FINAL STARTUP, TESTING AND OCCUPANCY

Donlar believes that project closeout starts when the project commences. The planning for the end starts early in the project so the resources needed can be clearly identified and scheduled.

- **Punch List** – Prior to substantial completion our superintendent conducts and completes an internal punch list. This process enhances the formal punch list by the AE and makes certain the work is completed in a timely fashion.
- **Closeout Documentation** - Close-out documents are collected and reviewed before substantial completion is reached. As-built drawings and O&M manuals are required immediately following subcontractor completion. Final payment is not released until all requirements set forth by the documents have been approved by the construction manager, owner, and architect.
- **Owner Training** - Donlar schedules and documents the owner's training and operations for all the systems prior to occupancy.

Construction Management Approach

- **Project Commissioning** is ongoing through the project. We coordinate meetings with the Commissioning agent and our subcontractors to ensure completion of Pre-Functional Checklist activities. This ensures pre-commissioning, testing and final start-up is completed and all equipment and systems are fully functional for the City of Wyoming occupancy.
- **Warranty Walk-Through** - Donlar will schedule an 11-month post-occupancy warranty walkthrough with the owner and architect. All warranty deficiencies will be documented and corrected within a reasonable timeframe.
- **Service Beyond Warranty** – Donlar's attention to your project does not stop at the 11-month walk through. Donlar is committed to helping you maintain your building beyond the warranties. As needs change at City of Wyoming, we'll be your partner in planning and managing all your projects.



ADDITIONAL CAPABILITIES

Donlar is certified and accredited to utilize additional services that clients may require.

BIM - Donlar can utilize Building Information Modeling to review space requirements for architectural, structural and M/E systems in a 3-D format during the design stages of the project. This helps resolve conflicts between systems prior to construction startup; making installation of the work time efficient, saving the City of Wyoming from schedule and cost impacts due to coordination challenges that can arise during construction.

LEED Accreditation - Leadership in Energy and Environmental Design is a widely used green building rating system and Donlar has LEED accredited staff.

Architectural knowledge as Contractors – Two of Donlar's team that will be assigned to this project have degrees in Architecture. This is unique for a Construction Management firm to have this built in expertise.



4. COST PROPOSAL

**City of Wyoming Public Safety Facility CM Fee
Proposal
Donlar Construction
Friday, February 18, 2022**

Pre-Construction				
		Start Date:		March 16, 2022
		Finish Date:		November 15, 2022
	8	35	244	1400
	Mo.	Wks	Days	Hours
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge	210	HRS		w/ CM Fee
General Superintendent		HRS		w/ CM Fee
Superintendent		HRS		w/ CM Fee
Senior Project Manager	490	HRS	\$90.00	\$ 44,100.00
Project Manager		HRS		w/ CM Fee
Field Engineer		HRS		N/A
Safety Director		HRS		w/ CM Fee
Administrative Assistant		HRS		w/ CM Fee
Estimator	490	HRS	\$90.00	\$ 44,100.00
Subtotal PRECONSTRUCTION STAFF				\$88,200.00

Construction				
		Start Date:		April 15, 2023
		Finish Date:		April 15, 2024
	12	52	365	2080
	Mo.	Wks	Days	Hours
Description	Quantity	Unit	Unit Cost	Total
Project Executive, Principal in Charge				w/ CM Fee
General Superintendent				w/ CM Fee
Superintendent	2,080	HRS	\$95.00	\$197,600.00
Senior Project Manager				w/ CM Fee
Project Manager	1,040	HRS	\$75.00	\$78,000.00
Field Engineer				N/A
Safety Director				w/ General Supt
Administrative Assistant				w/ CM Fee
Data Processing				w/ CM Fee
Yard/Equipment Manager				w/ CM Fee
Subtotal CONSTRUCTION STAFF				\$275,600.00

CONSTRUCTION MANAGEMENT FEE				\$106,000.00
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Based on 1.0 % hard construction cost of \$10,600,000

Monthly Reimbursables *	12	MOS	\$2,500.00	\$30,000.00
Builders Risk Insurance	12	MOS	\$1,100.00	\$13,200.00
TOTAL REIMBURSABLES				\$43,200.00

Total Staff				\$363,800.00
Construction Management Fee				\$106,000.00
Total Reimbursables				\$43,200.00
Total Fee Proposal				\$513,000.00

*** Reimbursables include:**

- 1 - Job Site Office Trailer
- 2 - Job Site Office Equipment
- 3 - Job Site Office Supplies
- 4 - Superintendent Truck
- 5 - Superintendent Subsistence
- 6 - Construction Trailer Phone and Data



www.donlarcorp.com



Request for Council Action

Date: February 28, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Fred Weck, Building Official

Department: Department of Building Safety

Reference: Building Inspector Hiring Recommendation

Method: New Business

Background Information:

The Department of Building Safety has completed the selection process on a group of candidates for our Building Inspector Position. Over three separate rounds we reviewed and scored 18 applications for the position, and conducted interviews with the top applicants. A complete backgroundcheck and employment verification will be completed on the candidate if the City Council approves the applicant's hire. Employment will be contingent on the applicant passing the backgroundcheck.

Austin Rademacher was selected as the top candidate for the position of Building Inspector. Mr. Rademacher has worked for the City of Maple Grove for the past 6 years; the last two years as a building permit technician in its Building Department where he has also logged over 270 hours doing field inspections.

Mr. Rademacher holds the following certifications:

- Certified Building Official Limited (State of Minnesota Dept. of Labor and Industry)
- ICC B1 Residential Building Inspector (International Code Council)

Mr. Rademacher education credentials:

- Associate in Science, Pre-Engineering; North Hennepin Community College.
- Associate in Science, Building Inspection Technology; North Hennepin Community College

Based on his qualifications, wage history, and work experience I am recommending starting Austin Rademacher's wage at Step 3 of the positions scale at \$32.41 per hour with a 6 month probationary period per the City of Wyoming Personnel policy.

Recommendation: The Department of Building Safety is requesting council authorization for the hiring of Austin Rademacher for the Building Inspector Position with a tentative start date of March 21, 2022 at a starting salary of \$32.41 per hour.



DEPARTMENT OF BUILDING SAFETY

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092

Phone: 651-462-4947 Fax: 651-462-3938



February 25, 2022

Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

Re: WSB Project No. 018813-000

Dear Mayor and Council:

Staff had completed the road ratings field work in the fall of 2021. We have analyzed the data and prepared the correlating data in the attached 2021 Pavement Condition Index map. Staff will briefly go over the results of the pavement ratings and discuss our overall pavement management program. In summary, the Pavement Condition Index weighted average has dropped from 72 in 2018 to 71 in 2021.

Staff would like to conduct another road tour this spring to once again to review the condition of our roads, verify priorities have not changed, and identify what if any additional roads we want to evaluate for 2026 to maintain a 5-year outlook. Staff has also enclosed the 2021-2025 Capital Improvements Plan map for your reference.

This is an informational item only with no action requested of City Council.

Sincerely,

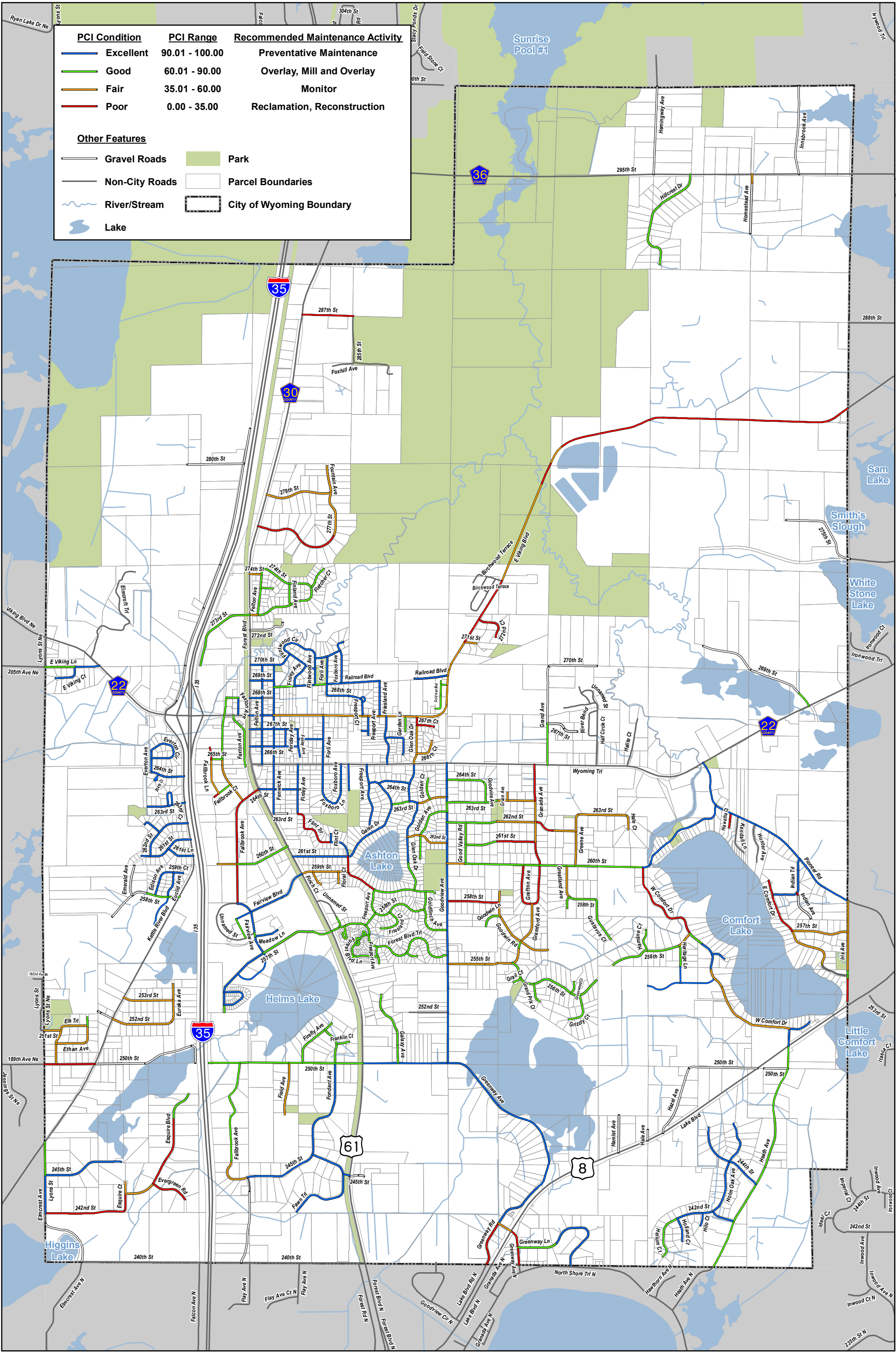
WSB

A handwritten signature in black ink that reads "Mark Erichson". The signature is written in a cursive, flowing style.

Mark Erichson
City Engineer

Attachments

cc: Robb Linwood, City Administrator
Alex Saxe, Assistant City Administrator
Chuck Almhjeld, Public Works Superintendent

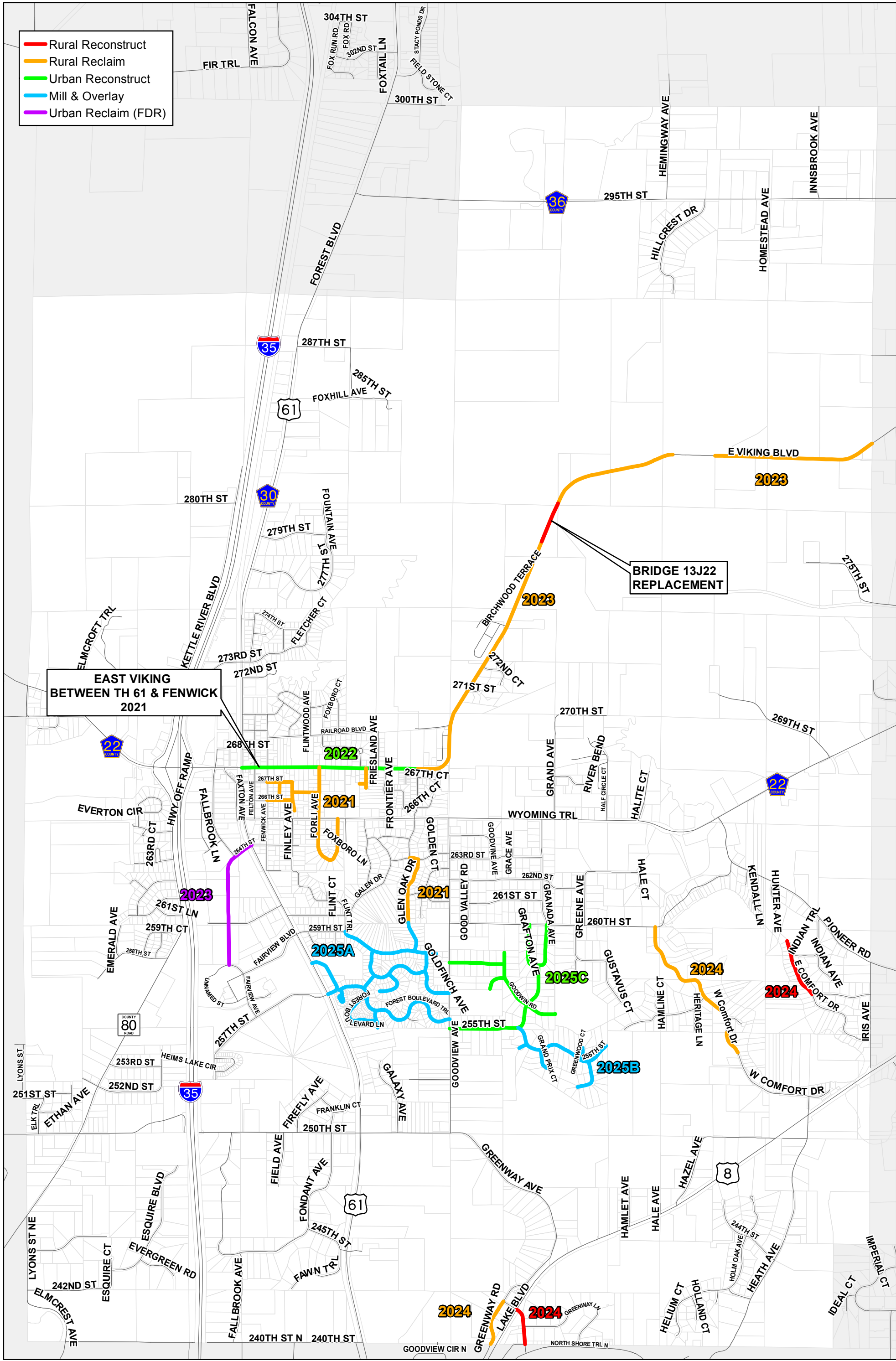


2021 Pavement Condition Index

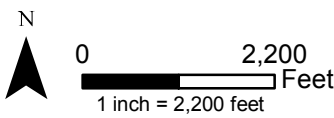
City of Wyoming, Minnesota



- Rural Reconstruct
- Rural Reclaim
- Urban Reconstruct
- Mill & Overlay
- Urban Reclaim (FDR)



Project Location Map
Road Improvement Project
Wyoming, MN





Request for Council Action

Date: February 28, 2022

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Water infrastructure, quality, and potential extensions

Method: New Business

Background Information:

The City of Wyoming Water infrastructure consists of what is built to pump, divert, transport, store, treat & deliver safe drinking Water. In the city of Wyoming we have miles of water piping along with three wells and two water towers. Staff would like to continue discussions on water quality, infrastructure and future extensions.

Recommendation: That the Wyoming City Council set a work session date to take place on Tuesday, March 15, 2022 at 5:30PM.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576